

Planning Ref: 15/1347/OUT  
Date: 19 October 2022

## **PLANNING CONDITION NUMBER 27 SUMMARY NOTE**

Planning condition number 27 states;

*Prior to the first occupation of any dwelling, a scheme for the delivery of the outdoor playing fields shall be submitted to and approved in writing by the District Planning Authority (following consultation with Sport England). The scheme shall comprise:*

- (i) Details of the location of the playing fields;*
- (ii) A detailed assessment of the ground conditions (including drainage and topography) of the land proposed for the playing fields which identifies constraints which could affect playing field quality; and*
- (iii) Based on the results of the assessment to be carried out pursuant to (ii) above, a detailed scheme which ensures that the playing fields will be provided and maintained to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.*

*The approved scheme shall be carried out in full and in accordance with a phasing plan agreed with the District Planning Authority (following consultation with Sport England). The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme in perpetuity.*

*Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose, and to maintain the quality and quantity of playing field provision in the interests of visual and residential amenity to accord with policies LP24 and LP26 of the Central Lincolnshire Local Plan 2017, and to accord with Chapter 8 of the NPPF 2019.*

The information required to discharge Planning Condition number 27 is outlined within the following documents:

- *A scheme for the delivery of outdoor playing fields (Ref: 5801), FPCR, dated October 2022.*
- *Earthworks Specification Report (Ref: WSH-BWB-GZZ-XX-SP-CE-0600), BWB, dated July 2022.*

The purpose of this supporting note is to bring together these two documents to highlight the key information required to assist in addressing the points above to discharge planning condition number 27. A summary of the responses to each of points is outlined below:

- (i) The playing fields are situated to the Northwest of the Warren Lane/Campion Way junction. This is shown on the illustrative masterplan contained within Figure 2 of the FPCR 5801 A scheme for the delivery of outdoor playing fields document.
- (ii) A detailed assessment undertaken of the proposed area considered for the playing field is outlined in Section 3.0 of the FPCR document number 5801, a scheme for the delivery of outdoor playing fields. This covers flood risk, topography, drainage, and soil sources. A summary of the key points are highlighted below:
  - a. Drainage – The soils within this area and the proposed site are classified as less permeable, resulting in the need for an effective drainage system.
  - b. Flood Risk – The whole site, inclusive of the proposed playing fields area lies within Flood Zone 1 (Low Probability).
  - c. Topographical – The topographical survey undertaken is appended to the FPCR document number 5801.
  - d. Soil Sources – a detailed earthworks specification, highlighting the classifications of soils required within the construction of the playing fields, has been produced and the details can be found within BWB's Earthworks Specification report (ref: WSH-BWB-GZZ-XX-SP-CE-0600).
- (iii) The maintenance and construction methodology can be found within both FPCR's document 5801 and the BWB specification of WSH-BWB-GZZ-XX-SP-CE-0600. As outlined in FPCR's report the design and build specification of the sports pitches will be in accordance with the standards set out in there document as well as the Sport England Design Guidance Note - Natural Turf for Sport (2011), The FA Guide to Pitch and Goalpost Dimensions (2012), the ECB Recommended Guidelines for the Construction, Preparation, and Maintenance of Cricket Pitches and Outfield at all Levels of the Game (2011) and the Sports Turf Research Institute.

The FPCR document highlights the design and maintenance of the playing fields to ensure establishment, specification of the drainage system and its implementation, and the seeding of the playing fields. The BWB earthworks specification provides the classification of the soils to be used and the thicknesses in which they are to be laid.

A programme of implementation is highlighted in the timeline below.

