

Development Control Committee
Meeting to be held on 19 October 2022

Electoral Division affected:
Moss Side and Farington

South Ribble Borough: application number LCC/2022/0048

Proposed cricket facility comprising 2 no. cricket ovals and associated pavilion building and spectator seating, covered cricket nets, access, parking, landscaping and associated works (including temporary event overlay facilities on ticketed match days), and realignment of public rights of way

Land at Woodcock Estate, Stanifield Lane, Farington, Leyland

Contact for further information:
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Brief Summary

Application - Proposed cricket facility comprising 2 no. cricket ovals and associated pavilion building and spectator seating, covered cricket nets, access, parking, landscaping and associated works (including temporary event overlay facilities on ticketed match days), and realignment of public rights of way.

Land at Woodcock Estate, Stanifield Lane, Farington, Leyland.

Recommendation – Summary

That the Committee visit the site before considering the proposal.

Applicant's Proposal

The application is for the development of a new county level cricket facility that would be used alongside Lancashire Cricket's existing facility at Emirates Old Trafford stadium in Manchester. The development would comprise the following elements:-

- Two full size cricket ovals each of which would be surrounded by sloping terraces providing informal seating for spectators accommodating a maximum crowd size of 5,000.
- A central pavilion building sited between the two ovals. The building would be a two-storey structure and would include changing rooms, gym, groundskeeping office and store, reception and a players dining and hospitality space (capable of

accommodating up to 160 covers). External to the pavilion would be two formal seating areas on the pitch terraces.

- Car parking for 265 cars comprised of a 50 space car park next to the pavilion building and a 215 space car park on the north eastern area of the site. An overflow car park providing an additional 235 spaces would also be provided adjacent to the main car park.
- A new priority road junction off Stanifield Lane together with a 7 metre wide access road leading to the car parking and pavilion building.
- A practice area incorporating partially covered nets is also proposed adjacent to the pavilion building.
- Peripheral landscaping.
- Diversion of two public rights that currently run across the site.

A full description of the proposal will be provided when the proposal is reported for determination.

Description and Location of Site

The application site covers 13.7 hectares of agricultural land located to the west of Stanifield Lane between Lostock Hall to the north and Leyland to the south.

The western boundary of the site is formed by Fowler Avenue which is a private road serving a number of properties. The A582 passes close to the northern boundary of the site whilst to the south are further agricultural fields beyond which is Fowler Lane.

The nearest residential properties are located on Fowler Avenue immediately to the west of the site (8 properties) and on Woodcock Estate to the east (6 properties). There is also another property located at Sherdley Cottage off Stanifield Lane immediately east of the site.

The site is comprised of a number of agricultural grazing fields separated by hedgerows with mature trees. The site is in the Green Belt.

To the east of Stanifield Lane is an area of land that is currently the subject of an outline planning application ref LCC2022/0044 for a mixed-use development (employment, retail, leisure, residential and hotel/food and drink) that is the subject of a report elsewhere on this agenda.

A full description of the site and surrounding area will be provided when the application is presented for determination.

Advice

This is an application for a major new sport and recreation facility on a green field site within the Green Belt.

In view of the scale of development and its location, it is considered that the committee should visit the site before considering the application.



Recommendation

That the Committee visit the site before considering the application.

Local Government (Access to Information) Act 1985 List of Background papers

Paper	Date	Contact/Tel
LCC/2022/0048	Oct 2022	J Haine Planning and Environment (01772) 534130

Reason for inclusion in Part II, if appropriate

N/A

