

**PLANNING APPLICATION REF. 19/02550/F**

**APPEAL AGAINST THE DECISION OF CHERWELL DISTRICT COUNCIL TO REFUSE PLANNING  
PERMISSION FOR THE PROPOSED DEVELOPMENT OF LAND TO THE EAST OF M40 AND  
SOUTH OF A4095, CHESTERTON, BICESTER**

**DRAFT STATEMENT OF COMMON GROUND**

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GREAT LAKES UK LIMITED

**10 SEPTEMBER 2020**

## **1 INTRODUCTION**

- 1.1 This Statement of Common Ground relates to a planning appeal by Great Wolf Resorts under section 78 of the Town and Country Planning Act 1990 and the Town and Country Planning (Development Management Procedure) (England) Order 2015 (“the Appeal”).
- 1.2 The Appeal is against the refusal of Cherwell District Council (“CDC”) of an application for planning permission reference 19/02550/F submitted by Great Lakes UK Limited on 11 November 2019 (“the Application”) for the development of part of the existing golf course at Bicester Hotel, Golf and Spa on land to the east of M40 and south of A4095, Chesterton, Bicester (“the Site”) to provide a new leisure resort incorporating hotel, waterpark, family entertainment centre, conferencing facilities and restaurants with associated access, parking and landscaping (“the Proposed Development”).
- 1.3 An Environmental Statement (“ES”) was submitted with the Application.
- 1.4 The Appellant is Great Lakes UK Limited (“the Appellant”), which is a company set up in the United Kingdom by Great Wolf Resorts for the provision of a new leisure resort under the Great Wolf Lodge brand.
- 1.5 The Application was considered and refused at CDC’s Planning Committee on 12 March 2020 for six reasons.

## 2 THE APPEAL SITE AND SURROUNDINGS

2.1 The Appeal Site extends to 18.6 ha (186,000 sqm) and comprises the western nine holes of an existing 18-hole golf course forming part of the Bicester Hotel Golf and Spa (“BHGS”) near Chesterton, a village to the west of Bicester. The Site is currently used for leisure purposes in association with the adjoining BHGS.

2.2 The extent of the red line is defined in the Site Location Plan submitted with the planning application and shown as an extract below.

Planning Application/Appeal Site:



2.3 The Appeal Site is located immediately to the east of the M40 (which runs south to north) and to the south of the A4095 (which runs east to west). The Appeal Site is located on the edge of Chesterton (approximately 500m from its centre), a village to the west of Bicester. The Site is approximately 1.3km from the edge of the westernmost part of Bicester and approximately 3km from Bicester town centre.

2.4 The Appeal Site gives ready access to an extensive catchment which it would serve. Amongst other things:

- It is in close proximity to a number of other complementary tourist / visitor destinations in the area, such as Oxford, the Cotswolds and Bicester Village nearby, enabling ‘linked trips’;
- the Appeal Site has a long-established existing leisure use as a golf course and CDC has previously support hotel development in this location;
- the location of the Appeal Site is close to the rapidly expanding settlement of Bicester (which it will serve), with the very good rail services at Bicester offering genuine alternative transport options; and
- There is easy access to a local workforce and supply chains that can access the site by means other than the private car.

### **3 PLANNING DESIGNATIONS**

- 3.1 The Site is not subject to any specific planning designations. The Site is not located in a Conservation Area, and there are no designated heritage assets within or adjoining the Site. The Site is outside the Green Belt, which covers an area to the south west of Bicester ending approximately 3km from the Site to the south of junction 9 of the M40 where it meets the A34 / A41.
- 3.2 To the north of the Site, north of the A4095, is a mix of agricultural land and Bignell Park Barns, which provides office accommodation, and a residential property. To the immediate east of the Site are buildings associated with BHGS (which will remain) as well as two residential properties, Stableford House and Vicarage Farm.
- 3.3 Further east and along the A4095 is a further residential property, Tanora Cottage. To the south of the Site is car parking and other sports uses associated with and linked to BHGS. To the west of the Site is the M40 beyond which is a predominantly agricultural landscape with associated agricultural and residential properties.
- 3.4 The Appeal Site is located wholly within Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)) and as such it has a low probability of flooding. The Appeal Site is also located outside the influence of any other local flood risk elements. The Appeal Site is not within a specifically designated Archaeological Priority Area.
- 3.5 A nearby (circa 2km from the Site) Alchester Roman Site has been identified and a comprehensive assessment of below ground assets was conducted pre-submission and supplemented by post submission field work assessment (in coordination with OCC officers) which was agreed by OCC on 21 January 2020. Further information is provided in Volume 1, Chapter 10 and Volume 2 of the ES. This demonstrates the absence of any material impact on that site.
- 3.6 The Site is not within an Air Quality Management Area (AQMA).

#### 4 THE PROPOSED DEVELOPMENT

4.1 The Proposed Development comprises an indoor, water themed family resort which would be developed and operated by Great Wolf Resorts. The main target market for a Great Wolf Lodge is families and they are designed primarily for children aged 2-12 and their parents, guardians, carers, grandparents and friends and the Proposed Development is intended to serve an extensive catchment area.

4.2 The Proposed Development comprises:

- A 498-bedroom hotel;
- An indoor water park (8,340 sq.m) with an external slide tower (height 22.5m);
- A family entertainment centre including an adventure park;
- Associated access and landscaping;
- 902 parking spaces; and
- Circa 6 hectares of public parkland including nature trails and play spaces.

4.3 The Appellant has stated that if planning permission is granted for the Proposed Development, it will enter into a s106 agreement to reconfigure the area of the eastern nine holes to provide an 18-hole course. The hotel, fitness and spa facilities associated with BHGS will remain in situ and continue to operate alongside the Proposed Development during construction and operational phases.

4.4 The Proposed Development would be accessed off the A4095. The Appellant has confirmed its commitment to providing a dedicated shuttle bus service and improvements to local bus services through a s106 obligation.

4.5 The Appellant has offered discounted day passes to local residents designed to support local families in the wider Bicester area, including additional sustainable day passes, available to those using public transport to visit the resort.

4.6 The Proposed Development would represent a major investment in tourism in CDC of circa £200m and will create circa 460 FTE jobs during the operational phase and additional spin off economic benefits.

4.7 The Proposed Development would deliver the following benefits, a number of which secured by way of Section 106 agreement (see Section 14 of this Statement of Common Ground):

- Significant direct **investment** in Cherwell of £200 million, reinforcing its position as an open and growing district and acting as a **positive catalyst for future investment** and development, particularly in the tourist sector.
- Provision of an exciting **new family leisure resort, waterpark and hotel** designed for young families, complementing the existing offer in the area.
- Provision of **discounted day passes**, designed to support local families in the wider Bicester area, including additional **sustainable day passes**, available to those using public transport to visit the resort.

- Delivery of a high-quality development including investment of over **£1 million in new tree planting** and landscaping.
- Delivery of new **local employment opportunities**, with up to 600 permanent Great Wolf Lodge jobs (460 FTEs) created with further jobs created during the construction and fit out period.
- **Supporting local young people** with 42% of jobs targeted at those under the age of 21 offering full lifeguard and hospitality training
- Creation of significant **additional local spin-off jobs and wider economic benefits** created through demand for local goods and services in the area associated with increased visitor numbers and £4.9 million of additional spend per year to the area.
- Commitment to working alongside and **supporting local and national charities** through partnerships, employment and apprenticeship opportunities and community events.
- Securing a **viable future for the BHGS golf club** and its members, including investment in the existing course and creation of a **golf scholarship programme** for young people local.
- Delivery of a **sustainable development**, incorporating sustainable design techniques and encouraging sustainable modes of travel, particularly for staff.
- Creation of a substantial new **public nature trail**, including educational and wayfinding material, expressly for local residents', workers' and visitors' benefit.
- Securing investment in a diverted and **improved a section of Public Right of Way**, increasing use and amenity compared to the existing underused and restricted route through an active golf course.
- Investment in the creation of **safe and secure off-road footways and crossings** in three places, along the A4095 to the west and north of Chesterton village and on Green Lane, to connect currently separate parts of the Public Right of Way network in the area.
- Delivery of a **new shared pedestrian footpath / cycleway** from the resort into Chesterton village aiding accessibility in the immediate area and providing a **contribution to wider cycle improvements** initiatives.
- Provision of **free-to-use shuttle bus services** for resort visitors, staff and Chesterton residents and making a £1.6 million **contribution to fund public bus services** to Bicester and Chesterton bus stop improvements.
- **Protecting and enhancing local biodiversity** through extensive greening and ecological works, including securing significant biodiversity net gain.
- Generation of **substantial business rates contributions**, for local and regional benefit.
- Provision of a **public art contribution** of £75,000 over three years to benefit the cultural well-being of the local population to support strategic public events such as the Bicester Festival and other initiatives.

**5 PLANNING HISTORY**

- 5.1 The Appeal Site itself has a limited planning history. As already noted, it is an established golf course and the most recent planning application relating to the Appeal Site dates from July 2003 when approval was granted for alterations to the existing golf course and landscaping (CDC Reference: 03/01050/F).
- 5.2 The adjacent site comprising the other 9 holes and main buildings of BHGS has been subject to a series of planning applications, including most recently the October 2013 approval of a two-storey extension to the existing BHGS hotel to provide 51 additional bedrooms (CDC Reference: 13/01102/F).

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## **6 CONSULTEE RESPONSES**

- 6.1 As noted in the Committee Report, the following consultees raised no objections to the application: CDC Arboriculture, CDC Building Control, CDC Ecology, CDC Economic Development, CDC Environmental Protection, CDC Licensing, CDC public Art, The Environment Agency, Highways England, Legal Services Rights of way officer, Natural England, OCC archaeology, Thames Valley Police and Thames Water.
- 6.2 At the time of the decision no responses had been received from the CDC Conservation officer.
- 6.3 The Committee Report notes that in the region of 820 letters of objection and 43 letters of support had been received at that time.
- 6.4 At the date of determination there were ongoing discussions with OCC Transport / Highways, CDC Recreation & Leisure, England Golf and OCC Drainage / Flooding, as the Lead Local Flood Authority which had yet to issue their final consultation responses.

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## **7 PLANNING CONSIDERATIONS**

- 7.1 The Development Plan for the Site comprises the Cherwell Local Plan Part 1 (2015) and the saved policies of the Local Plan (1996).
- 7.2 CDC is currently consulting on a 'Community Involvement Paper' as part of the Local Plan Review 2040. On the basis that this is still at the evidence preparation and information gathering stage this Paper carries no material weight.
- 7.3 The Oxfordshire Plan 2050 is being prepared as a joint statutory spatial plan between CDC, OCC, Oxford City Council, South Oxfordshire District Council, Vale of White Horse District Council and West Oxfordshire District Council. A 'call for ideas' draft was published for consultation in March 2019 and a wider 'Open Thought' engagement project commenced in May 2020. Given the early stage of this document it carries no material weight.
- 7.4 The most recent version of the NPPF was published in February 2019 and therefore postdates the Development Plan. The NPPF is an important material consideration in this case.

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## **8 AGREED MATTERS**

- 8.1 The Appellant considers that some of the issues being raised in the Reasons for Refusal were capable of resolution prior to CDC's determination of the application and that they remain readily capable of resolution prior to an Inquiry. The Appellant has sought to resolve these matters as far as possible within Chapter 8 of the Statement of Common Ground.
- 8.2 The Appellant wrote to CDC on 25 June 2020 to advise that it was considering an appeal and setting out areas of clarification with a view to agreeing common ground. A response has been received on 2 September 2020, but this does not respond to the request for clarification. Notwithstanding, this section sets out what the Appellant understands to be uncontentious issues in light of the evidence and its consideration by the CDC in the application process.
- 8.3 As confirmed in the CDC Planning Policy Team's memorandum dated 24 February 2020, CDC accepts that the sequential site assessment identifies no opportunities within or on the edge of Bicester or any other nearby town centre which could accommodate the Proposed Development. As such, the proposed development satisfies the sequential test as set out in the NPPF.
- 8.4 Access arrangements are satisfactory. The only outstanding objection from OCC on highway matters relates to the impact on the Middleton Stoney junction. OCC Highway officers have not raised an objection to the Proposed Development on the grounds of traffic numbers or congestion through Chesterton, or as part of the wider road network.
- 8.5 The LVIA is a comprehensive and competently written document that complies with the relevant guidelines and there is no objection from the CDC landscape officer relating to the scope of the assessment or the impact of the proposed development on the wider landscape character (9.93 of CDC's Committee Report).
- 8.6 No material harm is caused to heritage assets or their settings and there is no reason refusal or basis for objection on the basis of impact upon heritage assets (9.112 of CDC's Committee Report).
- 8.7 The landscaping proposals are considered acceptable by CDC and there is no objection based on the landscaping proposals (9.134 of CDC's Committee Report)
- 8.8 The Proposed Development will not have any material detrimental impact upon residential amenity in terms of reduction in privacy, impact upon light, light pollution, air quality and noise and vibration which cannot be mitigated, and there is no reason for refusal and no sustainable reasons for refusal based on these matters (9.155 of CDC's Committee Report).
- 8.9 The welfare of any protected species found to be present at the site and surrounding land will continue to be safeguarded and the CDC obligations under the Conservation of Habitats and Species Regulations 2017 have been met and discharged (9.198 of CDC's Committee Report).
- 8.10 Any concerns in respect of crime prevention could be met by way of a security strategy document secured and approved by way of a condition (9.202 of CDC's Committee Report).
- 8.11 A series of infrastructure requirements have been identified by CDC and OCC which could if necessary be secured by way of a s106. A number of requests have been made by Chesterton Parish Council which do not meet the regulations.

## 9 DISAGREED MATTERS

9.1 At this stage, pending further dialogue with CDC, the main areas of disagreement appear to be:

<u>Matter</u>	<u>CDC Position</u>
Whether the Proposed Development complies with the Development Plan and NPPF	[to be confirmed]
The need for the existing golf use of the Site and the adequacy of the Appellant's proposed replacement facility	[to be confirmed]
Whether the Site is a sustainable location for a leisure and hospitality destination	[to be confirmed]
Whether any traffic impacts, specifically at the Middleton Stoney junction of the A4030/B430, are acceptable, or can be made acceptable	[to be confirmed]
Whether the Proposed Development would cause any or unacceptable harm to the character and appearance of the area	[to be confirmed]
Whether the submitted drainage information is adequate and whether the Proposed Development is acceptable, or can be made acceptable, in terms of flood risk and drainage	[to be confirmed]
Whether the Proposed Development provides for appropriate infrastructure required as a result of the development and necessary to make the development acceptable	[to be confirmed]
Whether the public benefits of the Proposed Development would outweigh any adverse impacts if found to arise	[to be confirmed]

## 10 LIST OF SUBMITTED PLANS AND DOCUMENTS

10.1 The following were included as part of the planning application submitted to CDC in November 2019:

- Arboricultural Impact Assessment;
- Architectural Plans and Drawings (see Appendix 1);
  - 0100 – Site Plans (incl Location Plan)
  - 0200 – General Arrangement Plans
  - 0300 – Part Plans
  - 0400 – General Arrangement Elevations
  - 0500 – General Arrangement Sections
  - 4100 – Detailed Bay Studies
  - 4200 – Part Elevations
  - 7700 – Ancillary Buildings (Plans and Elevations)
- Covering Letter;
- Design and Access Statement (submitted in 5 Parts);
- Draft Construction Management Plan;
- Draft Operational Management Plan;
- Drainage Strategy (3 Parts);
- Economic Statement;
- Energy Sustainability Statement;
- Environmental Statement;
- External Lighting Baseline Survey;
- Flood Risk Assessment (4 Parts);
- Framework Delivery and Servicing Management Plan;
- Framework Travel Plan;
- Illumination Impact Profile;
- Landscape Drawings and Plans;
- Landscape MMP;
- Lighting Design Concept (2 Parts);
- Planning Statement;

- Statement of Community Involvement;
- Transport Assessment;
- Utilities Statement;
- Ventilation Extraction Statement; and
- Waste Management Strategy.

10.2 The following were submitted to CDC following submission and prior to the determination of the application by CDC (i.e. before CDC's Planning Committee on 12 March 2020):

- Habitat Management and Monitoring Plan (November 2019);
- Archaeological Evaluation Report (December 2019);
- Great Crested Newt District Licence Report (9 December 2019);
- SUDS Proforma Appendix (January 2020);
- Thames Valley Police Response Letter (10 January 2020);
- Sustainable Day Passes Letter (to CDC) (13 January 2020);
- OCC LLFA Response (15 January 2020);
- Tyréns Planning Review Response (4 February 2020);
- CDC Landscape Officer Response (5 February 2020);
- CPC Response – highways (N06) (7 February 2020);
- Bicester Delivery Team Response – highways (N05) (7 February 2020);
- CPC Response – Landscape (ALD) (7 February 2020)
- Chesterton Parish Council (general) Response Letter (10 February 2020);
- Oxfordshire County Council Response – highways (N07) (19 February 2020);
- Oxfordshire County Council Further Response – highways (N08) (27 February 2020);
- CDC Ecology Response (28 February 2020);
- Tyréns Drainage / Flood Risk Review Response (9 March 2020);
- CDC Planning Committee Letter (10 March 2020);
- BHGS Business Plan and Reconfigured Golf Course Plan (11 March 2020); and
- Tyréns Sustainable Construction Review Response (11 March 2020).

**11 LIST OF NEW PLANS AND DOCUMENTS TO BE CONSIDERED**

- 11.1 A Technical Note on Highways Matters prepared by Motion and dated 4 September 2020 has been submitted to OCC (this is at Appendix 4 of the Statement of Case). No further new plans or documents have been submitted to CDC (or OCC) since the determination of the planning application.

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## 12 LIST OF THE DEVELOPMENT PLAN POLICIES

12.1 It is agreed that the following development plan policies are relevant to the applications as set out below.

### **Cherwell Local Plan Part 1 (2015)**

- Policy PSD1 (Presumption in Favour of Sustainable Development)
- Policy SLE2 (Securing Dynamic Town Centres)
- Policy SLE3 (Supporting Tourism Growth)
- Policy SLE4 (Improved Transport and Connections)
- Policy BSC10 (Outdoor Space, Outdoor Sport and Recreation Provision)
- Policy ESD1 (Mitigating and Adapting to Climate Change)
- Policy ESD2 (Energy Hierarchy and Allowable Solutions)
- Policy ESD3 (Sustainable Construction)
- Policy ESD4 (Decentralised Energy Systems)
- Policy ESD5 (Renewable Energy)
- Policy ESD6 (Sustainable Flood Risk Management)
- Policy ESD7 (Sustainable Drainage Systems (SuDS))
- Policy ESD8 (Water Resources)
- Policy ESD10 (Protection and Enhancement of Biodiversity and the Natural Environment)
- Policy ESD13 (Local Landscape Protection and Enhancement)
- Policy ESD15 (The Character of the Built and Historic Environment)
- Policy ESD17 (Green Infrastructure)

### **Cherwell Local Plan Part 1 (2015)**

- Policy TR7 (Minor Roads)
- Policy T5 (The Countryside)
- Policy C2 (Protected Species)
- Policy C4 (Creation of New Habitats)
- Policy C7 (Landscape Conservation)
- Policy C9 (Existing and Planned Limits)
- Policy C15 (Coalescence of Settlements)

**13 POTENTIAL PLANNING CONDITIONS**

- 13.1 A list of potential planning conditions will be prepared in advance of the Inquiry, in discussion with CDC.

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## 14 SECTION 106 HEADS OF TERMS

14.1 In accordance with Section 106 of the Town and Country Planning Act 1990 (as amended), the Applicant will enter into a Section 106 legal agreement with CDC and OCC to deliver the agreed package of mitigation measures. Such obligations will need to comply with Regulation 122 of the Community Infrastructure Levy Regulations 2010 as amended, which requires the obligation, to be (a) necessary to make the Proposed Development acceptable in planning terms; (b) directly related to the Proposed Development; and (c) fairly and reasonably related in scale and kind.

14.2 At this stage the precise detail of the obligations has not been determined although these would include the below obligations which are included as draft Heads of Terms at this stage. The below list reflects pre-application discussions with CDC and OCC officers and covers items picked up in the CDC Developer Contributions SPD (dated February 2018).

- a) Resourcing and operating a free-to-use shuttle bus service between Chesterton and Bicester for use by hotel guests and staff and the public;
- b) Providing a contribution of £1.6 million to fund a new public bus service linking the Site to Bicester town centre and Bicester North and Bicester Town railway stations;
- c) Providing a contribution to make improvements to the public bus stop in Chesterton;
- d) Making available day passes when the hotel is not at full occupancy (up to 450 passes daily) with discounts for local residents (those within OX5, 15, 16, 17, 25, 26 and 27 postcodes – Banbury, Bicester and Kidlington);
- e) Making available ‘sustainable day passes’ over and above standard day passes, exclusively available to those who travel to the resort using the shuttle bus provided (up to 30 per day with discounts for local residents);
- f) Allowing access for locally identified charities (specifically those that are family focussed) to the Proposed Development;
- g) Completion of works to create enhancements to the remaining BHGS to turn it into an 18-hole course and including other investments including a practice range on the BHGS, incorporating driving range; putting green and practice bunkers; practice nets; seating areas (currently provision is limited to playing areas only); and technology to enhance practice experience;
- h) Provision of a scholarship scheme whereby young people (16 years or younger) are given free BHGS golf course / practice range membership (20 people per year for 10 years with the distribution of such scholarships agreed with BHGS and England Golf and paid for by Great Wolf Resorts);
- i) Providing public use of the nature trails area to the north east of the site for 7-day a week access, during daylight hours (and including maintenance of this area);
- j) Providing educational and wayfinding infrastructure across the on-site stretch of Public Right of Way and nature trails;
- k) Working with local schools, to provide spaces on site (within the nature trails area) to run a Local Ecology Project;

- l) Delivering long term landscape and ecological management through Landscape Management and Maintenance Plan and Ecological (Habitat) Management and Maintenance Plan;
- m) Resourcing a diversion of and enhanced Public Right of Way (161/1) through a new section of landscaping, representing a more accessible and useable route, and connecting into the existing wider network of routes;
- n) Delivering a new accessible shared footway and cycleway between Chesterton village and the Site (Section 278 works);
- o) Delivering a new length of footway on the southern side of the A4095 connecting from the site to the motorway overbridge and continuing west to connect to the Public Right of Way 161/6 with 161/11 (Section 278 works);
- p) Delivering new off-road footways and crossings infrastructure on the A4095, to the north of Chesterton village (Section 278 works);
- q) Delivering two new lengths of footway on Green Lane, either side of The Hale to connect PRow 161/6 with Chesterton (Section 278 works);
- r) Delivering A4095 improvement works, comprising a new right turn lane junction serving the Proposed Development (Section 278 works);
- s) Providing a contribution to cycle improvement works between the Site and Bicester;
- t) Installation of electric vehicle charging infrastructure in accordance with the proposals;
- u) Delivery of a coordinated off-site signage strategy to direct guests and staff to the proposed resort (Section 278 works);
- v) Ongoing management of vehicle activity through an active Travel Plan prioritising, promoting and monitoring sustainable travel to the site by non-private car modes;
- w) Ensuring that delivery and servicing activity is managed through a final Delivery and Servicing Management Plan;
- x) Provision of a Public Art contribution (£25,000 per year for three years) to support strategic public events such as the Bicester Festival and other initiatives;
- y) Provision of a minimum of 150 local construction apprenticeships or apprenticeship starts as part of a wider Employment, Skills and Training Plan – and progressing discussions with local construction apprenticeships facilitator, Ace Training;
- z) Provision of local recruitment initiatives during the operational phase in accordance with CDC advice and working with developing contacts in specialist-course departments at UK Universities and Colleges; and
- aa) A detailed Construction Management Plan.

**15 STATEMENT OF COMPLIANCE**

15.1 The parties agree that:

15.1.1 the planning conditions proposed at Section 13 of this Statement are compliant with the requirements of sections 70, 72, 73, &EA and Schedule 5 of the Town and Country Planning Act 1990 and paragraph 55 of the National Planning Policy Framework and are:

- (a) necessary;
- (b) relevant to planning;
- (c) relevant to the development to be permitted;
- (d) enforceable; and
- (e) reasonable in all other respects.

15.1.2 the planning obligations proposed at Section 14 of this Statement are compliant with Regulation 122 of the Community Infrastructure Levy Regulations 2010 and are:

- (a) necessary to make the proposed development acceptable in planning terms.
- (b) directly related to the proposed development; and
- (c) fairly and reasonably related in scale and kind to the proposed development.

15.1.3 this Statement of Common Ground has been prepared in accordance with the Statement of Common Ground Guidance dated 1 April 2015 published by the Planning Inspectorate

**APPENDIX 1 – List of Architectural Plans and Drawings**

0100 – Site Plans (incl Location Plan)

0200 – General Arrangement Plans

0300 – Part Plans

0400 – General Arrangement Elevations

0500 – General Arrangement Sections

4100 – Detailed Bay Studies

4200 – Part Elevations

7700 – Ancillary Buildings (Plans and Elevations)

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