

Abbey Fields Leisure Centre Planning Statement

September 2023



Turley

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Client

Turley

Our reference

MACQ3018

29 Sep 2023

1. Introduction

- 1.1 This Planning Statement has been prepared by Turley on behalf of Warwick District Council (the applicant) in support of an application being made under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary conditions attached to the full planning permission Ref. W/21/0170 for a new leisure centre at Abbey Fields, Swimming Pool, Bridge Street, Kenilworth, CV8 1BP.

Introduction and Background

- 1.2 Full planning permission for the demolition of Abbey Fields Swimming Pool and redevelopment to provide a new facility was granted on 16 September 2021 (Ref. W/21/0170). The description of development was as follows:

“Demolition of existing swimming pool and outdoor pool and redevelopment to provide two new indoor swimming pools and associated changing facilities with ancillary cafe, boundary treatment and landscaping.”

- 1.3 The application site is located within Abbey Fields, an area of public open space to the northwest of Kenilworth town centre. The site previously contained the Abbey Fields Swimming Pool complex which consisted of 1 indoor 25m x 10m swimming pool and 1 outdoor pool along with other facilities. The original facility has now been demolished, under the provisions of planning permission ref W/21/0170, to make way for the approved development.
- 1.4 The new pool which the full planning permission permitted will bring significant health and wellbeing benefits to the local community, with a wide range of swimming opportunities including lessons for adults and children, provision for community, disability and schools’ groups, dedicated swimming lanes and also more casual recreational sessions.
- 1.5 The permission has been subject to a single NMA Application, which was submitted in December 2021. This sought to amend the wording of condition 5 (bat surveys), to allow demolition works to take place in the presence of a qualified bat worker, on the basis that the required bat surveys were unable to take place prior to these works commencing. The NMA was subsequently approved on 10th March 2023.
- 1.6 All pre-commencement planning conditions attached to planning permission Ref. W/21/0170 have previously been discharged by WDC. Condition 12 (external facing materials samples) is required to be discharged prior to the commencement of above slab-level development and therefore remains to be discharged.

Proposed Amendments

- 1.7 This Section 73 application seeks to secure an amendment to raise the building 500mm. This is required to ensure that the building foundations minimise any physical impacts on buried medieval archaeological remains which have been discovered during the demolition process for the approved scheme. Minor changes to the approved hard and soft landscaping scheme and several other minor design tweaks are also sought.

This application does not seek to make any other changes to the original planning permission.

1.8 The description of development is as follows:

“Variation of condition no. 2 (Approved Plans) attached to planning permission Ref. W/21/0170 to reflect the proposed changes to the scheme”.

1.9 Details of the amendments proposed are set out within **Section 2** of this Statement. As part of this Section 73 application, we also submit updated details to re-discharge several of the pre-commencement conditions attached to W/21/0170, where the approved condition details are affected by the proposed amendments.

1.10 It is important to note that this Planning Statement does not seek to set out the principle of the approved development, as this has already been determined by WDC to be acceptable through the granting of the original planning permission. Instead, the Statement demonstrates that the proposed amendments to the scheme specifically are in accordance with the adopted development plan and other material considerations.

Purpose of the Statement

1.11 This Planning Statement seeks to describe the proposed amendments sought; to demonstrate that these amendments are compliant with national and local planning policies; and set out the implications for the planning conditions attached to the original permission.

1.12 **Appendix 2** comprises the suite of relevant documents which are submitted in support of this application, and the amended documents and plans which form part of condition 2 are included within **Appendix 3**.

1.13 The remainder of this Statement is structured as follows:

- **Section 2** provides an outline of the proposed amendments being sought;
- **Section 3** outlines the planning policy context;
- **Section 4** provides an assessment of the key planning considerations;
- **Section 5** sets out the implications of the proposed amendments for planning conditions; and
- **Section 6** summarises key points from this Statement.

2. Proposed Amendments

- 2.1 The proposed amendments to the scheme are described in this section, and should be read in conjunction with the Design and Access Statement, and the suite of plans submitted in support of this application.

Background and Summary of Proposed Amendments

Building Height

- 2.2 During the demolition process associated with the approved development, archaeological investigation revealed medieval and later remains in the eastern part of the site. These lay at a level that would be impacted by the foundation design, and the extent of these remains prevented simply moving ground beams, pile caps and drainage to areas without significant archaeology.
- 2.3 The structural engineers and architects have worked with Historic England to produce a redesign which raises the foundation level of the building by 500mm, so that all ground beams and utilities would lie above the remains, as would the vast majority of pile caps. The resultant design has reduced some ceiling heights within the building so that the ridge is only required to be 350mm higher than the permitted scheme.
- 2.4 The submitted Design and Access Statement and Plans identify the changes to the height of the building and the submitted photomontages show the amended development proposed through this application against the permitted scheme.

Other Amendments

- 2.5 Several further minor design changes to the scheme are also sought. As a result of the proposed level changes, eaves heights and ridge heights have been adopted and reduced to minimise the impact on the local environment. This has resulted in roof pitch alterations however these have been limited to areas that are not visible from ground level. The fire escape from the pool hall has been repositioned from the gable end to the north elevation, which has led to the relocation of access doors to the pool hall.
- 2.6 Due to the level changes, the external levels have subsequently been adapted to allow for the proposed access route. Designs have been amended to provide safe access from the sun terrace through the inclusion of ramped escape access to the existing lake deck area. Further development has taken place to the pool plant area with amendments to the external access door setting out to ensure proposals for operation have been accounted for. Finally, the external substation enclosure has been amended and slightly reduced in building footprint.
- 2.7 As a result of the changes described so far in this section, minor changes are required to the hard and soft landscaping scheme for the development which has previously been approved in detail under the discharge of Condition 9 (Hard and Soft Landscaping Scheme) attached to the original planning permission.

- 2.8 To accommodate the relocation of the fire escape door, a path is required to be located from this exit to the north-west of the main building, in place of the planting proposed in this area. To compensate for the removal of this area of planting, an area of concrete originally proposed adjacent to the bin store has been removed to accommodate additional planting. Due to the space available there is a slight reduction in overall plant numbers for this part of the site.
- 2.9 Due to the change in levels as a result of the building being raised, small sections of ramping are required for the new path, and railings have been added so that steps are not required. The specification of the proposed railings is the same as the metal railing approved elsewhere within the site under condition 9.
- 2.10 Due to the reduction in the footprint of the substation, the Hydranea periolais located at the side of the substation can no longer be planted as this is a climber. There are now 3 no. climbers proposed on the back elevation rather than 5 no., as a result of the footprint reduction.
- 2.11 The extent of the railings located along part of the southern site boundary at the north-east of the site has increased to also extend across part of the eastern boundary. Several benches located in this part of the site have been relocated due to level changes. Furthermore, a small area of existing tarmac at the north-west of the site will no longer be retained and instead be resurfaced with a new tarmac coating.
- 2.12 There are also minor changes to the approved drainage scheme for the development, with the levels of all proposed drainage altered to reflect the change in floor levels. Foul drainage runs located underneath the plant room slab have been tweaked to avoid the discovered remains. In addition, the outflow headwall has been moved westwardly down the brook, to avoid the remains, while the roof drainage connection points to the plant room have been revised to suit the amended roof falls. The original drainage design connected into an existing surface water pipe on the east elevation, however this has extensive damage and as such it is now being replaced. Finally, drainage channels have been added to the sun terrace area of the development.
- 2.13 As previously stated, this application does not alter the fundamental principles of the approved development or propose any change that is not detailed above.
- 2.14 The use and proposed internal facilities and overall design of the building, including all materials remain as permitted under planning permission ref w/21/0170.

3. Relevant Planning Policy

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2 The Development Plan comprises the Warwick District Local Plan, adopted in 2017 which provides planning policy for the period 2011-2029.
- 3.3 A full assessment of the Abbey Fields swimming pool development was made against all relevant policies as part of planning application Ref. W/21/0170, and as such this Statement does not seek to revisit this as the principle of development has already been approved by WDC. Instead, this Section provides an overview of key policies which are relevant to the proposed amendments sought, such as those relating to design and heritage.

Warwick District Local Plan (September 2017)

- 3.4 The Local Plan includes a Proposals Map for the Kenilworth area. This confirms that the application site is not allocated for any specific use or purpose.
- 3.5 Local Plan policies relevant to the determination of this application as follows:
- 3.6 **Policy DS5 Presumption in favour of Sustainable Development** states that the Council will take a positive approach when considering development proposals, that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will work proactively with applicants to find solutions that mean proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in the Local Plan (and where relevant with policies in neighbourhood plans) will be approved without delay.
- 3.7 **Policy BE1** states that new development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. It sets a number of criteria which new development should demonstrate. These include the need to relate well to local topography and landscape features; respect surrounding buildings in terms of scale, height, form and massing; reflect, respect and reinforce local architectural and historical distinctiveness; adopt appropriate materials and details and meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender.
- 3.8 **Policy HE1 Designated Heritage Assets** and their setting states that *'Development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss....Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal...'*

- 3.9 The application site is located within the Kenilworth Conservation Area. **Policy HE2** states that there will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area. Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will preserve or enhance the character or appearance of the conservation area. Measures will be taken to restore or bring back into use areas that presently make a negative contribution to conservation areas.
- 3.10 **Policy HE4 Archaeology** notes that development will not be permitted that results in substantial harm to Scheduled Monuments or other archaeological remains of national importance, and their setting unless in wholly exceptional circumstances and requires any remains of archaeological value to be properly evaluated prior to the determination of the planning application.

Kenilworth Neighbourhood Plan

- 3.11 The Kenilworth Neighbourhood Plan was ‘made’ in September 2018 and covers the same period as the Local Plan (2017-2029). The Plan includes policies and guidance against which planning applications within the Plan boundary should be assessed.
- 3.12 Policy KP13 provides a number of design principles which proposals within the Neighbourhood Plan boundary should have regard to, noting that proposals within the Kenilworth Conservation Area must assess and address the guidance set within the Kenilworth Conservation Area Design Guide and Policies KP13A-S as set out in the Plan. Policy KP13G provides design guidance for proposals within the Abbey Fields Character Area and Policy KP13E provides guidance for proposals within the Forrest Road and Castle Road Character Area. The application site falls within both these character areas.

South Warwickshire Local Plan (SWLP) Issues and Options

- 3.13 Since the permission was granted, WDC and Stratford-upon-Avon District Council have undertaken several consultations in relation to the emerging South Warwickshire Local Plan (SWLP) which is currently being prepared. An initial Scoping and first call for Sites consultation ran between 10th May and 21st June 2021. Most recently, an Issues and Options consultation and second Call for Sites ran for a period of 8 weeks between 9 January and 6 March. Once adopted, the SWLP will replace the strategic policies of the existing WDC Local Plan which runs until 2029. The SWLP will set out a long-term spatial strategy for housing, jobs, infrastructure and climate change for both Districts.
- 3.14 The SWLP is currently still in the early stages of development, and as such it does not hold weight in relation to the determination of this planning application. The policies against which this application is to be determined have not changed since the original permission was granted in September 2021.

National Planning Policy

National Planning Policy Framework

- 3.15 The National Planning Policy Framework (NPPF or ‘the Framework’) was adopted in February 2019 and outlines planning policy for England. The Framework sets out the Government’s key objectives for the delivery of sustainable development through three key pillars:
- Economic – to build a responsive economy through ensuring sufficient land is available in the right places and to support growth, innovation, improved productivity and the provision of infrastructure;
 - Social – supporting the development of vibrant communities including providing a sufficient number and range of homes to meet the needs of present and future generations; and
 - Environmental – helping to protect and enhance the built, historic and natural environment, making the effective use of land whilst minimising impacts on waste and climate change.
- 3.16 There is a presumption in favour of sustainable development (para 11) which in the context of decision making means approving applications which accord with an up to date development plan without delay or, where such policies are out of date, approving development unless policies within the Framework specify otherwise or the adverse impacts of doing so would significantly outweigh the benefits.
- 3.17 **Section 12 Achieving well-designed places** provides policy guidance related to the creation of high quality buildings and places. The Framework at paragraph 124 notes that good design is a key aspect of sustainable development. Design quality should be considered throughout the evolution and assessment of individual proposals.
- 3.18 **Section 15 Conserving and enhancing the natural environment** notes that planning policies and decisions should contribute and enhance the natural and local environment by a number of ways, including minimising impacts on and providing net gains for biodiversity.
- 3.19 **Section 16 Conserving and Enhancing the historic environment** states that in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact on their significance.
- 3.20 When considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 193 states that great weight should be given to the asset’s conservation. The effect of an application on the significance of a non designated heritage asset should be taken into account in determining the application. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (para 196).
- 3.21 The Framework notes at paragraph 201 that not all elements of a conservation area will necessarily contribute to its significance.

4. Planning Analysis

4.1 Pursuant to Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004, in determining planning applications, decision makers should first have regard to the relevant development plan, and then to any other material considerations. As set out at Paragraph 11 of the NPPF, where it can be demonstrated that proposals accord with an up-to-date development plan, they should be approved without delay.

4.2 It is important to note that the principle of the approved development has already been determined by WDC to be acceptable through the granting of the original planning permission. (Ref. W/21/0170). This section assesses the impact of the proposed amendments to the scheme specifically, against the relevant development plan policies and other material considerations.

4.3 Design

4.4 A Design and Access Statement (DAS) has been prepared by DB3 and is submitted in support of this application. It explains that the existing Abbey Fields Swimming Pool facility was demolished following the granting of the original permission, to make way for the approved development. During demolition, historic remains were discovered, which were carefully excavated and recorded to ascertain their significance.

4.5 The DAS sets out that design mitigation works have taken place to protect the discovered remains. As a result of this exercise, a number of design impacts to the approved scheme were identified, which are summarised within Section 4 of the DAS.

4.6 The changes relate to the raising of the foundation level of the building by 500mm and other minor design changes, along with associated minor amendments to the approved hard and soft landscaping scheme. Further detail of the proposed amendments to the scheme are provided within the DAS and Section 2 of this Statement.

4.7 The DAS reiterates the key design principles of the development, which are also outlined in the Design and Access Statement that was submitted with the original full planning application. These are:

- Attractive and active primary elevation offering views in from the park.
- Provide a layout which responds to the requirements of commercially effective operating principles.
- Proportioned and functional external space relating to the family pool area.
- Areas of transparency on the façade, maximising views in and out, openings with scale and impact.
- A complementing form to extend and enhance the existing.

- Sensitive, yet durable materials that complement the site, context and invigorate the existing palette.
- The formation of a central core, a hub of activity and movement to act as the heart of the building.
- Improved relationships of internal spaces with others, and their function.
- Significantly improved sustainability.
- Natural light and surrounding views maximised.
- Sensitivity to the surrounding natural environment and heritage context.
- Design durability and versatility.

4.8 It is important to note that the layout and exterior appearance of the building, including the façade materials, remain the same as the permitted scheme. As such, the overall design principles of the scheme detailed above remain unchanged and are therefore still in accordance with the relevant development plan policies. This includes Policy BE1 which supports new development where it positively contributes to the character and quality of its environment through good layout and design. Furthermore, the proposed amendments are in line with the design principles included in the Kenilworth Neighbourhood Plan at Policy KP13, and they do not impact upon the scheme's compliance with the design guidance set out in Section 12 of the NPPF.

Heritage

- 4.9 A Heritage Statement has been prepared by Hampton Heritage Design and Consultancy Ltd and is submitted in support of this application. The Statement describes the archaeological work which has taken place since planning permission Ref. W/21/0170 was granted and the ongoing engagement with Historic England throughout this process.
- 4.10 It explains that the archaeological investigations have revealed medieval and later remains in the eastern part of the site which would have been impacted by the foundation design for the permitted development.
- 4.11 Through negotiation with Historic England, the foundations have been redesigned to be raised by 500mm to ensure that all ground beams and utilities, and the vast majority of pile caps will lie above the remains.
- 4.12 The Heritage Statement provides a summary of the archaeological knowledge prior to the permitted scheme, and then goes on to give details of the archaeological remains found during the recent archaeological investigations, including a map setting out the location of the remains (Figure 1 in the Heritage Statement) and photographs taken during the excavations. The Statement explains that the archaeological work and the resultant finds have enhanced the understanding of Kenilworth Abbey and substantially added to the previous known extent of its built form.

- 4.13 Section 3 of the Heritage Statement provides an assessment of the impact of the proposed amendments to the permitted development on the below ground remains within the footprint of the development, and the impact outside the footprint.
- 4.14 In terms of impact within the footprint, the Heritage Statement explains that by raising the foundation level and placing ground beams and pile caps in areas of less archaeological sensitivity, potential damage is minimized which is consistent with the 'less than substantial harm' accepted by planning permission Ref. W/21/0170 and the Scheduled Monument Consent (Ref. S00242214 dated 16.2.22). Other measures such as creating bore holes into which piles can be lowered to reduce the risk of vibration damage to medieval remains are also proposed. Ongoing dialogue with piling contractors and Historic England is also taking place.
- 4.15 The proposed measures as explained in the Heritage Statement have enabled Historic England to support the proposed amendments to the permitted development as set out in this Section 73 application, balancing the public benefits of the permitted scheme against the less than substantial harm which has been identified.
- 4.16 With regards to impact outside of the footprint of the development, the Heritage Statement notes that the proposed amendments have potentially both direct impact – through physical changes due to the need for a ramp to be created to go from ground level to the new finished floor level of the development, and indirect visual impact due to the roof line of the development now proposed to be slightly higher than the permitted scheme.
- 4.17 In terms of the physical changes, the Heritage Statement notes that these are minimal and localized to the main entrance. The slight change to the ridge of the building will be barely perceptible (as demonstrated by the submitted photomontages).
- 4.18 The Heritage Statement concludes that the proposed amendments to the permitted scheme have been assessed in terms of potential impact on the heritage assets, and that the proposals comply with national planning policy NPPF paragraphs 194 (field evaluation), 199 (conservation of the asset), 202 (less than substantial harm and public benefit) and 205 (record and advance understanding proportionate to the loss of a heritage asset's significance). The proposals also comply with Warwick District Council Local Plan policies HE1, when identified harm is weighed against the public benefits of the proposal, HE2 in terms of the preservation and enhancement of the Conservation Area and Policy HE4 (Archaeology) which states that there will be a presumption in favor of the preservation of locally and regionally important sites, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains.

Flood Risk and Drainage

- 4.19 There are several minor changes to the to the approved drainage scheme for the development which are described in Section 2 of this Planning Statement.
- 4.20 As set out in Section 5 of this Statement, as Condition 7 (Surface Water Drainage) of the approved scheme has already been discharged (25-05-2022), updated drainage details are submitted with this Section 73 application to re-discharge this condition.

- 4.21 Whilst there are some small changes proposed to the approved drainage scheme which are necessary because of required changes to the building foundations and other minor design changes, the proposed drainage scheme remains largely as approved, and the overall concept of the drainage design is unchanged.
- 4.22 A Flood Risk Assessment (FRA) has been prepared by Weetwood and is submitted in support of this application. The FRA explains that the risk of flooding to the proposed development from all identified sources is assessed to be low, with the exception of fluvial sources which presents a high risk. These conclusions are based upon the hydraulic modelling studies which took place as part of the original planning application.
- 4.23 The report confirms that to mitigate this risk, finished floor levels of the proposed building will be set at 75.65m AOD. This provides a freeboard of 610mm above the peak modelled flood level expected at the site in a 1 in 100 AEP event +35% climate change. Furthermore, the finished floor level of the terraced areas will be set at a minimum of 75.54m AOD, providing a freeboard of at least 500mm above the aforementioned flood level. These figures reflect the latest proposed finished floor levels resulting from the foundation level of the building being raised.
- 4.24 The above measures will, subject to the implementation of an appropriately designed surface water drainage scheme, enable any potential overland flows to be conveyed safely across the site without affecting property.
- 4.25 The FRA sets out that as part of the original planning application, flood risk elsewhere was assessed through proposed scenario hydraulic modelling. The proposed mitigation included a finished floor level that was set above the flood level expected during the 1 in 100 plus 35% climate change and 1 in 1,000 AEP events. Therefore, raising the finished floor levels further as part of this Section 73 application will not alter the previous conclusions with respect to impacts on flood risk elsewhere, which were previously considered to be acceptable by the Environment Agency. The FRA therefore concludes there will be no impact on flood risk elsewhere in comparison to the permitted scheme.

Hard and Soft Landscaping

- 4.26 A number of minor changes are proposed to the approved hard and soft landscaping scheme for the development, which are described in detail in Section 2 of this Planning Statement.
- 4.27 As set out in Section 5 of this Statement, as Condition 9 (hard and soft landscaping) of the approved scheme has already been discharged (25-08-2023) updated landscaping plans are submitted with this Section 73 application to re-discharge this condition.
- 4.28 Whilst there are some small changes proposed to the approved landscaping scheme as a result of the required changes to the building foundations and other minor design changes, the overall landscape concept and planting remains as approved. It is considered that these changes will still result in a high quality and considered landscape environment associated with the swimming pool and are in accordance with Local Plan Policy BE1.

Ecology and Trees

- 4.29 The proposed amendments to the approved scheme, including the changes to the hard and soft landscaping, have been reviewed by the applicants Ecology consultant and they have confirmed that the amendments do not have any impact from an ecological perspective. All existing trees are to be retained as part of the development in line with the existing planning permission.

4.30 Transport and Parking

- 4.31 There are no changes proposed in relation to transport and parking as part of this Section 73 application, and as such there is no impact upon the approved Transport Assessment and Travel Plan documents submitted in support of the original planning application.

Energy

- 4.32 The proposed amendments have no impact on the approved Energy Strategy report submitted in support of the original planning application.

4.33 Air Quality

The proposed changes have no impact upon the approved Air Quality Assessment report that was submitted in support of the original planning application.

4.34 Planning Balance

- 4.35 As confirmed within this Statement, the in-principal acceptability for the development of a new swimming pool on this site has been confirmed through the granting of planning permission ref W/21/0170. The approved scheme was considered, assessed and determined against the current adopted Development Plan.
- 4.36 The proposed amendments sought through this Section 73 application reflect the raising of the foundation level of the building by 500mm, along with some other minor design changes and changes to the approved hard and soft landscaping scheme. There are no other changes sought to the approved development other than those detailed in this Statement.
- 4.37 The analysis demonstrates that the proposed amendments are considered acceptable against those policies of relevance within the Development Plan, including Policy BE1 (layout and design) and key heritage policies HE1 (designated heritage assets and their setting) and HE2 (conservation areas), and should therefore be approved without delay in accordance with Paragraph 11 of the NPPF.

5. Relevant Planning Conditions

- 5.1 All pre-commencement planning conditions attached to planning permission Ref. W/21/0170 have previously been discharged by WDC. Condition 12 (external facing materials samples) is required to be discharged prior to the commencement of above slab-level development and therefore remains to be discharged.
- 5.2 This section identifies where the amendments to the approved scheme proposed as part of this Section 73 application, impact upon on the details previously approved to discharge the associated pre-commencement conditions. Where there are changes to the approved condition details, updated details are submitted to re-discharge the relevant condition.
- 5.3 As a result of the changes to the approved scheme, updated information is submitted in relation to the following conditions:
- Condition 7 (Surface Water Drainage)
 - Condition 8 (Site Investigation and Method Statement)
 - Condition 9 (Hard and Soft Landscaping)
 - Condition 11 (Floor and Site Level Details)
- 5.4 In relation to the following conditions, there is no change to the approved condition details. Therefore, we consider that these conditions can be included in any decision notice associated with this Section 73 application, as compliance conditions only:
- Condition 3 (Archaeology)
 - Condition 4 (Construction Management Plan)
 - Condition 6 (Construction and Environmental Management Plan)
 - Condition 10 (Bat Boxes and Hedgehog Houses)
- 5.5 As previously mentioned, Condition 12 (External Facing Materials Samples), which is an above slab-level condition, is yet to be discharged. Therefore, we consider that the wording of condition 12 will remain as drafted in any decision notice associated with this Section 73 application.
- 5.6 Please note that Condition 5 (bat surveys) is a compliance condition, as per the amended condition wording detailed under the NMA approval secured on 10th March 2023.
- 5.7 The updated details submitted to re-discharge conditions 7, 8, 9, and 11 are summarised below. The decision notice associated with planning permission Ref. W/21/0170 and provided at **Appendix 1** of this Statement contains the full wordings of each of the relevant conditions.

Condition 7 (Surface Water Drainage)

- 5.8 An updated *Private Drainage Layout* (Ref. AFK-CCE-00-00-D-C-0310 Rev P04) and *External Works Layout* (Ref. AFK-CCE-00-00-D-C-0322 Rev P02) are submitted in support of the re-discharge of condition 7. This is in line with the proposed amendments to the drainage scheme detailed in Section 2 of this Planning Statement.
- 5.9 Please note that there is no change to the other details previously approved under Condition 7. These are as follows:
- Cellular Storage Details (Ref. c7380-323 P0)
 - Exceedance Flood Flow Route Plan (Ref. c7380-335 Rev 0)

Condition 8 (Site Investigation and Method Statement)

- 5.10 An *Additional Ground Investigation Report* (Ref. September 2023) is submitted to re-discharge Condition 8, which presents the results of additional boreholes and monitoring together with an updated ground gas risk assessment, carried out at the request of WDC. This therefore supersedes the previous ground gas monitoring assessment included in the previous reports. The report concludes that no gas protection or radon protection measures are required for the development.

Condition 9 (Hard and Soft Landscaping)

- 5.11 The following updated details are submitted in support of the re-discharge of condition 9, in line with the minor proposed changes to the hard and soft landscaping scheme as detailed in Section 2 of this Planning Statement:
- Proposed Site Plan (Ref. 12943-DB3-B01-XX-DR-A-90002 Rev P04)
 - Overall Landscape Layout (211216 0884 Land V12 L001)
 - Detailed Soft Landscape Layout (Ref. 211216 0884 Land V8 L002)
 - Proposed boundary treatments plan and details (Ref. 21_198_SP01B)
 - Fencing and Furniture (Ref. 21_198_SP01B)
- 5.12 Please note that the Hard Landscape Materials (ref. 21_198_SP02) details approved under condition 9 remain unchanged.

Condition 11 (Floor and Site Level Details)

- 5.13 To re-discharge condition 11, updated *Proposed Site Sections* (Ref. AFK-DB3-SP-XX-D - A-1104-S3 P01) and *Proposed General Sections* (ref. 12943-DB3-B01-ZZ-DR-A-20301 Rev P02) drawings are submitted, which capture the updated proposed levels following the raising of the foundation level of the building as detailed in Section 2 of this Planning Statement.

6. Conclusion

6.1 This Planning Statement, prepared by Turley on behalf of Warwick District Council (the applicant) is submitted in support of a Section 73 application to vary planning permission Ref. W/21/0170 at Abbey Fields, Swimming Pool, Bridge Street, Kenilworth, CV8 1BP.

6.2 The description of development for which planning permission is sought is as follows:

“Variation of condition no. 2 (Approved Plans) attached to planning permission Ref. W/21/0170 to reflect the proposed changes to the scheme.”

6.3 The purpose of this Section 73 application is to vary Condition 2, to reflect the proposed raise to the foundation level of the building and other minor design changes, along with associated amendments to the approved hard and soft landscaping scheme. Appendix 3 sets out the proposed amended wording of these conditions, taking into consideration the updated plans. This Statement and the submitted application plans and Design and Access Statement provides the detail of the amendments for which the amended plans are submitted.

6.4 A number of pre-commencement planning conditions attached to the existing permission are required to be re-discharged as a result of the proposed amendments. This Statement identifies the relevant conditions and summarises the updated condition details submitted alongside this S73 application.

6.5 This Statement confirms that the proposed amendments do not change the ‘in principle’ acceptability of the scheme as approved by planning permission Ref. W/21/0170, and that the proposals put forward as part of this Section 73 application remain in accordance with the Development Plan and the NPPF, and that no other material considerations indicate that the proposed development should not be approved.

6.6 It is, therefore, respectfully requested that planning permission is granted for the proposed development.

**Appendix 1: Planning Permission Ref.
W/21/0170**



WARWICK DISTRICT COUNCIL

Notice of Decision of District Planning Authority

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015

Miss Duckworth
Turley
Turley
9 Colmore Row
Birmingham
B3 2BJ

Planning Permission : GRANTED

Application Reference: W/21/0170
Helena.Obremski@warwickdc.gov.uk

Notice is hereby given that Planning Permission is GRANTED for:

Demolition of existing swimming pool and outdoor pool and redevelopment to provide two new indoor swimming pools and associated changing facilities with ancillary cafe, boundary treatment and landscaping.

at Abbey Fields, Swimming Pool, Bridge Street, Kenilworth, CV8 1BP

for Warwick District Council in accordance with the application submitted on 28/01/21.

Subject to the following condition(s):

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings:

12943 - DB3 - B01 - 00 - DR - A - 20001 Rev B (ground floor plan) and 12943 - DB3 - B01 - RF - DR - A - 20003 Rev C (roof plan) submitted on 28th January 2021, and

12943 - DB3 - B01 - XX - DR - A - 90002 Rev H (site plan), 12943 - DB3 - B01 - XX - DR - A - 90004 Rev C (site sections) and, 2021 submitted on 9th March 2021, and

12943 - DB3 - B01 - ZZ - DR - A - 20201 Rev F (elevations 1), 12943 - DB3 - B01 - ZZ - DR - A - 20202 Rev C (elevations 2), , 12943 - DB3 - B01 - ZZ - DR - A - 20301 Rev E (general sections), 12943-DB3-B01-ZZ-VF-A-00002 (photomontage b/a sht 2), 12943-DB3-B01-ZZ-VF-A-00003 (photomontage b/a sht 3), 12943-DB3-B01-ZZ-VF-A-00005 (photomontage b/a sht 5) and 12943-DB3-B01-ZZ-VF-A-00007 (photomontage b/a sht 7)

submitted on 29th June, and

12943 - DB3 - B01 - XX - DR - A - 90007 Rev A (substation details)
submitted on 22nd July 2021,

and specification contained therein. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

Pre-Commencement Condition:

3

No development shall take place until:

a) a Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work has been submitted to and approved in writing by the Local Planning Authority.

b) the programme of archaeological evaluative fieldwork and associated post-excavation analysis and report production detailed within the approved WSI has been undertaken. A report detailing the results of this fieldwork, and confirmation of the arrangements for the deposition of the archaeological archive, has been submitted to the planning authority.

c) An Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) has been submitted to and approved in writing by the Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation.

The development, and any archaeological fieldwork post-excavation analysis, publication of results and archive deposition detailed in the Mitigation Strategy document, shall be undertaken in accordance with the approved Mitigation Strategy document.

Reason: In order to ensure any remains of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected were applicable, before development commences in accordance with Policy HE4 of the Warwick District Local Plan 2011-2029.

Pre-Commencement Condition:

4

The development hereby permitted shall not commence unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall provide for: the parking of vehicles of site operatives and visitors; site working hours and delivery times; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during construction, together with any details in relation to noise and vibration; and a scheme for recycling / disposing of waste resulting from demolition and construction works. A model CMP can be found on the Council's website (<https://www.warwickdc.gov.uk/downloads/file/5811/construction>

[management plan](#)) or by searching 'Construction Management Plan'. The tennis and basketball courts shall be restored for use within three months of the completion of the development. No construction traffic shall use the access to the site from the A452 during weekends or any statutory/bank holidays. The development hereby permitted shall only proceed in strict accordance with the approved CMP. **Reason:** In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies BE3, TR1 and NE5 of the Warwick District Local Plan 2011-2029.

Pre-Commencement Condition:

- 5 The development hereby permitted (including demolition) shall not commence until updated bat survey/s of the site, in accordance with BCT Bat Surveys for Professional Ecologists- Good Practice Guidelines, has been carried out and a detailed mitigation plan, including a schedule of works, timings, and measures to minimise light spillage from the building onto the watercourse, has been submitted to and approved in writing by the District Planning Authority. Such approved mitigation plan shall thereafter be implemented in full. **Reason:** To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy NE2 of the Warwick District Local Plan 2011-2029.

Pre-Commencement Condition:

- 6 The development hereby permitted, including site clearance work, shall not commence until a Construction and Environmental Management Plan has been submitted to and approved in writing by the District Planning Authority. In discharging this condition, the LPA expects to see pollution and noise control measures during the development, protective tree fencing, and details concerning appropriate working practices and safeguards for bats, otters, water voles, nesting birds, hedgehogs, reptiles and amphibians that are to be employed whilst works are taking place on site. The agreed Construction and Environmental Management Plan shall thereafter be implemented in full. **Reason:** To ensure that protected species are not harmed by the development, in accordance with the National Planning Policy Framework (NPPF), ODPM Circular 06/2005 and Policies NE2 and NE3 of the Warwick District Local Plan 2011-2029.

Pre-Commencement Condition:

- 7 No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:
- Demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
 - Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme,

including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.

- If discharging to a drainage system maintained/operated by other authorities (Environment Agency, internal drainage board, highway authority, sewerage undertaker, or Canals and River Trust), evidence of consultation and the acceptability of any discharge to their system should be presented for consideration.
- Provide plans and details showing the allowance for exceedance flow and overland flow routing, overland flow routing should look to reduce the impact of an exceedance event.

Reason: To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policies BE1 and FW2 of the Warwick District Local Plan 2011-2029.

Pre-Commencement Condition:

8 No development shall take place until: -

1. A site investigation has been designed for the site using the information obtained from the approved desk-top / preliminary study and any diagrammatical representations (conceptual model). The investigation must be comprehensive enough to enable:

- A risk assessment to be undertaken relating to human health
- A risk assessment to be undertaken relating to groundwater and surface waters associated on and off site that may be affected
- An appropriate gas risk assessment to be undertaken
- Refinement of the conceptual model
- The development of a method statement detailing the remediation requirements

(a) The site investigation has been undertaken in accordance with details approved by the local planning authority and a risk assessment has been undertaken.

(b) A method statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters using the information obtained from the site investigation, has been submitted to the local planning authority. The method statement shall include details of how the remediation works will be validated upon completion. This should be approved in writing by the local planning authority prior to the remediation being carried out on the site.

2. All development of the site shall accord with the approved method statement.

3. If during development, contamination not previously identified, is found to be present at the site then no further development shall take place (unless otherwise agreed in writing with the local planning authority for an addendum to the method statement).

This addendum to the method statement must detail how this unsuspected contamination shall be dealt with.

4. Upon completion of the remediation detailed in the method statement a report shall be submitted to the local planning authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved method statement. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason: To safeguard health, safety and the environment in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029.

Pre-Commencement Condition:

- 9 The development hereby permitted shall not commence unless and until a hard and soft landscaping scheme has been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made for direct run-off of water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of the same size and species as that originally planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations. **Reason:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.

Pre-Commencement Condition:

- 10 No development (other than works of demolition) shall be commenced until a scheme for the provision of bat boxes and hedgehog houses within the site, has been submitted to and approved in writing by the District Planning Authority. The scheme to include details of box type, location and timing of works. Thereafter, the boxes shall be installed and maintained in perpetuity. **Reason:** To ensure a net biodiversity gain in accordance with the requirements of the NPPF and Policy NE2 of the Warwick District Council Local Plan 2011 - 2029.

- 11 No development shall be carried out above slab level until details of the finished floor levels of all buildings, together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with these approved details. **Reason:** To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
- 12 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
- 13 Noise arising from any plant or equipment (measured as LAeq,5 minutes), when measured (or calculated to) one metre from the façade of any noise sensitive premises, shall not exceed the background noise level (measured as LA90,T). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **Reason:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.
- 14 A travel plan must submitted to and approved in writing by the LPA within 12 months of first use of the hereby approved development to set out how the operator will encourage low emission/sustainable travel to the site by customers and staff. The approved Travel Plan shall be implemented and maintained as such at all times thereafter. **Reason:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan.
- 15 The hereby approved Combined Heat and Power Plant must be installed and maintained to meet the emission limits set out in the Council's Air Quality SPD and the applicant's air quality report. **Reason:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan.
- 16 The development shall be carried out in accordance with the submitted flood risk assessment (reference7380-P2-FRA1, revision P2, dated 13/04/21) and the following mitigation measures it details:
1. In accordance with section 6 of the submitted amended Flood Risk

Assessment finished floor levels to be set at 75.15m above ordnance datum.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development. **Reason:** To reduce the risk of flooding to the proposed development and future occupants in accordance with the requirements of Policy FW1 of the Warwick District Local Plan 2011 - 2029.

17 Within three months of the first occupation of the development, a report shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the energy efficiency measures detailed within the Revised Energy Strategy Report (submitted to the LPA on 6th April 2021) 'low-carbon strategy' have been implemented in full. These measures shall be retained as per the approved details or replaced with a betterment in energy efficiency terms. **Reason:** To deliver reductions in carbon dioxide emissions, building running costs, energy consumption and water use in accordance with the provisions of Policy CC3 in the Warwick District Local Plan 2011-2029.

18 The Construction Management Plan required by condition 4 above (including all demolition and all preparatory work), must incorporate the tree protection measures referred to in the Arboricultural Method Statement and appended plans from Wharton Natural Infrastructure Consultants (reference 210324 0884 AMS V1d and issued on 9th June 2021). Throughout the development hereby approved (including all demolition and preparatory work) those tree protection measures shall be implemented in strict accordance with the approved details. **Reason:** In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029.

19 No occupation and subsequent use of the development shall take place until a detailed maintenance plan is implemented and provided to the LPA giving details on how surface water systems shall be maintained and managed for the lifetime of the development. The name of the party responsible, including contact name and details shall be provided to the LPA within the maintenance plan. **Reason:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policies BE1 and FW2 of the Warwick District Local Plan 2011-2029.

20 The development hereby permitted shall not be occupied until a scheme for the provision of adequate water supplies and fire hydrants necessary for firefighting purposes at the site, has been submitted to and approved in writing by the local Planning Authority. The approved scheme shall be implemented in full prior to occupation of any dwelling to the satisfaction of the Local Planning Authority. **Reason:** In the interests of Public Safety from fire and the protection of Emergency Fire Fighters.

Your attention is drawn to the following notes:

Note 1 In discharging condition 4 above, Environmental Health Officers expect that best practicable means shall be employed at all times to control noise and dust on the site including:

Work which is likely to give rise to noise nuisance be restricted to the following hours: Mon-Fri 7.30 am - 5 pm, Sat 7.30 am - 1pm. No working Sundays or Bank Holidays.

Delivery vehicles should not be allowed to arrive on site before 8 am or after 4.30 pm Mon – Fri, 8 am - 1 pm Sat and not on Sundays or Bank Holidays.

The Council positively encourages potential applicants and their representatives to take up the pre-application services offered by the Council. In reaching this decision the Council has sought, via the offer of the provision of pre-application advice, to work proactively with the applicant(s) and their representatives in order to foster the delivery of sustainable development, in accordance with the requirements of the National Planning Policy Framework.

Dated: 16/09/2021

Principal Planning Officer
(Authorising Officer of the Council)



Date Dispatched: 16/09/2021

Any pre-commencement conditions listed on this decision notice must be discharged **before works commence on site**. Failure to do this may mean implementation of planning permission is unlawful.

IT IS IMPORTANT THAT YOU READ THE ATTACHED ADVICE TO APPLICANTS.

Appendix 2: List of Submitted Application Documents

Table 2.1 Application Documents

Document	Author
Application Form and Certificates	Turley
CIL Additional Information Form	Turley
Covering Letter	Turley
Planning Statement	Turley
Design and Access Statement	DB3
Heritage Statement	Hampton Heritage
Flood Risk Assessment	Weetwood

Appendix 3: List of Submitted Planning Drawings

Table 3.1 Amended Plans

Approved Drawing Title	Approved Drawing Number and Revision	Proposed Amended Drawing Title	Proposed Amended Drawing Number and Revision
Proposed Elevations 1	12943-DB3-B01-ZZ-DR-A-20201 Rev F	Proposed Elevations 1	12943-DB3-B01-ZZ-DR-A-20201 Rev P02
Proposed Elevations 2	12943-DB3-B01-ZZ-DR-A-20202 Rev C	Proposed Elevations 2	12943-DB3-B01-ZZ-DR-A-20202 Rev P02
Sub-Station Enclosure	12943-DB3-B01-XX-DR-A-90007 Rev A	Sub-Station Enclosure	12943-DB3-B01-XX-DR-A-90007 Rev P02
Proposed Site Sections	12943-DB3-B01-XX-DR-A-90004 Rev C	Proposed Site Sections	12943-DB3-B01-XX-DR-A-90004 Rev P01
Proposed General Sections	12943-DB3-B01-ZZ-DR-A-20301 Rev E	Proposed General Sections	12943-DB3-B01-ZZ-DR-A-20301 Rev P02
Proposed Site Plan	12943-DB3-B01-XX-DR-A-90002 Rev H	Proposed Site Plan	12943-DB3-B01-XX-DR-A-90002 Rev P04
Proposed Roof Plan	12943-DB3-B01-RF-DR-A-20003 Rev C	Proposed Roof Plan	12943-DB3-B01-RF-DR-A-20003 Rev P02
Proposed Ground Floor Plan	12943-DB3-B01-00-DR-A-20001 Rev B	Proposed Ground Floor Plan	12943-DB3-B01-00-DR-A-20001 Rev P02

Table 3.2 Photomontages

Proposed Amended Drawing Title	Proposed Amended Drawing Number and Revision	Comment
Photomontage B/A Sht 1	12943-DB3-B01-ZZ-VF-A-00001 Rev P01	
Photomontage B/A Sht 2	12943-DB3-B01-ZZ-VF-A-00002 Rev P01	
Photomontage B/A Sht 3	12943-DB3-B01-ZZ-VF-A-00003 Rev P01	
Photomontage B/A Sht 4	12943-DB3-B01-ZZ-VF-A-00004 Rev P01	The submitted photomontages are intended to supersede all the current approved photomontages.
Photomontage B/A Sht 5	12943-DB3-B01-ZZ-VF-A-00005 Rev P01	
Photomontage B/A Sht 6	12943-DB3-B01-ZZ-VF-A-00006 Rev P01	
Photomontage B/A Sht 7	12943-DB3-B01-ZZ-VF-A-00007 Rev P01	

Table 3.3 Re-discharge of Condition 7

Approved Drawing Title	Approved Drawing Number and Revision	Proposed Amended Drawing Title	Proposed Amended Drawing Number and Revision	Comment
Drainage Strategy	c7380 310 Rev T2	Private Drainage Layout	AFK-CCE-00-00-D-C-0310 Rev P04	There are no changes to the other details approved under this condition.
External Works Layout	c7380-322 P0	External Works Layout	AFK-CCE-00-00-D-C-0322 Rev P02	

Table 3.4 Re-discharge of Condition 8

Additional Report Title	Additional Report Reference	Comment
Additional Ground Investigation Report	September 2023	The submitted report supersedes the previous ground gas monitoring assessment included in the previous reports approved under condition 8. The remainder of these reports remain valid.

Table 3.5 Re-discharge of Condition 9

Approved Drawing Title	Approved Drawing Number and Revision	Proposed Amended Drawing Title	Proposed Amended Drawing Number and Revision
Proposed Site Plan	12943-DB3-B01-XX-DR-A-90002 Rev J	Proposed Site Plan	12943-DB3-B01-XX-DR-A-90002 Rev P04
Overall Landscape Layout	211216 0884 Land V10 L001	Overall Landscape Layout	211216 0884 Land V12 L001
Detailed Soft Landscape Layout	211216 0884 Land V6 L002	Detailed Soft Landscape Layout	211216 0884 Land V8 L002
Proposed boundary treatments plan and details	211221 0882 Land V1 L003	Proposed boundary treatments plan and details	211221 0882 Land V3 L003
Fencing and Furniture	21_198_SP01B	Fencing and Furniture	21_198_SP01B

Table 3.6 Re-discharge of Condition 11

Approved Drawing Title	Approved Drawing Number and Revision	Proposed Amended Drawing Title	Proposed Amended Drawing Number and Revision
Proposed Site Sections	12943-DB3-B01-XX-DR-A-90004 Rev D	Proposed Site Sections	12943-DB3-B01-XX-DR-A-90004 Rev P01
Proposed General Sections	12943-DB3-B01-ZZ-DR-A-20301 Rev G	Proposed General Sections	12943-DB3-B01-ZZ-DR-A-20301 Rev P02

Turley Office
9 Colmore Row
Birmingham
B3 2BJ

T 0121 233 0902