

Our ref: 11120 / 3136001-SL-SL-20260116

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Dear Russell

TROWBRIDGE LEISURE PROJECT
S73 PLANNING APPLICATION

Further to our recent meetings, we have the pleasure of submitting an s73 Application to update the Trowbridge Leisure Project scheme approved under Application Reference Number **PL/2024/08255**.

The amendments relate to alterations to the scheme including the Proposed Site/ Landscape plan and building design development. The proposed site updates retain the original design intent while factoring in onsite constraints that have become apparent during construction coordination (eg: adjacent s278 works development, ground conditions, below ground servicing etc) and the potential future installation of Solar Car Ports within the proposed car park that will be dealt with through a separate planning process.

This application also covers some minor alterations to the proposed building design that are as a result of design development and construction requirements that have progressed in more detail since the original planning submission.

The core elements of the proposals; building location, scale, massing, height, adjacencies, accommodation schedule are all as per the original planning submission.

The following identifies the alterations and amendments to the proposals;

1.0 Landscape Site Plan

1.1.1 Eastern Parking Area:

- Existing car parking extent retained to maintain staff parking areas and reduce impact on the existing tree's.

- Adjustment of the parking layout around the East Wing car park entrance along Bythesea Road to add Accessible Parking bays within closer proximity of the main building entrance, to meet requirements stipulated by Building Control.
- Re-planning of the southern area of the East Wing car park along Bythesea Road to maximise parking provision following coordination with the Council's Highways Design Team over the developed Bythesea Road s278 layouts and the Longfield Gyratory improvement project.
- Developed planting along Bythesea Road to screen the updated car parking. A combination of planting and tree's are used to enhance the aesthetics of the site entrance.

1.1.2 Northern Parking Area

The site plan has been adjusted based on; the above mentioned site constraints, optimisation of parking and road ways to enhance the natural settings and link to the River Biss, all while future proofing the proposed landscaping for solar car.

Site plan alterations include;

- New car parking layouts (2.4 x 4.8m spaces) developed allow for a reduction in hard landscaping and result in an increase in soft landscaping. Improving the visual appearance and increasing the environmental benefits (increased soft landscaping, planting, rainwater infiltration rates etc).
- Vehicle access within the car parking area have been rationalised to reduce the overall area of hard landscaping. Creating a wider 'green corridor' along the River Biss and further enhancing the river corridor.
- Tree planting has been redesigned with tree's across the landscape adjusted to suite the updated hard and soft layouts, existing site constraints/ below ground services and future solar car port installations.
- Proposed tree numbers, hedgerows, wildflower, grassland and other soft landscaping features have been considered to meet the requirements of the BNG Metrix and provide maximum impact of the proposed landscape.
- Landscape features have been considered with the existing easements (to below ground drainage and culvert) to reflect the relevant authorities received since planning was submitted.
- Cycle hub relocated away from the main building and integrated into one of the solar car port installations, allowing the cycle store to have additional environmental benefits, not possible in the original location due to overshadowing.
- Enhanced northern public plaza space with increased soft landscaping and benching to enhance the journey around the site, River Biss and town centre beyond.

The revised proposals address the additional brief requirements of the future provision of Solar Car ports to certain areas of the site plan which is a request from Wiltshire Council.

The site plan has been adjusted in order to future proof the proposed landscaping for solar car ports while minimising future impact on the landscaping (eg: tree's planting , wildflowers etc). By considering these elements as one it will maintain the overall impact and quality of the space once these future works are undertaken.

- Parking Layout Updates
 - Parking layouts revised to accommodate future solar car port locations/ installations. Locations, sizes and extents have been considered to maximise energy output.
 - Soft landscaping revised to avoid rain shadow and maximise the impact and effectiveness of areas of planting.
 - River Biss corridor enhanced by reduced hard landscaping and increased soft.
 - Footpath through the car park enhanced with the relocated rain gardens and trees from areas now containing future solar car ports.
 - The changes above aim to strike the balance between retaining the design intent while providing the best environment for both planting and the solar car ports.

Solar Car Ports within the proposed car park will be dealt with in a separate planning process at a later date but are indicatively shown on the submitted landscape plan in order to give context to the changes.

2.0 Building Design: Plans & Elevations

The core elements of the building remains as the original planning application. Minor alterations have been made during the detailed design which are listed below.

2.1 Floor & Roof Plans:

- 2.1.1 Floor Plans
 - The overall facility mix and brief of the proposal remains unchanged with minor internal layout updates.
- 2.1.2 Roof Plan
 - Updated PV and plant layouts to reflect developed construction layouts.
 - Selected rooftop plant assessed by acoustician and acoustic louvres removed reducing overshadowing of PV's and improving PV output.

2.2 Elevations:

- 2.2.1 South East Elevation;
 - Window to the staff room removed to improve privacy/ security for staff and balance the façade.
 - Glazing extended down to ground level and plinth removed to simplify the elevations and giving more emphasis to the activities within (café, adventure play etc).
 - Grey glazing strips replaced by clear glazing to improve active frontage and vision in and out of the first floor fitness suite.
 - Feature bronze glazed box proportion adjusted to suit structure and construction.
 - Glazing to the first floor studio space revised to full height, simplifying the elevation and provide maximum impact to the internal space.
- 2.2.2 South West Elevation
 - Glazing extended down to ground level and plinth removed to simplify the elevations and giving more emphasis to the activities within (main and learner pool).

- Strategy for solar control developed with brise soleil removed and replaced with external blinds to lower level windows only and translucent glazing above. Blinds are colour matched to the curtain wall mullions.
- 2.2.3 North East Elevation
 - Glazing extended down to ground level and plinth removed to simplify the elevations and giving more emphasis to the activities within (main and learner pool).
 - Soft landscaping developed and low level brick plinth below windows removed.
- 2.2.4 North West Elevation
 - Rainwater pipes added to single storey plant room flat roof.
 - First Floor plant rooms external door and louvre's developed to facilitate mechanical plant proposals and maintenance access.
 - Ground Floor to the plant room louvres developed.
 - Roof top stair enclosure added, located centrally between the pitched roofs to minimise any visual impact.

3.0 Conclusion

Overall the changes are minimal and improve the proposals while still maintaining the landscape and design intent of the building.

The table below lists all the drawings and report noted in Condition 2 of the approved planning notice (Application Reference Number: **PL/2024/08255**) and the subsequently submitted and approved Discharge of Conditions applications (for **condition; 5, 6, 7, 8, 9**) that have been resubmitted as part of this S73 application.

Approved drawing	Re-submitted drawing
PL/2024/08255 Condition 2 Drawings	
Landscape Masterplan-11120_P8001-C03	11120-RL-XX-ZZ-DR-L-08003 P17 Landscape GA
11120-RL-00-ZZ-DR-A-P2001-A3-C02_Proposed Site Plan	11120-RL-00-ZZ-DR-A-P2001-A3-C03_Proposed Site Plan
11120-RL-XX-01-DR-A-P2100-A3-C03_Proposed Ground Floor Plan	11120-RL-XX-01-DR-A-P2100-A3-C04_Proposed Ground Floor Plan
11120-RL-XX-01-DR-A-P2101-A3-C03_Proposed First Floor Plan	11120-RL-XX-01-DR-A-P2101-A3-C04_Proposed First Floor Plan
11120-RL-XX-01-DR-A-P2102-A3-C03_Proposed Roof Plan	11120-RL-XX-01-DR-A-P2102-A3-C04_Proposed Roof Plan
11120-RL-XX-ZZ-DR-A-P2201-A3-C03_Proposed Elevations	11120-RL-XX-ZZ-DR-A-P2201-A3-C04_Proposed Elevations
11120-RL-XX-ZZ-DR-A-P2300-A3-C02_Proposed Sections	11120-RL-XX-ZZ-DR-A-P2300-A3-C03_Proposed Sections
11120-RL-XX-ZZ-DR-A-P0401-A3-C02_Existing Contextual Sections	No update to document. Existing drawing, drawing re-submitted as original application.
11120-RL-XX-ZZ-DR-A-P0002-A3-C01_Existing Site Plan	No update to document. Existing drawing, drawing re-submitted as original application.
11120-RL-XX-ZZ-DR-A-P0001-A3-C01_Site Location Plan	No update to document. Existing drawing, drawing re-submitted as original application.
11120-RL-XX-ZZ-DR-A-F0008-S2-C01_Site Setup Plan	11120-RL-XX-ZZ-DR-A-F0008_C06_(A5)_Site Setup Plan
Arboricultural Impact Assessment	16262_R08a_Arboriculture Technical Note_AS_12022026
Statutory Biodiversity Metric	16262_BNG_Statutory Metric_10022026 16262_P05a_Biodiversity Enhancement Plan_VKC_12022026 16262_R01c_EcIA_VKC_12022026
Construction Environmental Management Plan	No update to document. Original re-submitted.
116262_P02_Tree Constraints Plan	116262_P04_Tree Constraints Plan
31436-HYD-ZZZZ-DR-E-9000. Rev 01_External Lighting Layouts	61701-BB-B0-ZZ-LX-E-99999.P01
31436-HYD-00-ZZ-DRC-7000 Rev P01_Drainage Strategy	TLC-HYD-XX-XX-RP-C-7000_P02_LR

31436-HYD-00-ZZ-DR-C-7010 Rev. P03_Drainage Layout	TLC-HYD-00-ZZ-DR-C-7000
31436-HYD-00-ZZ-DR-C-7200-P01_External Works	31436-HYD-00-ZZ-DR-C-7200
31436-HYD-00-ZZ-DR-C-7011 Rev P03_Drainage Layout	TLC-HYD-00-ZZ-DR-C-7001
31436-HYD-00-ZZ-DR-C-7201-P02_External Works	31436-HYD-00-ZZ-DR-C-7201
TLC-HYD-00-ZZ-DR-C-7410 P01_Flood Storage Comparison	TLC-HYD-00-ZZ-DR-C-7410
TLC-HYD-00-ZZ-DR-C-7001 P04_Drainage Layouts	TLC-HYD-00-ZZ-DR-C-7001
Construction Phase Plan (Issue 3)	Pellikaan Construction Ltd CPP Trowbridge V7
31436-HYD-XX-XX-RP-WENV-0001 Trowbridge Leisure Centre Flood Risk Assessment	31436-HYD-XX-XX-RP-WENV-0001 Trowbridge Leisure Centre Flood Risk Assessment_1
16262_R03b_AMS_19112024_RM_WS	16262_R03d_AMS_12022026_RM_NC
Drawings Submitted for Discharge of Conditions; 5, 6, 7, 8, 9	
11120-RL-XX-ZZ-DR-A-PL2203_C01_(A4)_ Swift Boxes Elevation	11120-RL-XX-ZZ-DR-A-PL2203_C02_(A4)_ Swift Boxes Elevation
11120-RL-XX-ZZ-SH-A-PL2400_C02_(A4)_ External Finishes Schedule	11120-RL-XX-ZZ-SH-A-PL2400_C03_(A4)_ External Finishes Schedule
31436-HYD-XX-XX-TN-AC-0001 P02 - Acoustic Report	TLC-STN-XX-XX-LT-AC-0001 - Acoustic Addendum
16262_R07c_LEMP_15042025 - Planning Issue	16262_R07d_LEMP_12022026
11120-RL-XX-ZZ-DR-L-08301 C01 Planting Plan-Sheet 1 of 2	11120-RL-XX-00-DR-L-08301-Planting Plan Sheet 1 of 2
11120-RL-XX-ZZ-DR-L-08301 C01 Planting Plan-Sheet 2 of 2	11120-RL-XX-00-DR-L-08302-Planting Plan Sheet 2 of 2
11120-RL-XX-ZZ-DR-L-08401/2 C01 Soft Landscape Sheet(s)	11120-RL-XX-ZZ-DR-L-08401 Soft Landscape Document superseded by Landscape Masterplan.
31436-HYD-XX-XX-RP-WENV-0004 - Flood Evacuation Management Plan	31436-HYD-XX-XX-RP-WENV-0004 - Flood Evacuation Management Plan_1
TLC-HYD-00-ZZ-DR-C-7000 - DRAINAGE STRATEGY SHEET 1	TLC-HYD-00-ZZ-DR-C-7000 (P05)
TLC-HYD-00-ZZ-DR-C-7001 - DRAINAGE STRATEGY SHEET 2	TLC-HYD-00-ZZ-DR-C-7001 (P05)
TLC-HYD-00-ZZ-DR-C-7104 - DRAINAGE DETAILS SHEET 5	TLC-HYD-00-ZZ-DR-C-7104 (P01)
TLC-HYD-00-ZZ-DR-C-7105 - DRAINAGE DETAILS SHEET 6	TLC-HYD-00-ZZ-DR-C-7105 (P01)
TLC-HYD-00-ZZ-DR-C-7106 - DRAINAGE DETAILS SHEET 7	TLC-HYD-00-ZZ-DR-C-7106 (P01)
TLC-HYD-XX-XX-CA-C-0001_Surface Water Calculations_Surcharged	TLC-HYD-XX-XX-CA-C-0001_Surface Water Calculations
Additional Information Requested	
S73 Covering Letter	11120-RL-XX-ZZ-LT-A-L0001-A3-C01_ s73 Covering Letter
Transport Assessment (TA) Addendum Report (including Swept Path Analysis of existing parking area)	260212_SK22386_TN08(-01) TA Addendum Vol 1 & 2

We trust this will meet with your approval. If you require any further information or if we can be of any assistance please do not hesitate to contact us.

Yours sincerely

SIMON LEE
Architect
for ROBERTS LIMBRICK LTD

cc: Natasha Gumbrell