

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

DEVELOPMENT CONTROL PANEL

5 February 2020

Item: 3

| | |
|---|---|
| Application No.: | 19/02590/FULL |
| Location: | Land To East of Eton College Sports Centre Slough Road Eton Windsor |
| Proposal: | Flood compensation scheme. |
| Applicant: | |
| Agent: | Mr John Bowles |
| Parish/Ward: | Eton Town Council/Eton And Castle |
| If you have a question about this report, please contact: Vivienne McDowell on 01628 796578 or at vivienne.mcdowell@rbwm.gov.uk | |

1. SUMMARY

- 1.1 This application is for flood compensation scheme required as mitigation for the planning proposal for the new Eton College Indoor Sports Facilities (ECISF) approved under planning application 18/02033/FULL (granted in June 2019).
- 1.2 The proposed off-site mitigation (flood compensation scheme) consists of minor ground lowering across the Field to gain flood storage capacity. The amount of lowering varies across the site, although all of the proposed lowering is of minimal extent at less than 0.1m. This lowering of ground levels in combination with the flood storage losses and gains across all three elements of the ECISF development produces an overall net gain of 2232 cubic metres of flood storage and flood storage gains in every level band as required by the planning condition (No.22) on 18/02033/FULL.
- 1.3 The proposed development would be appropriate development in the Green Belt which would preserve openness and not conflict with the purposes of including land within the Green Belt. The proposed works which involve the removal of 800 cubic metres of soil (approximately 80 wagons) would be acceptable in terms of impact on the highway and the impact on the amenities of neighbouring properties.
- 1.4 The proposed Flood Compensation Scheme is considered to be acceptable in terms of flooding considerations; impact on Green Belt, character of the area, highways and neighbouring properties. The Council's Tree Officer has been consulted, however at the time of writing the report, tree comments were awaited. Tree comments received before the panel date will be reported in the panel update.

It is recommended the Panel authorises the Head of Planning:

To grant planning permission subject to no objections being received from the Council's Tree Officer that the Head of Planning considers justifies refusal of the planning application and with the conditions listed in Section 13 of this report and any further conditions recommended by the Tree Officer.

To refuse planning permission if there is an objection from the Council's Tree Officer that the Head of Planning considers justifies refusal of the planning application on the grounds of harm to trees and subsequent impact on the visual amenities of the area.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

3.1 The proposed site for the flood compensation scheme lies adjacent to the Eton Conservation Area and also the Eton College Registered Park and Garden (Grade II). A number of listed and non-designated heritage assets also lie along the boundary of the site. The site is used by Eton College as a playing field.

4. KEY CONSTRAINTS

4.1 The site lies within Flood Zone 3 and is in the Green Belt

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

5.1 The proposal is for a Flood Compensation Scheme. The application site area is 2.76 sq metres. The proposal consists of minor ground lowering across the Field to gain flood storage capacity. The amount of lowering varies across the site, although all of the proposed lowering is of a minimal extent at less than 0.1m.

Relevant Planning History

5.2 **18/02033/FULL** - Construction of a new school sports centre comprising a 9-court sports hall capable of offering multipurpose indoor sports, x8 squash courts, general fitness spaces, an athlete development programme space including a sprint track, dojo space, physio spaces, classrooms and offices for PE staff and students, a triple height climbing wall space, rifle range and associated plant, storage, WC and changing facilities. Construction of a new Eton Sports and Aquatics Centre comprising a 25m pool with movable floor suitable for swimming, water polo and teaching use, a 4-court sports hall capable of offering multi-purpose indoor sports and exam use, changing facilities, a spectator area at first floor level which also provides a meet-up space and refreshment point for post-match use, associated plant and storage provision, associated car and coach parking and new access track off Slough Road. Refurbishment and extension of the rackets courts building to provide a new clubroom, viewing gallery and extended changing facilities. Refurbishment of the jacks building to provide a fives clubroom and changing facilities. Refurbishment of fives courts, a new printmaking pavilion to house historic printing presses adjacent to Caxton Schools, following demolition of the existing buildings comprising the gymnasium, indoor swimming pool and the outdoor swimming pool complex (Amended Plans).

Permission granted on 14th June 2019

6. DEVELOPMENT PLAN

Adopted Royal Borough Local Plan (2003)

6.1 The main Development Plan policies applying to the site are:

| Issue | Adopted Local Plan Policy |
|---|---------------------------|
| Design in keeping with character and appearance of area | DG1, H10,H11 |
| Green Belt | GB1, GB2 A) |
| Highways | P4 AND T5 |
| Trees | N6 |

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Adopted Eton and Eton Wick Neighbourhood Plan (2016-2036)

| Issue | Neighbourhood Plan Policy |
|--|---------------------------|
| Local views to historic buildings and landscapes | HD5 |
| Flooding | EN3 |

These policies can be found at

https://www3.rbwm.gov.uk/info/200209/planning_policy/477/neighbourhood_plans/2

7. **MATERIAL PLANNING CONSIDERATIONS**

National Planning Policy Framework Sections (NPPF) (2019)

Section 4- Decision-making

Section 9- Promoting Sustainable Transport

Section 12- Achieving well-designed places

Section 13- Protecting Green Belt land

Section 14- Meeting the challenge of climate change, flooding and coastal change

Section 16- Conserving and enhancing the historic environment

Borough Local Plan: Submission Version

| Issue | Local Plan Policy |
|---|--------------------|
| Design in keeping with character and appearance of area | SP2, SP3 |
| Green Belt | SP5 |
| Flood risk | NR1 |
| Pollution (Noise, Air and Light) | EP1, EP2, EP3, EP4 |

Borough Local Plan: Submission Version Proposed Changes (2019)

| Issue | Local Plan Policy |
|---|--------------------|
| Design in keeping with character and appearance of area | QP1, QP3 |
| Rural development | QP5 |
| Flood risk | NR1 |
| Pollution (Noise, Air and Light) | EP1, EP2, EP3, EP4 |

- 7.1 The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents was submitted to the Secretary of State for independent examination in January 2018. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough.
- 7.2 In December 2018, the examination process was paused to enable the Council to undertake additional work to address soundness issues raised by the Inspector. Following completion of that work, in October 2019 the Council approved a series of Proposed Changes to the BLPSV. Public consultation ran from 1 November to 15 December 2019. All representations received will be reviewed by the Council to establish whether further changes are necessary before the Proposed Changes are submitted to the Inspector. In due course the Inspector will resume the Examination of the BLPSV. The BLPSV and the BLPSV together with the Proposed Changes are therefore material considerations for decision-making. However, given the above both should be given limited weight.
- 7.3 These documents can be found at:
<https://www3.rbwm.gov.uk/blp>

Supplementary Planning Documents

- RBWM Interpretation of Policy F1

Other Local Strategies or Publications

7.4 Other Strategies or publications material to the proposal are:

- RBWM Townscape Assessment
- RBWM Parking Strategy

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

2 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 25th September 2019 and the application was advertised in the Maidenhead Advertiser on 26th September 2019.

No letters have been received to date.

Statutory consultees

| Consultee | Comment | Where in the report this is considered |
|----------------------------|---|--|
| Environment Agency | No objection. | Paragraphs 9.2-9.13 |
| Lead Local Flood Authority | No comments. | Noted |
| Highways | No objection. | Paragraphs 9.14 – 9.18 |
| Conservation Officer | No objection. | Paragraphs 9.19 – 9.21 |
| Archaeology Consultant | No objection. | Paragraphs 9.22 - 9.23 |
| Tree Officer | Comments awaited – comments to be reported in the panel update. | Paragraph 9.24 |

9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- i Impact on the flood plain
- ii Impact on the Green Belt
- iii Highway implications
- iv Impact on character and appearance of the area and neighbouring properties
- v Impact on trees
- vi Ecology

Impact on the flood plain

- 9.2 The site is within Flood Zone 3 (high risk 1:100 year probability). As this proposal is to provide flood mitigation for an approved development 18/02033, it cannot be reasonably located elsewhere within an area at lower risk of flooding; therefore, it is considered to pass the sequential test. Furthermore, as this is flood control infrastructure it would be considered to be a water compatible use for which the exception test is not required.
- 9.3 The Environment Agency has been consulted on this application, raising no objection provided that the development proceeds in accordance with the submitted plans. The EA has suggested an informative regarding the need for an Environmental Permit from the Environment Agency for works within specified distances of rivers. This Informative is to be included on the planning decision. See Section 12 of this report.
- 9.4 The Eton College Indoor Sports Facility (CISFO) has been granted planning permission under Reference 18/02033/FULL (in June 2019) and consists of 3 main elements, comprising:
- Eton Sports and Aquatic Centre (ESAC) on the site of the old Eton College external swimming pool on the north side of Colenorton Brook;
 - reconstruction of the School Sports Centre SSC on the site of the existing sports facilities on Common Lane and;
 - a new access track from Slough Road to ESAC site north of the Colenorton Brook.
- 9.5 Condition 22 on permission 18/02033/FULL states:

'The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA) by Peter Brett Associates, dated 18th July 2018 (ref 25069/4001) and summary document dated 14th September 2018 and the following mitigation measures detailed within the FRA and Peter Brett Associates letter dated 14th September 2018, or such other drawing which has been submitted to and agreed in writing by the Local Planning Authority prior to the commencement of these works:

1. Finished floor levels are set no lower than:

- a) For the Eton Sports and Aquatic Centre (ESAC) site -20.60m AOD
- b) For the School Sports Centre (SSC) site 20.35m AOD as per 6.1.1 of the FRA.

2. The building alignment of the redevelopment at the SSC site remains the same as the existing alignment so as not to have an adverse effect on flood flows.

3. The removal of only part of the bund at the ESAC Site, to enable flood storage into the car park as detailed in paragraph 6.2.3 of the FRA, and overall flood compensation summarized on drawing 25069/4001/007 for the ESAC site, the SSC Site, the access track including the junction with Slough Road and the "off-site" compensation proposed for the area of land known as The Field.

4. The overall flood compensation storage across all elements of the scheme, including the "off-site" area shall comply with the following requirements:

- a) Total flood storage to provide cumulative net gain of no less than 1000 cubic metres up to the design flood level
- b) No loss of storage in individual flood bands (defined in 100mm increments below the design flood level)

5. There shall be no raising of existing ground level on the site to enable the construction of the access track, approaches to bridges and main highway (Slough Road), unless offset by proposed flood compensation measures. Construction of access tracks to not adversely affect flood flows in accordance with the Proposed Track Level Build-Ups plan submitted with this application (ref 25069/2001/007 date 5 July 2018) or such other drawing which has been submitted and agreed in writing by the Local Planning Authority prior to the commencement of these works

6. There shall be no storage of any materials including soil within the 1% annual probability (1 in 100) flood extent with an appropriate allowance for climate change (except during construction).

Reason: To ensure that the proposed development would not result in any increased flood risk at the site or any surrounding areas in accordance with paragraphs 160 and 163 of the NPPF and Local Plan policy F1.'

- 9.6 The current application is accompanied by a Flood Risk Assessment (FRA) to support the current proposal for an 'off-site' flood compensation scheme which has been submitted to address the requirements in Point 3 and 4 (and also update the details included in PBA drawings 25609/4001/007 referenced in Point 3 and 25069/2001/007A in Points 5 of the above-mentioned condition).
- 9.7 The Flood Risk Assessment (FRA) submitted with 18/02033 advised that the overall impact of approved proposed works across the three elements would create a net deficit in the flood storage volumes at the design event of the 1:100 year (1% per annum) event with appropriate allowance for the impact of climate change.
- 9.8 Therefore, to mitigate for this overall deficit and produce a net gain and no losses in all level bands it is proposed to create additional flood storage within land owned by Eton College adjacent to the works in an area of playing field known as 'The Field'.
- 9.9 As mentioned above, the planning permission 18/02033 included a planning condition (No.22) requiring the flood mitigation measures to be provided in line with the FRA produced for that application and achieve a minimum net gain in storage and no losses in any level band for the design event. (It is noted that a detailed topographical survey was not available for The Field at the time of the application). 'The Field' is outside of the planning application red line boundary on 18/02033/FULL and as such these engineering operation have given rise to the submission of a separate planning application for the off-site compensation scheme.
- 9.10 The proposed off-site mitigation (flood compensation scheme) consists of minor ground lowering across the Field to gain flood storage capacity. The amount of lowering varies across the site, although all of the proposed lowering is of minimal extent at less than 0.1m. This lowering of ground levels in combination with the flood storage losses and gains across all three elements of the ECISF development produces an overall net gain of 2232 cubic metres of flood storage and flood storage gains in every level band as required by the planning condition (No.22) on 18/02033/FULL.
- 9.11 A breakdown of the flood storage capacity implications is as follows:

School Sports Centre (SSC) – the proposed SSC development causes a loss of floodplain storage of approximately 394 cubic metres, up to the reference 1 in 100 annual probability plus 35% climate change allowance flood level of 20.4m AOD with losses in the middle and upper bands.

Eton School Aquatics Centre (ESAC) – the proposed ESAC development causes an improvement in floodplain storage of 2,088 cubic metres up to the reference 1 in 100 annual probability plus 35% climate change allowance flood level of 20.45m AOD, with gains in most bands and some small (less than 10 cubic metre) losses in two of the lower bands.

Access Track- total losses of approximately 256 cubic metres up to the reference flood level that varies along the length.

The Field – the overall flood compensation scheme creates 794 cubic metres of cumulative storage in all the lower bands up to the reference flood level of 20.40 cubic metres AOD.

- 9.12 The combined impact of the above elements is a net cumulative gain of 2232 cubic metres of storage and gains in all bands. This satisfies the requirements of planning condition 22 on 18/02033/FULL.

Impact on the Green Belt

- 9.13 The proposed ground lowering to achieve a Flood Compensation Scheme is considered to represent appropriate development in the Green Belt. This is an engineering operation that would preserve the openness of the Green Belt and does not conflict with the purpose of including land within it. The proposal complies with paragraph 146 of the NPPF and policy GB1 and GB2 of the adopted local plan.

Highway implications

- 9.14 The applicants have confirmed that the existing more central access onto the Sough Road (with dropped kerb) will be used for construction works associated with the Flood Compensation Scheme engineering works. The applicant has submitted an amended plan ref 46590/001/001 Rev D identifying the position of this access. The Highway Authority agrees that this existing access offers better visibility than the more southerly access to the application site and it is better as it is further away from Eton High Street. The Highway Authority requests that several fence panels either side of the existing access are temporarily set back / removed to maximise the visibility splays.
- 9.15 The highway officer advises that any new temporary entrance gates provided for the project should be setback a minimum distance of at least 9m from the adopted highway to enable a large tipper to safely pull off the highway before these gates are opened / closed.
- 9.16 The Royal Borough of Windsor and Maidenhead's Network Coordinator has advised that Eton College applied for the Footpath closure to facilitate these works and looking at the proposed times of works there should be no conflict with planned events.
- 9.17 The applicants have advised that 800 cubic metres of sub-soil will be removed, with the topsoil being stripped, stockpiled and replaced. This equates to approximately 80 wagons.
- 9.18 The Highway Authority offers no objection to the proposal, recommending conditions regarding a 9 metre set back of temporary gates from the highway boundary and the submission of a Construction Management Plan (prior to commencement). They are also recommending standard informative regarding damage to footway, highway, verges; no excavation within 15 metres of the highway without prior written approval from the Highway Authority; incidental works licence and no equipment or materials for the stored on the highway. See conditions in section 12 below.

Impact on the character and appearance of the area and impact on neighbouring properties

- 9.19 The proposed site for the flood compensation scheme lies adjacent to the Eton Conservation Area and also the Eton College Registered Park and Garden (Grade II). A number of listed and non-designated heritage assets also lie along the boundary of the site.
- 9.20 The Council's Conservation Officer has been consulted and raises no objections in principle to the proposals in conservation terms and it is considered that the significance of local heritage assets will not be harmed by the works. However, the Conservation Officer has advised that the area once lowered should be carefully contoured and returned to grassland. It is noted that the application site is intended to be retained as a playing field. See condition 5 in Section 12 below.
- 9.21 It is considered that there would be no significant adverse impact on any neighbouring properties, as a result of the works associated with the lowering of levels within the application site.

Archaeology

- 9.22 The Council's Archaeology Consultant has commended that there are potential archaeological implications associated with this proposed scheme. The site lies within the Thames valley, within 200m of the river. It therefore lies over the floodplain and gravel terraces which have been a focus of settlement, agriculture and burial from the earlier prehistoric period to the present day, as evidenced by data held on Berkshire Archaeology's Historic Environment Record. Significant prehistoric archaeology is within 700m North East, and the medieval Town centre of Eton lies within 300m south of the proposals. Furthermore the site is directly adjacent to the historic core of Eton College.
- 9.23 Therefore the application site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance. It is therefore recommended that a condition is applied should permission be granted in order to mitigate the impacts of development. This is in accordance with Paragraph 141 of the NPPF which states that local planning authorities should '*require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible*'. See condition 3 in Section 12 of this report.

Impact on Trees

- 9.24 There are a number of trees near the boundary of the site adjacent to Slough Road, and these trees provide attractive screening of the application site. The Council's Tree Officer has been consulted on this application, and tree comments awaited. As the trees are not immediately adjacent to the areas of proposed ground releveling, it is not anticipated that there will be objection from the Tree Officer. Any comments received from the Tree Officer will be reported in the panel update.

Ecology

- 9.25 As the proposed flood compensation area is currently used a play field, it is considered to be of limited ecological value. Therefore, it is considered that the proposed development would not cause demonstrable harm to biodiversity or any protected species. It is noted that the site is not within a Special Area of Conservation (SAC), nor within a Site of Special Scientific Interest.

10. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 10.1 The development is not CIL liable.

11. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – Detailed plans

12. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 Prior to the commencement of any works, a construction management plan showing how construction traffic, (including deliveries), materials storage, facilities for operatives, vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local

Plan T5.

- 3 A) No development shall take place/commence (other than demolition to ground floor slab level) until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) The Development shall take place in accordance with the Written Scheme of Investigation approved under condition (A). The development shall not be utilised/occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy. The proposal documents indicate finished levels averaging 70mm below existing ground. It is not clear from these documents if the finished levels equate to the total proposed impact required to facilitate this development. Therefore, if it's required to excavate below the finished level, and build back up, to facilitate these proposals, then field evaluation through trial trenching would represent an appropriate initial phase of work in order to determine the archaeological potential and levels of previous truncation and the need for any further phases of work. However, if a direct reduction from existing to finished levels represent the total impact then an archaeological monitoring and recording exercise in the form of an archaeological watching brief, undertaken at periodic intervals during development works, will be sufficient to mitigate the impact of these proposals

- 4 Any new gates provided shall open away from the highway and be set back a distance of at least 9 metres from the highway boundary.

Reason: To ensure that construction/delivery vehicles can be driven off the highway before the gates are opened. This is in the interests of highway and pedestrian safety. Once the scheme has been completed the existing entrance gates can be reinstated back to their original location.
Relevant Policies - Local Plan T5.

- 5 On completion of the approved releveling works associated with the permitted flood compensation scheme, the ground shall be grassed and there shall be no raising of ground levels.

Reason To ensure that the site continues to provide adequate flood mitigation.

- 6 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Informatives

- 1 This development may require an Environmental Permit from the Environment Agency. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:
- on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16

metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

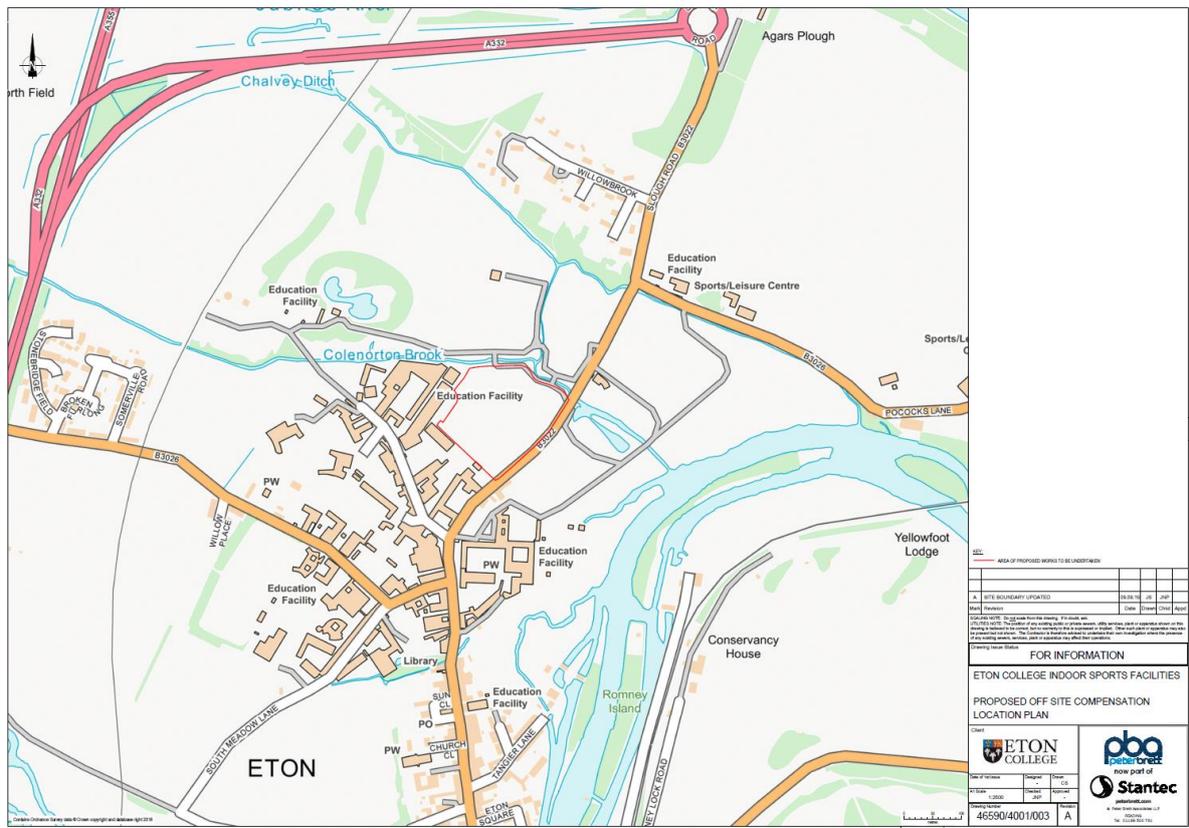
- 2 The attention of the applicant is drawn to the Berkshire Act 1986, Part II, and Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.
- 3 The applicant is advised that a few fence panels on either side of the existing access should be temporarily set back / removed to maximise the visibility splays to the works access.
- 4 The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which enables the Highway Authority to recover expenses due to extraordinary traffic.
- 5 In order to protect the stability of the highway it is advised that no excavation is carried out within 15 metres of a public highway without the written approval of the Highway Authority. The Highway Manager should be contacted at the Town Hall, St Ives Road, Maidenhead, SL6 1RF.
- 6 Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from the Streetcare Services Manager at Tinkers Lane Depot Tinkers Lane Windsor SL4 4LR and, at least 4 weeks before any development is due to commence.
- 7 No builder's materials, plant or vehicles related to the implementation of the development should be parked / stored on the public highway so as to cause an obstruction at any time

APPENDIX A

19/02590:

Land to East of Eton College Sports Centre, Slough Road, Eton

Flood Compensation Scheme



| | |
|--|-----------------------|
| <p>AREA OF PROPOSED WORK TO BE CLASSIFIED</p> | |
| A | SITE BOUNDARY UPDATED |
| <p>Client: ETON COLLEGE</p> <p>Project: ETON COLLEGE INDOOR SPORTS FACILITIES</p> <p>Proposed Off Site Compensation Location Plan</p> | |
| <p>Scale of Plot: 1:2000</p> <p>Scale of Site: 1:500</p> <p>Scale of Detail: 1:100</p> <p>Scale of Reference: 1:1000</p> <p>Scale of Context: 1:5000</p> | |
| <p>Client: ETON COLLEGE</p> <p>Client Reference: 46590/4001/003</p> <p>Project Reference: A</p> | |

