

# Public Document Pack

Democratic Services



**To: All Members of the Planning Committee**

Dear Councillor,

**PLANNING COMMITTEE - THURSDAY, 3RD OCTOBER, 2024 , Council Chamber - Epsom Town Hall, <https://www.youtube.com/@epsomandewellBC/playlists>**

Please find attached the following document for the meeting of the Planning Committee to be held on Thursday, 3rd October, 2024.

3. **24/00437/FUL- LANGLEY VALE MEMORIAL WOODLAND SITE** (Pages 3 - 4)

Creation of a visitor hub/shelter, including access paths, landscaping, and associated infrastructure.

For further information, please contact [democraticservices@epsom-ewell.gov.uk](mailto:democraticservices@epsom-ewell.gov.uk) or tel: 01372 732000

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sing'.

Chief Executive

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**PLANNING COMMITTEE UPDATE REPORT**  
3 October 2024

<b>App Number</b>	24/00437/FUL
<b>Item Number</b>	Item 3- Langley Vale Memorial Woodland Site
<b>Address</b>	Langley Vale Memorial Woodland Site, Headley Road, Epsom, Surrey, KT18 6BL
<b>Proposal</b>	Creation of a visitor hub/shelter, including access paths, landscaping, and associated infrastructure.
<b>Author</b>	George Smale

**CORRECTIONS AND UPDATES**

**1. Correction of Error in Committee Report**

- 1.1 Paragraph 15.17 of the committee report should read ‘does not prejudice’ instead of ‘does prejudice’, read as follows:

“15.17. The Highway Authority therefore deemed that the existing crossing acceptable in its current form albeit with cutting back some vegetation in the visibility zones. The Local Planning Authority are guided by the professional advice of the Surrey County Highway Authority. They have concluded that the vehicle access of the site entrance does not prejudice the safety of the crossing for vehicles, pedestrian, and horses. As such, highways safety will not be impeded as a result of the proposal and those issues raised by Jockey Club and TGMB have already been duly assessed.”

**2. Addition of an Informative**

- 2.1 Addition of an informative to the decision notice in relation to Biodiversity Net Gain obligations:

**8) Biodiversity Net Gain**

The applicant is reminded of their obligations to deliver mandatory biodiversity net gain on-site in accordance with Schedule 7A of the Town and Country Planning Act 1990, including (a) submitting a Biodiversity Gain Plan that accords with the National Planning Practice Guidance and the approved BNG Assessment and Metric Tool; and (b) not operating prior to a completion report being agreed by the local planning authority.

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