

Chamber Mead Open Space, Green Lanes, West Ewell, Surrey

Ward:	West Ewell Ward
Site:	Chamber Mead Open Space Green Lanes West Ewell Surrey
Application for:	Diversion of the Green Lanes Stream of its current confluence with the Hogsmill River. Creation of new channel. Installation of a new 12m span bridge over the proposed new channel and proposed interpretation boards and outdoor furniture (including benches)
Contact Officer:	Ginny Johnson

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication and will not be updated.

Link: <https://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QTTOH8GYKTU00>

2 Summary

- 2.1 The Hogsmill River, comprising a chalk stream, is an internationally important habitat, which currently suffers from sources of pollution. The proposal seeks to divert a tributary of the Hogsmill River, the Green Lanes Stream, through Chamber Mead meadow, enabling a nature-based solution to mitigate some of the impacts on the Hogsmill River from road runoff, misconnections, and overflows from Epsom Storm Tanks.
- 2.2 The proposal would trap sediment and contaminants and provide a level of treatment to polluted water. This would create clean, plentiful water and thriving plants and wildlife. This is an opportunity to enhance biodiversity and improved engagement with the natural environment. The proposal complies with relevant National and Local planning policies.
- 2.3 Specific details of the treatment proposal are included within the accompanying Design and Access Statement. Simply put, biological treatment of pollutants includes aquatic plant uptake and metabolism, chemical treatment of pollutants includes dissolved nutrients, including phosphate and nitrate and physical treatment of pollutants includes settling of sediments and pollutants via gravity (the sediment trap encourages the settling of sediment by reducing flow velocities, achieved through the creation of wide features with large cross sections).
- 2.4 Officers recommend approval of this planning application. Subject to planning permission being granted, Conditions and Informatives are required.**

3 Site description

- 3.1 The Application Site ('Site') comprises a wildflower meadow within open space. It is commonly known as "Chamber Mead".

- 3.2 The Site lies adjacent to the Hogsmill River, which is to the north and east of the Site. This Green Lanes Stream is to the south of the Site. There are residential properties to the east, south and west of the Site, beyond allotment gardens and the Hogsmill River.
- 3.3 The Site is subject to a Statutory Local Nature Reserve Conservation designation.

4 Proposal

- 4.1 The Hogsmill River, comprising a chalk stream, is an internationally important habitat, which currently suffers from sources of pollution. The proposal seeks to divert a tributary of the Hogsmill River, the Green Lanes Stream, through Chamber Mead meadow, enabling a nature-based solution to mitigate some of the impacts on the Hogsmill River from road runoff, misconnections, and overflows from Epsom Storm Tanks.
- 4.2 The proposal would trap sediment and contaminants and provide a level of treatment to polluted water. This would create clean, plentiful water and thriving plants and wildlife. This is an opportunity to enhance biodiversity and improved engagement with the natural environment.
- 4.3 Specific details of the treatment proposal are included within the accompanying Design and Access Statement. Simply put, biological treatment of pollutants includes aquatic plant uptake and metabolism, chemical treatment of pollutants includes dissolved nutrients, including phosphate and nitrate and physical treatment of pollutants includes settling of sediments and pollutants via gravity (the sediment trap encourages the settling of sediment by reducing flow velocities, achieved through the creation of wide features with large cross sections).
- 4.4 A summary of the benefits arising from the proposal include:
- Up to 1,000m² of wetlands habitat creation within a Local Nature Reserve
 - Reduced risk to health from contaminants and sewage-based pathogens
 - Enhanced aesthetic values
 - Outdoor educational opportunities for local schools
 - Improved community amenity
 - Flood risk mitigation.
- 4.5 The proposal is classified as a major planning application, due to the Site's area (2.07 hectares).

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 527 neighbouring properties. To date, 37 letters of support have been received regarding the ecological enhancements/benefits arising from the proposal. 1 letter of objection has been received, setting out that issues of pollution should be addressed at source.

6 Consultations

- SCC Highways: recommend Condition(s)
- SCC Archaeology: recommend Condition(s)
- SCC SUDS: recommend Condition(s)
- Environment Agency: no objection
- EEBC Design and Conservation Officer: no objection
- EEBC Ecology: no objection
- EEBC Environmental Health: no objection
- EEBC Tree Officer: generally supportive, require further information. Officers consider this could be dealt with by Condition.

6.1 A Site Notice was displayed and the application advertised in the local paper.

7 Relevant planning history

7.1 There is no available planning history directly relating to this Site.

8 Planning Policy

National Policy Planning Framework (NPPF) 2021

Chapter 2	Achieving sustainable development
Chapter 8	Promoting healthy and safe communities
Chapter 14	Meeting the challenge of climate change, flooding and coastal change
Chapter 15	Conserving and enhancing the natural environment

Core Strategy 2007

Policy CS1	Creating Sustainable Communities
Policy CS3	Biodiversity and Designated Nature Conservation Areas
Policy CS4	Open Spaces and Green Infrastructure
Policy CS6	Sustainability in New Developments

Development Management Policies Document 2015

Policy DM4	Biodiversity and New development
Policy DM5	Trees and Landscape
Policy DM7	Footpath, Cycle and Bridleway Network

Epsom & Ewell Biodiversity Action Plan 2020-30

Hogsmill Local Nature Reserve Management Plan 2017-2117

9 Planning considerations

Principal of development

Policies

- 9.1 Policy CS1 sets out that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvements necessary to achieve sustainable development.
- 9.2 Policy CS3 sets out that the biodiversity of Epsom and Ewell will be conserved and enhanced through the support for measures which meet the objectives of national and local biodiversity action plans in terms of species and habitat.
- 9.3 Policy CS4 sets out that emphasis will continue to be placed on protecting and enhancing the two Open Spaces, including the Hogsmill River.
- 9.4 Policy DM4 sets out that development affecting existing or proposed nature conservation sites and habitats of international, national or local importance will only be permitted if:
- The development would enhance the nature conservation potential of the site or is proven to be necessary for the conservation management of the site; or
 - there is no alternative location for the development and there would be no harm to the nature conservation potential of the site; or
 - there are imperative reasons of overriding public interest for the development

- 9.5 The Epsom & Ewell Biodiversity Action Plan 2020-30 sets out that Epsom and Ewell contain much of the catchment of the Hogsmill River, including several tributaries and associated ponds. The first section of the river is chalk stream, which is an internationally important habitat. It is hoped that during the lifetime of the Biodiversity Action Plan, a wetlands scheme with reedbeds incorporated will be created on Chamber Mead.

Habitat conservation and enhancement

- 9.6 The Planning Statement that accompanies this application sets out that the Hogsmill River is a rare chalk river. There are approximately 200 chalk rivers globally. Chalk rivers and streams are listed as “UK Biodiversity Action Plan Priority Habitats”, meaning that they are identified as a priority for conservation. Their value is recognised in the Epsom & Ewell Biodiversity Action Plan.
- 9.7 The Planning Statement sets out that the Hogsmill River currently fails to achieve “Good Status” under the Water Framework Directive. This is due to several factors including point and diffuse pollution. There is a target for all watercourses to achieve “Good Status” by 2027.
- 9.8 The Planning Statement sets out that the proposal seeks to divert a tributary of the Hogsmill River, the Green Lanes Stream, through Chamber Mead meadow. The proposed new channel would follow a winding path, passing through a constructed sediment trap and wetlands, before entering back into the Hogsmill River, approximately 200 metres further downstream from where the Green Lanes Stream currently flows into the Hogsmill River.
- 9.9 The Planning Statement sets out that the sediment trap and wetlands would trap sediment and contaminants and provide a level of treatment to polluted water. This would assist in delivering the “25 Year Environmental Plan goals”, to achieve clean, plentiful water and thriving plants and wildlife. The proposal is a nature-based solution to mitigate some of the impacts on the Hogsmill River from road runoff, misconnections, and overflows from Epsom Storm Tanks. This provides an opportunity to enhance the Borough’s biodiversity resource and raise awareness of the natural environment, both key objectives within the Epsom & Ewell Biodiversity Action Plan. Additionally, the proposal seeks interpretation boards and outdoor furniture, including benches.
- 9.10 The Planning Statement sets out that the project is included in the Hogsmill Local Nature Reserve Management Plan. The existing area of Chamber Mead is identified as grassland habitat in the Management Plan and since 2014, the area has undergone annual cutting and clearing to develop the area as a wildflower meadow. This proposal would lead to a reduction in grassland, but the management of this has been incorporated into the scheme’s design. Where the proposed watercourse and wetlands would effectively split the area of Chamber Mead in half, continued access to both the northern and southern sections would be provided to allow continued cutting and clearing of the area, allowing continued management as a wildflower meadow. The proposal also retains public access along both formal and informal footpaths around Chamber Mead.
- 9.11 The Planning Statement sets out that Chamber Mead wetlands was identified as a potential project in the Thames River Basin Management Plan and would help to address priority issues identified for the Hogsmill Catchment area.

Partnership working

- 9.12 The Planning Statement sets out that partnership working has taken place, with a range of groups, including Epsom & Ewell Borough Council, to deliver a number of enhancement projects. This project represents a continuation of this successful partnership.

Engagement and education

- 9.13 The Planning Statement sets out that a key focus for the proposal is to improve engagement with the natural environment. The Hogsmill Local Nature Reserve is a high quality, assessable and popular open space, but the river suffers from sources of pollution, which creates a barrier to the safe enjoyment of this.
- 9.14 The Planning Statement sets out that the stepping stones would be protected from pollution originating from the Green Lanes Stream as a result of this proposal, as the proposed new channel would connect downstream of this area. This would enable the general public to enjoy the Hogsmill River in a safer way than currently experienced.
- 9.15 The Planning Statement sets out that the wetlands would form a striking new feature in an already popular area of green space, giving the urban community access to a rich and biodiverse environment. The South East Rivers Trust would use this opportunity to raise awareness of the value rivers have to wildlife and people, to meet the Hogsmill Catchment Plan aim, relating to community engagement and education.

Officer comments

- 9.16 The Hogsmill River, comprising a chalk stream, is an internationally important habitat, which currently suffers from sources of pollution. This proposal seeks to divert a tributary of the Hogsmill River, the Green Lanes Stream, through Chamber Mead meadow, to enable a nature-based solution, to mitigate some of the impacts on the Hogsmill River from road runoff, misconnections, and overflows from Epsom Storm Tanks.
- 9.17 The proposal would trap sediment and contaminants and provide a level of treatment to polluted water. This would create clean, plentiful water and thriving plants and wildlife. This is an opportunity to enhance biodiversity and improved engagement with the natural environment.
- 9.18 The proposal complies with relevant National and Local Planning Policies, including CS3, CS4 and the Epsom & Ewell Biodiversity Action Plan.

Design*Policies*

- 9.19 Policy DM9 sets out that planning permission will be granted for proposals which make a positive contribution to the Borough's visual character and appearance
- 9.20 Policy DM10 sets out that development proposals shall have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, and noise and disturbance.

Design and Access Statement

- 9.21 A Design and Access Statement (DAS) accompanies this application, which sets out details of the scheme's design. It includes a "project summary", which is set out below:
- 9.22 The DAS sets out that the Green Lanes Stream will be diverted. The newly created channel will flow a winding path through Chamber Mead meadow, passing through a constructed sediment trap and wetlands, before entering back into the Hogsmill River, approximately 200 metres further downstream.

- 9.23 The DAS sets out that the proposal would protect approximately 200 metres of chalk stream from polluted inputs associated with the Green Lanes Stream by moving its confluence with the Hogsmill River further downstream beyond the stepping stones. By passing flows through the sediment trap and wetlands, the impact on a further 8.5km of the Hogsmill downstream of Chamber Mead would be reduced. The project would also deliver biodiversity and amenity improvements and natural flood management benefits.
- 9.24 A new bridge is proposed across the new channel, downstream of the wetlands, in order to maintain public access from the south of Chamber Mead towards the stepping stones. The bridge measures approximately 12 metres in length, designed to Highways Agency Bridge Codes and Euro Codes. It would be accessible to pedestrians, including wheelchair users and cyclists. Further details can be found on drawing ref: 103 Rev B04 – Foot Bridge & Bank Protection Works Plan & Sections – dated 20.05.2021.
- 9.25 Interpretation boards would be installed to spread awareness and understanding of the Hogsmill River, the pressures it faces, and the work being carried out to address this.

Officer comments

- 9.26 The Local Planning Authority's Design and Conservation Officer formally commented on this application, on 11.10.2021, confirming no objection.
- 9.27 Officers are satisfied with the principal of the proposal, which is to divert a tributary of the Hogsmill River, to provide better water and thriving plants and wildlife.
- 9.28 Limited details are provided with regards to interpretation boards or other equipment, including benches, for example. Subject to planning permission being granted, Officers recommend a Condition is included, requiring details to be submitted to and approved by the Local Planning Authority. Ecology

Policies

- 9.29 Policy CS1 sets out that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvements necessary to achieve sustainable development.
- 9.30 Policy CS3 sets out that the biodiversity of Epsom and Ewell will be conserved and enhanced through the support for measures which meet the objectives of national and local biodiversity action plans in terms of species and habitat.
- 9.31 Policy CS4 sets out that emphasis will continue to be placed on protecting and enhancing the two Open Spaces, including the Hogsmill River.
- 9.32 Policy DM4 sets out that development affecting existing or proposed nature conservation sites and habitats of international, national or local importance will only be permitted if:
- The development would enhance the nature conservation potential of the site or is proven to be necessary for the conservation management of the site; or
 - there is no alternative location for the development and there would be no harm to the nature conservation potential of the site; or
 - there are imperative reasons of overriding public interest for the development
- 9.33 The Epsom & Ewell Biodiversity Action Plan 2020-30 sets out that Epsom and Ewell contain much of the catchment of the Hogsmill River, including several tributaries and associated ponds. The first section of the river is chalk stream, which is an internationally important habitat. It is hoped that during the lifetime of the Biodiversity Action Plan, a wetlands scheme with reedbeds incorporated will be created on Chamber Mead.

Technical reports

- 9.34 A Preliminary Ecological Assessment (comprising a Phase 1 Habitat Survey, Protected Species Assessment and Ecological Evaluation of the Chamber Mead meadow and environs) dated August 2019, accompanies this application. It contains recommendations and measures to avoid direct impacts to birds and mammals, as well as to maintain the ecological functionality of the Site.
- 9.35 A Reptile Survey, dated October 2019, accompanies this application. It sets out that during the desk study and survey, no records of reptiles were found at the Site. The report sets out recommendations, should planning permission be granted.
- 9.36 A Badger Survey Report, dated December 2020, accompanies this application.

Consultations

- 9.37 Natural England formally commented on this application on 26.10.2021, setting out that the proposal is a beneficial development for the area and would clean up the Hogsmill River chalk stream greatly compared with the current situation where overflows are going straight into it. The creation of a wildlife rich series of settling/filtration ponds for the purposes of cleaning up the inputs from the Green Lanes Stream before they join the Hogsmill would see a net gain in the area. The biodiversity net gain principle is encouraged, so this development (should it be granted permission) would provide a net overall gain in biodiversity on the Site upon completion of the proposal.
- 9.38 The LPA's Ecologist formally commented on this application, setting out that the surveys are satisfactory, and that the project is supported due to its overall gain for biodiversity.

Officer comments

- 9.39 Officers are satisfied with the principal of the proposal, which is to divert a tributary of the Hogsmill River, to provide better water and thriving plants and wildlife.
- 9.40 The technical documentation submitted with this application has been reviewed by the LPA's Ecologist, who confirms that these are satisfactory. The proposal is supported by the LPA's Ecologist and Natural England.
- 9.41 The proposal complies with relevant National and Local Planning Policies, including CS3, CS4 and the Epsom & Ewell Biodiversity Action Plan.

Flood Risk*Policies*

- 9.42 Policy DM19 sets out that development within Flood Risk Zones 2 & 3 or on sites of 1ha or greater in Zone 1 and sites at medium or high risk from other sources of flooding, will not be supported unless (inter alia) a Flood Risk Assessment is submitted.

Technical documents

- 9.43 A Flood Risk Assessment (FRA) accompanies this application. This considers the potential flood risk to the proposed Site, as well as the potential impact of the project on flood risk elsewhere.
- 9.44 The FRA sets out that the proposal is 'Water-compatible development', appropriate within Flood Zone 3. The risks to the Project from flood risk is considered to be low.

- 9.45 The FRA sets out that water levels upstream of the weir at Eastcroft Road will not be increased as a result of this proposal. Any increases in water level downstream of the weir do not result in an increase in flood risk to any properties.
- 9.46 The FRA sets out that the proposal will provide a small flood risk benefit downstream by reducing peak flows.
- 9.47 The FRA sets out that the proposal would not adversely impact flood risk to other areas from surface water, groundwater and sewers.

Consultations

- 9.48 The Environment Agency (EA) emailed the Case Officer on 14.09.2021, setting out that it had some issues with the modelling provided and that a detailed review would need to be undertaken.
- 9.49 Officers asked for an update from the EA, following its email on 14.09.2022. On 25.05.2022, the EA confirmed via email to the Case Officer that as there is no intention to discharge foul drainage to ground from the proposed development, it has no comments on the drainage scheme from a groundwater protection perspective. The EA note that "soakaways" have been identified as a potential means for disposal of surface water. The Applicant should note that the Site lies on London Clay, which is impermeable, thus infiltration is unlikely to be suitable. Other drainage methods should be considered. The EA confirmed it is satisfied with the proposal and has no objection.
- 9.50 SCC LLFA formally commented on this application. It is satisfied that the proposed drainage scheme meets the requirements (set out in the aforementioned documents) and is content with the development proposed. It recommends Conditions, should planning permission be granted.

Officer comments

- 9.51 Officers are satisfied with the principal of the proposal, which is to divert a tributary of the Hogsmill River, to provide better water and thriving plants and wildlife.
- 9.52 The technical documentation submitted with this application has been reviewed by the Environment Agency and SCC LLFA. There is no objection, subject to conditions, should planning permission be granted.
- 9.53 The proposal complies with relevant National and Local Planning Policies, including DM19.

Trees and Landscaping

Policies

- 9.54 DM5 sets out that the Borough's trees, hedgerows and other landscape features will be protected and enhanced by:
- Planting and encouraging others to plant trees and shrubs to create woodland, thickets and hedgerows;
 - continuing to maintain trees in streets and public open spaces and selectively removing, where absolutely necessary, and replacing and replanting trees;
 - requiring landscape proposals in submissions for new development, which retain existing trees and other important landscape features where practicable and include the planting of new semi-mature trees and other planting.

- 9.55 Where trees, hedgerows or other landscape features are removed, appropriate replacement planting will normally be required. Consideration should be given to the use of native species as well as the adaptability to the likely effects of climate change.
- 9.56 Every opportunity should be taken to ensure that new development does not result in a significant loss of trees, hedgerows or other landscape features unless suitable replacements are proposed. Where removal is required, sound justification will be sought, supported by appropriate evidence such as health, public amenity, street scene or restoration of an historic garden. In the case of arboriculture evidence, this will be provided by a suitably qualified individual.

Consultations

- 9.57 The LPA's Tree Officer commented on this application, generally supporting the scheme, but with clarifications required from the Applicant.
- 9.58 The Applicant provided a response on 15.06.2022 and the Tree Officer responded on 30.06.2022.
- 9.59 In the Tree Officer's latest response (30.06.2022), an explanation was required, as to why the proposal does not seek new tree establishment, as high numbers of trees on the Hogsmill Local Nature Reserve will be lost through ash dieback. The Tree Officer requested "a few" native trees, suggesting *Tilia Cordata*, *Carpinus Betulus*, *Acer Campestris*, *Sorbus Torminalis* and *Crataegus*.

Officer comments

- 9.60 In line with the drawings submitted with this application, two ash trees are proposed to be removed. It is considered reasonable to require replacement tree planting, but it is not considered reasonable to require the Applicant to provide new tree planting to replace ash trees at risk of ash dieback that do not form part of this planning application. Subject to planning permission being granted, Officers recommend that a landscaping plan, including a schedule of landscape maintenance and an Arboricultural Method statement, is subject to Conditions.
- 9.61 The proposal is considered to comply with Policy DM5, subject to appropriate Conditions being attached to any planning permission granted.

Archaeology

Policies

- 9.62 Policy DM8 sets out that within Areas of High Archaeological Potential or on any major development site of 0.4ha or greater, Applicants are required to undertake prior assessment of the possible archaeological significance of the site and the implications of their proposals, and may be required to submit, as a minimum, a desk-based assessment to accompany any application. Where desk-based assessment suggests the likelihood of archaeological remains, the Planning Authority will require the results of an archaeological evaluation in order to inform the determination of the application.

Technical reports

- 9.63 An Archaeological Desk Based Assessment accompanies this application. It sets out that the potential of the Site means that redevelopment is unlikely to have an adverse archaeological impact. It suggests recommendations, should planning permission be granted.

Consultations

- 9.64 SCC Archaeology formally commented on this application, on 22.09.2021. It recommends a Condition, should planning permission be granted.

Officer comments

- 9.65 Officers are satisfied with the principal of the proposal, which is to divert a tributary of the Hogsmill River, to provide better water and thriving plants and wildlife.
- 9.66 The technical documentation submitted with this application has been reviewed by SCC Archaeology. There is no objection, subject to conditions, should planning permission be granted.
- 9.67 The proposal complies with relevant National and Local Planning Policies, including DM8.

Transport

Policies

- 9.68 DM35 sets out that the impact of new development on the transport network will be assessed against other plan policies and transport standards.

Consultations

- 9.69 SCC Highways formally commented on the application on 05.10.2021, recommending Conditions and Informatives to be attached to any planning permission granted. Within the "Note to Planner", it sets out that the proposed works do not fall within the public highway, but proposed works are within close proximity to an existing right of way. The "Note to Planner" sets out that the Applicant has confirmed that the existing right of way would not be impacted by the proposed works. Should this change, Surrey Countryside Access Team should be consulted.
- 9.70 The "Note to Planner" also sets out that the Applicant anticipates 20 lorries visiting the Site per day throughout construction, which is anticipated to last for 10 weeks. Vehicular access to the Site is limited to residential roads which are restricted in width due to on street parking. The County Highway Authority recommends a Construction Transport Management Plan Condition to manage the impacts of construction vehicle traffic travelling to and from the Site.

Officer comments

- 9.71 Officers are satisfied with the principal of the proposal, which is to divert a tributary of the Hogsmill River, to provide better water and thriving plants and wildlife.
- 9.72 The proposal and its technical documentation submitted with this application has been reviewed by SCC Highways. There is no objection, subject to a conditions, should planning permission be granted.
- 9.73 The proposal complies with relevant National and Local Planning Policies, including DM15.

10 Conclusion

- 10.1 The Hogsmill River, comprising a chalk stream, is an internationally important habitat, which currently suffers from sources of pollution. The proposal seeks to divert a tributary of the Hogsmill River, the Green Lanes Stream, through Chamber Mead meadow, representing a nature-based solution to mitigate some of the impacts on the Hogsmill River from road runoff, misconnections, and overflows from Epsom Storm Tanks.

- 10.2 The proposal would trap sediment and contaminants and provide a level of treatment to polluted water. This would help to create clean, plentiful water and thriving plants and wildlife. This is an opportunity to enhance biodiversity and improved engagement with the natural environment. The proposal complies with relevant National and Local planning policies.
- 10.3 Officers recommend approval of this planning application. Subject to planning permission being granted, Conditions and Informatives are required.

11 Recommendation

- 11.1 Grant planning permission, subject to Conditions.

Condition(s):

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2.The development hereby permitted shall be carried out in accordance with the following approved plans:

SERT_101 Version 2 – Location Plan – dated 18.05.2021
 SERT_102 Version 3 – Existing Site Plan – dated 18.05.2021
 SERT_122 Version 2 - Indicative Post-Construction Access – dated 19.05.221
 SERT_105 Version 3 - Plan Showing Section Locations – dated 20.05.2021
 SERT_111B Version 2 - Indicative Temporary Access (Zoomed) – dated 19.05.2021
 SERT_106Version 2 - Existing Channel Sections – dated 20.05.2021
 SERT_103 Version 3 – Proposed Site Plan – dated 18.05.2021
 SERT_108 - Sediment Trap and Wetland Sections – dated 20.05.2021
 SERT_110 Version 2 - Surface Water Interception and New Outfall – dated 20.05.2021
 SERT_107 Version 2 - Proposed Channel Sections – dated 20.05.2021
 103 Rev B04 – Foot Bridge & Bank Protection Works Plan & Sections – dated 20.05.21
 SERT_109 Version 2 – Additional Section – dated 20.05.2021
 102 Rev B04 – Green Lane Stream Improvements – dated 20.05.2021
 SERT_104 Version 1 - Existing and Proposed Levels – dated 21.05.2021

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy (2007).

3. Prior to the commencement of development, full details of interpretation boards, outdoor seating and other visitor facilities, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

4. No development shall take place until details of all boundary treatment have been submitted to and approved in writing by the local planning authority. The approved scheme shall thereafter be retained.

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015

5. Works related to the construction of the development hereby permitted, including works of demolition or preparation prior to building operations shall not take place other than between the

hours of 08.00 to 18.00 hours Mondays to Fridays; 08.00 to 13.00 hours Saturdays; with no work on Saturday afternoons (after 13.00 hours), Sundays, Bank Holidays or Public Holidays.

Reason: In order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 of the Development Management Policies 2015.

6. The development hereby approved shall be carried out in accordance with the protection, mitigation and enhancement measures detailed in the Preliminary Ecological Assessment dated August 2019, Reptile Survey, dated October 2019 and Badger Survey Report dated December 2020. The approved measures shall thereafter be maintained.

Reason: To preserve and enhance biodiversity and habitats in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies 2015.

7. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

a) Details of how the receiving watercourse will be protected during construction and how runoff (including any pollutants) from the site will be managed during the construction process and before the system is operational.

Reason: To ensure the design does not increase surface water flood risk on or off site.

8. No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives, and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) HGV deliveries and hours of operation
- (f) details of largest vehicles to be used
- (g) vehicle routing, including swept path analysis of all vehicles to be used during construction (including the manoeuvres from and onto Chessington Road), review of any weak structures and bridges, and accounting for potential conflicts with highway trees
- (h) measures to prevent the deposit of materials on the highway including wash down facilities and suitable management of run off and dry down area,
- (i) on-site turning for construction vehicles
- (j) details of any temporary traffic regulation orders and parking suspensions required
- (k) arrangements for delivery of the new bridge onto site
- (l) details of any impacts on existing rights of way, including on public footpath no. 9

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, to meet the objectives of the NPPF (2021), and to satisfy policy DM35 of the Epsom and Ewell Development Management Policies (2015)

9. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority

Reason: To accord with Paragraph 205 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 to make this evidence (and any archive generated) publicly accessible

10. No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

11. No development shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a Tree Protection Plan in accordance with British Standard 5837:2012 (or later revision) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015

Informatives

1.If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.

2.If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

3.If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.

4.The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

5.The developer is advised that Public Footpath Number 9 crosses the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.

6.Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage

7.Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the

Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway

8. The applicant can find further useful information from CIRIA's website at www.ciria.org.uk (Environment Agency)

9. Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework