

PLANNING COMMITTEE UPDATE REPORT

3 October 2024

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