

**The Royal Automobile Country Club (RAC), Woodcote Park Wilmerhatch Lane Epsom**

Provision of children's facilities within walled garden, including a children's activity centre, indoor swimming pool, cafe and associated areas, with associated landscaping, engineering works and operations

<b>Ward:</b>	<b>College</b>
<b>Contact Officer:</b>	<b>John Robinson</b>

**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: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OSNQC7GYH8000>

**2 Summary**

2.1 Woodcote Park lies approximately one mile south of the town of Epsom, and is adjacent to Epsom Downs Racecourse, which lies to the East. Woodcote Park has been the Country Club of the Royal Automobile Club since 1913. The Club has produced a Masterplan, which was granted consent in June 2015.

2.2 One of the elements granted approval was the provision of children's facilities within the walled garden, including a children's activity centre, indoor swimming pool, and associated areas.

2.3 The scheme design has subsequently been refined, and whilst there are no significant amendments to the extant scheme, the case is being submitted to Committee at the discretion of the Head of Planning and Building Control as it is a "Departure" from the Development Plan.

2.4 The application is recommended for APPROVAL.

**3 Site description**

3.1 Woodcote Park clubhouse is a Grade II\* listed building which offers clubhouse accommodation and dining facilities for members as well as administrative offices. There are also two 18-hole golf courses with associated clubhouse, driving range and health and fitness facilities.

- 3.2 The overall site, which falls within the Green Belt, is bounded by Wilmerhatch Lane and residential properties along The Ridge to the west, Crockingham Wood to the east, to the south by Langley Vale Road, and to the north, by The Durdans Estate. Day-to-day vehicular access is from Wilmerhatch Lane
- 3.3 The walled garden (the application site) sits south west of the main club house, bounded to the north and west by mature woodland and to the south and east by large detached residential properties.
- 3.4 The garden itself is currently overgrown with low-level grass and scrub. Levels drop gradually across the site from south-east to north-west, with a total fall of approximately 7m.
- 3.5 Access into the garden is currently via two existing openings, a pedestrian gate on the north-east corner and a maintenance access archway on the west side of the north wall. As part of the consented works to the wall, three more openings located between the two operating openings would be reinstated.
- 3.6 The garden wall and attached Gardener's cottage are Grade II listed.

#### **4 Proposal**

- 4.1 This application seeks permission for the provision of children's facilities within the walled garden, including a children's activity centre, indoor swimming pool, café and associated areas, with associated landscaping, engineering works and operations.
- 4.2 Whilst the extant MUGA location would be retained, an adjacent (smaller) MUGA is proposed, separated by landscaped terraced seating. A "splash pad" is proposed to be located adjacent to the facilities building, and a new outdoor play area would be located between the facilities building and the garden wall.

#### **5 Comments from third parties**

- 5.1 The application was advertised by means of letters of notification to 14 neighbouring properties, a site and press notice. To date (03.10.2017) 2 letters of support and 3 letters of objection have been received regarding:
  - Security risk
  - Noise and disturbance
  - Visual impact
  - Increased traffic
  - Use of Old Barn Road for service vehicles

#### **6 Consultations**

- 6.1 Highways Officer: No objection subject to the imposition of conditions dealing with:
  - Construction Transport Management Plan
  - Travel Plan

- 6.2 Tree Officer: No objection
- 6.3 Surrey CC (Lead Local Flood Authority) - No objections subject to the imposition of appropriate conditions
- 6.4 County Archaeologist - No objections subject to the imposition of a condition requiring the submission of a Written Scheme of Investigation.
- 6.5 English Heritage: No comments
- 6.6 Environmental Health: Conditions to be imposed on any permission granted
- 6.7 Conservation Officer: No objection

**7 Relevant planning history**

Application number	Decision date	Application detail	Decision
14/01209/FUL	05.06.2015	<p>Redevelopment of Woodcote Park. Detail approval sought for :</p> <p>a) Demolition of the secretariat and administration building and partial demolition of clubhouse with replacement new five-storey (basement, ground and 3 upper levels) motor heritage wing to provide overnight accommodation, offices, banqueting, events and club facilities.</p> <p>b) Demolition of rear ground floor kitchen extension of the clubhouse.</p> <p>c) Creation of new arrival reception to clubhouse, including landscaping and public realm works.</p> <p>d) Restoration of the wall to the Walled Garden.</p> <p>e) Restoration of the Gardener's Cottage including replacement roof, and demolition of single-storey later additions.</p> <p>f) Provision of children's facilities within the Walled Garden, including a children's activity centre, indoor swimming pool, and associated areas.</p> <p>g) Use of existing Gardener's Cottage for activities associated with the Royal Automobile Club and/or for independent C3 use.</p> <p>h) Re-working of access and car parking at the seasonal car park to provide 95 permanent</p>	GRANTED

		<p>spaces.(Amended description 30.01.2015)</p> <p>i) Associated landscaping, ancillary storage and plant, and all associated engineering works and operations.</p> <p>Outline application for:</p> <p>a) Full or partial demolition and redevelopment of Cedars Sports to provide a replacement class D2 leisure facility, to be in accordance with the Cedar Sports Development Parameters, dated November 2014.</p> <p>b) Re-working of access and expansion and re-working of the existing north car park to provide 204 permanent spaces.(Amended description 30.01.2015)</p> <p>c) Associated landscaping, ancillary storage and plant, and all associated engineering works and operations.</p> <p>(Amended scheme drawings received 30.01.2015; Description amended 30.01.2015)</p>	
14/01210/LBA	16.09.2016	<p>Redevelopment of Woodcote Park. Listed Building Consent application for:</p> <p>a) Demolition of the secretariat and administration building and partial demolition of clubhouse with replacement new five-storey (basement, ground and 3 upper levels) motor heritage wing to provide overnight accommodation, offices, banqueting, events and club facilities.</p> <p>b) Internal reconfiguration of clubhouse and demolition of rear</p>	GRANTED

		<p>ground floor kitchen extension of the clubhouse.</p> <p>c) Creation of new arrival reception to clubhouse, including landscaping and public realm works.</p> <p>d) Restoration of the wall to the Walled Garden.</p> <p>e) Restoration of the Gardener's Cottage including replacement roof, and demolition of single storey later additions.</p> <p>f) Provision of children's facilities within the Walled Garden, including a children's activity centre, indoor swimming pool, cafe and associated areas.</p> <p>(Amended design and layout of the children's activity centre, indoor swimming pool, cafe received 30.01.2015)</p>	
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## 8 Planning Policy

### National Policy Planning Framework (NPPF) 2012

Paragraph 17	Core Planning Principles
Chapter 7	Requiring Good Design
Chapter 9	Protecting Green Belt Land
Chapter 10	Meeting the Challenge of Climate Change, Flooding and Coastal Change
Chapter 11	Conserving and Enhancing the Natural Environment
Chapter 12	Conserving and Enhancing the Historic Environment

### Core Strategy 2007

Policy CS1	Sustainable Development
Policy CS2	Green Belt
Policy CS3	Biodiversity
Policy CS5	Built environment
Policy CS16	Managing transport and travel

### Development Management Policies Document 2015

Policy DM4	Biodiversity and new development
Policy DM8	Heritage assets
Policy DM5	Trees and landscape
Policy DM9	Townscape character and local distinctiveness

Policy DM10	Design requirements for new developments
Policy DM35	Transport and new development
Policy DM36	Sustainable Transport for new development
Policy DM37	Parking standards

## 9 Planning considerations

### Previous Application

- 9.1 A similar scheme for development, "Provision of children's facilities within the Walled Garden, including a children's activity centre, indoor swimming pool, cafe and associated areas" forming part of a wide ranging scheme (14/01209/FUL), was granted in June 2015.
- 9.2 The extant permission is therefore a material consideration in assessing this application.
- 9.3 The current scheme differs from the extant scheme in the following ways:
- The proposed building would be set back a greater distance from the listed wall (8m, previously 5m) and a child's play area and youth play area (35m x 8m) would be located in the space between the proposed club building and the existing wall.
  - The roof profile of the proposed building would be amended to a "conventional" low pitched design (previously a barrel vaulted profile)
  - The finished floor level of the ground floor would be lowered (to accommodate a service zone).
  - The plant outbuilding would be relocated further eastwards, towards the restored Gardener Cottage.
  - The extant MUGA location would be retained. An adjacent (smaller) MUGA is proposed, separated by landscaped terraced seating. A "splash pad" is proposed to be located adjacent to the facilities building.

### Green Belt Policy

- 9.4 The site is within the Metropolitan Green Belt. In the Green Belt "inappropriate" development is considered harmful to the Green Belt, and should only be accepted in very special circumstances.
- 9.5 Whilst there is a general presumption against "inappropriate development" in the Green Belt, some development is acceptable in the Green Belt, and this is set out in paragraph 89 of the NPPF:
1. Buildings for agriculture and forestry;
  2. Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;

3. The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
  4. The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
  5. Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
  6. Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 9.6 All other development is considered “inappropriate” development and therefore planning permission should be refused unless “very special circumstances” exist.
- 9.7 Paragraph 88 states that Local Planning Authorities “should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations”.
- 9.8 Officers are of the opinion that the walled garden cannot be considered as “previously developed land”. Development is not therefore permissible on that ground under Green Belt policy. In addition, many of the proposed uses within the walled garden are not defined as “appropriate” as they comprise indoor sport and recreation.
- 9.9 Despite the building not being visible from “outside” the walled garden, the proposed development would involve a building where previously there were no permanent structures. Lack of visual impact does not equate to a nil effect on openness and consequently the structure would not improve the overall openness of the site. It would have a greater impact on the openness of the Green Belt than the existing development.
- 9.10 The proposal remains inappropriate development as it would harm the openness of the Green Belt and is therefore subject to the very special circumstances test as outlined in the NPPF.

#### Very Special Circumstances

- 9.11 It is therefore considered that proposed scheme could only be justified if very special circumstances that outweigh the harm to the Green Belt can be clearly demonstrated.



- 9.12 The applicant previously put forward a forceful argument for very special circumstances, which was accepted by the Secretary of state. The current scheme is not materially different and therefore whilst it represents inappropriate development having regard to the tests set out in the NPPF, the harm because of inappropriateness is, in this case, outweighed by the benefits of securing substantive heritage, economic and landscape benefits in the long term and this would be in the public interest.
- 9.13 In conclusion, on Green Belt Policy, it is therefore considered that the submitted evidence to justify building within the Green Belt, in the current form now proposed outweighs the principle of inappropriateness and would therefore constitute very special circumstances. The application is therefore in accordance with Core Strategy Policy CS2.

#### Visual Amenity

- 9.14 The split-level Children's Facility Building would have a rectangular footprint.
- 9.15 Internally, the upper ground floor accommodation would be divided between an open-plan entrance/ reception / café / circulation space to the south, and a series of cellular spaces to the north including play areas, WCs, food prep and lift.
- 9.16 From west to east, the lower ground floor would contain the pool hall, the changing area and an air-handling plant room, the latter two built into the ground as it slopes up to the entrance level above.
- 9.17 The pool hall would be glazed on the south and west facades which would provide a strong visual connection to the landscape and a link to an outside water play feature, the "splash pad". The north wall would be largely solid. A continuous strip of glazing is proposed to be retained along the north to emphasize the roof as a separate element and give views to the wall.
- 9.18 The main filtration and boiler plantroom would be located on the north side of the wall, a change to the extant application, which placed the boiler room further west.
- 9.19 The building would have vertical terracotta rainscreen cladding, powder coated aluminium curtain walling, under a zinc standing seam low-pitched roof. The plant room would have vertical hardwood cladding under a lean-to zinc standing seam roof.
- 9.20 The building would be set back 8m from the adjacent garden wall and would not project above the walls.
- 9.21 The design, scale, massing and appearance are acceptable and it is concluded that the proposal would not have a harmful impact on the setting of the walled garden or on the visual amenity of the wider area.

- 9.22 Other work within the walled garden would involve alterations to ground levels, details of which have been provided. There is believed to have been dumping of material within the walled garden in years past and any ground works could have an effect on the setting of the listed wall. It is suggested that a condition is added to the detailed permission requiring information on any proposed ground works to be submitted for approval in advance of any works (Condition no 3).
- 9.23 Details of the proposed play equipment may also be important and a further condition on the detailed permission is proposed to this end (Condition no 4).

#### Impact on the setting of the listed walled garden

- 9.24 The wall enclosing the kitchen garden is a Grade II listed structure of the late 18th century and the present proposal is broadly consistent with the extant scheme approved under 14/01210/LBA.
- 9.25 The height of the new built form within the enclosed garden would remain below the top of the walls and when compared to the preceding scheme, minor heritage benefit would ensue, as the principal new building would be located further away from the historic masonry. The amendments to the architectural treatment and the rearrangement of various new features within the garden would have no effect on the listed walls and it is considered that they are of limited concern from the conservation perspective.
- 9.26 The importance of sustaining and enhancing the significance of heritage assets, while keeping them in viable and appropriate uses, is emphasised throughout section 12 of the NPPF and para. 132 requires great weight to be given to their conservation. The proposal would provide a sustainable use for the former kitchen garden without harm to the significance of the listed walls and therefore there is no objection in terms of Policy DM8.

#### Neighbour Amenity

- 9.27 The proposed children's facility building would not give rise to any materially harmful impacts on neighbour amenity in terms of overlooking, loss of privacy or impact on outlook.
- 9.28 The main issue to consider is whether noise disturbance from the new children's recreational activities in the walled garden and the additional traffic would be acceptable.
- 9.29 The current scheme would continue to provide an informal "kids" playing area, and a Multi-use Games Area (MUGA) within the north eastern corner of the walled garden as per the extant scheme, but an additional (smaller) MUGA is proposed to the west of the larger MUGA. These would be at the farthest end of the walled garden from the nearest housing. A "splash pad" is also proposed to be located adjacent to the front elevation of the children's facilities building, as well as two outdoor play areas located between the rear of the building and the historic garden wall.

- 9.30 An updated Noise Impact Assessment Report has been submitted in support of this application. It reassesses the potential noise impact at nearby residential buildings arising from the current revised scheme.
- 9.31 The assessment showed that the informal play areas and the “splash pad” would cause a negligible increase in noise levels at the nearest residential properties when they are in use. (Ambient noise surveys were undertaken during March 2014 and November 2015 to establish the baseline noise levels at residential positions surrounding the Woodcote Park site during the daytime, evening, and nighttime periods. The baseline noise surveys were completed to support the extant scheme for the Walled Garden)
- 9.32 The report summarises that overall, no significant impacts were predicted resulting from MUGA usage at the Walled Garden. The noise predictions assume that one or both MUGAs are used consistently during a one-hour time with no breaks or rest periods for a worst-case assessment. The potential impact could be reduced further by limiting the hours of use of the walled garden to avoid antisocial hours. Proposed Condition no. 15 contains a limit on the times of use of the facilities of the walled garden.
- 9.33 Concerns have been raised by the occupants of “Flintstones” a dwelling which backs on to Old Barn Road, (their rear garden is some 80m from the walled garden) regarding noise from the plant room, and potential noise and disturbance from service vehicles using Old Barn Road.
- 9.34 The plant room is proposed to be relocated further to the east than the extant scheme and given that the structure would be located in excess of 90m from the affected property, it is considered that the noise impact would not be material.
- 9.35 It is proposed to utilise the Old Barn Road to provide service access to the facilities within the Walled Garden (as per the extant scheme). The daily number of service vehicle movements along Old Barn Road is unlikely to have a significant impact on neighbouring properties in terms on noise and disturbance over and above the legitimate authorised existing use of the track. Although it has lain dormant and relatively unused for many years, it is an historic access route to the walled garden and cottage and does not need a separate planning permission to be used in the manner proposed by this application. The applicants have however agreed to limit the hours of deliveries to the application site. (Condition No 17)
- 9.36 It is therefore concluded that subject to restrictive conditions, the proposed scheme would not have a materially harmful impact on neighbour amenity in terms of overlooking, loss of privacy, and noise and disturbance.

#### Parking and Access

- 9.37 A Transport Assessment and Travel Plan have been submitted in support of the application. The Travel Plan has prioritised sustainable travel, which is achieved through: a shuttle bus service from Epsom Train Station to the Woodcote site, encouragement of cycling through increased number of on-site cycle spaces, car sharing, provision of a Guaranteed Ride Home, changing facilities and showers for staff and a Cycle to Work scheme. Surrey County Council has made various comments about the Travel Plan and it is recommended that a condition is imposed requiring the submission of a revised Travel Plan which takes into account these comments and best practice generally (Condition no. 6 ).
- 9.38 The Transport Assessment concludes that the impact of the proposed development would not be significant in terms of transport and parking. Officers and the Highways Officer concur with the conclusion.

#### Trees and Landscaping

- 9.39 Indicative landscaping plans, including an Arboricultural Survey have been submitted with the application.
- 9.40 The proposals represent an opportunity to secure substantial appropriate new planting on the site. The loss of some vegetation will not be serious and there will be an overall net gain in vegetation with appropriate management of the landscape in the future.
- 9.41 A detailed landscaping scheme will be secured via appropriate planning conditions.

#### Flood Risk, Groundwater and Contaminated Land

- 9.42 The site is located within Flood Zone 1. The submitted Flood Risk Assessment states that flood risk from sewer or groundwater on the Woodcote Park Estate is low, but the most significant source of flooding at the site would be from surface water. The drainage strategy proposed uses SUDS techniques for drainage of all surface water from the site. The Environment Agency require a condition ensuring that the development is carried out in accordance with the submitted Flood Risk Assessment and Drainage Strategy.
- 9.43 The Environment Agency also requires a number of conditions (Conditions nos.13 and 14) with regard to groundwater and contaminated land as the site is located over a Secondary Aquifer and there are underground fuel tanks present. The area is therefore very sensitive in terms of groundwater protection. The aquifer may be vulnerable to pollution from any contaminants present at the site unless the proposed conditions are adhered to.

#### Sustainability

- 9.44 Policy CS6 requires development to reduce or have a neutral impact on pollution and climate change. It also requires proposals to demonstrate how sustainable design and construction can be incorporated to improve energy efficiency.

- 9.45 The proposed redevelopment has been designed to meet all national and local planning policy objectives and to meet current Building Regulations. It is proposed to install a Combined Heat and Power plant which would provide 25% of the energy consumed by the facilities at Woodcote Park.
- 9.46 The proposal is indicative and further details and implementation of the sustainable measures should be secured through appropriate planning conditions (Condition no.9).

#### Ecology/Biodiversity

- 9.47 An Ecological Appraisal (including a desk study and an extended Phase 1 habitat survey) was previously carried out in relation to the proposed additions/alterations to the clubhouse, Gardeners Cottage, the Spa , the double decked parking area, and the subject of the current application, the Walled Garden.
- 9.48 The Appraisal concluded that subject to mitigation measures being implemented within the development proposals; it is not considered that any habitats or species present within or adjacent to the site would pose a constraint to the development. It is recommended that any permission should be conditioned (Condition no.10 ) to ensure these enhancement measures are implemented and the principles contained in the associated Landscape and Biodiversity Management Strategy – November 2014 should also be followed.

#### Archaeology

- 9.49 The application is supported by an Archaeological Assessment Report and an Archaeological Impact Assessment which concludes that the proposed development may lead to a localised loss of archaeological remains within the walled garden.
- 9.50 It proposes that a watching brief is maintained during clearance and/or construction within and adjacent to the walled garden, in the areas of additional car parking and the new service road and any groundworks associated with extensions to the Cedar Sports Club. This would be secured by an appropriate condition (Condition no.11)

#### Community Infrastructure Levy

- 9.41 The scheme is not CIL liable.

### **10 Conclusion**

- 10.1 The future productive use of the walled garden, is a significant planning objective. The walled garden has not had an economically viable use in recent decades and the proposals bring forward a viable new use for this important asset. National Planning Policy Guidance states that great weight should be afforded to the conservation of heritage assets (para. 132) and the proposals would provide significant enhancements to secure the future of the walled garden which is currently in a neglected state.

- 10.2 There is harm to the Green Belt but the degree of harm and the visual impact of the proposal is outweighed by the benefits.

## 11 Recommendation

- 11.1 Refer to the Secretary of State with a recommendation to grant planning permission subject to relevant conditions as follows:-

### Conditions:

- (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) Prior to the commencement of development within the walled garden, full details of ground works within the walled garden shall be submitted to and approved in writing by the Local Planning Authority and those works shall be carried out strictly only in accordance with those approved details.

Reason: To ensure that the works are in keeping with the historic setting of the listed wall and to ensure a satisfactory external appearance of the building in accordance with Policy CS5 of the Core Strategy (2007) and Policy DM8 and DM10 of the Development Management Policies Document – 2015.

- (3) Prior to the commencement of the development (other than ground works and access construction), details and samples of the materials to be used for the external surfaces of the development hereby permitted 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 ensure a satisfactory external appearance of the building in accordance with Policy CS5 of the Core Strategy (2007) and Policy DM10 of the Development Management Policies Document – 2015

- (4) Prior to their installation on site, details of the permitted children's outdoor play equipment shall be submitted to and approved in writing with the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory external appearance of the building in accordance with Policy CS5 of the Core Strategy (2007) and Policy DM10 of the Development Management Policies Document – 2015

- (5) 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) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) details of all temporary accommodation works including temporary roads, car park, offices
- (k) Details of waste minimisation strategy- arisings

have 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 and to accord with the provisions of policy CS16 of the Core Strategy 2007.

- (6) Prior to the first occupation of the development hereby approved, a revised Travel Plan shall be submitted for the written approval of the local planning authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with the 'Heads of Travel Plan' document. The approved Travel Plan shall be implemented on first occupation of the new development and for each and every subsequent occupation of the development, and the Travel Plan should thereafter maintained and developed to the satisfaction of the local planning authority.

**Reason:** To promote sustainable means of travel and ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy 2007.

- (7) Prior to the commencement of the development (other than ground works and access construction), a landscaping scheme shall be submitted to and approved in writing by the local planning authority, details to include the planting of trees, shrubs, herbaceous plants and areas to be grassed. The landscaping scheme shall include the schedule

of species, sizes, and planting densities along with the specification for aftercare maintenance. The landscaping shall take place in strict accordance with a phased programme to be agreed as part of the approved details and the planting in each phase shall be maintained for a period of five years, such maintenance to include the replacement of any plants that die.

**Reason:** To ensure the provisions and maintenance of soft landscaping, in the interest of visual amenity as required by Policies CS1, CS2, CS5 of the Core Strategy 2007) and Policy DM5 of the Development Management Policies Document 2015

- (8) Prior to the commencement of the development (other than ground works and access construction, 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) shall be 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.

- (9) The development shall be constructed in accordance with the measures outlined in Energy and Sustainability Statement, dated October 2014.

**Reason:** To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with Policy CS6 of the Core Strategy 2007.

- (10) The development shall be implemented strictly in accordance with the mitigation and enhancement measures outlined in the Ecological Appraisal dated October 2014 (Report Reference - EDP1297\_07e) and the principles set out in the Landscape and Biodiversity Management Strategy November 2014, Family Facility, Woodcote Park, Royal Automobile Club, Epsom Ecology Position Statement 2017 C\_EDP1297\_18, Technical Note: Ecological Update 2016 (ref:C\_EDP1297\_14); and Ecological Management Plan (EMP) (ref: C\_EDP1297\_15b).



**Reason: To safeguard and enhance biodiversity in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies Document 2015**

- (11) The developers shall give at least two weeks' notice to Surrey County Council's Principal Archaeologist of their intention to start work on the site, and shall afford access at all reasonable times to any qualified person nominated by the Local Planning Authority, so that they shall have the opportunity to observe any works involving disturbance of the ground, and record any items of archaeological interest.**

**Reason: It is possible that minor items or features of archaeological interest will be disturbed in the course of the development, and these should be rescued or recorded before they are lost, as required Policy DM8 of the Development Management Policies Document 2015.**

- (12) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.**

**Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM17 of the Development Management Policies Document 2015.**

- (13) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.**

**Reason: To ensure the development does not impact on local underground infrastructure or harm the future occupants of the site in accordance with Policy CS6 of the Core Strategy 2007 and Policy DM17 of the Development Management Policies Document 2015.**

- (14) The development permitted by this planning permission shall only be carried out in accordance with the approved FRA produced by Atkins dated November 2014 reference no. 5127703\_200/072/DG/007 and Drainage Strategy produced by Precision dated 13/09/17 reference no.002/RAC Drainage Strategy Rev.8**

**Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007.**

- (15) The external play facilities and café area in the walled garden shall not be used before 8am or after 6pm between April and October (inclusive) and in the winter months 5 pm on any given day. The facilities within the pool house (within the walled garden) shall not be used before 6am or after 10pm on any given day.

Reason: To protect the amenities of neighbouring occupiers in accordance with Policy DM10 of the Development Management Policies Document 2015.

- (16) No construction work shall be carried out before 07:30 hours or after 18:30 hours Monday to Friday; no construction work before 08:00 or after 13:00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or Bank/Public Holidays.

Reason: To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers in accordance with Policy DM10 of the Development Management Policies Document 2015.

- (17) Vehicle service deliveries to the walled garden facilities shall only take place between 8am and 6pm weekdays and between 9am to 1pm on Saturdays.

Reason: To protect the amenities of neighbouring occupiers in accordance with Policy DM10 of the Development Management Policies Document 2015.

- (18) Prior to the commencement of the development (other than ground works and access construction) The applicant shall submit detailed hydraulic calculations of the final drainage calculation to include the following:

a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+Climate change allowance) for storm events. Detailed hydraulic calculation of each SUDs feature shall be included.

b) Detailed drawings to include: a finalised drainage layout detailing the location of SUDs elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element and including details of any flow restrictions.

c) Half drain time of 24 hours shall be achieved for at least the 1:30 year storm

Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007.

- (19) Prior to the commencement of the development (other than ground works and access construction) the applicant shall submit details of how

**the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite.**

**Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007.**

- (20) Prior to the commencement of the development (other than ground works and access construction) the applicant shall submit details of details of how surface water and any associated pollution risk will be dealt with during the construction of the development and how any Sustainable Drainage System will be protected and maintained. The development shall thereafter be carried out in strict accordance with those approved details unless otherwise agreed in writing with the Local Planning Authority**

**Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007.**

- (21) Prior to the commencement of the development (other than ground works and access construction) details of maintenance regimes and responsibilities of the drainage and suds elements during the operation and lifetime of the systems shall be submitted. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.**

**Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007.**

- (22) Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.**

**Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007.**

- (23) Prior to the occupation of the development hereby permitted the applicant shall submit a MUGA noise management and monitoring plan.**

**Reason: To protect the occupants of nearby residential properties from noise disturbance in accordance with Policy DM10 of the Development Management Policies 2015**

- (24) Any weldmesh fencing, panels or similar materials used to enclose the MUGAs shall be securely clamped with resilient fixings to avoid vibrations, and any advertising signs in proximity to the playing surface**

shall be made from vinyl or other material which is resistant to the generation of impact noise.

**Reason:** To protect the occupants of nearby residential properties from noise disturbance in accordance with Policy DM10 of the Development Management Policies 2015

- (25) The development hereby permitted shall be carried out in accordance with the following approved plans:

1524\_105 P7; 1524\_110 P15; 1524\_111 P14; 1524\_112 P2; 1524\_120 P9;

1524\_121 P2; 1524\_125 P2; 1524\_126 P1; 1524\_130 P6;

(90)LP001 R09 - General Arrangement Plan

(90)LP002 R01 - Landscape Colour Masterplan

**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).

**Informatives:**

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
- (2) The applicant should note that under the terms of the Wildlife and Countryside Act 1981 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds. Any works to trees should take place outside of the bird breeding season and if this is not possible an inspection for breeding birds should be carried out by a qualified ecologist no more than 24 hours prior to any works taking place.
- (3) The applicants are reminded of the need to secure a European Protected Species Mitigation Licence from Natural England prior to the commencement of any works hereby approved.