

UPDATE SHEET

18 NOVEMBER 2014

Minerals and waste application MO/2014/0069

Pachesham Golf Centre, Oaklawn Road, Leatherhead, Surrey KT22 0BP

The importation, deposit and engineering of 127,520 tonnes (79,000m³) of Environment Agency approved inert waste materials on 4.25ha of land so as to: remodel the existing driving range outfield; create a 3,500m³ irrigation storage pond as part of a strategy to improve the quality of the facility and provide rainwater harvesting scheme; reshape the existing banking around the proposed irrigation pond; and form a new bunker and tee complex with associated ecological improvements over a period of 12 – 24 months and involving 18,217 HGV movements.

Paragraph Amendments

1. *Paragraph 36*

Some vegetation clearance would be required in order to facilitate the development. Drawing Ref. 100.05 Rev B – Proposed Clearing/Transplanting Plan dated 15 April 2014 illustrates the areas of proposed clearing. Vegetation clearing is required between the left edge of the third hole and the banking of the disused shooting range. Those trees of a suitable size would be transplanted to new locations around the golf course. A small area of scrub would need to be removed for the proposed temporary construction egress ~~access~~ **access** point off Oaklawn Road. In respect of the works proposed for the driving range outfield a section of broken hedgerow along with a section of laylandii would be removed.

2. *Paragraph 129*

To add following the last sentence of the paragraph: Such a condition would also negate any environmental noise (discussed in paragraphs 188 – 201 below) which may arise from the operation of such plant and machinery.

3. *Paragraph 173*

The County Highway Authority has assessed the proposal having regard to the quality of the surrounding road network, traffic flows along this network, and the volume of associated HGVs. In this respect no objection has been raised in relation to the development subject to a range of conditions including: (a) the construction of the temporary access and provision of visibility zones in accordance with the above mentioned drawing; (b) removal of this temporary access in a manner to be approved by the CPA; (c) the means of access to and from the application site be via Oaklawn Road and Oxshott Road only i.e. to the north; (d) no more than 94 daily HGV movements (47 loads) to the application site and maintenance of accurate records to this effect; (e) no HGVs to arrive or depart the application site between the hours of 0800 and 0900 hours and 1700 and 1800 hours Monday to Saturday and maintaining accurate records to this effect; (f) the submission of a Method of Construction Statement including details of (i) parking for vehicles of site personnel, operatives and visitors; (ii) loading and unloading of vehicles; (iii) storage of plant and materials; (iv) programme of

works (including measures for traffic management); and (v) provision of boundary hoarding behind any visibility zones; (g) provision of measures to keep the public highway clean and prevention of the creation of a dangerous surface on the public highway; **and (h) the provision of a condition survey of Oaklawn Road before and after the development and requiring the applicant to undertake any repairs to this road where damage has resulted from HGVs associated with the development.**

4. *Paragraph 214*

The applicant proposes to undertake a comprehensive programme of native tree, shrub, grass, and wildflower planting for the purposes of restoring the application site upon completion of remodelling works and **to** enhance the ascetic value of the golf centre.

5. *Paragraph 234*

To add following the last sentence of the paragraph: Officers consider that such measures could be satisfactorily secured by the imposition of a planning condition.

6. *Paragraph 238*

Having regard to paragraphs 226 to 237 above, Officers consider subject to planning conditions requiring the submission of a detailed surface water drainage strategy **and measures to maintain swales and spillways** to the CPA for approval before the development commences, that the proposal satisfies policies DC2 and DC 3 of the SWP, policy CS20 of the MVCS, and policy ENV67 and ENV22 of the MVLP.

7. *Paragraph 282*

The development would include a new temporary construction vehicle ~~egress~~ **access** point off Oaklawn Road, and it would be facilitated by the use of 1 x dozer, 1 x dump truck, 1 x mini digger, 1 x tractor, and 1 x back actor. A wheel-spinner with wheel-bath would also be located on site so as to keep the public highway clean, and the occasional use of a road sweeper would be employed. Additionally, four areas within the application site would be used to temporarily store soil up to 2 metres high so as to be used in the engineering works proposed. A temporary and secure fenced “contractors compound” would also be established for the duration of the development. This compound would include a portacabin for office facilities; an incidental waste storage area; vehicle parking for staff; a bunded fuel storage area; and a portacabin for mess facilities.

8. *Paragraph 284*

Upon completion of works the temporary vehicular ~~egress~~ **access** would be removed and replanted with native species. Similarly, the temporary “contractors compound”, and all other works related temporary infrastructure such as wheel spinners and office facilities, would be removed from the application site. As works would have finished no plant and machinery would continue to operate on the application site.

9. *Paragraph 296*

Officers have already explained that data provided by the EA indicates that, 268,802 tonnes⁷⁸ of CDEW was managed in Surrey in 2012 of which 1,324,251 tonnes arose from ~~in~~ **within** the County. This figure is likely to be higher due to regulatory controls and the way in which data is collected by the EA. It is also known from data supplied by the EA that there were 5.89 million m³ of inert landfill capacity remaining in Surrey in 2012. These “supply” and “demand” figures indicate that inert void space in Surrey would be exhausted by 2019. Paragraph 147 above explains why this is an unrealistic assumption. Nevertheless, there is a need to significantly improve the infrastructure provided within Surrey to manage waste without endangering human health or the environment and to enable communities to take responsibility for the waste produced⁷⁹.

Planning Conditions

10. *Replacement of Condition 5*

The wording of condition 5 to be replaced by: No more than 79,000m³ of inert waste materials shall be imported to and deposited on the application site. No other types of waste materials shall be imported. Accurate records of the volumes of waste imported to the application site shall be maintained during the development hereby permitted and shall be submitted on 1 February, 1 May, 1 August, and 1 November to the County Planning Authority.

11. *Deletion of Condition 7*

Condition 7 to be deleted.

12. *Replacement of Condition 8*

The wording of condition 8 to be replaced by: Vehicles associated with the importation of inert waste to the application site shall not arrive or depart the application site between the hours of 0800 and 0900 hours and 1700 and 1800 hours Monday to Friday. Accurate records of the timings of vehicle arrivals at and departures from the application site shall be maintained during the development hereby permitted and shall be submitted on 1 February, 1 May, 1 August, and 1 November to the County Planning Authority.

13. *Replacement of Condition 9*

The wording of condition 9 to be replaced by: All plant and machinery shall be maintained in accordance with manufacturer’s specifications and where reversing signals are used these shall comprise white noise signals.

14. *Amendment of Condition 13*

Within three months following the completion of the development hereby permitted, the temporary construction access from the application site to Oaklawn Road shall be permanently closed and any kerbs, verge, footway, shall be fully reinstated to their former condition as recorded in the survey undertaken pursuant to Condition 44 **15** below.

15. Replacement of Condition 14

The wording of condition 14 to be replaced by: No operations involving the movement of materials in bulk to or from the application site shall commence until details of a scheme to protect the public highway from detritus, or any other adverse effect on its surface, have been submitted to and approved in writing by the County Planning Authority. The scheme shall be implemented as approved.

16. Replacement of Condition 15

The wording of condition 15 to be replaced by: Operations involving the movement of materials to the site shall not commence until the applicant has undertaken a condition survey of Oaklawn Road, including the carriageway and the verges, which is to be submitted to the County Planning Authority within one month of survey completion. Within one month of completion of the construction works the condition survey is to be repeated and a scheme to carry out any repairs to the highway adjudged to have arisen from the passage of vehicles associated with the development hereby permitted shall be submitted to and approved in writing by the County Planning Authority. The scheme shall be implemented as approved.

17. Replacement of Condition 16

The wording of condition 16 to be replaced by: There shall be no more than 94 daily vehicle movements (47 loads) in association with the importation of inert waste to the application site. The site operator shall maintain accurate records of the number of inert waste delivery vehicles accessing and egressing the site daily and shall submit these records on 1 February, 1 May, 1 August, and 1 November to the County Planning Authority.

18. Replacement of Condition 24

The wording of condition 24 to be replaced by: Within 6 months of the commencement of the development hereby permitted a scheme for the provision of bird nesting boxes and bat roosts on the application site shall be submitted to and approved in writing by the County Planning Authority. The scheme shall be implemented as approved.

19. Amendment of Condition 27

The following sentence to be added after the last sentence of condition 27: This survey shall be submitted to the County Planning Authority within 7 days of completion.

20. Replacement of Condition 28

The wording of condition 28 to be replaced by: No works shall be conducted on any mature trees until a survey for bats has been conducted immediately prior to commencement of the works by a suitably qualified ecologist whom confirms that no bats are roosting. This survey shall be submitted to the County Planning Authority within 7 days of completion.

21. *Replacement of Conditions 29, 30, 31 and 33*

Replacement of conditions 29, 30, 31 and 33 with: Prior to commencement of the development hereby permitted a scheme for the protection of badgers shall be submitted to and approved in writing by the County Planning Authority. Details of this scheme shall include measures for (a) making all contractors associated with the development hereby permitted aware of guidelines outlined in 'Badgers and Development', English Nature 2002, ISBN 1 85716 6140, IN7.5.; (b) providing a means of escape for badgers from any holes or trenches left open overnight on the application site; (c) securing all materials on the application site, especially those containing lime, from access by badgers; and (d) preventing the blocking of access for badgers to move freely in and out of the application site. The scheme shall be implemented as approved.

22. *Replacement of Condition 37*

The wording of condition 37 to be replaced by: Prior to the commencement of development hereby permitted details of surface water drainage, storage and irrigation shall be submitted to and approved in writing by the County Planning Authority. The development shall be carried out and maintained strictly in accordance with the approved details. These details shall include:

- (a) detailed drawings
- (b) detailed layouts
- (c) detailed specifications
- (d) detailed calculations
- (e) detailed maintenance measures and schedules for swales and the pond spillway

23. *Replacement of Condition 38*

The wording of condition 38 to be replaced by: 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 to and approved in writing by the County Planning Authority. The scheme shall be implemented as approved.

24. *Replacement of Condition 39*

The wording of condition 39 to be replaced by: Prior to the commencement of the development hereby permitted details of the portacabin style buildings and weighbridge shall be submitted to and approved in writing by the County Planning Authority. The details shall include the dimensions and colours of the infrastructure. The details shall be implemented and maintained for the duration of the development as approved.

25. *Imposition of Additional Condition*

No stockpiles of inert waste on the application site shall exceed 2m in height.

Reason: So as to comply with the terms of the application.

Background Documents

26. *Reference to: “Guidance on the legal definition of waste and its application, DEFRA 2012” under Other Documents.*