<table>
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<tr>
<th>Application No:</th>
<th>2015/0949</th>
<th>Application Type:</th>
<th>FULL</th>
<th>Ward:</th>
<th>Walton North</th>
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<tbody>
<tr>
<td>Case Officer:</td>
<td>Paul Falconer</td>
<td>Expiry Date:</td>
<td>04/06/2015</td>
<td>Location:</td>
<td>Elmbridge Sports Hub Waterside Drive Walton-On-Thames Surrey KT12 2JP</td>
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<tr>
<td>Proposal:</td>
<td>Development comprising new football and athletics stadium with spectator seating and detached two storey building incorporating changing facilities, storage, function and club rooms; floodlighting, additional football and sports pitches, new car park and access road, ancillary storage sheds and spectators shelters, hard &amp; soft landscaping, dog walking area, playground and new electric substation following demolition of existing football club and facilities</td>
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<tr>
<td>Applicant:</td>
<td>Willmott Dixon Construction Ltd</td>
<td>Agent:</td>
<td>Munro House Portsmouth Road Cobham Surrey KT11 1TF</td>
<td></td>
<td></td>
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<td>Decision Level:</td>
<td>If Permit – Planning Committee If Refuse – Planning Committee</td>
<td></td>
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<tr>
<td>Recommendation:</td>
<td>Permit subject to referral to Secretary of State and receipt of satisfactory legal agreement</td>
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At the meeting of the North Area Planning Sub Committee on 14/12/2015 it was resolved that this application be referred to the Planning Committee meeting on 05/01/2016 with a recommendation that it be permitted subject to referral to Secretary of State and receipt of satisfactory legal agreement.

Late Consultation Responses:

Surrey County Council – Lead Local Flood Authority: Conditions (14, 15 and 16) relating to points of discharge, drainage calculations and drawings can be removed following submission of additional information (referred to above). Other conditions still stand as previously requested.

Additional Letters:

21 additional letters of objection have been received since the publication of the Officer Report on the following grounds:

- Request evergreen trees and ground cover on bunds to screen noise and lighting
- First floor view across river would be higher than bunds, so pitches would still be visible
- Stompond Lane development would have impact on school places, GPs, traffic along Hersham Road. Extra trains needed to Waterloo.
- Significant detrimental impact on Sunbury residents due to noise and light pollution
- EIA has not taken adequate account of noise and light levels and is flawed
- Increased traffic, less sustainable location
- Lack of parking
- Cost of development
• Impact on wildlife, SNCI
• ES did not consider sufficient alternative locations
• Impact of contamination on local residents
• Impact on Green Belt and character of river
• Proximity to dangerous fuel storage depot
• Request sent to Secretary of State that the application should be “called in” and the Environmental Statement is fundamentally flawed

54 additional letters of support

The representation period expired on 7th December 2015 due to a late consultation. The initial 21 day statutory consultation with neighbours and consultees was between 21st October and 11th November 2015.

Officers Response:

It is not considered that the above raise any further planning issues not contained within the Officer report.

Additional Plans:

Drainage Sections Plan seeking to address conditions requested by SCC Lead Local Flood Authority – Drawing No. 515-034/VW/SP001 received 10/12/15.

Update to Report:

The list of Planning Policies in para. 14 should make reference to Policy DM12 – Heritage.

Reference to St Mary’s Church in Lower Sunbury and Lower Sunbury Conservation Area is made in para. 99 and the landscape impact is assessed in paras. 100 and 128-130. Considerable weight and importance has been given to the impact of the development on the heritage assets. Given the evidence provided in the Landscape Visual Impact Assessment, the distance and geography, the proposal is not considered to result in harm to the setting or character and appearance of the heritage assets. It is also noted that no concerns have been raised by Spelthorne BC, the Local Planning Authority for the area, regarding the impact on heritage assets.

Para. 134 of the NPPF states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. The public benefits of the proposal are considered to outweigh the limited harm to the designated heritage assets.

Amend Condition 2: List of Approved Plans

Add – Drawing No. 515-034/VW/SP001 – Received on 10 December 2015

Amend Condition 12: Contaminated Land

C. UNSUSPECTED CONTAMINATION

If during development, contamination not previously identified, is found to be present at the site then no further development shall be carried out until the developer has submitted, and had approved by the Council, a written addendum to the method statement detailing how the unsuspected contamination shall be dealt with.

Add Informative:
20. The applicant is advised that evergreen trees and planting and acoustic screening should be considered when preparing a landscaping scheme (Condition 21) in consultation with the Council’s Tree Officer and Ward Councillors.

21. The applicant is advised that details relating to the proposed lighting strategy (Condition 26) should be prepared in consultation with Ward Councillors.

The original report to Sub-Committee is set out below.

While the proposal consists of appropriate development in the Green Belt, under paragraph 4 of the Town and Country Planning (Consultation) (England) Direction 2009, as the proposal includes the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more of floor area, a decision to grant planning permission cannot be issued before the expiry of a period of 21 days beginning with the date advised in writing by the Secretary of State to the Council as the date of receipt of the necessary information.

Representations:
140 letters of objection on the amended scheme and Environmental Statement, including the Ashley Road Residents Association, and 186 letters of objection on the original submission, including Weir Residents Association and Lower Sunbury Residents Association, relating to concerns with Environmental Impact Assessment, impact on Green Belt, concerns regarding need/principle, impact on landscape, loss of amenity, poor design, impact on local residents and rural character from lighting and noise, impact on highways and increased traffic, concerns over contamination and risk to local residents and future users, flood risk, impact on wildlife, financial cost of scheme and concerns over procedures.

86 letters of support on the amended scheme, including one from Walton Casuals FC

1 letter of comment on the amended scheme regarding benefits of sport.

A petition of 2520 signatures was received between the Sub Committee on 6th July and Planning Committee on 14th July relating to concerns over floodlighting and impact on historic view from Sunbury and river.
One additional letter of objection from Campaign to Protect Rural England (CPRE) received between the Sub Committee on 6th July and Planning Committee on 14th July relating to concerns regarding impact on adjacent Thames Cycle Route, Biodiversity Opportunity Area, important strategic views, setting of Sunbury Conservation Area and listed St Mary’s Church, and River Thames as a strategic environmental asset, departure from Plan, inappropriate development within Green Belt, Flood Zone 2, 3a and 3b and Thames Policy Area and no very special circumstances proposed to outweigh harm to Green Belt and other harm to character and setting of Thames and Sunbury heritage assets.

(A more detailed summary of representations is provided in Appendix 1 and are considered under the appropriate headings within the report)

*** This application qualifies for public speaking. While public speaking was held on 6th July 2015, further public speaking will take place on 14th December 2015 as an exception to the Council’s guidance in view of the length of time since the application was previously considered ***

R e p o r t

Background
1. This application has previously been considered by the North Area Planning Sub Committee on 6th July and Planning Committee on 14th July 2015. At the time of the Committee it was
reported that a request has been made to the Secretary of State for a Screening Direction. The request challenged the Council’s Screening Opinion issued under 2015/0868.

2. The Planning Committee resolved to permit subject to referral to Secretary of State, receipt of a satisfactory legal agreement and subject to the Secretary of State not issuing a Screening Direction relating to Environmental Impact Assessment.

3. The Screening Direction was issued on 15th July 2015 and concluded that the proposal was “EIA development” within the meaning of the Environmental Impact Assessment 2011 Regulations and therefore an Environmental Statement is required. The applicant has submitted an Environmental Statement and it has been subject to the relevant consultation including letters to interested parties, publicity in local press and site notices by the applicant to notify of intention to submit the Environmental Statement.

4. The application has also been amended and the Environmental Statement is based on the amended scheme. The amended plans have been subject to the relevant consultation with statutory consultees, third parties, press notice and site notices.

5. An independent review of the Environmental Statement has been carried out by Arup on behalf of the Local Planning Authority to advise whether legal requirements have been met, whether it was consistent with good practice and contains sufficient information to allow an informed decision to be made. They concluded:

“The review questions identified with Section 3.3.1 to 3.3.7 above highlight that the ES is generally robust. There are potentially instances where additional information may have benefited the ES by explaining the rationale behind the assessment process and outcomes in greater detail. However, all review categories (Appendix A) have been assigned a category of green or amber, therefore there is unlikely to be any significant risk in EBC using the environmental information provided to determine the current planning application.”

6. The review identified a number of areas where clarification was required and those clarifications were provided by the applicant. Overall the independent review of the Environmental Statement concludes that the Environmental Statement provides appropriate environmental information to determine the planning application.

Description

7. The application site consists of a large area of land encompassing the Walton Casuals FC football ground and associated outbuildings to the north western side of the site. The area to the north and east of this is open land consisting of a tended area of grassland and is fenced along the north western boundary. The majority of the site area is scrubland to the east and north of the open space.

8. The overall area of the site is circa 14 hectares, while the pitch has its own clear use, the open area is predominately used for dog walking. This area is not formally landscaped and is of limited amenity.

9. To the north-west of the site is an embankment leading down to the northern section of Waterside Drive which serves the existing Walton Casuals football club, The Weir Hotel, Rose Cottage and an oil storage depot. Beyond a narrow strip of land, which includes Rose Cottage, is the River Thames and tow path. The tow path is part of the national cycle network. The area on the opposite side of the River is within Sunbury and falls within the Borough of Spelthorne.

10. To the west of the site is the existing Xcel Leisure centre and associated car park, and artificial football pitch, which comprises a changing block, fencing and flood lights. Adjacent to this is the main access road and further to the south are residential properties. Apps Court Farm is to the east and Hawks End Farm to the south whose access acts as the southern boundary.
11. The site is located within the Metropolitan Green Belt, River Thames Corridor, potential contaminated land, partly within Flood Zone 2 and is crossed by a Government Oil Pipeline. The site was identified as an area for Park Improvement in Policy CS14 of the Core Strategy. The River Thames is designated as an SNCI.

12. It should also be noted that the site is within Council ownership and the application is made by Willmott Dixon on behalf of Elmbridge Borough Council.

**Constraints**

13. The relevant planning constraints are:

- Green Belt
- Flood Zone 2
- Biodiversity Opportunity Area
- Contaminated Land
- Government Oil Pipeline
- Public Footpath
- River Thames Corridor
- Thames Policy Area
- Thames Landscape Strategy
- Thames Valley National Landscape Character Area
- SNCI
- Proximity to SSSI

**Policy**

14. In addition to the National Planning Policy Framework and the National Planning Practice Guidance, the following local policies and guidance are relevant to the determination of this application:

*Core Strategy 2011*
- CS1 – Spatial Strategy
- CS3 – Walton on Thames
- CS12 – The River Thames Corridor and its tributaries
- CS14 – Green Infrastructure
- CS15 - Biodiversity
- CS16 – Social and Community Infrastructure
- CS17 – Local Character, Density and Design
- CS25 – Travel and Accessibility
- CS26 – Flooding
- CS27 – Sustainable Buildings

*Development Management Plan 2015*
- DM1 – Presumption in favour of sustainable development
- DM2 - Design and Amenity
- DM4 – Comprehensive development
- DM5 - Pollution
- DM6 – Landscape and trees
- DM7 – Access and parking
- DM8 – Refuse, recycling and external plant
- DM9 – Social and community facilities
- DM13 – Riverside development and uses
- DM17 – Green Belt (development of new buildings)
- DM20 – Open space and views
- DM21 – Nature conservation and biodiversity

*Design & Character SPD 2012*
15. Relevant Planning History

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<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
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<tr>
<td>2015/0868</td>
<td>Screening opinion as to whether an Environmental Impact Assessment is required for the proposed redevelopment of the Land adjacent to Xcel Leisure Complex (Walton Casuals FC)</td>
<td>EIA not required</td>
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<td>2012/1185</td>
<td>Construction of new football and athletics stadium incorporating spectator seating, changing facilities, storage/function/club rooms, floodlighting, additional football and sports pitches, new car park and new access road (Outline planning application for Access, Layout and Scale)</td>
<td>Outline permission (lapsed)</td>
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<tr>
<td>2008/1531</td>
<td>New sport pavilion (640sqm) following demolition of existing pavilion (336sqm)</td>
<td>Permitted</td>
</tr>
<tr>
<td>2005/2192</td>
<td>Detached single storey changing block, nine court 5-a-side synthetic turf pitch with 24 x 8 metre floodlit columns and 3.6 metre fence around pitch (Option B)</td>
<td>Permitted – not implemented</td>
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<tr>
<td>2005/2191</td>
<td>Detached single storey changing block, synthetic turf pitch with 8 x 15 metre floodlit columns and 3.6 metre fence around pitch (Option A)</td>
<td>Permitted – implemented</td>
</tr>
<tr>
<td>2004/1561</td>
<td>Replacement leisure centre with associated parking and landscaping</td>
<td>Permitted - implemented</td>
</tr>
<tr>
<td>2003/2386</td>
<td>Single storey rear pavilion extension, erection of covered seated stand and two covered terraced areas</td>
<td>Permitted</td>
</tr>
<tr>
<td>1996/0058</td>
<td>Single storey extension to clubhouse</td>
<td>Permitted</td>
</tr>
<tr>
<td>1995/0206</td>
<td>2 single storey covered areas to accommodate 50 people single storey admissions kiosk and formation of concrete path.</td>
<td>Permitted</td>
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16. Previously permission has been granted for two single storey covered areas in 1995 (95/0206) and a small single storey extension to the existing club house in 1996 (96/0058).

17. A further planning permission was granted in 2003 for a single storey pavilion extension a covered seating area and two covered terrace areas (03/2386).
18. Finally in relation to the site a planning application referenced 2008/1531 was granted permission for a new sport pavilion (640sqm) following demolition of existing pavilion (336sqm) and the formation of new grassed pitches on existing open grassland adjacent to the existing football ground.

19. The adjacent leisure centre was granted planning permission under application 2004/1561 a further application was granted for a synthetic football pitch (3G) with associated flood lights (2005/2191) was consented.

20. Outline permission was granted for a development similar to the current proposal under 2012/1185 with a pavilion measuring 96m long, 25.5m wide and 13m high.

**Proposal**

21. It is proposed to provide additional sports facilities adjacent to the Xcel Leisure Complex for football and athletics. This is intended to provide a shared ground for Walton Casuals FC, Walton and Hersham FC and Walton Athletics Club. Some of the pitches will be available for use by the community when not required by the clubs.

22. The Sports Hub will provide a Football Association standard main pitch (which will be 3G), a further 3G synthetic turf pitch, four grass training pitches, an 8 lane athletics track to UK Athletics’ standards with facilities for field sports located with the in-field area, a shared pavilion with spectator seating, changing facilities, storage/function/club rooms, floodlighting, new access road, parking for 265 vehicles and associated landscaping.

23. Amendments to the scheme were submitted in October in parallel with the submission of the Environmental Statement. The changes comprise:

- an alternative remediation strategy and groundworks package which will deal more comprehensively with the remediation of the site. The March 2015 proposal was based on a ‘piling’ solution which, whilst potentially acceptable to regulators, did not fundamentally address the remediation of the waste material present beneath the proposed sports facilities. The alternative solution now proposed is predicated on an earthworks sequence involving excavation, screening and backfilling to an engineered compaction specification, including lime stabilization. This will enable materials to be retained on site for re-use.

- revised site levels as a result of the alternative approach to remediation now proposed. Existing site levels are in the range of 11.2m – 12.8m AOD. The March 2015 proposals anticipated raising site levels to 13.8m AOD due to the need for a capping layer to create a suitable, level surface for sports. The current (October 2015) proposal anticipates finished levels which are much closer to existing site levels. This will deliver a consequent, and significant reduction in the volume of material to be imported to the site and the number of lorry movements required during the remediation and construction phase.

- installation of a permeable reactive barrier (PRB) to prevent contaminated ground water leaching to the River Thames and introduction of a virtual curtain (VC) to control and filter gas migration

- an alternative landscape strategy which creates landscape bunds around the perimeter of the site to add visual interest and to provide screening of the sports activities taking place within the site. The increased width of landscape buffer to the north west, resites the athletics track, football pitches and pavilion etc further away from the river

- minor changes to the layout and elevations of the pavilion

- a relocated children’s play area to the south of the Athletics ground adjacent to the Xcel car park.
24. The proposed development will utilise land that is occupied by one senior football pitch for Walton Casuals FC, an area of informal open space and scrubland. All existing structures on the site would be demolished. Some temporary structures such as portacabins have already been removed.

25. The proposed pavilion will be in the middle of the site and would be 56m in length and 29m in width with a height of 8.7m. It would be two storeys high with changing rooms on the ground floor and function rooms for the sports clubs on first floor. The pavilion will have raked seating on two sides and comprise 636 seats with half facing the athletics track and half facing the main football pitch. The external seating will be covered by a lightweight metal canopy. The pavilion previously approved under 2012/1185 measured 96m long, 25.5m wide and 13m high.

26. The main football pitch would be to the south of the pavilion with a second full size pitch to the north west. The two main pitches would be floodlit and of synthetic turf construction. Four grass training pitches would be located to the north of the site, closest to the river, and would not be floodlit.

27. The athletics ground would be to the north of the pavilion and would include an 8 lane running track, hammer and discus field and areas for high jump, long jump and pole vault.

28. The development will be surrounded by an area of open space for dog walking and a children’s play area within a landscaped setting. The amended scheme indicates a number of landscaped bunds with tree planting along the north west and north east boundaries of the athletics track and football pitches.

29. When compared to the outline permission granted in 2012, the current proposal has been reduced in scale and the overall internal area of the pavilion has been reduced by approximately 36%.

30. In the amended plans submitted in October 2015 the pitches and athletics track have been moved further to the south east, away from the river to create a wider landscaped buffer to the north west boundary of the site.

31. Access to the site will be via a new access off Waterside Drive, south of the existing Xcel 3 artificial football pitch. The proposal includes 265 parking spaces including 6 disabled spaces, 2 coach parking spaces and a taxi and pick up and drop off point. 32 cycle hoops are proposed for cycle storage. The main access points to the sports facilities will be via this car park.

32. An electricity sub-station is proposed close to Waterside Drive by the new access.

Consultations

33. Environmental Services (Pollution - Light & Noise / Contaminated Land / Air Quality) – Recommend conditions and informatives

34. Head of Leisure & Cultural Services – The proposed new Sports Hub meets the strategic need identified in the following documents:
   - UK Athletics Facilities Strategy 2014 – 19
   - FA Chairman England Commission report (2014)
   - Surrey’s Joint Health and Wellbeing Strategy
   - Elmbridge’s Core Strategy – Policy CS14 Green Infrastructure Waterside Drive
• Elmbridge’s 2013 Playing Pitch Strategy

35. Planning (Landscape) - Recommend conditions regarding landscape scheme and maintenance including selection of trees and fencing. (No comments received on amended scheme)

36. Planning (Tree Officer) – Recommend conditions and informative to address concerns regarding tree pit design and underground infrastructure around trees; location of trees within the hard-landscape in sustainable positions; tree species mix to ensure sustainable large trees within the landscape; tree protection scheme (inc. site specific method statements); and final levels and likely effect on soil hydrology with rooting zones around retained trees.

37. Surrey County Council Highways Authority - Based on the information supplied, the Highway Authority has assessed the impact of the proposal on highway safety and capacity and raises no objections to the proposal subject to safeguarding conditions. The development is considered to be in accordance with policy DM7 of the Development Management Plan 2015. The County Highway Authority recommends that an appropriate agreement is made to secure £14,600 prior to any planning permission being granted. The monies would be used as auditing fees for the Travel Plan in accordance with SCC’s Travel Plan Good Practice Guide and towards Real Time Passenger Information.

38. Surrey County Council Minerals and Waste - We do not have any comments as the minerals and waste planning authority. We can confirm that the application site is a former quarry and landfill site - but this is now historic. The commencement of gravel working on this site pre dates the 1947 Planning Act (and hence did not require planning permission) and was undertaken by Thames River Grit Co Ltd during the late 1940's and 1950's. It was then land filled with waste and restoration being completed probably in the 1970's. Whatever the precise completion date, it is no longer a planning issue for the county council. Environmental impacts and potential mitigation should be addressed in the ES (this confirms the landfill status of the land) and you will need to direct issues regarding land contamination and waste disposal to the Environment Agency.

39. Surrey County Council Lead Local Flood Authority – Satisfied that the proposed drainage scheme meets the requirements set out in NPPF, PPG and Non Statutory Technical Standards for SuDS subject to conditions to ensure that the SuDS scheme is properly implemented and maintained throughout the lifetime of the development.

40. Environment Agency – No objections subject to conditions and advice.

The site reporting and proposed remediation strategy submitted to date are accepted in principle as meeting the standard requirements for assessing Brownfield sites for development potential and meeting the site specific requirements for reducing the pollution burden posed by this historic landfill site on the water environment and are accepted as meeting the requirements of parts 1 to 3 of the EA's recommended condition (Preliminary Risk Assessment, Site Investigation Scheme and Remediation Strategy).

This proposal is on an historic landfill site. The site investigation and monitoring reports outline information about the historic activities and facilities at the site, in the immediate vicinity and current monitoring results. The BP holdings and COMAH sites in the area need to be properly understood as there are restrictions for sensitive use in the vicinity of COMAH sites, this may include the recreational use, clubhouse and play area as proposed. This may impact on proposed site use and final design.

The development will be over the old landfill area. On this basis it is likely that infiltration will be much reduced over the current situation. This is likely to benefit the down gradient groundwater quality and nearby base feed to the Thames. From submitted reporting it is clear the landfill is potentially having some effect on the quality of surface water within the Thames, albeit limited by dilution within the river. It is recommended longer term monitoring of groundwater quality is undertaken to keep an up to date record of possible impacts.
The Agency's main concern for any construction permitted is the effect of surface disturbance and piling in the landfill. Some types of piles would be inappropriate, due to the creation of vertical pathways for contaminants to further migrate into any underlying gravel lenses. The preferred method of piling from a groundwater protection point of view would perhaps be CFA piling, which should minimise the agitation to the waste.

It will be essential to monitor boreholes around the site before, during and after construction if permission is granted, to ensure that groundwater quality does not significantly deteriorate and affect the river water quality in the Thames. Given the reporting to date, the precautionary approach, as recommended, is fully supported to safeguard controlled waters in the short and long term. Appropriate safeguarding measures such as the proposal to install a Permeable Reactive Barrier as a contingency to avoid disturbance and construction impacts on controlled waters is supported.

The Thames River basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the impact of contamination could cause deterioration of a quality element to a lower status class and/or prevent the recovery of and/or cause deterioration of the River Thames because it would:

- result in failure of the prevent or limit objective for groundwater in the Kempton Park Gravel principle aquifer and/or
- cause rising trends in chemicals in the River Thames waterbody including hydrocarbons and nitrates.

The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to:

- the Definition of Waste: Development Industry Code of Practice on the CL:AIRE website and;
- The Environmental regulations page on GOV.UK.

41. Health and Safety Executive (HSE) – HSE does not advise, on safety grounds, against the granting of planning permission in this case.

42. British Pipeline Agency – No objections in principal to this planning application, but it is noted that the proposed surface water drain and footpath do cross our high pressure fuel pipeline. So the appropriate crossing agreements and method statements will need to be in place before work can commence. No additional comments relating to Environmental Statement or amended plans.

43. Sport England – Supports the application subject to conditions to ensure the sports facilities are fit for purpose and provide an adequate replacement for those which will be lost at
Stompond Lane. Noted that “the amended proposals do not alter the nature or scale of provision intended, albeit that there are minor amendments to the siting and layout of the sports facilities and children’s play area within the overall site boundary” (Planning Clarification Statement, October 2015, para. 4.29). It is understood that the design of the sports pitches and pavilion is unaltered. Consequently, Sport England has no further comments to add to those contained in its previous letter dated 28 May 2015.

44. Surrey Playing Fields Association – The NPPF Para 70 is very clear in its direction in the promotion of healthy communities “to deliver social, recreational and cultural facilities.....” and to “plan positively for the provision and use of shared spaces, community facilities....(....sports venues....). This we believe is fundamental to the proposals contained in the application for the sports hub. We are aware of the concerns expressed by the Ashley Road Residents Association who identified a number of issues not least the prospect of contamination. The caveat we therefore have in supporting the proposed development is that the EA and your authority are satisfied that all of the necessary mitigation measures are secured by formal agreement to ensure the conditions would not have an adverse impact on the users of the facilities namely the community and the sports teams. On the basis of the foregoing the Association supports the Sports Hub Development and recommend that planning permission is granted.

45. Spelthorne Borough Council – No objection subject to conditions relating to noise as recommended by Elmbridge Environmental Health. The Noise Management Plan should include appropriate control measures for Spelthorne residents. Spelthorne Borough Council also raise concerns as to the adequacy of the noise assessment contained within the EIA and request that further assessment is required to include properties in Spelthorne as receptor locations in order to suitably assess impacts and ensure that mitigation measures in the management plan are appropriate. Conditions in relation to the Control of Pollution and Noise during Construction should continue to be included as conditions rather than an informative. That the lighting and hours of use conditions recommended by the Elmbridge Environmental Health Department in their response dated 26.5.15 are attached to any approval. That consideration is given to provide times when the floodlights are not used to provide possible periods of respite to adjoining residents. A suitable landscaping condition requiring planting and screening along the towpath and northern boundary including largely evergreen trees and a maintenance schedule to ensure that the bund and any landscaping is maintained to the satisfaction of the LPA should be attached. The fencing on the northern end of practice pitches should be made of noise absorbent materials and the level of landscaping along the boundary behind the northern end of the practice pitches should reflect the existence of a 3m fence with the potential for an increased height behind the goals in the event that the 3m high fence was not found to be suitable for sports events.

46. Natural England – Natural England has previously commented on this proposal and made comments to the authority in our letter dated 24 June 2015 and the advice provided in our previous response applies equally to this amendment. No objection. Not likely to be a likely significant effect on the South West London Water Bodies SPA, RAMSAR and SSSI (ie. Knight and Bessborough Reservoirs) subject to condition to ensure floodlights minimise light spill in accordance with the Lighting Report. Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

47. Surrey Bat Group – Agree with findings of bat assessment that none of the buildings or trees on site had potential to be used by bats and no further surveys were required. Lighting report indicates that there should be zero light spill onto the Thames and its riparian vegetation and would recommend relevant condition. (No comments received on amended scheme)

48. Surrey Wildlife Trust – No objection. Recommend a condition that the applicant undertakes all the recommended actions in the recommendations sections of the Habitats Report and that external lighting should be designed to avoid light spill onto adjacent habitat which could be used by foraging or commuting bats. The LPA should ensure the proposed development
does not adversely affect the Molesey and Hersham Biodiversity Opportunity Area (BOA), the adjacent River Thames Site of Nature Conservation Importance (SNCI) and any habitats of Principle Importance.

(Amended Scheme) In addition to previous comments and following applicant’s submission of an Environmental Statement, the Trust have the following additional advice:

With reference to Chapter 12 of the Environmental Statement (Biodiversity and Nature Conservation). The applicant admits a loss of a quantity of habitat as an effect of the development for which there is no opportunity on site to provide mitigation. This will have an adverse effect on the biodiversity of the locality. The National Planning Policy Framework (NPPF) (paragraph 109), requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged. The Natural Environment and Rural Communities (NERC) Act (2006)(Section 40) states, “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”. Section 40(3) also states that, "conserving biodiversity includes, in relation to a living organism, or type of habitat, restoring or enhancing a population or habitat".

We would advise that the Local Authority could consider requiring the development to help deliver biodiversity enhancement off site but within part of the adjacent Biodiversity Opportunity Area (BOA) in the form of Priority Habitat associated with this BOA.

This could help maintain the biodiversity value of the area and help the Local Authority address its biodiversity duty under NERC and the NPPF.

The use of external lighting, particularly floodlighting is known to have a disruptive effect on the activity of some bat species and we would advise that as bats are likely to be in the locality due to the presence of appropriate habitat including the River Thames, any new external lighting should be designed to avoid light spill onto adjacent habitat which could be used by foraging or commuting bats. The Local Authority may wish to have the opportunity to approve a ‘Lighting Plan and Strategy’; designed to help prevent adverse effect to nocturnal animals such as bats.

49. Ryman Football League - Confirm that previous comments supporting this development, still apply.

50. Triathlon England – No further comments.

51. Football Association - Surrey CFA and The FA support the proposed additional pitches at Waterside Drive, Walton for the use of Walton Casuals FC and Walton & Hersham FC. Walton Casuals FC is a FA Charter Standard Community Club with 36 teams (30 youth, 5 girls and 1 adult). The youth teams at the club struggle to find pitches and are playing games at various sites across the borough using school and Local Authority pitches. The recent growth at the club presents an issue due to a lack of pitches and a central base. Walton & Hersham FC are a Charter Standard Club with 4 teams (1 youth and 3 adult). The proposed developments at Waterside Drive would see the whole clubs unite at one location and ensure the clubs can develop further. Advice has been provided to the applicant in relation to the designs and the necessary amendments have been made. Recommend conditions relating to 3G element.

Positive and Proactive Engagement

52. In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of 186-187 of the NPPF by making available pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

53. Pre-application meetings were held to discuss the scheme which highlighted the need for a number of supporting documents to be submitted.
Planning Considerations

54. The key planning considerations are:

- The need for sports facilities
- The principle of development
- Appropriateness and impact on the Green Belt
- Design and layout
- Importation of soil
- Impact on residential amenity
- Lighting
- Noise
- Impact on Highways
- Contamination
- Pipeline
- Ecology
- Flood risk
- Financial considerations
- Other Matters

The need for sports facilities

55. The consideration of need is an important aspect of the planning system.

56. Para. 17 of the NPPF, which deals with the core planning principles, states that “every effort should be made objectively to identify and then meet the housing, business and other development needs of an area”. Other development needs includes the community’s need for facilities for sports and recreation.

57. Para. 17 continues by advising that planning should “take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.”

58. Section 8 of the NPPF relates to the contribution that the planning system can make to promoting healthy communities stating that plan-making and decision-taking should “plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments”.

59. The need for the proposed sports facilities at Waterside Drive has been considered in detail at a number of levels.

60. The Playing Pitch Needs Assessment (2013) indicates that there is a shortfall in the provision of youth, mini-soccer and synthetic turf pitches across both Walton on Thames and the Borough.

61. The Council’s Infrastructure Delivery Plan identifies a need for junior pitches. The Elmbridge 2013 Playing Pitch Strategy identifies a need for an additional 31 youth pitches and 21 mini soccer pitches in the Borough. In the Walton catchment area the strategy identifies a shortfall of 6.3 youth pitches and 4.9 mini soccer pitches. The action plan identifies the creation of a Sports Hub to improve playing pitch quality for both Walton Casuals and also Walton and Hersham FC but also to specifically create new junior pitches for community use.

62. The Open Space and Recreation Assessment (2014) identifies that based on the potential child population in the Borough by 2026 there is a need for an additional 800sqm of formal children’s play provision in the Borough of which 200sqm is in Walton on Thames. Walton
63. There is also a recognised deficiency in the provision of amenity greenspace in Walton on Thames with provision currently standing at 0.26ha per 100 people compared with the Borough wide average of 2.18 hectares.

64. Based on the Council’s own evidence and studies there is a clear need for additional playing pitch provision and formal play area provision.

65. In addition to the quantitative need identified, the provision will also meet the specific needs of three of the Borough’s sports clubs.

66. While concerns have been raised that the 2013 Playing Pitch Strategy is out of date, it is the most up to date assessment and the Council’s Leisure Service consider that there is an identified need.

67. The proposed sports hub is intended to be shared by 3 local clubs: Walton Casuals FC which currently occupies part of the site, Walton & Hersham FC and Walton Athletics Club which are currently located at Stompond Lane. All three clubs’ existing facilities are sub-standard and do not meet the requirements of either the Football Association, UK Athletics or Sport England. It is also intended to meet wider community needs including schools, and the local community who will have access to the facilities.

68. Walton Casuals FC first team is in the Ryman Isthmian Football League: Ryman South. In addition the Club runs 12 mini teams (up to U10), 14 youth teams and 7 girls teams. Walton & Hersham FC are also in the Ryman Isthmian Football League: Ryman South and have 3 other teams and a mini-academy. Walton Athletic Club has member from 9 years upwards and has a waiting list for junior age groups. The current track at Stompond Lane is also used by local schools.

69. The newly created additional pitches will also free up other pitches around the Borough currently booked by Walton Casuals Juniors, who have 33 teams and 373 members.

70. All 3 clubs have produced new Club Development Plans which have highlighted the need for extended facilities to meet the current and future demands for junior coaching in both football and athletics.

71. Walton Casuals FC aims to increase its membership rates by:

- developing a reserve and youth side to allow a continuous flowing structure so that players can develop through into senior football;
- Increasing participation numbers in the disability section by at least 25% over the next 5 years;
- Increasing female participation by 25% over the next 2 years; and
- Developing at least 4 new teams, including youth and reserve teams

72. Surrey CFA and The FA support the proposed additional pitches at Waterside Drive, Walton for the use of Walton Casuals FC and Walton & Hersham FC. Walton Casuals FC is a FA Charter Standard Community Club with 34 teams (31 youth and 3 adult). The youth teams at the club struggle to find pitches and are playing games at various sites across the borough using school and Local Authority pitches. The recent growth at the club presents an issue due to a lack of pitches and a central base. Walton & Hersham FC are a Charter Standard Club with 4 teams (1 youth and 3 adult). The proposed developments at Waterside Drive would see the whole clubs unite at one location and ensure the clubs can develop further.

73. UK Athletics supports the new development as this fits with a number of key objectives of its 2014-19 facilities strategy:
- Securing the long term future of existing facilities
- More attractive and inspiring facilities for existing and potential athletes

74. Sport England has written in support of the proposal subject to conditions to ensure the facilities are fit for purpose.

75. A number of objectors are concerned at the loss of Stompond Lane and claim that the clubs do not want to share the proposed site. Whilst redevelopment proposals have been approved for the Stompond Lane site, that project is independent of the Waterside Drive proposals in planning terms. Implementation of the proposed development at Waterside Drive is not contingent, in planning terms, on the redevelopment of Stompond Lane and the need for the additional sports pitches and facilities has been clearly demonstrated. Alternatives to the proposed development have been considered in the Environmental Statement including alternative sites, alternative options for Waterside Drive and a do nothing scenario. None of the scenarios would achieve the combined benefits of addressing the known site contamination issues and providing new and improved sports facilities for three existing local sports clubs.

76. The proposal complies with Policy DM9 (Social and Community Facilities) of the Development Management Plan as it meets identified local need and the shared facility meets the policy requirement to encourage collaboration between service providers, the community and key partners.

77. The proposal accords with many other strategies for health, well-being and sustainable communities and will provide facilities for the wider needs of the local community and local schools, as well as the needs of the three identified sports clubs.

The principle of development

78. The principle of a new sports pavilion and pitches on this site was considered acceptable under the outline planning permission (2012/1185). It was considered that the overall provision of changing rooms, ancillary elements and stands for the site was appropriate and would accord with the requirements of the NPPF and the requirements of saved policy GRB17. However, the outline application is no longer capable of implementation but remains a material consideration to which some weight can be attached.

79. Some objectors have argued that the proposal represents a departure from policy relating to Green Belt, Thames Policy Area and Flooding. These considerations are dealt with under the relevant sections below. The application was advertised as a departure in the paper and site notices to provide for the eventuality that the proposal was later considered to represent a departure.

Appropriateness and impact on the Green Belt

80. The site lies within the Green Belt. The part of the site occupied by Walton Casuals Football Club is considered to comprise previously developed land.

81. There are five purposes that the Green Belt serves (para. 80 of the NPPF):

- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

82. In relation to the five purposes, the proposed development does not represent “unrestricted sprawl” or negate the role of the Green Belt in checking sprawl in this area given the discrete nature of the scheme within clearly defined physical boundaries and the fact that the use is an appropriate outdoor recreational use. It is not considered cause the physical
or visual merging of any towns or settlements and will give rise to limited encroachment of development into the countryside by introducing a recreational use onto part of the site which was not previously in recreational use. It is not considered to compromise the setting and special character of historic towns and it will support the recycling and re-use of damaged land.

83. Para. 81 of the NPPF imposes a positive obligation on local planning authorities to plan to enhance the beneficial use of the Green Belt in four ways:

- To look for opportunities to provide access;
- to provide opportunities for outdoor sport and recreation;
- to retain and enhance landscapes, visual amenity and biodiversity; and
- to improve damaged and derelict land.

84. Para. 81 is of particular relevance to the Waterside Drive proposal which seeks to fulfil the NPPF obligations by improving damaged land in a manner which will provide for outdoor sport and recreation and maintain and improve access for informal recreation (dog-walking, children’s play).

85. Fulfilment of the obligations to provide opportunities for sport and recreation and will require engineering operations to remediate the land, to stabilise and re-profile it, to install appropriate drainage and to restore it to a condition which is suitable for the proposed recreational uses. The land is already partly in use for formal recreational purposes (Walton Casuals football ground) and for casual recreational uses (dog walking, informal open space) and no change of use of this land is involved. The area of scrubland beyond the current informal recreational area is not currently accessible for recreational use and accordingly a change of use of this land is involved.

86. Para. 89 and 90 of the NPPF deal with the issue of development in the Green Belt. Para. 89 relates specifically to buildings and para. 90 to other types of development which are not “inappropriate” in the Green Belt (provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it). These uses include engineering operations.

87. Para. 81 of the NPPF, thus support the use of damaged land in the Green Belt for the provision of outdoor sport and recreation and par. 90 confirms that the operations required to facilitate such use are appropriate development in the Green Belt.

88. Para. 89 of the NPPF deals with buildings rather than uses and establishes that buildings (defined by Section 336 of the 1990 Act as including any structure or erection ie. including floodlights, fencing etc) which provide appropriate facilities for outdoor sport, outdoor recreation are appropriate development provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

89. Therefore, the use proposed, and the buildings and structures required to support it, including the pavilion, floodlights, fencing and car park, are appropriate development within the Green Belt provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

90. The physical size of the proposed pavilion compared to the existing buildings means that it would have a greater impact on the openness of the Green Belt compared to the existing buildings. While it may be appropriate development an assessment must be made in terms of whether the proposal preserves the openness of the Belt. The proposed landscaping in the amended scheme involves the creation of a series of landforms around the perimeter of the site to enhance the character of the informal open space and will assist in screening activity within the site from certain viewpoints. Whilst there would be a larger area of formal enclosed sports facilities it is not considered that the impact on the openness of the Green Belt would be significant.
91. The existing buildings which provided changing, social and storage facilities for Walton Casuals FC are of poor quality and are no longer considered to be fit for purpose. All are close to the northern boundary, approximately 33-50m from the River Thames. Walton Casuals are temporarily sharing a ground with Merstham FC in the event that construction of this proposal were to commence during this season. Temporary structures have been removed from the site and an updated demolition plan has been submitted. The buildings, including those removed, had a combined footprint of 785sqm, volume of 2100m$^3$ and average height of approximately 2.7m. The proposed pavilion has a gross external area, excluding seating, of 1674sqm and would be 56m in length and 29m in width with a height of 8.7m. However, it would be located within the centre of the site. In the amended scheme the landscaped buffer has been increased in width to move the pitches and athletics ground further from the river.

92. Development Management Policy DM17 has replaced Policy GRB17 of the Replacement Local Plan 2000 and criterion b states that:

“Built development for outdoor sport, recreation and cemeteries will need to demonstrate that the building’s function is ancillary and appropriate to the use and that it would not be practical to re-use or adapt any existing buildings on the site. Proposals should be sited and designed to minimise the impact on the openness of the Green Belt and should include a high quality landscape scheme.”

93. In terms of Policy DM17, the function of the pavilion will be ancillary and appropriate to the use of the site for football and athletics. It would not be practical to re-use or adapt the portacabin style structures which are currently used by Walton Casuals FC. The siting of the pavilion away from the river has been designed to minimise the impact on the openness of the Green Belt. The amended scheme provides more detail of the proposed landscaping scheme and details can be secured through a condition. Therefore it is considered that the proposal would comply with Policy DM17.

94. The proposed pavilion is significantly smaller in scale than the outline permission has been granted under 2012/1185 and therefore it is considered that the proposal would have less impact on the openness of the Green Belt than the previous.

95. Taking Green Belt policy as a whole the proposals comprise development which is appropriate within the Green Belt. There will be a limited adverse impact on landscape and visual amenity and “openness” of the Green Belt, however there will also be significant benefits in terms of facilitating the beneficial use of land within the Green Belt by providing significant opportunities for public access and outdoor sport and recreation and by improving damaged land.

**Design and Layout**

96. The site is adjacent to the River Thames and lies within the Borough’s Thames Policy Area and Green Belt. It is within the Thames Valley National Landscape Character area and falls within the character reaches of the Thames Landscape Strategy (Weybridge-Hampton-Kew). A sports hub in this location was considered previously under application 2012/1185 and the present application proposes some improvements in terms of locating facilities further away from the River Thames and reducing the impact of a pavilion.

97. Policy CS3 requires that the character of the area in Walton on Thames is not detrimentally impacted, while design should be of high quality and the local character respected. Policy CS12 of the Core Strategy and Policy DM13 of the Development Management Plan require that the proposal does not demonstrably harm the River's setting. Policy CS14 Green Infrastructure, Policy CS15 Biodiversity and Policy CS16 Social and Community Infrastructure are all concerned with protecting and enhancing the local environment for all aspects of development. Policy DM4 relates to comprehensive development and encouraging coordinated approach with adjoining sites and sites in the same public ownership. Policy DM9 encourages new development for social and community facilities.
Finally in relation to the Core Strategy Policy CS17 Local Character and Design requires that all development respects, or enhances its local character and is of good quality.

98. In terms of Policy DM13 – Riverside development and uses, the development has been designed to respect the character of the river and its landscape. The site maintains the open character of the river with a landscaped area to separating the pitches from the site boundary with landforms proposed to mitigate views from the river, towpath and across the river. Safeguarding conditions are proposed to avoid harm to the water or biodiversity of the river and to mitigate potential harm to the enjoyment of the area due to lighting and noise. It is not considered that the proposal would be a departure from policy relating to the Thames Policy Area or Policy DM13.

99. The site would be seen from Waterside Drive to the north and west, limited views along the tow path and properties on the northern side of river. A landscaped buffer around the site including mounds is proposed which would enhance biodiversity and reduce views into the site, including from the river. A petition and large number of objections raise concerns about the visual impact of the site from across the river including views from Sunbury Conservation Area and St Mary’s Church which is Grade II* listed.

100. The Landscape and Visual Impact Assessment carried out as part of the Environmental Statement concluded that the development, after 15 years, would have a minor adverse effect on the LCA2A – River Thames Flood Plain: South” character area and no significance of effect on the remaining landscape receptors. The development is likely to be visible within only the immediate area’s visual receptors, during both day and night, and this is likely to create a permanent, direct, adverse effect that will range between moderate to minor. The report also considers that the landscape proposals along the northeast and northwest will enhance the character of the area. Consideration of the visual impact of floodlighting is dealt with separately below.

101. The site has a number of major constraints including a strategic pipeline and contamination. At the present time the area is colonised with scrubland to the south, south-east and east which mainly comprises Hawthorn with some Ash, Elder, Cherry, Goat Willow, Willow, Buddlia and Bramble with open grassland and a mown grass area in the centre. The Planning Statement summarises the national and local planning requirements to retain and enhance the landscape for amenity and biodiversity, promote native tree species, wildlife corridors and links with the wider Green Infrastructure. The biodiversity issues are dealt with under the Ecology section later in the report.

102. The landscape proposals are considered to be appropriate for the area, the majority of the site will remain as soft landscaping with a large arc of existing vegetation being retained which will continue to develop as scrub woodland and this edges the grassed dog walking area. A strategic landscape approach is proposed which would be secured by a landscaping condition.

103. A number of existing trees are being retained along the embankment on Waterside Drive and these together with the additional planting proposed will mitigate views of the new sporting facilities in this important area along the River Thames, cycleway and towpath. A series of land forms of varying sizes up to 3m in height will surround the pitches. These are intended to provide a mix of habitats including dry shaded grassland. A total of 41 trees are indicated along the northern boundary and landforms. Some objections have requested evergreen planting and acoustic sound barriers as part of the landscaping. The final detail of the landscaping, tree planting and choice of species would be secured by condition.

104. A variety of enclosures are proposed for this site reflecting the use and requirements of each use. There is existing solid fencing to the Walton Casuals football ground. The existing 1.8m chain link fencing which currently runs along the top of the embankment to the north west would be retained and the existing embankment would remain open.

105. The training pitches closest to The Weir Hotel will be enclosed by a 3m tall galvanised super rebound wire mesh fence set back from the existing boundary fencing on top of the
embankment. The fencing would be approximately 40-47m from the road and would have a landscaped buffer between the fence and the embankment. Some tree planting is proposed mainly to the north-west side to reduce the visual outline and impact.

106. The athletics stadium will have a 3m high galvanised welded mesh fence which would be less intrusive than the existing solid fencing and would be set approximately 48m from the road, with the landscaped area in between.

107. A 1.83m tall solid timber fence to prevent viewing, with 2.67m welded mesh fencing above is proposed around the main 3G football pitch to the south east. This is furthest from any public views outside the Xcel leisure centre site. The existing football training pitch, which is part of the Xcel leisure centre is enclosed by metal mesh fencing which is visually permeable and of a green colour which blends into the surroundings.

108. The second 3G pitch would have 4.5m rebound fencing.

109. The dog walking area would be fenced by a 1.2m high post and rail fence to the remaining scrub land.

110. The different types of enclosure proposed are considered appropriate for the development.

111. A children’s play area is proposed to cater for a variety of ages and types of play. In the amended scheme this has been relocated south of the athletics ground near the Xcel building.

112. Conditions are proposed to control the finished levels, landscape scheme, fencing and ongoing management.

113. It is considered that the landscape proposals provide a balanced solution to help provide new quality sporting facilities on a site which is in an important riverside and Green Belt location.

114. The proposed design promotes a high quality sustainable design and the proposed pavilion would have safe permeable access routes to minimise the opportunity for crime. The scale of the building has been reduced since the outline permission to minimise the scale of development and preserve the openness of the Green Belt. The amended scheme includes minor changes to layout and elevations such as positioning of doors, internal corridors and relocating the laundry room from under the seating to the main part of the pavilion.

Importation of soil

115. Concerns have been raised over the potential number of lorry movements to import a significant amount of soil onto the site in order to raise levels. The proposal includes raising of levels across the site, partly as the site has significant variations in levels, due to the need to cap the site as a result of its former use as a landfill site and to provide the base for the sports pitches.

116. The amended scheme includes an alternative remediation strategy which has reduced the increase in levels required. The existing site levels are in the range of 11.2m – 12.8m AOD. The original submission anticipated raising site levels to 13.8m AOD, based on a piling solution whereas the amended scheme would involve excavation, screening and backfilling to an engineered compaction specification, and anticipates finished levels much closer to existing site levels. This will deliver a significant reduction in the volume of material to be imported to the site and number of lorry movements required during the remediation and construction phase. In line with advice from Arup’s review of the Environmental Statement, conditions relating to a Construction Environmental Management Plan, Construction Management Plan, Traffic Management Plan and Site Waste Management Plan are proposed to be secured by condition.
Impact on residential amenity

117. A significant number of objections have been received from surrounding properties and interested parties concerned that the proposal will result in a loss of amenity, with particular reference to noise and lighting which are dealt with individually below.

118. Given the location of the site there are relatively few immediate residential neighbours, Rose Cottage and The Weir Hotel to the north west along the river and Hawks End Farm to the south. There are a number of other properties on the other side of the river and properties beyond Waterside Drive to the south-west.

119. The existing use of the site by Walton Casuals FC is in west corner of the site near the river which has an existing impact in terms of floodlighting, noise and traffic movements. The proposal would have a greater impact on residents and visitors to The Weir Hotel and riverside path compared to the existing use.

120. While concerns are raised regarding the loss of open space for dog walking, a landscaped area for dog walking is proposed around the site.

121. The closest properties on the other side of the river are in Wheatley’s Eyot and Parke Road. It is accepted that there will be some views towards the site through existing trees across the river and weir but landscaping is proposed to mitigate some of the impact.

122. The seating area on the landscaped bunds north of the training pitches are not considered to result in unacceptable overlooking or loss of privacy due to separation distance and would be for informal use. The main seating areas for the football pitch and athletics are set a significant distance from any property.

123. Concerns regarding litter from future users in the surrounding streets would be a management issue and appropriate refuse facilities should be provided on site.

124. When compared to the outline permission granted in 2012, the current proposal has been reduced in scale. The building has been moved away from the river and the footprint and overall internal area has been reduced by approximately 36%. The parkland area has been reduced in area to retain a greater landscaped buffer to the boundaries of the site which should reduce the potential impact on neighbouring properties.

Lighting

125. The sports pitches must be flood lit to accord with the Football Association and UK Athletics requirements and to allow the site to be utilised to its full potential all year round. It should be noted that the site is currently partially flood lit. A total of 18 floodlights are proposed. The main football pitch would have 4 columns at 18m high with an average lux level of 200lux The second 3G pitch would have 8 columns at 15m high with an average lux of 221lux. The athletics track would have 6 columns at 18m high with an average lux of 216lux. The four practice pitches closest to the river would not be lit. The car parking and access road would have 8m street lighting columns regularly spaced.

126. Details submitted with the scheme have demonstrated that the lighting can be baffled in such a manner to reduce overspill to the surrounding area. Readings taken from the existing floodlights indicate that current levels at the edge of the football pitch are 500 lux. The more recent floodlights on the 3G pitch are approximately 250 lux. The new proposals indicate floodlight spillage tapers away to between 1 – 2.5 lux at the site boundary. The light impact assessment by Designs for Lighting Ltd which peer reviewed the Phillips Lighting design concluded that there would be insignificant light intrusion into residential windows. Further, because of the type of lights (double asymmetrical reflector) that are being used, the direct upward light from these lighting units is 0%, therefore impact on sky glow is considered to be negligible. The proposed lighting design employs LED light source which reduces the number of light fitting required together with reduced power consumption.
127. While floodlighting is proposed across a much larger area, it is noted that the lux levels would be significantly lower than existing floodlights. The properties most affected would be The Weir Hotel and Rose Cottage to the north. The lighting assessment also considered other sensitive receptors across the river. Some additional planting is proposed along the northern boundary and there would be a dog walking strip between the existing embankment and the pitches. Trees along the towpath and river would obscure most views of the site. However, there are some limited views through the trees and it would be more visible in winter when trees are not in leaf.

128. From public views on the northern side of the river, there is a glimpse of existing floodlighting from Old Bathing Station Recreation Ground car park. The petition raised specific concern regarding the view from the Conservation Area and St Mary’s Church which is Grade II* listed. There would also be views from properties along the northern bank, Parke Road and Wheatley’s Eyot in particular.

129. These views were taken into account when the Landscape and Visual Impact Assessment was carried out as part of the Environmental Statement which concluded that the impact would range from moderate to minor adverse effect. While concerns have been raised with regard to the floodlighting elements from neighbouring residents, given the above considerations and the potential for conditions it is considered that neighbouring amenity will not be unduly impacted by flood lights.

130. It is acknowledged that the floodlighting will be visible from a wider area compared to existing and there will be some degree of glare. However, no floodlights are proposed on the training pitches, which are closest to the river. It is also noted that the Walton Casuals existing site has floodlighting with four columns on each side of the pitch and floodlights mounted between 12-15m above ground level. There are also lights in the Xcel car park and the Xcel 3 artificial pitch adjoining the application site. This is therefore an area where there is a level of sports and amenity lighting and not a “dark skies” environment. The proposed lighting units would be baffled and downward facing to aim to minimise glare and also in the interest of impact on wildlife.

131. The existing floodlit 3G pitch at Xcel are 15m high and manually controlled. The lights are switched off normally a few minutes after 10pm which is the limit for current hire. 10pm is also the closing time for the Xcel Leisure Centre Monday to Friday, although it closes at 9pm at weekends. While concerns have been raised that the floodlights are often left on later, the Council’s Leisure Service and Environmental Services are not aware of any recent complaints.

132. Some objectors have requested that there should be times when floodlights are not used to provide respite to local residents. The floodlights are likely to be used in the evenings for training, and weekday/weekend matches. The athletics track, also close to the river, is likely to be used on fewer evenings than the main 2 football pitches. The floodlit football pitches are unlikely to be used by the clubs on Friday, Saturday or Sunday evenings based on current use. However, it is not considered reasonable to restrict certain days or hours in order to maximise the community benefit from the proposal.

133. The proposed hours of floodlighting would prevent use of floodlighting between 2200hrs and 0700hrs and the car park lighting between 2230hrs and 0700hrs. While the Council’s Environmental Services response supports this limitation, a lighting strategy is proposed to be secured by condition to ensure hours of use and the design of the floodlights safeguards birds and foraging bats in consultation with Natural England, Surrey Wildlife Trust and the Surrey Bat Group.

Noise

134. Concerns have been raised about the potential for noise as a result of the development, and in particular amplified noise. It is noted that there would be increased levels of usage of the site and the potential for a greater level of noise than existing.
135. The current Walton Casuals football ground has a PA system with ambient noise from the weir on the Thames and some aeroplane noise from planes overhead. Some concerns have been raised that the Environmental Statement gave too much weight to aircraft noise given that this only happens when Heathrow has an easterly approach, which is less than 40% of the time. Residential properties are located to three of the four site boundaries and there is potential to affect properties on the other side of the river in Sunbury. Another concern raised is that sound is amplified over water.

136. A noise impact assessment by Sustainable Acoustics was submitted with the original application which suggests a number of noise mitigation methods. Chapter 15 of the Environmental Statement assesses noise impacts which concluded that the overall noise levels are not likely to increase significantly and the proposal would result in a moderate adverse impact at some times.

137. The Environmental Statement identifies four principle sources of operation noise from the proposed development, namely traffic, plant, people and public announcement system (PA) noise. The report concludes that the noise impacts due to changes in traffic on Waterside Drive would be barely perceptible on local residents and any impact would be negligible.

138. In the absence of detailed proposals for any sound/PA system, the Council’s Environmental Health section have recommended a number of conditions to ensure an appropriate balance is achieved between users of the site and those living nearby to not be unduly disturbed by noise, including those on the other side of the river. These include a limit on hours of floodlighting of the pitches and athletics track to 10pm and car park lighting to 10.30pm.

139. People noise, associated with participants and spectators raised voices from the proposed development has been predicted and compared to the existing use of the site and the subsequent potential impact on local resident’s assessed. The predictions suggest that people noise will be audible at the nearest residential properties and considers this would have a moderate adverse impact above a LOAEL threshold. It is however recognised that this impact is likely to be limited to a small period of the year when there could be combined events running i.e. football and athletics.

140. The exact design and details of the PA system are not given however it has been assumed in the report that it will be made up of approximately 35 directional speakers across the site rather than a central cluster system. The possible impact this type of PA system has been assessed as having the potential to have a moderate adverse impact on local residents when in operation which will be for short periods associated with events.

141. The Council’s Environmental Services team recommend a condition covering details of the PA and sound system to be agreed. It is recommend that the system be designed to achieve the more stringent limit of not exceeding 50dB (A) Leq 5 minutes at nearby residential properties during evening periods (19:00-23:00) and 53 dB(A) during day time (07:00-19:00) and that it be designed so that it can be operated in zones to mitigate potential impacts on local residents.

142. With regard to playing music through the PA system it is recommended this be limited to a maximum of 60mins per day for recognised first team football matches and athletic competitions only unless it can be demonstrated that the music will not have an adverse impact on noise sensitive receptors.

143. Some representations have suggested mitigation such as acoustic fencing, extra planting and bunds. There would be some additional planting, but acoustic fencing would present a hard northern boundary which would detract from the setting of the river. The Council’s Environmental Services have recommended conditions to control noise and the method of mitigation would need to be agreed but is unlikely to require acoustic fencing.

144. A Noise Management Plan would be required by condition which would also be required to include appropriate control measures for Spelthorne residents on the other side of the river. A worst case scenario of an athletics and football event occurring on a Saturday was
considered as part of the assessment. The Environmental Statement indicates that the noise impact would still be considered to have a potential moderate adverse impact as a worst case in respect of the PA noise and people noise due to the intensification of use but by managing the use of the site effectively, it is considered that the likelihood and regularity of this worst case scenario occurring would be reduced.

145. With regard to plant noise, it is recognised that the main pavilion is likely to include some plant for extraction, ventilation heating and cooling that will generate noise. No specific details of the plant are provided however an initial assessment assuming plant noise of 5dB below the minimum background level at each noise sensitive receptor predicts that it would meet the Lowest Observed Adverse Effect Level (LOAEL) and would therefore be considered to have a minor adverse impact as a worse case. No account has been taken of any possible tonal component of any plant. Therefore, a condition to control plant noise is proposed.

146. Concerns have also been raised regarding vibration from construction work and the potential impact on nearby fuel pipelines. The Environmental Statement does not highlight vibration as an issue but indicates that the Construction Management Plan would include measures to ensure that vibration in the vicinity of sensitive receptors will be carefully controlled. No objection was raised by the British Pipeline Authority.

Impact on Highways

147. A Transport Assessment was included with the original application. An additional traffic survey over 7 consecutive days was carried out in September as part of additional evidence to inform the Environmental Statement. The average attendance at surveyed football matches for the existing teams was 120 spectators. The pavilion would provide covered seating for 636 spectators with 265 parking spaces. An estimated 120 vehicle movements during the peak period of 1400-1500 on a Saturday is indicated, a net increase of 80 vehicle trips to the site on the surrounding highways network. For the Athletics Club, a traffic survey identified two way traffic of 38 vehicular trips.

148. The Environmental Statement also considers construction traffic. Two peak periods are identified in terms of construction; the September to October 2016 represents a key period in the construction phase with an average of 37 vehicle movements per day onto Waterside Drive. A second peak period occurs between the end of construction and the start of the internal fittings and ground preparation with 39 HGV vehicle movements during March 2017. A Construction Traffic Management Plan is proposed to mitigate effects during the construction phase.

149. Concerns have been raised that inadequate parking is proposed and that parking during match days spills onto Waterside Drive. The existing football club has very little allocated parking and the provision of dedicated car parking is expected to address this issue. The Environmental Assessment concludes that the long-term operational effects of the proposed development would be negligible.

150. A Draft Travel Plan has been provided although the football clubs and athletics club will develop their own specific travel plans under this umbrella. This would encourage users to adopt a sustainable approach to travel and is recommended as a condition by the Highways Authority.

151. The site will be primarily accessible by car with limited public transport accessibility. Concerns have been raised that the site is not within a sustainable location and that the Transport Plan is insufficient. Third parties have also expressed concerns that the site would be less accessible than Stompond Lane for local schools. However, Surrey County Council, the Highways Authority, have raised no objection to the proposal and consider the development to be acceptable in highway and transportation terms subject to conditions and a contribution towards Travel Plan monitoring and Real Time Passenger Information to serve a new bus shelter.
Contamination

152. The site was formerly used for landfill and therefore a desktop study and full site investigation have been undertaken to inform appropriate mitigation and remediation measures. The Screening Direction from the Secretary of State in determining that an Environmental Statement was required stated:

“The crux of the case, however, rests on the site’s status as a former landfill and contaminated site and whether the proposed development on this site will have the potential to give rise to significant effects on the environment. The Secretary of State has had regard to the applicant’s proposed remediation strategy to provide the ground water regime and prevent migration of any contamination. He has also considered the Environment Agency’s recommendation for longer term monitoring of groundwater quality to assess possible impacts. He has given some weight to their concern about the potential effects of surface disturbance and piling in the landfill. The Secretary of State has had particular regard to the applicant’s commissioned report by EPG dated September 2014 on the Gas Risk Assessment for the site. In particular, it identified potential off-site migration of landfill gas towards existing residential properties which border the River Thames. He has also noted the relatively close proximity of the site to the Besborough reservoir which is designated as a RAMSAR site and the adjacent River Thames Site of Nature Conservation Importance. The Secretary of State has also had regard to the Health and Safety Executive’s advice on the proximity of the site to a major hazard pipeline and notes BPA’s further advice that the proposed surface water drain and footpath crosses their high pressure fuel pipeline. Whilst this is a finely balanced case, the proposal does raise concerns to suggest the potential for significant environmental impacts through surface disturbance of the former landfill site, uncertainty about the extent of the contamination of the site and the potential for gas migration to both the River Thames and nearby residential properties. On balance, the concerns and uncertainty for the proposal are sufficient to justify the need to constitute the proposal as EIA development.”

153. As a result a detailed Environmental Statement has been prepared and a number of amendments to the scheme have been proposed to address some of the issues raised in the Screening Direction. A revised mitigation strategy is now proposed. The Environmental Statement has considered potential effects on water resources, soil and groundwater contamination, landfill, gas and vapour and air quality.

154. The site is a former open cast quarry that was excavated for Kempton Park Gravel and filled with landfill waste material between approximately 1957 and 1973. Since the Screening Direction, the waste materials have been subject to extensive site investigation, with the results being used to inform a quantitative risk assessment. Soil samples have been collected from various depths across the site and monitoring wells installed. The sampling has been carried out in line with advice from the Environment Agency. Therefore, there is now greater certainty about the extent of the contamination of the site and the potential for gas migration to both the River Thames and nearby residential properties.

155. A number of mitigation measures have been proposed to ensure the site is fit for the proposed end uses. The use of hardstanding will cover a larger area. In areas of soft standing, the waste material containing the contaminants will be stabilised to reduce contaminants mobility. The strategy also comprises the creation of landscaped areas through earthworks, capping, remediation of ground gases and installation of a Permeable Reactive Barrier (PRB) along the northern boundary to prevent migration of contamination to residential properties and the River Thames.

156. Mitigation measures are also proposed to manage risks associated with movement of landfill gas including an in-ground gas venting barrier (virtual curtain) along part of the northwestern boundary of the site. A gas membrane within the pavilion and gas venting nodes across the stabilized mat area is also proposed. Air quality considerations relate to the potential dust emissions due to construction activities and vehicle movements. Also, increased traffic as a result of the development. Mitigation measures such as wheel
washing, solid screens or barriers around dust generating activities and avoiding site run off of water or mud are proposed and would be controlled by condition.

157. A large number of objections are concerned about the contamination on site and the risk to future users and local residents. Concerns have also been raised about the safety of building close to the oil storage tanks, known as COMAH sites, and fuel pipelines. Reference is made to existing respiratory problems from discharge of gas during pumping activity on the adjoining sites. The advice from the Environment Agency makes reference to the need to understand the BP holdings and COMAH sites in the area as there are restrictions for sensitive use in the vicinity of COMAH sites. They advise that this may impact on the proposed site use and final design. It is also understood that the applicant has had continued dialogue with BP and BPA regarding the proposals. No objection has been raised by BPA or the HSE and no comments received from BP although they were consulted.

158. The Head of Environmental Services has raised no objections subject to suitable conditions. The contaminated land condition covers seven areas which would be typical for a development of this type to ensure the site will be made safe and suitable for its proposed use. The condition requires the investigation to focus on soil, gas and controlled waters. This would also address concerns relating to air quality. The first part is a pre-commencement and requires the applicant complete a desk study report, site investigation and Remediation Method Statement. The remaining conditions cover unsuspected contamination, use of imported material, compliance with the method statement, agreement of the piling methodology and remediation verification. The scheme as proposed should comply with the overall aim of making the site safe and suitable for its new use. A Permeable Reactive Barrier (PRB) to protect controlled waters during the construction phase, extensive gas protection to ensure any vapours/gas from the former landfill pose minimal risk to users of the site or those living close by. The groundworks will ensure that surface soils are suitable for the proposed use.

159. The Environmental Statement details the investigation of the site and provides information to comply with the pre-commencement condition. Further clarification has been sought in relation to aspects of the grounds works and the PRB. Once these areas are clarified and agreement reached, the Environmental Service team will be satisfied that the pre-commencement condition relating to a desk study report, site investigation and remediation method statement.

160. The Environment Agency, following a review of the submitted information and submission of further site testing since the application was considered in July, have raised no objections subject to safeguarding conditions.

161. A rapid electric vehicle charger is encouraged on site in line with the Council’s draft Air Quality Action Plan and Policy DM7 of the Development Management Plan.

162. The remediation of the site may be required in any event in the future to reduce risks to human health.

Ecology

163. In respect of ecology, Surrey Wildlife Trust and Surrey Bat Group have been consulted and have not raised any objections in relation to the potential impact on the development on biodiversity and ecology or the impact on the adjoining River Thames SNCI subject to a condition to require the recommendations set out in the ecology surveys are carried out. Concerns have been raised over the impact of development on the SNCI. The Environmental Statement chapter on Ecology indicates that the mitigation for groundwater contamination may reduce existing levels of contamination and therefore have a minor beneficial impact on the River Thames SNCI.

164. The Environmental Statement highlights that there will be loss of a quantity of habitat as an effect of the development which will be partially mitigated through new landscaping. The
Proposed Development extends over the full extent of three habitat types (poor semi-improved grassland, ephemeral short grassland, and tall ruderal), and part of the dense scrub. The three habitat types to be lost in full have a combined area of 0.62ha, and it is estimated that the extent of scrub to be lost is 4.25ha, with the total area of habitat loss being 4.87ha. The total extent of soft landscaping within the completed development is estimated to be 1.7ha. Assuming the value of the landscaping is equivalent to the existing habitats on a per unit area basis, this equates to a net loss of habitat of 3.17ha; the total area of non amenity grassland and hardstanding habitat is 7.62ha with the result that the loss of 3.17ha equates to 42% of existing habitat area.

165. Surrey Wildlife Trust advise that the Council could consider requiring the development to help deliver biodiversity enhancement off site but within part of the Molesey and Hersham Biodiversity Opportunity Area (BOA) in the form of Priority Habitat associated with this BOA to help the Local Authority address its biodiversity duty under NERC and the NPPF. An informative is proposed and the Council’s Countryside Team have been advised to liaise with Surrey Wildlife Trust to identify whether off site biodiversity enhancement can be achieved.

166. Para 109 of the NPPF requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity. Para 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged. The Natural Environment and Rural Communities (NERC) Act (2006)(Section 40) states, “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”. Section 40(3) also states that, “conserving biodiversity includes, in relation to a living organism, or type of habitat, restoring or enhancing a population or habitat”.

167. The site is approximately 500m from the South West London Water Bodies SPA, RAMSAR and SSSI (ie. Knight and Bessborough Reservoirs). Natural England have raised no objection subject to a condition to ensure floodlights minimise light spill in accordance with the Lighting Report. Surrey Wildlife Trust also recommended a condition requiring light spill to be designed to avoid spillage on adjoining habitat. As stated in the section on Lighting above, a condition is proposed requiring a Lighting Strategy to control light spill and hours in consultation with Natural England, Surrey Wildlife Trust and Surrey Bat Group.

168. A Habitat Regulations Assessment Screening Report has been carried out which concludes that an appropriate assessment is not required for the application.

Flood risk

169. The bulk of the site falls with Flood Zones 1 & 2, with around 60% of the site associated with Flood Zone 2. The proposed outdoor sports and recreation and essential facilities such as changing rooms falls under the “water-compatible” flood risk vulnerability classification, rather than the “less vulnerable” assembly and leisure category referred to in the Flood Risk Assessment. While small parts of the site would fall within Flood Zone 1, the only suitable area would be close to the River Thames and an area of Flood Zone 3. The proposed use is considered to be water-compatible and therefore is considered to pass the sequential test.

170. The gradient of the site and height above sea level mean that the site would be outside of the 1 in 100 year flood level and as such should not impact on flooding. The development will not reduce ground levels and therefore will not affect the security of the site from river flooding. There is no history of surface water flooding of the site. The Environment Agency have considered the issues of ground water contamination and also flooding and subject to conditions consider that the application would not impact on these elements.

171. Groundwater run-off will pass into the river via the existing outfall whilst foul water would be directed to the existing main in Waterside Drive. The Flood Risk Assessment recommends that appropriate SUDS techniques are incorporated into a surface water management scheme, which can be secured by condition.
Pipeline

172. An oil pipeline runs along the north of the site. At present there is built form located on top of the pipeline, in the form of the Walton Casuals club house and associated buildings. The proposed development would include a narrow dog walking area between the northern boundary fence and the proposed athletics track which would move built development away from the pipeline.

173. The impact on the adjacent oil and storage depot is considered to be acceptable. The British Pipelines Agency have raised no objection subject to advice that the proposal will need to be appropriately constructed to ensure that their apparatus is not affected by the proposal. This would be subject to consent under separate legislation and conditions relating through approval of foundation details and there will not be an impact on the facility or its apparatus. The Health and Safety Executive have raised no objection on safety grounds.

Financial Considerations

174. Concern has been raised over the cost of the scheme, with particular regard to the cost of remediation of the contamination, and that the Council should invest in Stompond Lane. While it is noted that the sale of Stompond Lane for redevelopment is intended to pay for the cost of this development, each application must be considered on its merits. The cost of the scheme is not a material planning consideration. Issues relating to restrictive covenants on Stompond Lane are a private legal issue.

Matters Raised in Representations

175. Issues raised have been covered in this report. In addition, the issue of the time given for consultation and the consultation process in general have been raised by local objectors who have commented on the application. The application has been through extensive public consultation and site notices displayed. Further the application has been advertised in the local press, and properties beyond the normal adjoining boundaries have been notified, including across the river, along with a number of statutory consultees. The advertisement and consultation have been undertaken in accordance with the requirements of the Town and Country Planning Act, the Development Management Procedure Order and EIA Regulations.

176. The issue of the requirement for an Environmental Impact Assessment (EIA) has been addressed through the submission of an Environmental Statement. The application has not been formally determined and under the Environmental Impact Assessment Regulations it is possible to submit an Environmental Statement after an application has been registered.

Conclusion

177. It is concluded that the proposal represents appropriate development within the Green Belt. The proposal is not considered to have a significant adverse impact on the openness of the Green Belt or the amenity of nearby properties. On the basis of the above, and in light of any other material considerations, the proposal is considered to be in accordance with the development plan. Accordingly, the recommendation is to grant permission subject to receipt of satisfactory legal agreement and referral to the Secretary of State.

Recommendation: Permit subject to referral to Secretary of State and receipt of satisfactory legal agreement

Case Officer Checklist

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Conditions/Reasons

1  TIME LIMIT (FULL APPLICATION)
The development hereby permitted shall be begun before the expiration of three years from
the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act
2004.

2  LIST OF APPROVED PLANS
Ground Floor Plan: W220 Rev.C received 19 October 2015
First Floor Plan: W221 Rev.C received 19 October 2015
Proposed Roof Plan: W222 Rev.C received 19 October 2015
Proposed Elevations: W320 Rev.B received 19 October 2015
Sections A-C: W330 Rev.D received 19 October 2015
Sections D-F: W331 Rev.C received 19 October 2015
Section G-I: W332 Rev.D received 19 October 2015
Sections J-M: W333 Rev.E received 19 October 2015
Cladding Strategy: W390 Rev.A received 19 October 2015
Drainage Layout: L373-011 Rev.7 received 19 October 2015
General Arrangement Piling and Ground Beam Layout: L373-011 Rev.4 received 19 October
2015
General Arrangement Sections & Details: L373-200 Rev.6 received 19 October 2015
Access Road-Layout and Drainage: L373-302 Rev.2 received 19 October 2015
Drainage Plan: DP003 Rev.A received 19 October 2015
General Arrangement 1: L-1173-GAP-002 Rev.8 received 19 October 2015
General Arrangement 2: L-1173-GAP-003 Rev.8 received 19 October 2015
General Arrangement 3: L-1173-GAP-004 Rev.8 received 19 October 2015
General Arrangement 4: L-1173-GAP-005 Rev.8 received 19 October 2015
General Arrangement 5: L-1173-GAP-006 Rev.8 received 19 October 2015
Boundary Treatment: L-1173-GAP-007 Rev.8 received 19 October 2015
Boundary Treatment – Fencing Plan: L-1173-GAP-008 Rev.2 received 19 October 2015
Demolition Drawing: L-1173-GAP-010 Rev.8 received 26 November 2015
Red Line Plan: L-1173-GAP-011 Rev.4 received 19 October 2015
Pipeline, PRB and VC Composite Stack: L-1173-GAP-012 Rev.4 received 19 October 2015
Site Sections: L-1173-GAS-001 Rev.4 received 19 October 2015
Flood Risk Assessment: L373-FRA1 Rev.2 received 19 October 2015
Arboricultural Development Statement: CBA10329 Rev.1B received 19 October 2015
Desk Study and Extended Phase I Habitat Survey Report by Thomson Ecology dated July
2014
Reptile Survey dated 29 September 2014 by The Ecology Consultancy
Preliminary Bat Roost Assessment Report dated 28th January 2015 by The Ecology
Consultancy
Badger Survey dated 8 June 2015 by The Ecology Consultancy
Great Crested Newt Assessment dated 3rd June 2015 and 10th June 2015 by The Ecology
Consultancy
Hedgerow Survey dated 6th June 2015 by The Ecology Consultancy
Ground level Bat Tree Assessment Report dated 10 June 2015 by The Ecology Consultancy

Reason: To ensure that the development is carried out in a satisfactory manner.

3  MATERIALS SAMPLES
NO DEVELOPMENT SHALL TAKE PLACE UNTIL SAMPLES OF THE MATERIALS TO BE
USED ON THE EXTERNAL FACES AND ROOF OF THE PAVILION HAVE BEEN
SUBMITTED TO AND APPROVED IN WRITING BY THE BOROUGH COUNCIL.
DEVELOPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DETAILS.

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the use of satisfactory external materials goes to the heart of the planning permission.

4 GROUNDWATER QUALITY MONITORING

NO DEVELOPMENT SHALL TAKE PLACE UNTIL A SCHEME FOR GROUNDWATER QUALITY MONITORING, INCLUDING ITS PARAMETERS AND FREQUENCY, HAS BEEN SUBMITTED TO AND AGREED IN WRITING BY THE LOCAL PLANNING AUTHORITY, IN CONSULTATION WITH THE ENVIRONMENT AGENCY. THE DEVELOPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DETAILS.

Reason: It is considered necessary for this to be a pre-commencement condition to prevent pollution of the water environment in accordance with policy DM5 of the elmbridge development management plan 2015 and para 109 of the national Planning Policy Framework.

5 FOUNDATION DETAILS

NO DEVELOPMENT SHALL TAKE PLACE UNTIL DETAILS OF THE CONSTRUCTION OF THE STRUCTURAL FOUNDATIONS ARE SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY, IN CONSULTATION WITH THE ENVIRONMENT AGENCY, AND SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DETAILS.

Reason: It is considered necessary for this to be a pre-commencement condition to prevent pollution of the water environment and potential risk to proposed users of the site in compliance with policy DM5 of the Elmbridge Development Management Plan 2015 and para 109 of the National Planning Policy Framework.

6 SURFACE WATER SOURCE CONTROL

NO DEVELOPMENT SHALL TAKE PLACE UNTIL SURFACE WATER SOURCE CONTROL MEASURES ARE SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY, AND CARRIED OUT IN ACCORDANCE WITH APPROVED DETAILS.

Reason: It is considered necessary for this to be a pre-commencement condition to ensure that any proposed drainage design does not impact the underlying landfill material and increase flow of any mobile contamination into groundwater or the river thames in compliance with policy DM5 of the Elmbridge Development Management Plan 2015 and para 109 of the National Planning Policy Framework.

7 DRAINAGE SYSTEM CONSTRUCTION

NO DEVELOPMENT SHALL TAKE PLACE UNTIL DETAILS OF THE CONSTRUCTION OF THE CAR PARK AND CLEAN ROOF-WATER DRAINAGE SYSTEM HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY IN CONSULTATION WITH THE ENVIRONMENT AGENCY. THE DEVELOPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH APPROVED DETAILS.

Reason: It is considered necessary for this to be a pre-commencement condition to prevent pollution of the water environment in accordance with policy dm5 of the Elmbridge Development Management Plan 2015 and para 109 of the National Planning Policy Framework.

8 ADDITIONAL TREE INFORMATION AND PRE-COMMENCEMENT INSPECTION

NO DEVELOPMENT SHALL TAKE PLACE UNTIL FURTHER ARBORICULTURAL DETAILS HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE BOROUGH COUNCIL AND THESE WORKS SHALL BE CARRIED OUT AS APPROVED.
THIS SCHEME SHALL INCLUDE DETAILS OF:

A) THE EXISTING TREES AND HEDGES TO BE RETAINED IN THE FORM OF A TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT, IN LINE WITH BS5837:2012, AND SHALL INCLUDE DETAILS OF ALL CURRENT AND PROPOSED HARD SURFACES, WALLS, FENCES, ACCESS FEATURES, AND GROUND LEVELS.

B) THE MEASURES TAKEN TO PROTECT EXISTING TREES AND HEDGES DURING CONSTRUCTION, DEMOLITION, AND DELIVERY OF MATERIALS / MACHINERY, INCLUDING A TREE PROTECTION PLAN AND AN ARBORICULTURAL METHOD STATEMENT IN LINE WITH BS5837:2012 (SEE ARBORICULTURAL METHOD STATEMENT INFORMATIVE.)

C) THE SCHEME SHALL PAY PARTICULAR ATTENTION TO TREE PIT DESIGN AND UNDERGROUND INFRASTRUCTURE AROUND TREES LOCATION OF TREES WITHIN THE HARD LANDSCAPE IN SUSTAINABLE POSITIONS TREE SPECIES MIX TO ENSURE SUSTAINABLE LARGE TREES WITHIN THE LANDSCAPE TREE PROTECTION SCHEME (INC. SITE SPECIFIC METHOD STATEMENTS). FINAL LEVELS AND LIKELY EFFECT ON SOIL HYDROLOGY WITH ROOTING ZONES AROUND PROPOSED AND RETAINED TREES.

D) PRIOR TO THE COMMENCEMENT OF WORKS ON SITE AND AFTER THE INSTALLATION OF THE TREE PROTECTION IN ACCORDANCE WITH (B) ABOVE THE APPLICANT SHALL ARRANGE A PRE-COMMENCEMENT MEETING BETWEEN THE BOROUGH COUNCIL AND THE APPLICANT’S PROJECT ARBORICULTURIST TO ALLOW INSPECTION AND VERIFICATION OF THE PROTECTION MEASURES.

Reason: This permission is granted on the basis that trees would remain on site to mitigate the impact of the development and to preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the demolition and construction works could have implications for the future health and amenity of retained trees within the site.

9 LANDSCAPING - EARTHWORKS
NO DEVELOPMENT SHALL TAKE PLACE UNTIL DETAILS OF EARTHWORKS HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE BOROUGH COUNCIL. THESE DETAILS SHALL INCLUDE THE PROPOSED GRADING AND MOUNDING OF LAND AREAS INCLUDING THE LEVELS AND CONTOURS TO BE FORMED, SHOWING THE RELATIONSHIP OF PROPOSED MOUNDING TO EXISTING VEGETATION AND SURROUNDING LANDFORM. THE DEVELOPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DETAILS.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the use of satisfactory landscaping earthworks goes to the heart of the planning permission.

10 CONSTRUCTION MANAGEMENT PLAN
NO DEVELOPMENT SHALL TAKE PLACE UNTIL A CONSTRUCTION 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
NO HGV MOVEMENTS TO OR FROM THE SITE SHALL TAKE PLACE BETWEEN THE HOURS OF 8.30 AND 9.15 AM AND 3.15 AND 4.00 PM NOR SHALL THE CONTRACTOR PERMIT ANY HGVS ASSOCIATED WITH THE DEVELOPMENT AT THE SITE TO BE LAID UP, WAITING, IN (ADJACENT ROADS) DURING THESE TIMES.

ON-SITE TURNING FOR CONSTRUCTION VEHICLES

MEASURES TO PROTECT ECOLOGICAL FEATURES

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

MEASURES TO CONTROL CONSTRUCTION LIGHTING

MEASURES TO CONTROL CONSTRUCTION NOISE TO INCLUDE A NOISE SCREEN. 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, the free flow of traffic nor cause inconvenience to other highway users and avoid adverse impacts on health in accordance with Policy DM5 and DM7 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the demolition and construction works could have implications on highway safety and amenity and should be agreed before any works begin.

SITE WASTE MANAGEMENT PLAN

NO DEVELOPMENT SHALL TAKE PLACE UNTIL A SITE WASTE MANAGEMENT PLAN 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: To avoid adverse effects from pollution on health, the natural environment or general amenity, in accordance with paragraph 120 of the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition because the satisfactory use of contaminated land goes to the heart of the planning permission.

CONTAMINATED LAND

TO ENSURE THE POTENTIAL FOR CONTAMINATION HAS BEEN INVESTIGATED AND THE NECESSARY ACTION TAKEN TO MAKE THE DEVELOPMENT SITE SUITABLE FOR ITS PROPOSED USE, THE FOLLOWING STEPS MUST BE COMPLETED TO THE SATISFACTION OF THE COUNCIL. NO CONSTRUCTION SHALL BE COMMENCED UNTIL STEP (A) HAS BEEN COMPLETED.

A) SITE INVESTIGATION, METHOD STATEMENT AND REMEDIATION - (FOR GUIDANCE SEE WWW.ELMBRIDGE.GOV.UK AND GO TO ‘CONTAMINATED LAND’ AND THEN ‘CONTAMINATED LAND INVESTIGATION GUIDE’).

(I) A WRITTEN DESK TOP STUDY OF THE SITE SHALL BE CARRIED OUT AND A WRITTEN SITE INVESTIGATION DESIGNED FOR THE SITE USING THE INFORMATION OBTAINED FROM THE DESK TOP STUDY. THIS MUST PROVIDE DETAILS OF THE INVESTIGATION FOR SOIL, GAS AND CONTROLLED WATERS WHERE APPROPRIATE. THESE SHALL BE SUBMITTED TO, AND APPROVED BY, THE COUNCIL.

(II) THE SITE INVESTIGATION SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE SCHEME AGREED BY THE BOROUGH COUNCIL. THE RESULTS OF THE SITE INVESTIGATION, A REFINED CONCEPTUAL MODEL AND A RISK ASSESSMENT OF ANY CONTAMINATION FOUND SHALL BE SUBMITTED IN WRITING TO, AND APPROVED BY, THE COUNCIL.

(III) A WRITTEN METHOD STATEMENT DETAILING ANY REMEDIATION REQUIREMENTS SHALL BE SUBMITTED TO, AND APPROVED BY, THE COUNCIL.

B) DEVELOPMENT IN ACCORDANCE WITH THE METHOD STATEMENT

THE DEVELOPMENT OF THE SITE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED METHOD STATEMENT, AND ANY ADDENDA SUBMITTED BY THE DEVELOPER, AND AGREED IN WRITING BY THE BOROUGH COUNCIL. ANY POST REMEDIATION MONITORING IDENTIFIED IN THE METHOD STATEMENT, SHALL BE INSTALLED BY THE DEVELOPER WITHIN THE TIMESCALES IDENTIFIED IN THE
Method statement and maintained and operated for as long as identified by the method statement.

C) Unsuspected contamination
If, during development, contamination not previously identified, is found to be present at the site then no further development shall be carried out until the development approved by this permission shall not commence unless the method for piling foundations (if piling is to be used on site) has been submitted to, and agreed in writing, by the borough council. The piling shall be undertaken only in accordance with the approved method.

D) Imported material
Clean, uncontaminated rock, soil, brick rubble, crushed concrete or ceramic only shall be permitted as infill material. The developer shall not import any material until a sampling program has been submitted in writing, and approved by, the council.

E) Piling
Development approved by this permission shall not commence unless the method for piling foundations (if piling is to be used on site) has been submitted to, and agreed in writing, by the Borough Council. The piling shall be undertaken only in accordance with the approved method.

F) Completion of remediation
Upon completion of the remediation detailed in the method statement, and before occupation of any part of the site by any end user, a written report shall be submitted to, and agreed by, the council that provides verification that the required works regarding decontamination and installation of post remediation monitoring, have been carried out in accordance with the agreed method statement and any addenda thereto.

G) Certificate of completion
A certificate of completion, in the form specified by the council, shall be provided to the borough council signed by an appropriate person, before occupation of any part of the site by any end user, stating that remediation was carried out in accordance with the approved remediation scheme and that the site is suitable for the permitted end use.

Reason: To avoid adverse effects from pollution on health, the natural environment or general amenity, in accordance with paragraph 120 of the national planning policy framework. It is considered necessary for this to be a pre-commencement condition because the use of satisfactory contaminated land goes to the heart of the planning permission.

13 Contaminated land (controlled waters)
No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the local planning authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority, in consultation with the environment agency:

1) A preliminary risk assessment which has identified: all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors, potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3) THE RESULTS OF THE SITE INVESTIGATION AND DETAILED RISK ASSESSMENT REFERRED TO IN (2) AND, BASED ON THESE, AN OPTIONS APPRAISAL AND REMEDIATION STRATEGY GIVING FULL DETAILS OF THE REMEDIATION MEASURES REQUIRED AND HOW THEY ARE TO BE UNDERTAKEN.

4) A VERIFICATION PLAN PROVIDING DETAILS OF THE DATA THAT WILL BE COLLECTED IN ORDER TO DEMONSTRATE THAT THE WORKS SET OUT IN THE REMEDIATION STRATEGY IN (3) ARE COMPLETE AND IDENTIFYING ANY REQUIREMENTS FOR LONGER-TERM MONITORING OF POLLUTANT LINKAGES, MAINTENANCE AND ARRANGEMENTS FOR CONTINGENCY ACTION.

ANY CHANGES TO THESE COMPONENTS REQUIRE THE EXPRESS WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY. THE SCHEME SHALL BE IMPLEMENTED AS APPROVED.

Reason: It is considered necessary for this to be a pre-commencement condition to prevent pollution of the water environment due to possible migration of contaminants from within the fill and potential risk to proposed users of the site and adjacent land owners in accordance with policy DM5 of the elmbridge development management plan 2015 and para 109 of the National Planning Policy Framework.

14 POINTS OF DISCHARGE
PRIOR TO CONSTRUCTION OF THE DEVELOPMENT HEREBY APPROVED, EVIDENCE THAT CONNECTION TO THE EXISTING SURFACE WATER OF THE NEIGHBOURING PROPERTY WILL NOT INCREASE THE RISK OF FLOODING MUST BE SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY.

Reason: It is considered necessary for this to be a pre-commencement condition to ensure there is no flooding to new and existing development in accordance with policy CS26 of the elmbridge core strategy and the National Planning Policy Framework.

15 DRAINAGE CALCULATIONS
PRIOR TO CONSTRUCTION OF THE DEVELOPMENT HEREBY APPROVED, STORAGE VOLUME CALCULATIONS THAT USE VALUES FOR THE CURRENT DESIGN THAT SHOW THAT THE 100 YEAR STORMS + 20% cc IS ACCOMMODATED ONSITE AND SUFFICIENT STORAGE FOR THE SHALLOW INFILTRATION SYSTEM, MUST BE SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY.

Reason: It is considered necessary for this to be a pre-commencement condition to ensure the drainage design meets the technical standards to ensure there is no flooding to new and existing development in accordance with policy CS26 of the elmbridge core strategy and the National Planning Policy Framework.

16 SUDS DRAWINGS
PRIOR TO CONSTRUCTION OF THE DEVELOPMENT HEREBY APPROVED, LONG AND CROSS SECTIONS OF EACH PROPOSED SUD ELEMENT, MUST BE SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY.

Reason: It is considered necessary for this to be a pre-commencement condition to ensure the drainage design meets the technical standards to ensure there is no flooding to new and existing development in accordance with policy CS26 of the elmbridge core strategy and the National Planning Policy Framework.

17 EXCEEDENCE EVENTS
BEFORE THE COMMENCEMENT OF THE CONSTRUCTION OF THE DEVELOPMENT HEREBY APPROVED, DETAILS OF HOW THE SUSTAINABLE DRAINAGE SYSTEM WILL CATER FOR SYSTEM FAILURE OR EXCEEDENCE EVENTS, BOTH ON AND OFF SITE, MUST BE SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY.
Reason: It is considered necessary for this to be a pre-commencement condition to ensure the proposal has fully considered drainage system failure to ensure there is no flooding to new and existing development in accordance with policy CS26 of the elmbridge core strategy and the National Planning Policy Framework.

18 CONSTRUCTION PHASING
BEFORE THE COMMENCEMENT OF THE CONSTRUCTION OF THE DEVELOPMENT HEREBY APPROVED, DETAILS OF HOW THE SUSTAINABLE DRAINAGE SYSTEM WILL BE PROTECTED AND MAINTAINED DURING THE CONSTRUCTION OF THE DEVELOPMENT SHALL BE SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY. THE DEVELOPMENT SHALL THEREAFTER BE CARRIED OUT IN STRICT ACCORDANCE WITH THE APPROVED DETAILS.

Reason: It is considered necessary for this to be a pre-commencement condition to ensure the construction works do not compromise the functioning of the agreed sustainable drainage system in accordance with policy CS26 of the elmbridge core strategy and the National Planning Policy Framework.

19 SUDS MAINTENANCE
PRIOR TO CONSTRUCTION OF THE DEVELOPMENT HEREBY APPROVED, A MAINTENANCE PLAN DETAILING WHO WILL OWN AND MAINTAIN THE SUDS FEATURES, AND THEIR MAINTENANCE REGIME MUST BE SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY.

Reason: It is considered necessary for this to be a pre-commencement condition to ensure the drainage design meets the technical standards to ensure there is no flooding to new and existing development in accordance with policy cs26 of the elmbridge core strategy and the National Planning Policy Framework.

20 MAINTENANCE OF SURFACE WATER DRAINAGE
No development approved by this permission shall be occupied or brought into use until a scheme for the future maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved scheme.


21 LANDSCAPING - SCHEME
Prior to first use of the development, full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. This scheme shall include indications of all hard surfaces, walls, fences, access features, ventilation shafts, the existing trees and hedges to be retained, together with the new planting to be carried out in the first planting season.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

22 LANDSCAPING - TREE PLANTING AND AFTERCARE
Prior to first use of the development, full details of all proposed tree planting, the proposed times of planting, and arrangements for aftercare over a period of 5 years shall be approved in writing by the Borough Council. All tree planting and aftercare shall be carried out in accordance with those details and at those times. If within a period of five years from the date of the planting of any tree, that tree, or any planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted in the same place, unless the Borough Council gives its written consent to any variation.
Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

23  MANAGEMENT OF SCRUBLAND
Prior to first use of the development, a scheme of management and maintenance for the retained scrub woodland shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

24  PA/SOUND SYSTEM
Details of the PA and sound system (if applicable) shall be submitted to, and approved by the planning authority prior to first use of the systems. This shall include a further acoustic report detailing how the sound/PA system shall be designed, installed and operated including any mitigation methods to ensure that residents living close to the site including those across the river are not unduly disturbed by noise. Details of noise sensitive receptors to be assessed shall be submitted to and approved by the Local Planning Authority and will include the following residential premises:

   " The Weir Hotel, Towpath, Waterside Drive
   " Rose Cottage, Towpath, Waterside Drive
   " Hawks End, Waterside Drive
   " La Boheme, Wheatley's Eyot
   " Garden House, Waterside Drive
   " Parke Road, Sunbury on Thames

Once approved the PA / sound system shall be installed, maintained and used as approved.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with the National Planning Policy Framework.

25  NOISE MANAGEMENT PLAN
A detailed noise management plan (NMP) shall be submitted to, and approved by the planning authority prior to the first use of the site. The NMP should be written in conjunction with a suitably qualified acoustic consultant and shall cover all potential sources of noise and set in place appropriate control measures.

The development shall be carried out in accordance with the approved NMP which shall be adhered to by all users of the site at all times. Any departure should be agreed in writing by the local Planning Authority.

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 123 of the National Planning Policy Framework and the Noise Policy Statement for England.

26  LIGHTING STRATEGY
Prior to first use of the development, a lighting strategy to avoid light spill onto adjacent habitat shall be submitted to and approved by the Local Planning Authority, in consultation with Natural England, Surrey Wildlife Trust and Surrey Bat Group. The lighting strategy shall take into account the Phillips report ref: 0244037956 dated 19/2/15, Chapter 14-Lighting of the Environmental Statement and the Environmental Services recommended limitation on hours of floodlighting between 22:00 and 07:00 except for the car park which should be limited between 22:30 and 07:00. The development shall be carried out in accordance with the lighting strategy.

Reason: To limit the impact of light pollution from artificial light on the character and amenity of the area and wildlife with particular reference to birds and foraging bats, in accordance with paragraph 125 of the National Planning Policy Framework and Policy DM5 of the Elmbridge Development Management Plan 2015.
NEW ACCESS
The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Waterside Drive has been constructed and provided with visibility zones in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction between 0.6 metres and 2 metres high above the ground.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015.

PARKING AND TURNING/RETENTION OF PARKING AND TURNING
The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking areas shall be retained and maintained for their designated purpose.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015.

PROVISION FOR SUSTAINABLE MODES
The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:
The secure parking of bicycles within the development for 32 cycles.


TRAVEL PLAN
Prior to occupation of the development a 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 Draft Travel Plan document.
And then the approved Travel Plan shall be implemented upon first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.


BUS STOP
The development hereby approved shall not be first occupied unless and until a bus stop has been provided outside of the development, on Waterside Drive in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority (to include shelter, kerbing, Real Time Passenger Information, road markings and any other necessary accommodation works).

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015 and Policy CS25 of the Elmbridge Core Strategy 2011.

PITCH MANAGEMENT AND MAINTENANCE
Before the Artificial Grass Pitch and grass pitches are brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. For the Artificial Grass Pitch
this should include measures to ensure the replacement of the Artificial Grass Pitch within a specified period and testing of the facility every 3 years. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the pitches.

Reason: To ensure that the new facilities are capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Policy DM9 of the Development Management Plan 2015.

33 VERIFICATION REPORT
No occupation of any part of the development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To prevent pollution of the water environment due to possible migration of contaminants within the fill and potential risk to proposed users of the site and adjacent land owners in compliance with Policy DM5 of the Elmbridge Development Management Plan 2015 and para 109 of the National Planning Policy Framework.

34 SUDS POST CONSTRUCTION CHECK
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 an acceptable Sustainable Drainage System has been constructed in accordance with Policy CS26 of the Elmbridge Core Strategy and the National Planning Policy Framework.

35 STORAGE OF WASTE
Adequate provision must be made for the storage and collection of waste so that no odour is detectable at or beyond the boundary of the nearest premises.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.

36 TREE PROTECTION
In this condition 'retained tree' means an existing tree, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the development.

a) no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Borough Council. Any pruning shall be carried out in accordance with British Standard 3998 (tree work) and in accordance with any supplied arboricultural method statement.

b) if any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Borough Council.

c) tree protection shall be maintained in-situ and not moved or removed until all construction has finished and equipment, materials, or machinery are removed from site.

Reason: To retain trees to ensure that the development fits in with the local landscape and the ecology of the area.
during the construction process unless otherwise agreed in writing with the Borough Council. This shall include any requirement for arboricultural supervision and site monitoring.

Reason: This permission is only granted on the basis that the trees would remain on site to mitigate the impact of the development and to preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

37 ECOLOGY
The development shall be carried out in accordance with the recommended actions set out in the Desk Study and Extended Phase I Habitat Survey Report by Thomson Ecology dated July 2014, Reptile Survey dated 29th September 2014 by The Ecology Consultancy, Preliminary Bat Roost Assessment Report dated 28th January 2015 by The Ecology Consultancy, Badger Survey dated 8th June 2015 by The Ecology Consultancy, Great Crested Newt Assessment dated 3rd June 2015 and 10th June 2015 by The Ecology Consultancy, Hedgerow Survey dated 8th June 2015 by The Ecology Consultancy and Ground level Bat Tree Assessment Report dated 10th June 2015 by The Ecology Consultancy.

Reason: To ensure that biodiversity and ecology are protected in accordance with the National Planning Policy Framework.

38 CONTROL OF POLLUTION AND NOISE DURING CONSTRUCTION
During the construction phase where sensitive premises are nearby:

(a) Work which is audible beyond the site boundary should only be carried out between the following hours:
   Monday to Friday 08:00 hrs to 18:00 hrs
   Saturday 08:00 hrs to 13:00 hrs
   and not at all on Sundays or Bank Holidays.

(b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.

(c) Deliveries and collections should only be received within the hours detailed above.

(d) Adequate steps should be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.

(e) There should be no burning on site that causes nuisance to local residents.

(f) Only minimal security lighting shall be used outside the hours stated above.

Further advice is available on our website www.elmbridge.gov.uk/envhealth.

Reason: In order to safeguard against the emission of noise and protect the amenities of the locality in accordance with Policy DM5 of the Elmbridge Development Management Plan 2015.

39 PITCH STANDARD
The playing fields and pitches shall be constructed and laid out in accordance with the standards and methodologies set out in FA ground grading standards, FIFA standards and the guidance note "Natural Turf for Sport" (Sport England, 2011).

Reason: To ensure the quality of pitches is satisfactory in compliance with Policy DM9 of the Elmbridge Development Management Plan 2015.
40  PLANT NOISE
The LAeq of mechanical plant, measured 1 metre from the façade of the closest noise sensitive premises, over a 1-hour period during the day or 5 minutes at night (23.00 - 07.00 hrs), must be a minimum of 5 dB below background (L90), measured over a sufficient time interval to obtain a representative value, at the nearest noise sensitive premises, or a minimum of 10 dB below background if:
- the noise contains a distinguishable, discrete, continuous note (whine, hiss, screech, hum, etc)
- the noise contains distinct impulses (bangs, clicks, clatters or thumps)
- the noise is irregular enough to attract attention.

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 123 of the National Planning Policy Framework and the Noise Policy Statement for England.

41  REMEDIATION METHOD STATEMENT
The development shall be carried out in accordance with the Remediation Method Statement set out in Appendix 9.1 of the Environmental Statement unless otherwise agreed by the Local Planning Authority.

Reason: To avoid adverse effects from pollution in accordance with paragraph 120 of the National Planning Policy Framework.

42  DESIGNING TO AGREED SUDS SYSTEM
The Sustainable Urban Drainage System hereby agreed shall not be carried out except in complete accordance with the approved Drainage Layout L373-011 Rev.7.

Reason: To ensure an acceptable Sustainable Drainage System complies with the technical standards in accordance with Policy CS26 of the Elmbridge Core Strategy and the National Planning Policy Framework.

43  COMMUNITY USE
Prior to first use of the development, a community use agreement shall be submitted to and approved by the Local Planning Authority in consultation with Surrey CFA in line with the intended usage levels of the pitch construction. The development shall be carried out in accordance with the agreement.


Informatives

1  ARBORICULTURAL METHOD STATEMENT
It is advised that where an arboricultural method statement is required to satisfy a condition of planning consent it must be submitted prior to demolition or development works and be detailed, site specific, prepared by a qualified and experienced arboriculturist and in line with BS5837:2012 - ‘Trees in relation to design, demolition, and construction - Recommendations’.

2  ADVICE TO DEVELOPERS REGARDING CONTAMINATION ASSESSMENTS
To ensure the necessary information is submitted to the Council to satisfy the conditions relating to contaminated land assessments, applicants are advised to carry out the following.
- Read the ‘Contaminated Land Investigation Guide’ which is available on the Council website in the Contaminated Land section www.elmbridge.gov.uk/pollution
- Appoint a professionally qualified Environmental Consultant who is able to carry out contamination assessments. A database of consultants is available in the Directory section of the ENDS website, www.endsdirectory.com
- Request that, once appointed, the consultant contacts the Council to discuss the exact requirements of the planning condition prior to them commencing their work.
3 ENVIRONMENTAL HEALTH CONSULTATION
Before carrying out any contamination investigation or remediation of a site the developer is strongly recommended to contact the Environmental Health & Licensing Team for guidance on the requirements for such investigations or remediation. Investigations, in particular, which do not adequately fulfil these recommendations, may result in additional work having to be carried out.

4 ENVIRONMENT AGENCY CONSULTATION
Where there are planning conditions requiring the submission of information (desk study, site investigation, remediation method statement and remediation verification report) in relation to either Special Sites or pollution of Controlled Waters then the Environment Agency would like to receive copies of any documents produced by the developer in connection with those conditions.

5 WASTE ON SITE
Most contaminated soils are regarded as controlled waste. If controlled waste is to be deposited on the site then either a Waste Management Licence will be required or the applicant will need to register an exemption to licensing with the Environment Agency. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the licensable status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

6 WASTE TO BE TAKEN OFF SITE
Most contaminated soils are regarded as controlled waste. Therefore, their handling, transport, treatment and disposal are subject to waste management legislation, which includes:
(i) Duty of Care Regulations 1991
(ii) Special Waste Regulations 1996
(iii) Waste Management Licensing Regulations 1994 (as amended)
Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the licensable status of any proposed off site operations is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

7 ALCOHOL LICENSING - PREMISES LICENCE
If the applicant wishes to sell alcohol they will have to apply for a Premises Licence or if the premises (Take Away) wishes to remain open for business between 23.00hrs - 05.00hrs for the sale of hot food or drink a licence is required.

8 ASBESTOS
If materials containing asbestos are present on the site a specialist contractor must remove such material to a licensed facility before demolition works commence. This is to ensure that the material is not broken up and left on site and does not pose a health risk to site workers or neighbouring residents. The enforcing authority with regard to asbestos on a demolition or construction site is the Health and Safety Executive.

9 NEW AND REFURBISHED FOOD PREMISES
New food businesses must be registered at least 28 days before commencement of trading. This can be done on-line at www.elmbridge.gov.uk Alternatively an application form can be sent on request by telephoning Environmental Health & Licensing on 01372 474750

Food preparation areas must be suitably designed for the type of food preparation carried out and be proof against the ingress of pests. Equipment should include:

" Wash-hand basins
" Equipment sinks
" Food preparation sinks
" Suitable and sufficient food storage including the use of refrigerators and freezers.
Temporary accommodation for waste within the preparation area together with sufficient external storage for waste.

All equipment and structural surfaces must be washable and capable of disinfection where applicable.

CONTROLLED WASTE
If any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably permitted treatment or disposal site.

WORKS WITHIN PROXIMITY OF BANK OF MAIN RIVER
Please note that under the terms of the Water Resources Act 1991 and the Thames Byelaws, the prior written consent of the Agency is required for any proposed works or structures in, under, over or within 8m of the top of the bank of the main river. Therefore the construction of any new surface water outfall into the adjacent River Thames will require Flood Defence Consent.

PIPELINE
The proposed surface water drain and footpath cross the BPA high pressure fuel pipeline. The appropriate crossing agreements and method statements will need to be in place before work can commence. When planning works involved in crossing or working with the wayleave, plan of work, drawings, Method Statement and Risk Assessment for the written acceptance of BPA Engineering is required before works start.

SCAFFOLDING LICENCES
The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.

NEW VEHICLE CROSSOVERS AND DROPPED KERBS
The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.

OTHER WORKS TO THE HIGHWAY
The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

MATERIALS DEPOSITED ON THE HIGHWAY
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).
17 MONITORING FEE
The developer is advised that a standard fee may be charged for input to, and future monitoring of, any Travel Plan.

18 ELECTRIC VEHICLE CHARGING
The applicant is encouraged to install a rapid electric vehicle charger which would be capable of fully charging a vehicle within 20-40 minutes and to install the wiring and charger hardstanding during the construction phase.

19 BIODIVERSITY ENHANCEMENT
The application is advised to deliver biodiversity enhancement off site but within part of the adjacent Biodiversity Opportunity Area (BOA) in consultation with Surrey Wildlife Trust.
APPENDIX 1

Representations:
140 letters of objection on the amended scheme and Environmental Statement, including the Ashley Road Residents Association, relating to:

Environmental Impact Assessment

- Environmental Statement – questions remain unanswered regarding safety and suitability, specific highly toxic contamination in form of carcinogenic substances
- Fails to examine alternative locations in Elmbridge, only considers choice between Stompond Lane and Waterside Drive, therefore ES cannot fulfil order of Secretary of State.
- Potential alternative sites could include Pavilion Sports Club, East Molesey, Esher Rugby Club, Rydens School or Brooklands.
- ES does not address impact on residents or wildlife on other side of river in Spelthorne
- Does not consider if clubs would thrive better and have less impact at separate grounds, such as keep 2 football clubs at Stompond Lane and relocate athletics which would be more acceptable at Waterside Drive
- Stompond Lane and Waterside Drive are intrinsically linked and must be considered in tandem but Council have already accepted an offer by developer for Stompond Lane. Condition on Stompond Lane requires replacement provision for sports facilities so site should not be sold if Waterside Drive is not deliverable Negative impact of 6 football pitches rather than one, as well as Athletics Stadium, is not correctly measured.
- Wrongly concludes that floodlights will not be visible from Parke Road and Willow Way, particularly in winter when trees lose their leaves (see 14.48 – Receptors 2 and 3 (Parke Road) are considered to be low as only glimpsed or partial views are possible)
- Will remove 42% of natural habitat for birds, insects and animals, ES claims it doesn’t matter. River Thames is SNCI which is vital wildlife corridor and ES does not correctly assess its value
- ES should have been conducted before planning permission was approved. It could have provided guidance on minimising impact on residents by reducing number of football clubs sharing the ground, cutting floodlights or limiting days and hours of operation
- ES produced too quickly covering only short period of year, many species of birds not mentioned
- Request for EIA was disregarded previously
- ES downplays the environmental impact of noise on local residents and recommends a weak mitigation strategy
- Poor quality, timing and inaccuracy of ES, based on guesswork not fact and has decided impacts on residents and wildlife don’t matter
- Hasty and shambolic exercise, report is difficult to access due to format of the documentation, a Plain English cover note would be helpful.
- ES conducted in wrong sequence as post justification of planning decision
- Non-technical summary doesn’t contain enough information to be any use
- No consideration of whether Construction Traffic and Noise management plans can mitigate adverse impacts on residents
- Quantitative significance test to qualitative and subjective assessment is nonsense.
- Technique is mix of supposition and denial of facts such as it won’t be possible to see the site behind a tree in August, whereas wider area will be visible when it is floodlit in winter
- Tautological arguments such as minor impact is acceptable and “designed in” mitigation can convert major adverse impact in minds of residents to major benefit
- Documents do not set out the changes that are proposed clearly enough to measure the impact on residents such as size, scale, duration or frequency of each impact.
- Landscape and Visual Impact Assessment (LVIA) introduces zone of theoretical visibility because much of work is desk study. Field study in August when all deciduous trees are in leaf therefore difficult to estimate winter visibility during the summer months.
- Impacts in LVIA have been dismissed by systematically downgrading the measurements. Tower of St Mary’s Church is grade 1 listed and church Grade II* but landscape value downgraded from Exceptional to Major.
Many of the areas identified in LCA1 River Thames corridor in the Landscape Assessment are within view of the site and have special characteristics of the Riverside Plotlands which are protected by planning policies in Spelthorne.

LVIA assessment tables are confusing since most are labelled construction phase in header regardless of which phase they cover; Table 11.12 is described as during construction, but labelled Operation Phase. These reduce magnitude of impact from Sunbury to negligible or none, which residents can prove is not true.

After 15 years of operation, the LVIA says landscape strategy would provide screening such that no views are likely to be possible from properties associated with the Creek, Parke Road, Willow Way, Lower Sunbury and only glimpsed night time views. The proposed trees are deciduous and will have negligible effect at screening the development. Screening would require the 41 trees to be large evergreen trees. The ES is deceitful and an independent, objective organisation should have conducted the ES rather than Elmbridge.

**Green Belt**
- Departure from NPPF, harm to green belt and character of area
- Green Belt should not be built on

**Need/Principle**
- The clubs do not wish to share facilities at Waterside Drive
- Development driven by EBC, not supported by the majority of the community
- No evidence of need for facility
- Will schools and residents have free access to improve health?
- No democratic demand for the development, unlike Xcel Leisure Centre
- No public mandate, a vanity project sponsored by councillors and supported by the few beneficiaries
- Would only benefit private clubs
- Development should only go ahead if Walton and Hersham FC and Walton Casual enter legal agreement with Council to ensure Walton and Hersham have a new ground
- White elephant
- Drakes Park would be preferable location
- Sports should be moved to different locations so they do not affect one group of residents so severely
- Need for additional sports facilities was not mentioned in the Core Strategy, either in general terms of local deficiency or need for additional sports facilities in Settlement investment and development schemes for Walton on Thames. Policy CS14 refers to provision of improved accessible open space at Waterside Drive
- Conflict with Policy CS12 that new development respects and makes positive contribution to waterside environment. ES does not provide sufficient evidence of mitigation to make it acceptable
- Other documents quoted to justify need have been produced post event
- Sports ground at Stompond Lane is community asset and should be retained and invested in, rather than build houses
- Playing Pitch Needs Assessment 2013 is 2 years old and may not reflect current needs
- No statement in the ES that the 3 clubs support the proposal
- Stompond Lane is spiritual home of Walton and Hersham and should be kept at heart of community. A move would undo much of work on growing youth scheme.
- Facilities should be in heart of community, moving swimming pool from Kings Road to Waterside Drive caused collapse in number of people using the pool
- Site should be capped, landscaped and used for recreational use, similar to Hurst Park
- The local facilities cannot cope with such developments

**Landscape**
- Riverside vista will be harmed for residents and visitors
- Although site is no longer raised by 1.5m, a row of evergreen trees around Sports Hub should be provided to screen from noise and floodlighting all year round
- Bunds should be planted with evergreen trees
General Amenity/Design

- Area of pitches and dog walking area will be larger, 44,000sqm to 140,000sqm (318% increase)
- Will ruin view of Sunbury Weir from Sunbury’s conservation area and St Mary’s Church which is Grade II* listed. 2,520 signed a petition to save the view from King’s Lawn and Thames Street
- Sports Hub will operate six times longer each week compared to once a week matches played by Walton Casuals. Impact on residents has not been fully taken into account.
- Would change the look and feel of Walton
- Will spoil quiet riverside location and use of Thames Towpath and Weir public house
- Massive change to character of area with increased noise, lighting and traffic
- Loss of public open space for benefit of athletics and football fenced off and used for small portion of week and out of season hardly at all
- Seating area north of training pitches may lead to loss of privacy of properties on opposite side of river and should be moved
- Extra duration of noise every weekday evening except Friday and every Saturday afternoon in season, will have significant adverse impact on health and quality of life
- Residents to plan to go out to avoid Walton Casuals matches but would not be able to avoid combined teams’ matches
- Loss of visual amenity from public parks and open spaces like King’s Lawn, Flower Pot Green and The Old Bathing Field, as well as properties in Sunbury
- Pavilion twice as high
- Photos of viewpoints in Landscape Assessment suggest site is single point at ground level, but width of site and 20 floodlight masts raising 15 and 18m above ground will be visible over wide area, especially at night and during winter months when deciduous trees do not limit views. Not glimpsed views
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- Litter from users of leisure centre in surrounding roads and would increase with additional facilities

Lighting

- Light pollution will happen all the time instead of just occasionally
- Increase from 2 hours per week to 12 hours per week, 600% increase
- More than double number of floodlights, which will each be 3 metres higher, increase from 8 to 18
- Difficult to believe 18m columns will not create light spillage beyond immediate boundaries of site and no glare
- Lights must be pointed away from river and shielded
- Existing lights are a problem
- Riverside will be spoilt by floodlights
- Floodlights will be visible from surrounding properties, some in flood zone are raised off ground which makes site and floodlights more visible, particularly from 1st floor level
- Illuminated surface of pitches and athletics track will be seen above bund from first floor level across river. Table 11.9 of ES baseline is incorrect and disingenuous.
- Light spill will have major impact, not negligible significance as stated in ES
- Walking, cycling, driving or boating westward along Thames Street, beside Kings Lawn the view of the weir will be overwhelmed by the floodlight mast during the day and the lights by nights.
- Floodlighting will dominate night sky
- ES does not take into account site is Green Belt and development should maintain open character and darkened skies. Sunbury village is rural looking out over intrinsically dark area of Green Belt land. None of trees along river are evergreen so it is inaccurate to state views are glimpsed
- No consultation on lighting carried out therefore Turley have no idea what local residents’ opinions are
- Petition of 2520 signatories objected to floodlighting affecting darkened sky on banks of river and around Sunbury Weir.
Floodlights already shine into bedroom on Fordbridge Rd and street lights are higher and brighter.

**Noise**

- Increased noise which would carry across water
- Proposed mitigation is insufficient to alleviate increased noise
- Noise will happen all the time instead of just occasionally, will destroy ability to enjoy quiet living in home
- Duration of noise every weekday evening and Saturday afternoon will have significant adverse impact on health and quality of life of local residents
- 800% increase in noise weekdays and 200% increase at weekend
- Duration of peace for residents during leisure time hours changes from alternate weekends and six evenings per week to Sundays and Friday evenings only, minus 1000%
- 4 practice pitches will create lot of noise. Number of pitches should be reduced
- Proposal would introduce statutory noise nuisance to local residents. Residents have not chosen to live adjacent to a football stadium.
- ES concentrates on meeting requirements of planning law. Mitigation standards set down in planning law are weaker than those in Environmental Protection Act 1990 which require “best practicable means” to address a statutory nuisance.
- Councillors set mitigation standards which ensure statutory nuisance is not created by operation of the new facilities
- Noise assessment methodology considers potential noise impact on five of the closest residential properties, ignores large residential area to east of development, including Dudley Road
- Noise from Xcel football pitches is noticeable in Dudley Road and individual words are audible
- Noise emanating from five a side pitches at Dunsmore Road is significantly higher than other residential receptors, indicating residents to east already suffer from adverse noise impact
- Local residents were not consulted regarding the existing noise generated by the operation of the five a side pitches, therefore noise assessment methodology is flawed
- Noise assessment methodology is flawed because it did not record background noise for a sufficient time period in the residential area to east of the development and too much emphasis placed on background noise by aircraft
- Longer baseline survey should have been done
- ES refers to high ambient background noise from aircraft and River Thames weir but aircraft only fly over site when Heathrow operates in easterly direction which is maximum of 40% of the time. Therefore 60% of time there is no aircraft flying over. Many residents would not hear weir due to building obstructions in between.
- A more robust mitigation strategy than Noise Management Plan should be considered
- Mitigation of noise by management is considered one of weakest controls in hierarchy of risk control principles adopted by HSE, the Environment Agency and others. An engineered approach such as installing sound absorbing barriers to east of ground or natural barriers such as denser barrier of trees should be considered best practicable means under Environmental Protection Act.
- The five a side operation at Xcel often goes beyond the 10pm deadline
- Riverside would be spoilt by noise
- ES understates noise referring to spectator and participant noise from football matches as “speech character”, it is tribal chanting, swearing, aggressive yobbish noise that is offensive to hear
- Para 123 of NPPF – development to avoid noise giving rise to significant adverse impacts on health and quality of life
- Sport England guidance advises sport facilities to be good neighbours and consider limitations to usage of floodlighting
- ES assessment of noise from PA system is incorrect, refers to PA use unlikely to coincide with peak participant and spectator noise. Noisiest time is when players are announced or substituted. Noise lasts longer than 5 minutes. Does not consider numerous complaints about noise from Walton Casuals matches.
• Frequency of noise is not addressed in ES, due to shared ground.
• Wind direction and noise travelling across water has not been considered, impact on properties across river
• Balance of noise against value to society is not suitable for ES
• Noise management plan should limit days of operation
• Noise from construction phase will be substantial for Weir Hotel and Rose Cottage
• Reception loud speaker is already audible half a mile downstream
• No mention of use of whistle noise which can travel far distances and experienced with existing uses
• No analysis of spectator noise during football games

Traffic/Highways
• Development is out of town and very poorly served by public transport
• Additional traffic across Walton Bridge through town to the Sports complex
• Increased traffic and congestion
• Parking near Xcel is already difficult at times and could compete for spaces with users of leisure centre
• All users will need to drive to site.
• Lack of parking at Waterside Drive, parking occurs both sides of road when events are held at Leisure Centre
• On Saturday morning, two lots of 30 children use Stompond Lane and this would be intensified if Walton Casuals and Athletics club all train at same time
• Walton Station approx. 2 miles away
• Stompond Lane has better access to public transport and within walking distance of schools
• Site would be less accessible than Stompond Lane for local schools
• Waterside Drive is narrow road leading to dead end and cannot handle heavy construction traffic
• Conflict with traffic to BP aviation fuel storage complex
• Existing users of sports facilities at Stompond Lane would have to drive and may be less likely to use facility
• Construction Traffic Management Plan and promotion of sustainable travel lacks credible detail on how they would reduce impact of increased HGV
• Insufficient parking proposed
• Bus service to the site is very poor, has reduced in frequency compared to previous years

Contamination
• Contamination is major human health concern
• Contamination on COMAH site is major concern, industrial waste and gasoline fumes
• Concern about problems for residents during construction site when site will be disturbed by ground work
• River Thames could be polluted
• Proposed capping and screening would not address toxic substances being released in event of flood
• Decomposition beneath surface would render area unsuitable for athletics track
• Possibility of corporate criminal charges against councillors should the known hazards occur
• Proximity to major BP fuel store
• Within “blast zone” of aviation fuel storage and pumping station
• Remediation of extensive site (14ha) close to human population, river Thames and drinking water reservoirs carries its own problems
• Site holds hundreds of carcinogenic toxins and is only metres from BP fuel aviation storage lines and depot (COMAH) which creates its own residue of harmful fumes into immediate area when pumping or refuelling
• Aviation fumes from daily refuelling operations can be unbearable for those nearby so why knowingly risk the health of young athletes by putting them in this situation.
• Only 200 metres upstream from Thames Water reservoirs intake for London drinking water
Air pollution not addressed

ES has failed to deal with Gas Hotspot that was located close to the buildings of Walton Casuals FC, referred to in March 2015 Addendum Gas Risk Assessment. Report recommended further intrusive investigations and assessment and some remedial works may be required. Risk to human health via volatile aliphatic and aromatic hydrocarbons fractions that are breathed in and are not all visible or have odour. Outcome of risk assessment is not satisfactory.

Vapour phase quantitative risk assessments completed by EPG concluded no mitigation works are required regarding hotspot close to Walton Casuals FC. EPG have determined gas hot spot is not coming from landfill but is still on the proposed site and should be dealt with.

Additional information provided to EPG implies BPA pipelines may have problem but the ES should address this public concern and allow access to information

High level of fumes near to site make it uncomfortable to breathe at times, made worse in autumn and winter by fog, which make it difficult for aviation fumes to dissipate. Has led to respiratory health problems.

Ludicrous to build stadium in such a sensitive location with dangers both known and unknown to local community.

Risk to human health bringing young athletes to highly sensitive COMAH area and young people who have been playing on football pitch that may have been exposed to asbestos dust, landfill gas and aviation fuel vapour. Site must be made safe if children are to play on land in the future.

Noted that Environment Agency comment still needs to be addressed that BP holdings and COMAH sites in area need to be properly understood as there are restrictions for sensitive use in the vicinity that may impact on recreational use, clubhouse and day care centre as proposed. This may impact on proposed site use and final design.

2012 Apps Court Farm on other side of BPA Aviation Storage Depot site was refused due to proximity to COMAH site and objection by Health and Safety Executive

ES does not address the issue that aviation fuel can be ignited by vibration. Drilling for piling and earth movements will cause vibration and an accident could have wide impact.

Operation to remediate site should have all appropriate bodies involved as it concerns dealing with hazardous waste. Surrey County Council are the planning authority for dealing with importation and exportation of minerals and waste and should be involved in the application.

Waste material is still evident across the site and may include presence of asbestos on existing football pitch

Not clear how much waste is to be removed and how much reclaimed as exact location of each toxin is not known until excavations start

Highways authority must have view on amount of lorries bringing in and out tons of material and effect on road safety and air quality during remediation and construction period

Fear and concern about amount of toxic or contamination

Increase in carbon monoxide, carbon dioxide and NOX due to increase in car use

Gas migration barriers should be provided to all site boundaries adjacent to residential properties, residents need to know risk where barriers are not provided

**Wildlife**

Will remove 42% of natural habitat for birds, insects and animals, including all semi-improved grassland, ephemeral short grassland and tall ruderal. ES claims it doesn’t matter, minor adverse impact. River Thames is SNCI which is vital wildlife corridor and ES does not correctly assess its value

ES claims species associated with the SNCI will evolve to adapt to lighting, but this seems unlikely

Area characterised as scrub is valuable habitat for wildlife

No specific bird surveys carried out

No account of spring and autumn migrant birds eg. Sandpipers, Dunlin, Stints, no mention of tree or meadow birds or winter visitors to weir, weir pool and mainstream. Little Egrets seen by weir and are RSPB Amber list of rare breeding species.

Noise and floodlights will have adverse impact on wildlife by Thames riverside
• Groundless assertions that appropriate design can avoid impacts on night flying insects, no detail on how, what and which insects.
• No evidence base to conclude Thames SNCI is in urban area therefore species will have some tolerance of lighting.
• Ecology report suggests construction lighting is turned off at 5pm to avoid harm to wildlife but during operation lighting could operate to 10pm.
• Construction Method Statement says works should be programmed to avoid bat roosting season but this would also interfere with operational timings during winter months.
• Floodlighting should not be used on this site adjoining SNCI due to impact on bats.
• Bat survey does not look at the area affected.
• Major impact of artificial lights on riverside habitats and River Thames, such as bats, reference to London Borough of Richmond report on Rivers and Light Pollution, Royal Commission on Environmental Pollution.
• Sunbury lock should be included in biodiversity plan for area.
• Lighting design does not appear to be modified to address adverse impact on night flying insects.
• Lighting in Xcel Leisure Centre has not been switched off at 2230 so no confidence that hours restriction will be complied with.
• Otters and hedgehogs recorded as living in the immediate area.
• SSSI a short distance from the site along the river.

Financial
• Cost of scheme at £18m is unacceptable and at tax payers expense.
• Cost of remediation has increased to over £10m and is unacceptable.
• Can’t guarantee sale of Stompond Lane will cover cost due to rising development costs.
• Application is linked with Stompond Lane development as sale of Stompond Lane will pay for this development. Development at Stompond will be increased from 30 to 50 houses to pay for extra costs breaking restrictive covenants requiring reduced density on land.
• Potentially high financial burden of building in highly sensitive COMAH area and remediation of contamination.
• Specific measures and/or compensation for loss of business to Weir Hotel would be appropriate.
• Council could be sued if young people are affected by the fumes from the BP Aviation Storage Depot in the future.

Procedure
• Lack of advertising of proposal.
• Objectors have been treated as though their views do not matter, petition of 2500 signatories.
• Lack of public confidence in consultation process.
• Request confirmation that all statutory consultees and agencies have been consulted and their comments made known to public before determining application.
• Council reported positive and biased report to Surrey Advertiser.
• Confusion over consultation deadlines.
• ES should have had separate reference as there was earlier in year 2015/0868.
• Amended plans are materially different, original permission should be annulled.
• No public consultation made during EIA.
• Planning clarification document states that dialogue has taken place with interested third parties which should have included local residents.
86 letters of support on the amended scheme, including one from Walton Casuals FC

1 letter of comment on the amended scheme that playing sport every weekend and training once a week gave child confidence and fitness.

A petition of 2520 signatures was received between the Sub Committee on 6th July and Planning Committee on 14th July raising the following concerns:

- The Sports Complex opposite Sunbury will have 28 large floodlight masts, between 15 and 18 metres high flooding the area between the Weir Hotel and Xcel with light until 10pm every day of the year. It will be much worse in the winter months.
- The proposal will ruin the historic view from Sunbury village, the Weir Pub, Wheatley’s Eyot and the banks of the River Thames.

One additional letter of objection from Campaign to Protect Rural England (CPRE) received between the Sub Committee on 6th July and Planning Committee on 14th July raising the following concerns:

- Adverse impact on adjacent Thames Cycle Route
- Impact on Biodiversity Opportunity Area
- Adverse impact on important strategic views, setting of Sunbury Conservation Area and listed St Mary's Church, and River Thames a strategic environmental asset
- Site is large open area affording unrestricted views from Sunbury, the towpath and the river. Proposal will replace rural area with raised, fenced off block fronting Thames and obstructing views over and access to large area of open land
- CPRE would ask Secretary of State to call in major application in Green Belt as a departure from Local Plan
- Inappropriate development within Green Belt, Flood Zone 2, 3a and 3b and Thames Policy Area
- Urban development project by definition is inappropriate development
- No very special circumstances proposed to outweigh harm to Green Belt and other harm to character and setting of Thames and Sunbury heritage assets

186 letters of objection on the original submission, including Weir Residents Association and Lower Sunbury Residents Association on the following grounds:

Traffic/Highways
- Infrastructure of area not capable of coping with increased traffic
- Heavy traffic when Leisure Centre has weekend event, parking along Waterside Drive. Will be worse when combined with home football match.
- Congestion along Terrace Road.
- New access is unnecessary when car park could be accessed through Leisure Centre car park
- Limited transport links
- Unsustainable location, conflict with Policy CS25 Travel and Accessibility, 2 miles from Walton Station and a mile from Walton town centre
- A3050 Hurst Rd already dangerously busy road for pedestrians and drivers, considerable traffic calming or restriction methods required to ensure pedestrian and driver safety
- Similar development planned at Molesey FC on Walton Rd will have cumulative impact on traffic
- Already traffic from Twickenham and Harlequins stadium nearby
- Disruption during construction
- Inadequate car parking
- Traffic will hamper local access and destroy already poor roads
• Transport Plan doesn’t take into account increase in traffic due to success of Xcel Centre and increased number of accidents, at least 3 in last year, narrowing of Terrace Road or larger traffic needed for construction phase. New Transport Plan needed

**Noise**
- Noise from the pitches, which already continue till 10pm and beyond, will be increased in volume and frequency due to additional pitches
- Inadequate screening needed to minimise noise
- Acoustic fencing should be used to reduce noise to neighbours
- Disturbance to tranquility along river, riverside towpaths and Weir Hotel
- Noise impact assessment required taking into account amplification properties of water and assess impact on residents in Dunsmore Rd, Franklin Rd, Wheatleys Eyot and Sunbury
- Noise and light pollution will impact on hotel rooms at Weir Hotel
- Natural screening such as high evergreen trees should be planted along river to minimise noise and light pollution
- Ban on tannoy announcements and limit on hours of operation should be imposed, with no greater frequency that currently used
- Cumulative noise from 6 football pitches if they all play at same time
- Local residents can’t use outside space at the moment due to astro pitch, which would be made worse
- Tannoy should be sited below height of fences to minimise noise transfer
- Hours of operation should be limited with peace and quiet at least one day per weekend and three evenings per week
- No events should commence before 9am or extend beyond 9pm
- Bund should be built on top of embankment to deflect noise with trees on top

**Lighting**
- Light pollution from floodlight masts 23m above tow path
- Will remove dark outlook from Sunbury on Thames side of river
- No more floodlighting should be tolerated
- Exterior Sports Lighting document is performance report within sports complex but doesn’t assess surrounding area
- Already affected by Kempton Park and London Irish floodlighting
- Extra floodlighting will be comparable to Cobham Services
- Breaches Policy DM13a, b and c – not sympathetic to riverside location and doesn’t protect landscape and biodiversity
- Breaches DM2b, DM5a and b, DM13a, b and c

**Wildlife**
- Impact on wildlife eg. bats from light pollution, increased vehicle movements and fencing against recommendations of Thomson report. Conflict with DM6(f) and CS15
- Bats found near Weir Hotel in noise investigation report in 2013
- Bats, otters and hedgehogs in surrounding area
- Impact on adjoining SNCI
- Species of principal importance found on site
- Impact on wildlife during construction and once sports hub is operational
- Environmentally sensitive site as it abuts Thames path which is SNCI and connects to Thames Basin Heaths SPA and Ramsar site

**Landscape**
- Breaches Policy DM2 as it doesn’t include high quality landscaping scheme, which was integral to outline permission

**General Amenity/Design**
- Loss of amenity in Lower Sunbury Conservation Area
- Conflict with Council’s policies including Thames Riverside DM13, CS12, CS17, RTT4
- Scale and siting does not protect, conserve or enhance natural environment of the river
- Building too close to river, recreational side of development should be next to river
- Unduly prominent
- Site will be capped by raising level of site by 1.5m, higher adjacent to River Thames. Would require enormous volume of imported material and related lorry traffic. Why does it need to be raised when existing all weather pitch is level?
- Levels Key Plans 1&2 indicate raising ground level of pitches by 1.5m, would require 150,000m³ of bulk to be brought in, 15,000 trucks
- Would be 5m higher than tow path and residential properties in vicinity which would be overbearing and exacerbate floodlighting and noise
- Site should be screened with trees to shield properties on opposite side of river
- Disruption to Xcel complex
- Loss of dog walking area
- Fear of crime in fenced off dog walking track
- Loss of open space for the public
- More open space could be provided whilst still retaining sufficient habitat for wildlife, similar to park land south of Homebase in Walton or Oatlands recreation ground
- Devastating to view from Wheatleys Eyot
- Loss of property value, would seek reimbursement from the Council
- Nearest residents are 15 metres from site and less than 40 metres from River Thames
- Noise levels will affect sleep of nearby residents
- Impact on adjoining small holding and farm
- Litter from existing football pitches spreads around area, which would be made worse
- Due to 9ft fencing around football grounds and 6ft fence to wilderness area, small walkway around site and lack of visibility would put off walkers and may lead to anti-social behaviour
- Conflict with CS14 improving public access to the Thames Path
- Open space should be adjacent to tow path
- Impact of setting of Sunbury Conservation Area or listed St Marys Church
- Pitches should be relocated to SE side of site in line with existing 3G pitch
- Public open space should be expanded
- Increased height will be visually intrusive to river users and public on King's Lawn in Sunbury and properties in Sunbury

**Contamination**
- Consultant recommends gas barriers are provided where the site is adjacent residential properties. Concern regarding gas migration from the site where gas barriers are not provided.
- Impact of contamination towards Thames should be assessed. Conflict with Water Framework Directive 24 and Policy DM13(c)
- Cost implications of redeveloping landfill site and potential pollution to atmosphere and watercourse
- Use of unproved remediation techniques
- Removal of scrub and trees will disturb contaminated land and dust could be blown off the site causing air pollution.
- Contamination reports are insufficient, only gas risk assessment and ground condition surveys and desk top studies, therefore only limited biomonitoring of site.
- Building will expose health risks to residents from landfill – asbestos, arsenic, cyanide, cadmium.
- Hazardous soil due to previous landfill use and nearby aviation fuel terminals
- Excavation near main BP pipelines could have horrendous implications for local area should there be a mistake
- No remediation plans for public areas
- No study done on impact of additional weight on top of landfill and leaching of materials

**Flooding**
- Potential flood risk on site and surrounding properties
Need/Principle
- No proven need for the facility
- Cost of the development is higher than redeveloping Stompond Lane
- Request for details of funding for the scheme
- Waste of tax payers money
- Money should be spent on more houses or doctor’s surgeries
- Would prefer to see Stompond Lane repaired and relocate running track to Waterside Drive or school ground
- Development should be centrally located, near a school to enable school children to participate in sports
- Do not agree with location of proposal
- No activities for the elderly

Procedure
- Insufficient time to comment on significant application
- Visual Impact Assessment including photomontage from river and north bank should be provided
- Lack of consultation
- River Thames excluded from many of the plans

Green Belt
- Fails to preserve openness of Green Belt, extensive high solid fencing that will surround sports pitches to prevent viewing
- Loss of Green Belt
- Inappropriate development within Green Belt
- Council’s interest in proposal should not override objective evaluation against Council policies

EIA
- Disagree with conclusions of Screening Opinion, EIA required
- EIA required as development is adjacent to a RAMSAR site
- Environmental impact study is insufficient
- Screening Direction requested from Secretary of State

39 letters of support

10 letters of comment raising the following points:
- Facilities should be available from 8am including weekends to alleviate some traffic at peak times. Currently unable to use facilities at Xcel before 9am on Sundays.
- Is pedestrian crossing over Waterside Drive planned
- Volume of loudspeaker system should be limited
- Larger indoor bowls green needed
- Can sub-station be re-sited to less conspicuous position
- Use of training pitches should be restricted to 8.30pm
NOTES:
Trees 41-67 and all groups are indicatively plotted.
Some self-set sporadic trees may not have been surveyed.

TREES HAVE BEEN PLOTTED ON THE HAND ANNOTATED JPEG DRAWING SUPPLIED BY COLOUR URBAN DESIGN "Waterside Drive Access Paths 12052015"
DO NOT SCALE FROM THIS PLAN

AREAS OF DEAD ELM

AREAS OF JAPANESE KNOTWEED
Land at Xcel Leisure Centre, Waterside Drive, Walton-on-Thames, Surrey

Landscaping Proposals - Tree Planting Plan

1:1000 @ A1

**Planting schedule**

<table>
<thead>
<tr>
<th>Name</th>
<th>Designation</th>
<th>Girth / Height</th>
<th>Container size</th>
<th>Planting distance</th>
<th>Ultimate height</th>
<th>Planting location</th>
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<td>Selected</td>
<td>10 - 12 cm / 3m - 3.5m</td>
<td>45 Litre</td>
<td>6 metres</td>
<td>8 metres</td>
<td>A</td>
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<tr>
<td>Lime</td>
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<td>10 - 12 cm / 3m - 3.5m</td>
<td>45 Litre</td>
<td>6 metres</td>
<td>10 metres</td>
<td>B</td>
</tr>
<tr>
<td>Snowy Mespilus</td>
<td>Selected</td>
<td>10 - 12 cm / 3m - 3.5m</td>
<td>45 Litre</td>
<td>6 metres</td>
<td>3 - 7 metres</td>
<td>E</td>
</tr>
</tbody>
</table>

Tree selection, planting and establishment required to be in accordance with British Standard 8545:2014 Trees: from nursery to independence in the landscape - Recommendations [BS8545] and subject to a site and soil assessment being carried out prior to planting.

* For best results Amelanchier requires careful tree pit preparation when planting in poor soil types.
Artist’s impression