 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	3 <sup>rd</sup> July 2019
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
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<b>AGENDA ITEM:</b>	5	<b>WARD:</b> Lower Kingswood, Tadworth and Walton

<b>APPLICATION NUMBER:</b>	17/02947/F	<b>VALID:</b>	<b>18<sup>th</sup> December 2017</b>
<b>APPLICANT:</b>	Woodland Trust	<b>AGENT:</b>	PlanSurv Limited
<b>LOCATION:</b>	<b>LAND AT LANGLEY VALE, SOUTH OF DOWNS ROAD EAST OF HEADLEY ROAD HURST ROAD HEADLEY EPSOM SURREY</b>		
<b>DESCRIPTION:</b>	<b>Joint hybrid application for the creation of a permanent car park, overflow car park, cycle parking, new access to Headley Road, gates, height restrictor, ticket machine, CCTV, hard surfaced paths, multi-user paths and memorial area, including sculptures (Full Application). Erection of visitors' centre and play space, including play equipment, (Outline Application) and associated infrastructure for use in relation to Langley Vale Wood - Centenary Woodland for England. As amended on 13/02/2018 and on 07/12/2018. As amended on 11/02/2019 &amp; 02/04/2019.</b>		
<b>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</b>			

## SUMMARY

This is a joint hybrid application for the creation of a permanent car park, overflow car park, cycle parking, new access to Headley Road, gates, height restrictor, ticket machine, CCTV, hard surfaced paths, multi-user paths and memorial area, including sculptures. Also, in outline, the erection of a visitors' centre and play space, including play equipment, and associated infrastructure for use in relation to Langley Vale Wood - Centenary Woodland for England. Permission for the planting of 200,000 trees at the site has been granted by the Forestry Commission.

The site contains areas of woodland, some of which are designated Ancient Woodland, hedgerows, grassland, arable fields and tracks. The site as a whole is within the Metropolitan Green Belt and is an Area of Great Landscape Value. A large part of the site is also designated a Site of Nature Conservation Importance.

The whole site for the proposed Centenary Woodland straddles the boundaries of Reigate and Banstead Borough Council (RBBC), Epsom and Ewell Borough Council

(EEBC) and Mole Valley District Council( MVDC). The proposed car park and parts of the hard surfaced paths fall within MVDC, and the proposed visitor centre, memorial area, play area and some hard surfaced paths (all in outline) fall within EEBC. The multi-user paths fall within the boundaries of RRBC and are the consideration of this planning application.

The multi user paths would be 3,571m in length in total. The dual path would avoid two separate routes to minimise impacts on the landscape and ecology. The widths of the paths have been designed to reflect the needs of the user groups to ensure a safe and functional route. The introduction of a cycle and horse riding path has been proposed to reflect the particular importance of both pursuits in the locality. The site is located in close proximity to Epsom Racecourse and numerous stables. Cycling has also been identified as a popular activity and the proposal would provide greater off road provision and links to existing bridleways.

The introduction of the multi-user paths would provide increased and greater access to the local and wider community into the countryside for the pursuit of outdoor recreation and leisure and the associated enjoyment of the countryside and wellbeing benefits. Hedges are proposed to line the paths and through the centre of the paths, where appropriate, in order to contain user groups and minimise the landscape, visual and ecological impacts upon the site and the proposal is considered to have a very limited impact in regards to the openness of the site. The proposal is considered to be compliant with the requirements of the NPPF and local plan policies and is considered to be appropriate development in the Green Belt.

The proposal is considered to comply with local and national policy in terms of conserving and enhancing the natural environment. The long term strategy of the proposal has been highlighted as having a beneficial impact and subject to conditions to mitigate harm during the construction phase, and the long term management of the site, the proposal is considered acceptable in this regard.

### **RECOMMENDATION(S)**

Planning permission is **GRANTED** subject to conditions.

**Consultations:**

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.

Environment Agency – no objection subject to conditions

Tadworth and Walton Residents Association – No comments received

Sustainable Drainage SCC – No objection subject to conditions

UK Power Networks – no objection to proposed works

Sutton and East Surrey Water Company – no comments received

Natural England – Statutory nature conservation sites – no objection. Natural England has assessed this application using the Impact Risk Zones data. Natural England advises your authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which the Mole Valley Gap to Reigate Escarpment SAC has been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives.

In addition, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Mole Valley To Reigate Escarpment SSSI has been notified. We therefore advise your authority that the SSSI does not represent a constraint in determining this application.

Protected Species – not assessed for impact on protected species – standing advice should be applied.

Principal Archaeologist – No objection

Ramblers' Association – No comments received

Historic England – Are of the view on the basis of the information available, do not need to be notified or consulted on this application under the relevant statutory provisions.

Contaminated Land Officer – Recommends an informative as it is noted a former chalk pit on or in the nearby vicinity of the site.

Surrey Wildlife Trust – 'The information available suggests that there is not a nature conservation reason for refusing this planning application. We would even suggest that a major element of the application might be subject to the national policy

direction in respect of development proposals "...where the primary objective is to conserve or enhance biodiversity [and] should be permitted" (*National Planning Policy Framework*, section 118). We would also however, endorse various bodies' recommendations (including those of the Surrey Bat Group) to impose conditions to further enhance the mitigation strategy for the project.'

Surrey Hills AONB Officer – Strong AONB support is given to the principle of the proposed woodland, recreation and education facilities. In this connection the application submission includes a letter of support from Rob Fairbanks, the Surrey Hills AONB Directory. Further, implementation of the landscape improvement proposals before the Surrey Hills AONB Boundary Review is completed by Natural England may justify this part of the AGLV being included in the AONB.

Within Reigate and Banstead unqualified support is given for the proposals within that Authority. But my initial advice to the 3 Planning Departments, whilst expressing generally strong support for the proposals, did express two landscape protection concerns that involve Epsom and Ewell and Mole Valley.

Concern was expressed over the location of the visitor centre and car park.

Byways and Bridleways Trust – no comments received

Ashted Residents Association – objects on the grounds of car park location, increase in traffic and congestion, inadequate parking, harm to green belt, sustainability and sequential location test, archaeology and environmental assessment

Botanical Society of Britain and Ireland – objects on the grounds of the applicant has not been able to demonstrate the need for this development in the green belt, absence of information in relation to plants and birds, loss of rare arable species, environmental impact.

The Jockey Club – Withdraw their objection on the basis that the principle of the horse crossing improvements at Headley Road is agreed and the detailed design of the crossing will be secured by way of a pre-commencement condition and that The Jockey Club will be part of the discussions informing the final design of the crossing.

Surrey Botanical Society – Concern raised over the importance of the site for some of the rare species in a national and Surrey Context. Consider further surveys are required and urged those responsible for the future of the site to account of points raised in planning management of the site.

### **Representations:**

Letters were sent to neighbouring properties on 20<sup>th</sup> December 2018, 5 site notices was posted 7<sup>th</sup> February 2018 and advertised in local press on 10<sup>th</sup> January 2018

18 responses have been received raising the following issues:

<b>Issue</b>	<b>Response</b>
Inappropriate development in the green belt	See paragraph 6.3 – 6.9
Out of character with surrounding area	See paragraph 6.10 – 6.15
Harm to wildlife habitat	See paragraph 6.16 – 6.24 and condition 8
Light pollution	See paragraph 6.40
Air pollution	See paragraph 6.39 and condition 4
Noise and disturbance	See paragraph 6.39 and condition 4
Increase in traffic and congestion	See paragraph 6.31 – 6.32
Hazard to highway safety	See paragraph 6.31 – 6.32
Harm to Conservation Area	See paragraph 6.25
No need for the development	See paragraph 6.8
Health and wellbeing benefit	See paragraph 6.8 – 6.9
Nature conservation	See paragraph 6.16 – 6.24 and condition 8
Site of commemoration	See paragraph 6.9
Community/regeneration benefit	See paragraph 6.9
Visual amenity benefits	See paragraph 6.10 – 6.15

## **1.0 Site and Character Appraisal**

- 1.1 The site comprises an area of 25.59 hectares of arable land and woodland from the rear of Downs Way at the eastern edge of the site, and moving westwards to where the site meets Downs Road and Headley Road, within the boroughs of Mole Valley District Council (MVDC) and Epsom and Ewell Borough Council (EEBC). The Woodland Trust acquired 259 hectares of land at Langley Vale with the intention of it becoming one of the four First World War Centenary sites. The wider site is an arable farm.
- 1.2 The site contains areas of woodland, some of which are designated Ancient Woodland, hedgerows, grassland, arable fields and tracks. The site as a whole is within the Metropolitan Green Belt and is an Area of Great Landscape Value. A large part of the site is also designated a Site of Nature Conservation Importance.
- 1.3 The site is undulating in gradient and existing bridleways pass around and through the site giving public access.
- 1.4 The majority of the site sits within the Borough of Reigate and Banstead. This is largely the central and eastern part of the site. The north western section

falls within Epsom and Ewell Borough Council and the south western section lies within Mole Valley District Council.

## 2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant sought pre-application advice and advice included an Environmental Impact Assessment screening opinion request.
- 2.2 Improvements secured during the course of the application: Further information has been sought and provided by the Applicant during the course of the application. Amendments include replacing an area of woodland creation with arable habitat, a final option on the construction traffic route along Langley Vale Road to the B290 and an improvement to the existing horse crossing on Headley Road is proposed offsite.

## 3.0 Relevant Planning and Enforcement History

- 3.1 15/02077/SCREEN Proposed development of Visitors Car Park, Visitors Centre, Memorial Area, and hard surfaced access paths at Langley Vale Centenary Woodland, including a remodelled vehicular access and associated infrastructure - EIA Screening Request EIA is required 21<sup>st</sup> January 2016

## 4.0 Proposal and Design Approach

- 4.1 This is a joint hybrid application for the creation of a permanent car park, overflow car park, cycle parking, new access to Headley Road, gates, height restrictor, ticket machine, CCTV, hard surfaced paths, multi-user paths and memorial area, including sculptures. Also, in outline, the erection of a visitors' centre and play space, including play equipment, and associated infrastructure for use in relation to Langley Vale Wood - Centenary Woodland for England.
- 4.2 The Woodland Trust is seeking to create four flagship woods, one in each country of the United Kingdom. Langley Vale Wood will form the Centenary Woodland for England. The site has been selected by the Applicant due to its former use as a training area for troops who were to be sent to the front line during the War. The primary objectives of the proposed development for the Applicant are:
- To plant 200,000 native trees, including beech, rowan, hawthorn and oak;
  - To provide a lasting memorial to commemorate the end of the First World War; and
  - To provide a visitors' centre and publicly accessible woodland.

- 4.3 The site falls within the boundaries of Reigate and Banstead Borough Council, Epsom and Ewell Borough Council and Mole Valley District Council.
- 4.4 Within the boundaries of Reigate and Banstead Borough Council falls the proposed multi-user paths. The majority of the paths shall be made up of a 2m wide cycle path and 3m wide equestrian path. A gap of 0.5m is proposed between the paths and a hedge made up of a mix of hawthorne, field maple and hazel with birch trees to be planted every 20m is proposed to line each side of the path and the gap between the cycle and equestrian path.
- 4.5 A section of approximately 190m is proposed to be the same specification as above, albeit with a two rail post and rail fence in split chestnut along one side. This is proposed as this section of path is close to existing trees and to avoid competition between new planting and existing vegetation. Another section of path of approximately 185m, running through Round Wood and a small section of approximately 54m adjacent to Sheep Walk would have the same specification as the previously mentioned paths, however would be lined on both sides and through the gap between the cycle and equestrian paths with post and rail fence to avoid competition between new planting and existing woodland.
- 4.6 The paths would be finished in an Ultitrec recycled surface or similar to provide an all weather path surface
- 4.7 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.
- 4.8 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as arable land and woodland. The wider site is an arable farm set in rolling chalk slopes and comprises a number of ancient woodlands.
	Site features meriting retention are listed existing woodlands.
Involvement	Community views were sought by informal discussions with neighbours including public meetings and open days, a two day public exhibition and informal discussions with the Crime Prevention Officer. A Statement of Community Involvement accompanies the planning application.

Evaluation	No alternative locations for the proposed development have been considered as this will be the only Centenary Woodland in England. The existing site provides over 140 acres of woodland and therefore provides a suitable environment to integrate and plant an additional 200,000 native trees. The proposal has evolved to ensure there will be no adverse impacts on the existing ancient woodland. The 200,000 new native trees will be planted out by the end of 2019 (as consented by the Forestry Commission). The site is popular for recreational purposes and is well connected to enable visitor access. The design and location of the visitor centre, car park and foot paths have evolved through consideration and consultation with stakeholders prior to submission of the application.
Design	The applicant's reasons for choosing the proposal from the available options were to create Centenary woodland to develop the opportunity for outdoor recreation, conservation and education as well as creating a tranquil area for quiet reflection and remembrance.

4.5 Further details of the development are as follows:

Site area	25.59 hectares
Existing parking spaces	0
Proposed parking spaces	70 permanent (100 temporary overflow spaces) (car park within Mole Valley District Council)

**5.0 Policy Context**

5.1 Designation

Metropolitan Green Belt  
Area of Great Landscape Value  
Site of Nature Conservation Importance  
Ancient Woodland

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS2 (Valued Landscapes and Natural Environment),  
CS3 (Green Belt)  
CS4 (Valued Townscapes and Historic Environment)  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
CS12 (Infrastructure Delivery),  
CS17 (Travel options and accessibility)



5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc1, Pc2G, Pc3, Pc4, Pc5, Pc6
Heritage Sites	Pc8, Pc9, Pc 10
Metropolitan Green Belt	Co1, Co2
Recreation	Re2, Re5, Re8
Community Facilities	Cf2, Cf3
Movement	Mo4, Mo5, Mo6, Mo7, Mo12, Mo13

5.4 Other Material Considerations

National Planning Policy Framework  
National Planning Practice Guidance  
Emerging Development Management  
Plan 2019

Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010
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**6.0 Assessment**

6.1 This is a joint hybrid full application for the creation of a permanent car park, overflow car park, cycle parking, new access to Headley Road, gates, height restrictor, ticket machine, CCTV, hard surfaced paths, multi-user paths and memorial area, including sculptures. Also, in outline, the erection of a visitors' centre and play space, including play equipment, and associated infrastructure for use in relation to Langley Vale Wood - Centenary Woodland for England. The elements for consideration within the boundaries of Reigate and Banstead Borough Council are the proposed multi-user paths.

6.2 The main issues to consider are:

- Impact on Green Belt
- Impact on landscape and character
- Biodiversity
- Heritage
- Impact on trees
- Highway matters
- Neighbour amenity
- Archaeology
- Drainage
- Associated applications in Mole Valley District Council and Epsom and Ewell Borough Council

Impact on Green Belt

6.3 Paragraph 145 of the NPPF states '*A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.*

*Exceptions to this are: b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;'*

- 6.4 Paragraph 146 of the NPPF states '*Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are: e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);'*
- 6.5 Paragraph 91 (c) of the NPPF states that planning decisions should aim to achieve healthy, inclusive and safe places which '*enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'* Paragraph 96 identifies the importance of access to a network of high quality open spaces and opportunities for sport and physical activity for the health and well-being of communities.
- 6.6 A dual path is proposed to be created, that would run from Sheep's Walk at the western boundary of the borough and meander eastwards towards Ebbisham Lane. On the eastern side of Ebbisham Lane the route would take a circular route around existing fields that would comprise chalk grassland and new planting. The multi user paths would be 3,571m in length in total. The dual path would avoid two separate routes to minimise impacts on the landscape and ecology. The widths of the paths have been designed to reflect the needs of the user groups to ensure a safe and functional route. The introduction of a cycle and horse riding path has been proposed to reflect the particular importance of both pursuits in the locality. The site is located in close proximity to Epsom Racecourse and numerous stables. Cycling has also been identified as a popular activity and the proposal would provide greater off road provision and links to existing bridleways.
- 6.7 Hedges are proposed to line the paths and through the centre of the paths, where appropriate, in order to contain user groups and minimise the landscape, visual and ecological impacts upon the site. This would provide screening in wider views of the site from the hard surfacing of the paths, further limiting the visual impact.
- 6.8 The introduction of the multi-user paths would provide increased and greater access to the local and wider community into the countryside for the pursuit of outdoor recreation and leisure would support the identified importance of opportunity for sport and physical activity. It is not proposed to erect any buildings within the borough. The paths would have a very limited impact in regards to the openness of the site and would support the provision of access to the countryside, recreation and leisure. The proposal is considered to be compliant with the requirements of the NPPF and local

plan policies and is considered to be appropriate development in the Green Belt.

- 6.9 Even in the event that the proposal was not considered appropriate development in the Green Belt, the essence of the proposal is to create a Centenary Woodland for the commemoration of the First World War and the site's role in training troops for the front line during the conflict. The site will be of national importance as one of four proposed for each of the countries of the United Kingdom. As well as providing space for recreation and leisure and increased access to the countryside, the proposal will provide a place for commemoration and remembrance. Were the proposed not considered appropriate development, it is considered that very special circumstances do exist to justify the proposal.

Impact on landscape and character

- 6.10 The site is designated an Area of Great Landscape Value. Policy Pc1 of the Reigate and Banstead Borough Local Plan states that the Borough Council will protect such areas from inappropriate development and will promote measures for the conservation and enhancement of the landscape. The policy goes on to say that there will be a general presumption against any development other than to meet the essential requirements of agriculture, forestry or informal recreation. The Borough Council will promote conservation and enhancement by encouraging the management of open spaces and public rights of way for nature conservation and informal recreation use to ensure that visitors are accommodated without detriment to the environment.
- 6.11 The site has gained consent from the Forestry Commission for the planting of 200,000 trees. As such much of the visual amenity and character of the landscape is anticipated to change over time as the newly planted woodland matures.
- 6.12 The application was supported by an Environmental Statement that included a Landscape and Visual Impact Assessment. Paragraph 12.11.34 notes:

*'The orange ZVI (Zone of Theoretical Visibility) sub-zone represents the part of the ZVI from which the proposed new multi-user path will be visible, as it extends eastwards from Sheep's Walk. The path traces a long and convoluted route through the landscape which gives rise to an extensive range of adjacent locations in the surrounding fields from which the path elements will be visible. However, from most of these locations the additional new route will appear only in the form of side view of the new hedging that is part of it. Once these have become established enough to blend in with the existing mature hedgerows, they will have a barely perceptible effect upon either the visual amenity of or the appearance of landscape character. The multi-user path will be visible from an extensive area on the top of Walton Down, however it will quickly blend in with the existing hedgerows when seen from such a distance. Some parts of the*

*path around the field perimeter will remain visible in the medium to long-term, although they will soften and appear less stark.'*

- 6.13 The Council instructed an independent Environmental Statement Review in the context of the landscape and visual impact. In paragraph 3.48 of the report produced by EPD, it noted they agree with the above assessment. The report concludes '*EDP has reviewed the Landscape and Visual Impact (Chapter 12) of the ES and based upon the information provided in the ES finds that the LVI assessment of landscape and visual effects of the overall the proposed development including visitor centre, memorial structure, car parking and pathways would not result in significant residual effects.'*
- 6.14 The proposed new hedgerows are considered to minimise the visual impact of the new paths from wider views of the site. The proposed finishing material for the construction of the paths would be a dull mid-grey that will not stand out in the landscape and will soften over time as it weathers.
- 6.15 These paths will provide access into the landscape and the associated enjoyment of the countryside, recreation, leisure and wellbeing benefits. This is considered to outweigh any minor harm that would result from the construction of the paths.

#### Biodiversity

- 6.16 The site contains a wide range of significant wildlife and habitats including Ancient Semi-Natural Woodland, hedgerows and chalk grassland. Areas such as this can provide an important ecological function and are therefore protected under Policy Pc3 of the Borough Local Plan. Policy Pc3 of the existing Borough Local Plan seeks to retain all ancient woodland. Ancient woodland is an irreplaceable resource of great importance for its wildlife, its history and the contribution it makes to the landscape. Once lost it cannot be replaced and therefore requires protection and careful management.
- 6.17 Chapter 15 of the NPPF concerns conserving and enhancing the natural environment. Paragraph 170 states that planning decisions should contribute to and enhance the natural environment by protecting and enhancing valued landscapes, sites of biodiversity, recognise the intrinsic character and beauty of the countryside and minimise impacts on and providing net gains for biodiversity.
- 6.18 Concern has been raised in comments received in regards to the impact on the tree planting upon the established wildlife habitats. Tree planting and future management of the woodland has been granted permission by the Forestry Commission and not a matter for consideration under this application. However, the impact of the proposed multi-user paths on the wildlife habitats is appropriate to consider in the assessment of the application.
- 6.19 The Environmental Statement submitted with the application has considered the impact upon biodiversity. The report identifies eight different types of

habitat within the site – arable, improved grassland, species poor semi improved grassland, semi-improved grassland, semi-natural broad-leaved woodland (including ancient woodland), plantation broad-leaved woodland (including ancient woodland), tall ruderal and hedgerows.

- 6.20 The Environmental Statement notes the creation of the large network of permanent paths at the site will reduce visitor pressure to the nearby chalk downland and woodland Special Area of Conservation (SAC), nearby Sites of Nature Conservation Importance and Local Nature Reserves because the site will absorb a significant proportion of the visitor numbers currently using the other sites. No new paths will be created through the areas of ancient woodland on site but the existing pathways through the woodlands may degrade from over use and the habitats suffer compaction and puddling. However the ES notes 'the Trust is experienced in providing public access whilst protecting valuable habitats. Therefore with suitable management plans in place, the impact of the increased public access is expected to be major beneficial'.
- 6.21 The report identifies a range of construction and operational impacts arising especially from lighting and pollution are predicted on badger, bats, birds, invertebrates and European hedgehog. Measures to protect each of these would be secured through conditions requiring construction and operational management plans. The report concludes '*the future scenario where the Site is transformed by the planting of broadleaved trees offers a wide array of beneficial effects for protected species especially badger, bats, breeding birds and rare invertebrates.*'
- 6.22 The Surrey Wildlife Trust were consulted upon the application and provided the following comments:

*You will be aware that the application concerns land within several contiguous Sites of Nature Conservation Importance (SNCI) identified through the adopted procedures for Surrey<sup>1</sup>, and protected by current planning policy in policies CS3 of the Epsom & Ewell Core Strategy (2007); ENV12 of the Mole Valley Local Plan (2000); and CS2 of the Reigate & Banstead Local Plan: Core Strategy (adopted July 2014). The application site contains Arable field margins, Hedgerows, Lowland mixed deciduous woodland (some of it Ancient woodland), and Lowland calcareous grassland; all of which are 'Habitats of principal importance for the conservation of biodiversity in England<sup>2</sup>', regard for the conservation of which is required of local authorities under Section 40 of the Natural Environment & Rural Communities Act 2006, and as advised by Chapter 11: Conserving and Enhancing the Natural Environment of the National Planning Policy Framework 2012. The Environmental Statement has identified the presence of European protected species<sup>3</sup> on the application site, as well as several 'Species of principal importance for the conservation of biodiversity in England<sup>2</sup>' (mainly plants and birds), regard for which is also required of local authorities via the Natural Environment & Rural Communities Act .*

**Appendix 10.1-13.**

*As requested, we have examined the material submitted to amend the application, namely Appendix 10.1: Ecology Survey Results, Langley Vale Wood Visitors' Centre, Car Park, Play Space, Memorial Area and Paths (Southern Ecological Solutions, November 2017). Our comments on Appendix 10.1-13 are below.*

*The ecological surveys undertaken for the Environmental Statement and Environmental Impact Assessment supporting the planning application are fully described in Appendix 10.1 (at paras. 2.4-2.29 and in various appendices). These have been thoroughly scoped and undertaken in general conformity with respective guidelines and procedures recommended by either/both the Chartered Institute of Ecologists & Environmental Managers (CIEEM) and/or appropriate specialist conservation bodies.*

*Results (paras. 4.1-4.62).*

*para. 4.18. (is incorrect): "...the RDB Critically Endangered, Priority BAP ground-pine red hemp-nettle Galeopsis angustifolia, for which the Site is now the only known inland site in south-east England.."*

*para. 4.20. "Indeed the Site is likely to be the most species-rich arable site in Surrey." The site has actually been formally recognised as the most species-rich arable site in Surrey, being the county's only Important Arable Plant Area<sup>4</sup> (IAPA) as defined and designated by the wild plant conservation eNGO Plantlife.*

*para. 4.30-4.37 (Bats). We are aware of various comments submitted by the Surrey Bat Group (SBG) criticising the methods used for bat surveys. These include an inconsistency in sourcing the existing biodiversity record for bats on the site; a criticism of the duration of requisite activity and tree roost surveys and the accuracy of expressing their results; and failure to survey adequately for the status of certain species detected as present on the site. The quality of the interpretation and evaluation of the bat survey results in Appendix 10.1 (para. 5.13-5.14 and appendix 11) and the 'Main Report' (Environmental Statement Volume 1 - Main Report) is also criticised, as well as the accuracy of the latter's impact assessment and recommended mitigation strategy for the planning application.*

*The SBG's criticism of the survey methods in Appendix 10.1 (and appendix 11) is largely reconcilable. For example, surveys began relatively late in the field season due simply to the date of their commission. Some data were also lost (para. 2.17). Several of the criticisms concerning evaluation of the survey results can be attributed to variance in interpretation of the data; for example Appendix 10.1 concludes the site is of Local importance for bats, whereas the SBG asserts that its qualification under SNCI criteria therefore makes it of County importance. The SNCI criteria are overdue for review and it is likely that certain thresholds for qualification may change in response to better data on the relative status/distribution of species. The inconsistency in the cited number of recorded bat species is due to differences in accounting (only fully identified species are counted in the*

*Appendix). Although there remain questions regarding the status of bats at the site, in view of the scale of the predictable impact of the planning application on bats, it is our opinion that the surveys were adequately scoped and eventually conducted.*

*Comments on Evaluation (paras. 5.1-5.19).*

*para. 5.10 (and Table 17). Arable field margins; the evaluation of the site as an IAPA by definition makes the site of national value, ie. more than county.*

*Please note we are unable to comment on the Badger survey results and evaluation as the relevant information has been redacted from Appendix 10.1 and its appendix 10.*

***Summary & discussion***

*This planning application proposes the installation of various key visitor infrastructure across the Langley Vale Centenary Woodland site. This infrastructure includes a car park and visitors' interpretation centre, a children's play area, a memorial area and a footpath/bridleway access network. This is designed to encourage an estimated 110,000 visitors to the site per annum.*

*The primary biodiversity/ecological/nature conservation interest feature of the application site is its assemblage of rare plants associated with the arable management of the former farm (of national importance). These plants are localized but can occur across the entire site, exclusively at the margins of the open arable fields. A detailed strategy for their future conservation within the context of the Langley Vale Centenary Wood has been thoroughly researched and its implementation has already begun. There are also a number of secondary interest features, including the presence of several declining breeding birds; an apparent interest for bats of indeterminate significance; and the general invertebrate assemblage.*

*The proposed visitor infrastructure has been carefully designed and its installation and future use can therefore be predicted to have a minimal impact on the current known biodiversity interest of the application site. Although not part of the consideration of this planning application, the eventual realisation of the overall vision for Langley Vale Centenary Wood is likely to benefit many of the above interest features and thus deliver a long-term biodiversity net gain here (Main Report para. 10.5.2). Moreover there will be significant opportunity to encourage an appropriate level of public engagement with this interest.*

*Relatively minor biodiversity impacts that have been identified and are summarised in the Main Report include; permanent loss of part of the Langley Bottom Farm SNCI, including some arable field margins and sections of hedgerow with mature trees in the vicinity of the car park and where the footpath network crosses the site; potential temporary atmospheric and noise pollution of part of the site during construction; potential temporary disturbance of wildlife (mainly badgers and bats) by severance of commuting corridors during construction; and potential*

*disturbance of sensitive wildlife by visitors using the site when operational (including through artificial lighting of the visitors' interpretation centre). A series of credible, adequate mitigation measures is proposed, as well as extensive habitat replacement and creation, which will further reduce these impacts to a negligible significance.*

*Although not for consideration in this planning application, the habitat creation and restoration proposed by the Woodland Trust at Langley Vale Centenary Wood will make a significant contribution towards objectives and targets of the relevant Biodiversity Opportunity Area5 (ND04: North Downs; Epsom Downs to Nonsuch Park). Also, there is reason to agree with the Main Report's premise that the existence of a large, new natural open space recreational facility will divert some of the visitor pressure from other, more sensitive protected sites for biodiversity elsewhere in central Surrey.*

**Conclusion & recommendations:**

*The information available suggests that there is not a nature conservation reason for refusing this planning application. We would even suggest that a major element of the application might be subject to the national policy direction in respect of development proposals "...where the primary objective is to conserve or enhance biodiversity [and] should be permitted" (National Planning Policy Framework, section 118). We would also however, endorse various bodies' recommendations (including those of the Surrey Bat Group) to impose conditions to further enhance the mitigation strategy for the project.'*

- 6.23 It is clear that the proposals bring social benefits which are an important consideration. In balancing this against the impact upon the wildlife habitats, the environmental impact must be assessed. The applicants have provided an Environmental Statement that concludes on biodiversity the proposal would result in '*beneficial effects*' upon wildlife and habitats. The Surrey Wildlife Trust have reviewed the information submitted and conclude that the proposal would not warrant refusal on the basis of harm to nature conservation, subject to conditions to further enhance the mitigation strategy for the project.
- 6.24 Overall, subject to conditions, the proposal is considered to comply with local and national policy in terms of conserving and enhancing the natural environment. The dual multi-user paths have been designed to minimise the ecological impacts by following the same route and avoiding further encroachment into the countryside. The long term strategy of the proposal has been highlighted as having a beneficial impact and subject to conditions to mitigate harm during the construction phase, and the long term management of the site, the proposal is considered acceptable in this regard.

Heritage

- 6.25 The site is not within a Conservation Area however, the Conservation Officer has noted the submerging of this rare, attractive and historic



landscape, currently a patchwork of shaws and traditional field boundaries into a single woodland planted in regular rows is harmful to the historic landscape and to be regretted. The planting of broadleaf woodlands in regular rows is not reflective of the Yew prevalent woodland within the former Common Fields. Whilst a countryside park is to be welcomed, the planting of such a large woodland has been done without sufficient archive research into this historic landscape or measures to protect these existing features within the Walton Common Fields. The Conservation Officer is also concerned in terms of the urbanisation of the landscape in terms of hardstandings and buildings as well the potential for other intrusive signage, such the large feather flags.

- 6.26 A condition is recommended that would require a report on the historic landscape to be submitted and approved in writing by the local planning authority setting out relevant historic records, maps and sources as well as relevant archaeological data with analysis of such sources. This will set out how historic field boundaries and other historic landscape features will be retained and interpreted, including management of such field boundaries and hedgerows to maintain their distinctiveness within and adjacent to areas of new planting, including a timetable for implementation of such measures. Where approved, the recommendations of this report will be implemented within the agreed timetable and ongoing in the case of maintenance and management unless otherwise agreed in writing by the LPA.

Impact on trees

- 6.27 The Council's Tree Officer was consulted upon the proposal and raised particular concern over the impact the scheme will have on Round Wood, specifically the use of above ground soil surfacing to formalise the proposed footpath through the woodland. The Tree Officer was unable to gain access to the wood but walked along the footpath to the east of the woodland. A desktop assessment of the arboricultural report by Simon Jones Associates report, dated November 2017, reference SJA air 1516-01c was also undertaken. The report identifies the relevant constraints the trees will have on such a scheme and identifies the relevant measures necessary to ensure there is minimal impact on the trees. The report makes reference in to an unmade track (para 3.2.12), but is not a recognised footpath. The report acknowledges the need to remove small trees to create the footpath through the wood and propose to use above ground soil surface product which protect the rooting environment from compaction.
- 6.28 Whilst Round Wood is not classified as ancient semi natural woodland or any nationally designated site by dividing may have an impact on future forest species to exist because of they rely on connected and extensive environment. Consideration should be given to an alternative route, for example following the edge of the woodland and reconnecting with the proposed route on the western side of the wood. The footpath route also follows the edge of Little Hurst Wood and therefore will not result in its fragmentation.

- 6.29 The Applicant has responded to these comments and noted this route has been chosen to avoid incursion into areas of rare species of plants. The route through Round Wood would be surfaced in the same material as the wider path network to ensure a navigatable path in all weathers, however is proposed to be laid onto the existing ground surface to prevent the need for excavation and prevent any impact on the roots in this area.
- 6.30 On balance, the proposal is not considered so harmful in this respect as to warrant refusal, when considering the overall tree planting to be provided. The route through the woodland would prevent impact upon rare species of plants and the section of path would not be excavated so as to avoid impact on routes in this area.

Highway matters

- 6.31 The subject for consideration for Reigate and Banstead Borough Council is the proposed multi-user paths. The County Highways Authority have reviewed the site as a whole and has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.
- 6.32 The proposed conditions relate largely relate to the car park and new access within MVDC. The application before MVDC was determined on 5<sup>th</sup> June 2019 whereby they Planning Committee approved the application subject to conditions.
- 6.33 With regard to the proposed highway conditions, the condition that would be relevant to attach to a grant of consent for the multi user paths would be that which relates to construction transport management and this is proposed within the listed conditions to ensure in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.
- 6.34 The CHA notes:

*'Walking and Cycling connectivity - in relation to sustainable travel modes, it is noted that the level and provision of cycle parking should be revised. It is not clear why unsheltered Sheffield stands are proposed in the main car park, some distance from the proposed visitor centre. Further, the number of stands proposed does not meet the number of cycle trips advised. The CHA recommend that this amenity should look to be amended and provide a more focused strategy to promote both cycle and walking access. Elements to consider are: increased provision of sheltered cycle stands that are secure and ideally closer to the proposed visitor centre and improving the shared footway link to ensure they connect to the wider highway network. The applicant has not provided a revised strategy on sustainable access, instead choosing to state the application is only in connection to the car park*

*and new access. The CHA identify that all alternative modes of travel should be investigated and only residual vehicle impacts accommodated. This amenity aspect continues to be highlighted, that the current proposals are reliant on car use and provide little in the way of supporting and promoting sustainable access, in relation to walking and cycling links.*

*Accessibility - Similar to the above, the application is very much focused on private car access to support the potential outline proposal for the visitor centre. It is noted that with the proposed car park is located at the furthest point away from local bus and rail connections, within the site. This point has been flagged by the CHA from the very outset of the site considerations. In terms of internal movement, the applicant has sought to respond by detailing how improved footways and bridle ways (surfaced and informal) would be provided (EAS ref:SK01 Rev A, dated 06/06/2017) as part of the application. In the revised information submitted, the applicant has continued to present the same plan, but has sought to detail how the improved internal path network provides routes that connect to the wider network. The CHA have reviewed this plan and consider that further improvements can be made to enhance the surfaced links to improve the sustainable connections to the wider network.'*

- 6.35 The proposed multi-user paths do not have a direct, hard surfaced link to the proposed hard surfaced paths within EEBC and the car park within MVDC. The CHA has raised concern over the connectivity of the proposal. The Applicant has responded on this point and stated the multi-user paths are deliberately not linked to the car park so as to separate user groups. The proposed woodland is not designed to encourage cyclists/mountain biking in and around the memorial area. The Woodland Trust is proposing to create a number of informal, unsurfaced paths within the woodland to provide greater connectivity.
- 6.36 The CHA have not raised an objection on this basis and whilst the lack of direct connectivity of the multi-user paths to the car park is considered negatively, overall the proposal is not considered to warrant refusal on this basis. The connection to the car park would require new paths within the EEBC and therefore cannot be conditioned as it is outside of RBBC.

#### Neighbour amenity

- 6.37 The proposed multi-user paths are sited approximately 150m to the west of the rear boundaries of the dwellings in Whitebeam Way. Given this generous level of separation, the proposal is not considered to give rise to a harmful impact upon the amenities of these dwellings,
- 6.38 The closest properties to the proposal are riding stables and a stud farm in Ebisham Lane. The proposed footpaths would not give rise to a harmful impact upon the amenities of these dwellings due to the separation distances. The equestrian footpaths would provide increased access to off road paths for users of the farm and stables.

- 6.39 The Environmental Statement proposes a Construction Environmental Management Plan to be agreed through an appropriately worded condition prior to the commencement of development on site and this is considered necessary to avoid disturbance to nearby properties and upon the environment and is not considered to result in a harmful impact in terms of noise or air pollution.
- 6.40 No external lighting is proposed and this would be further controlled by way of a suitably worded condition.

#### Archaeology

- 6.41 The siting of the proposed paths does not include any Areas of High Archaeological Potential. During the course of the application a particular area of concern was the area around Nutshambles, the site of the proposed car park, that had been identified through surveys conducted prior to submission of the application. Further survey work was undertaken and results submitted. The County Archaeologist has concluded he is satisfied with the archaeological survey results and considers that the area of the proposed car park has a low potential to contain any Heritage Assets of archaeological significance and no further survey work is required.

#### Drainage

- 6.42 The site is in Flood Zone one, at lowest risk of flooding. The multi-user paths will not be formally surfaced but will comprise of self-binding gravel on a granular sub base. This will allow water to permeate through to the ground below and replicate the natural behaviour of the land. Surrey County Council, as the Lead Local Flood Authority, has confirmed no objection to the proposal subject to a recommended condition. The proposal is therefore considered acceptable in this regard.

#### Associated applications in Mole Valley District Council and Epsom and Ewell Borough Council

- 6.43 The whole site for the proposed Centenary Woodland straddles the boundaries of RBBC, EEBC and MDVC.
- 6.44 The proposed car park and parts of the hard surfaced paths fall within MVDC, and the proposed visitor centre, memorial area, play area and some hard surfaced paths (all in outline) fall within EEBC.
- 6.45 As the vehicle site access and parking area are essential to the overall proposal, it was agreed that MVDC would determine their planning application before the two neighbouring authorities. The application was presented to the MVDC Planning Committee on 5<sup>th</sup> June 2019 where they resolved to grant the planning application subject to conditions. EEBC are due to present their planning application to their Planning Committee on 27<sup>th</sup> June 2019.

Conclusion

- 6.46 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material planning consideration.
- 6.47 This is a joint hybrid application that covers Reigate and Banstead Borough Council, Epsom and Ewell Borough Council and Mole Valley District Council for the creation of a permanent car park, overflow car park, cycle parking, new access to Headley Road, gates, height restrictor, ticket machine, CCTV, hard surfaced paths, multi-user paths and memorial area, including sculptures. Also, in outline, the erection of a visitors' centre and play space, including play equipment, and associated infrastructure for use in relation to Langley Vale Wood - Centenary Woodland for England.
- 6.48 The application is supported by an Environmental Statement (ES) that assesses the potential impact of the Centenary Woodland proposals across the wider site and recommends mitigation measures. The ES covers the following issues and specifies a level of environmental impact in relation to each one:- transport and access; noise and vibration; Air Quality; Biodiversity; Hydrology, Hydrogeology and Drainage; Landscape and Visual Amenity; Archaeology and Built Heritage; Agricultural Land and Socio-Economics. Officers concur with the level of impact for each of these issues as set out in the ES.
- 6.49 In conclusion, the proposal is considered to provide opportunity for increased access to the countryside, and associated leisure and recreation through the use of the paths. The proposal would provide social and environmental benefits to the local and wider community being of national importance. The proposal has been assessed in terms of the elements discussed above in the report and is considered to be compliant with local and national policy. The application is recommended for approval subject to conditions.

**CONDITIONS**

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

Reason:

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Layout Plan	LANGLEY_004		15.12.2017

Site Layout Plan	LANGLEY_002		15.12.2017
Site Layout Plan	LANGLEY_008		15.12.2017
Site Layout Plan	LANGLEY_009		15.12.2017
Proposed Plans	EIA-002		15.12.2017
Site Layout Plan	EIA-001		15.12.2017
Arboricultural Plan	LANGLEY_005		15.12.2017
Arboricultural Plan	EIA-003		15.12.2017
Site Layout Plan	EIA-004		15.12.2017
Detailed Technical Plan	EIA-005		15.12.2017
Site Layout Plan	EIA-007		15.12.2017
Site Layout Plan	EIA-006		15.12.2017
Detailed Technical Plan	EIA-010		15.12.2017
Elevation Plan	EIA-009		15.12.2017
Site Layout Plan	EIA-011		15.12.2017
Site Layout Plan	EIA-013		15.12.2017
Site Layout Plan	EIA-012		15.12.2017
Site Layout Plan	LANGLEY_010		15.12.2017
Site Layout Plan	LANGLEY_001		15.12.2017
Arboricultural Plan	SJA TL 15163-03.0		15.12.2017
Arboricultural Plan	SJA TL 15163-03.1		15.12.2017
Arboricultural Plan	SJA TL 15163-03.2		15.12.2017
Arboricultural Plan	SJA TL 15163-03.3		15.12.2017
Arboricultural Plan	SJA TL 15163-03.4		15.12.2017
Arb / Tree Protection Plan	SJA TPP 15163-03.0	D	15.12.2017
Arb / Tree Protection Plan	SJA TPP 15163-03.1	D	15.12.2017
Arb / Tree Protection Plan	SJA TPP 15163-03.2	D	15.12.2017
Arb / Tree Protection Plan	SJA TPP 15163-03.3	D	15.12.2017
Arb / Tree Protection Plan	SJA TPP 15163-03.4	D	15.12.2017
Location Plan	LANGLEY_012		15.01.2018
Site Layout Plan	EIA-012		07.12.2018

Reason:

To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

3. No development shall commence until a Construction Transport Management Plan, to include details of
  - (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (d) programme of works (including measures for traffic management)
  - (e) provision of boundary hoarding behind any visibility zones
  - (f) HGV deliveries and hours of operation
  - (g) vehicle routing, avoiding Farm Lane, Park Lane and Headley Road to the south
  - (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 by construction vehicles accessing the site

(j) no construction movements (including HGVs) to or from the site shall take place between the hours of 8.00 and 9.00 am and 3.00 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Headley Road, Downs Road, Langley Vale Road, Farm Lane and Park Lane during these times

(k) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

4. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved, in writing, by the Local Planning Authority. The Plan shall include appropriate measures to control noise and dust emissions. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate, and as a minimum shall consider the following matters: Measures to mitigate on site noisy activities and demonstrate Best Practical Means including the assessment, control, monitoring and reporting of noise impacts in accordance with BS 5228 Code of practice for noise and vibration control on construction and open sites • A scheme of dust monitoring and management • Details of how environmental data will be recorded and reported and details of complaint recording and management system and Contact details for both day time and out of hours complaints

Reason:

To ensure minimal nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers and of the area generally to satisfy Policy CS10 Sustainable Development of RBBC Core Strategy (2014).

5. Prior to the commencement of development, a survey of the site by an appropriately qualified ecologist shall be undertaken, to check for any new signs of badger sett construction on site. If any changes in badger activity is detected, such as new sett construction, a suitable course of action shall be submitted to and approved in writing by the local planning authority.

Reason:

To ensure the protection of the protected species with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G, Reigate and Banstead Core Strategy 2014 policy CS2, and the NPPF.

6. A 20m buffer zone shall be maintained between any construction activity (including building materials, vehicles and workers) and the badger sett entrances. The applicant shall ensure that commuting routes and access to other badger setts and foraging grounds are not obstructed. Any deep excavations left overnight shall be provided with a ramped means of escape and stockpiles of soft materials shall be covered overnight to prevent badgers excavating new setts.

Reason:

To ensure the protection of the protected species with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G, Reigate and Banstead Core Strategy 2014 policy CS2, and the NPPF.

7. Before works commence, a report on the historic landscape shall be submitted and approved in writing by the local planning authority setting out relevant historic records, maps and sources as well as relevant archaeological data with analysis of such sources. This will set out how historic field boundaries and other historic landscape features will be retained and interpreted, including management of such field boundaries and hedgerows to maintain their distinctiveness within and adjacent to areas of new planting, including a timetable for implementation of such measures. Where approved, the recommendations of this report will be implemented within the agreed timetable and ongoing in the case of maintenance and management unless otherwise agreed in writing by the LPA.

Reason:

To ensure that the historic landscape is maintained with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc1.

8. The development hereby permitted shall not commence until details of the nature conservation, mitigation strategy, compensation and enhancement actions specific to the development within the Borough of Reigate and Banstead has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure the protection of the protected species with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G and Reigate and Banstead Core Strategy 2014 policy CS2, and the NPPF.

9. No floodlights or other forms of external lighting shall be installed on the site.

Reason:

To protect the amenities of the locality, including the amenities of neighbouring residential properties, in accordance with Reigate and Banstead Borough Local Plan policy Re2.

10. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. Those details shall include:

- a) A design that satisfies the SuDS Hierarchy and that is compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS.
- b) The results of infiltration testing completed in accordance with BRE:365.
- c) Detailed drawings to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element including details of any flow restrictions and how they will be protected from blockage.
- d) Details of Management and Maintenance regimes and responsibilities



Reason:

To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

11. Prior to the commencement of development approved by this planning permission, the following components of a scheme 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:
- 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 of 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 option 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 consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason:

For the protection of Controlled Waters. The site is located over a Principal Aquifer and no information as been provided with regards to the potential for ground contamination to be present with regards Reigate and Banstead Borough Local Plan policy Ut4 and Re2.

12. If, during development, contamination no previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason:

To ensure that the proposed development and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policies Ut4 and Pc2G and the NPPF.

13. Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing 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 a 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, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason:

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use with regards Reigate and Banstead Borough Local Plan policy Ut4 and Re2.

14. Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approved details.

Reason:

Infiltrating water has the potential to cause remobilisation of contaminants present in shall soil/made ground which could ultimately cause pollution to groundwater with regards Reigate and Banstead Borough Local Plan policy Ut4 and Re2.

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

Reason:

The developer should be aware of the potential risks associated with piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters with regards Reigate and Banstead Borough Local Plan policy Ut4 and Re2.

## **INFORMATIVES**

1. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs

- Saturday and not at all on Sundays or any Public and/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 should only be received within the hours detailed in (a) above;
  - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses 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;
  - (f) Only minimal security lighting should be used outside the hours stated above; and
  - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

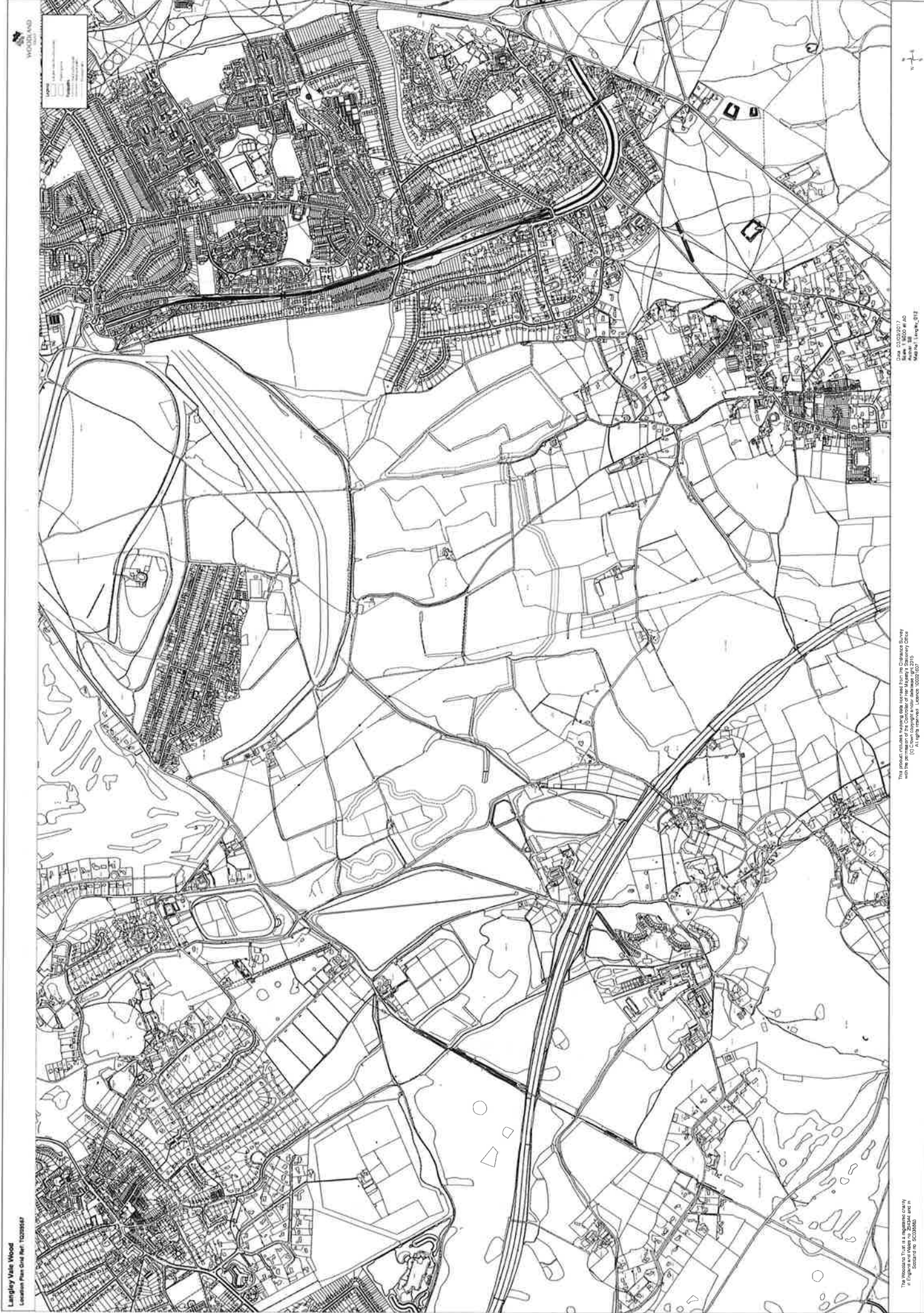
2. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
3. The Environment Agency recommend that where soil contamination is present, a risk assessment is carried out in accordance with their guidance 'Piling into Contaminated Site'. The Environment Agency will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Water.
4. The applicant site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. As a result there is the potential for a degree of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of this so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination be identified the Local Planning Authority should be contacted promptly for further guidance.

## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies Pc1, Pc2G, Pc3, Pc4, Pc5, Pc6, Pc8, Pc9, Pc 10, Co1, Co2, Re2, Re5, Re8, Cf2, Cf3, Mo4, Mo5, Mo6, Mo7, Mo12, Mo13, CS1, CS3, CS4, CS10, CS11, CS12, and CS17 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

## **Proactive and Positive Statements**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies Pc1, Pc2G, Pc3, Pc4, Pc5, Pc6, Pc8, Pc9, Pc 10, Co1, Co2, Re2, Re5, Re8, Cf2, Cf3, Mo4, Mo5, Mo6, Mo7, Mo12, Mo13, CS1, CS3, CS4, CS10, CS11, CS12, and CS17 and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.



**Langley Vale Wood**  
 Location Plan Date Ref: 1202856P

**WINDRAVIA**  
 ARCHITECTS

LINE WEIGHT	DESCRIPTION
4	Proposed Footprint
3	Proposed Wall
2	Proposed Window
1	Proposed Door
0.5	Proposed Glass
0.25	Proposed Terrace
0.125	Proposed Garden
0.0625	Proposed Fencing

DATE: 13/03/2019  
 SCALE: 1:200 @ A0  
 DRAWING NO: TRVW018\_02

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 in England and the SC032566



# Langley Vale Wood

Ancient Woodland



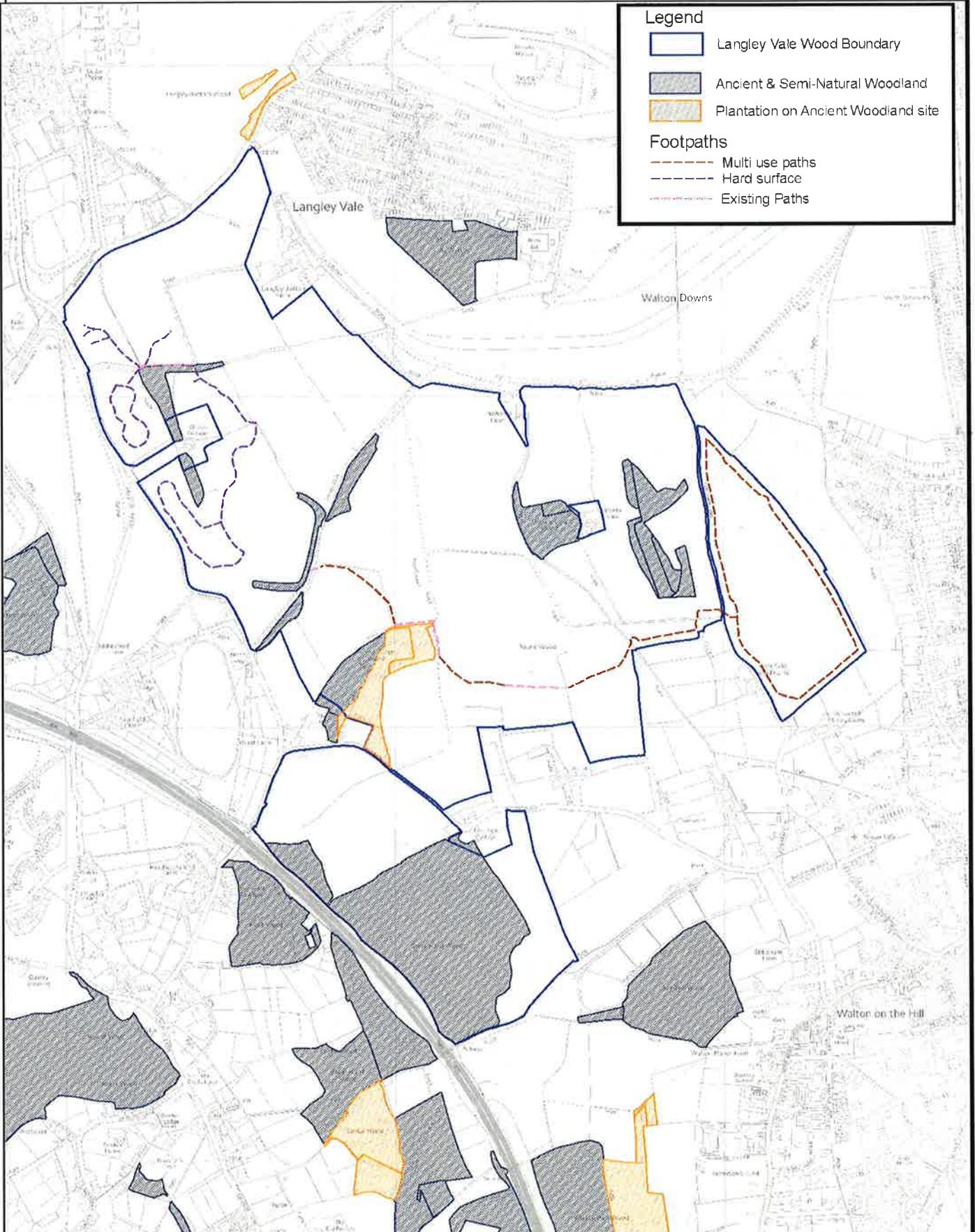
**WOODLAND**  
TRUST

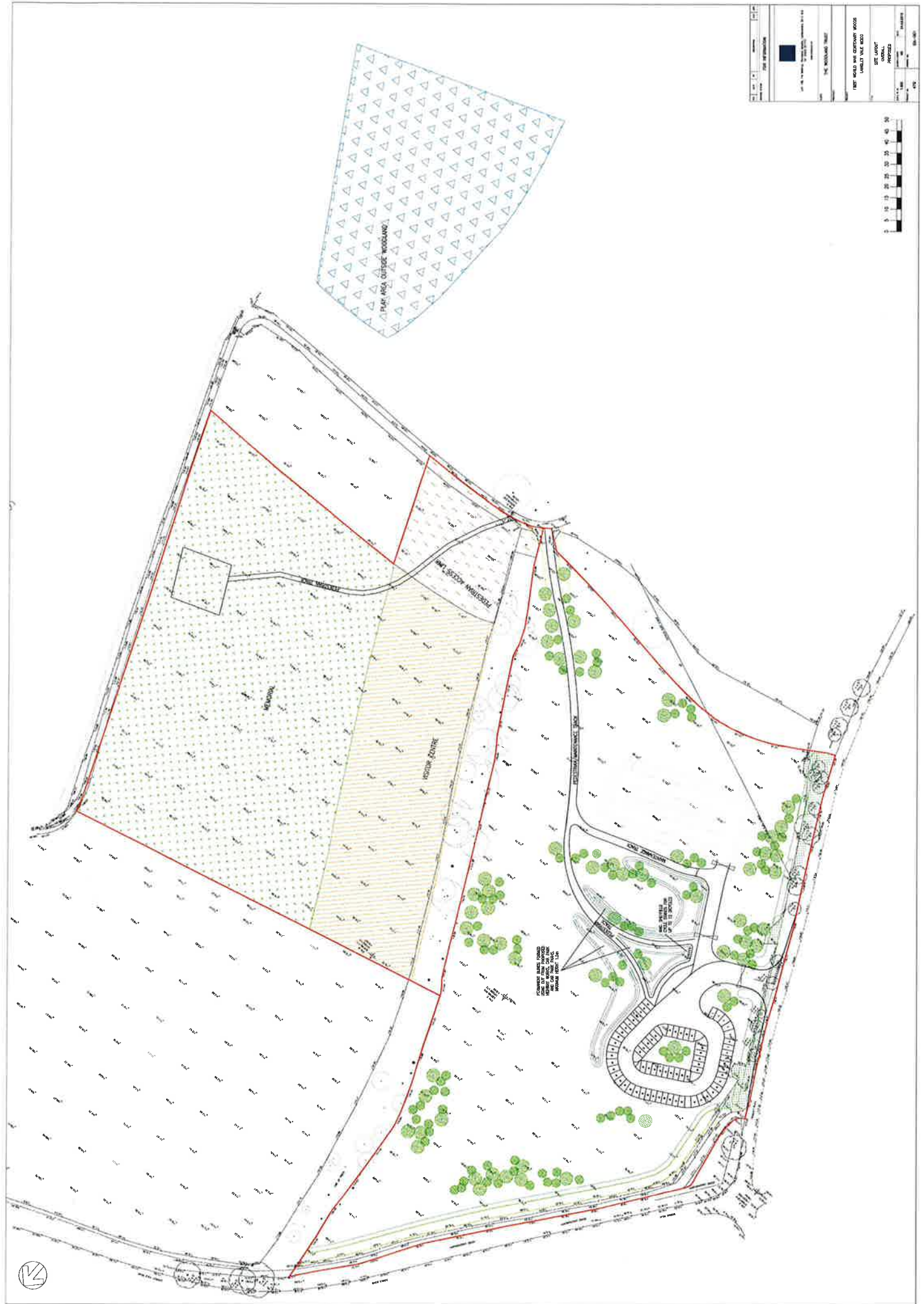
### Legend

- Langley Vale Wood Boundary
- Ancient & Semi-Natural Woodland
- Plantation on Ancient Woodland site

### Footpaths

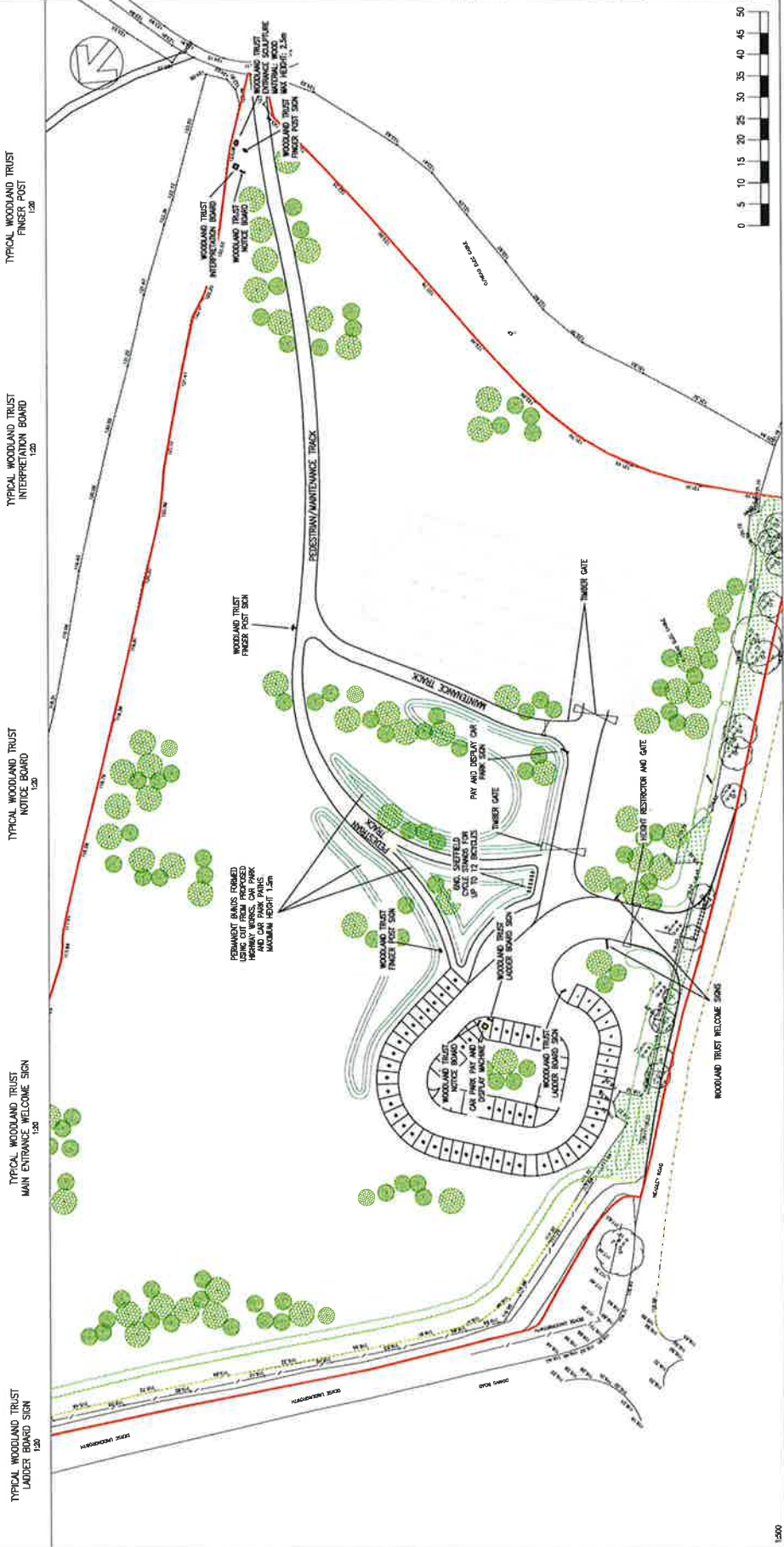
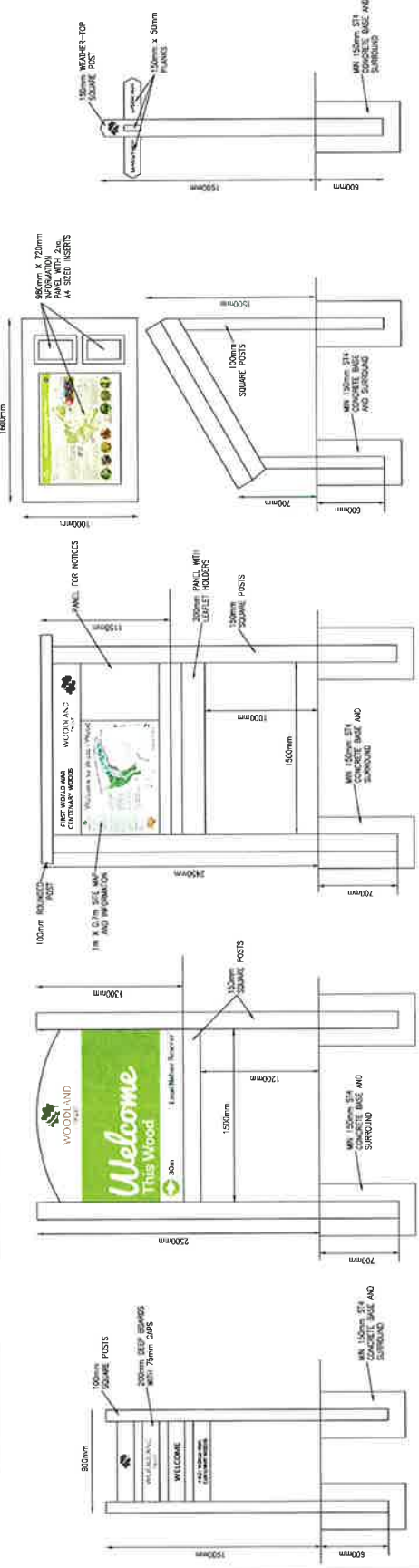
- Multi use paths
- Hard surface
- Existing Paths





Project Name	Site of Proposed Development
Client	THE WOODLAND TRUST
Project Location	THE WOODLAND TRUST
Project Description	PROPOSED RESIDENTIAL DEVELOPMENT
Project Status	FINAL PRELIMINARY
Project Date	2024
Project Reference	123-456
Project Lead	123-456
Project Contact	123-456
Project Address	123-456
Project Phone	123-456
Project Email	123-456
Project Website	123-456
Project Social Media	123-456





NO.	REV.	DATE	BY	CHKD.	DESCRIPTION
1					FOR INFORMATION

U+L 21, The Mowbray, Dunmurry, Co. Du., Dublin 15  
Tel: 01206 87111  
www.woodland.ie

THE WOODLAND TRUST

PROPOSED  
CAT PARK BARRIER  
& SITE ENTRANCE LAYOUT  
FIRST WORLD WAR CENTENARY WOODS  
LANDLET HALL CAT PARK

PROJ: 101  
REV: 01  
DATE: 24.03.2016  
DRAWN BY: JG  
CHECKED BY: JG  
SCALE: 1:100  
DWG NO: DA-002



**KEY:**

	MIXED NATIVE HERDAGE WOODLAND
	FIELD WOODLAND (OAKS WITH SILVER BIRCH TREES EVERY 10m)
	NATIVE WOODLAND (MISCELLANEOUS)
	LOW NATIVE SHRUBS
	GRASS WITH MIDSUMMER WILD COUSES OF NATIVE TREES
	GRASS, LOW SHRUBS AND WILFLOWER
	COUSE OF NATIVE TREES



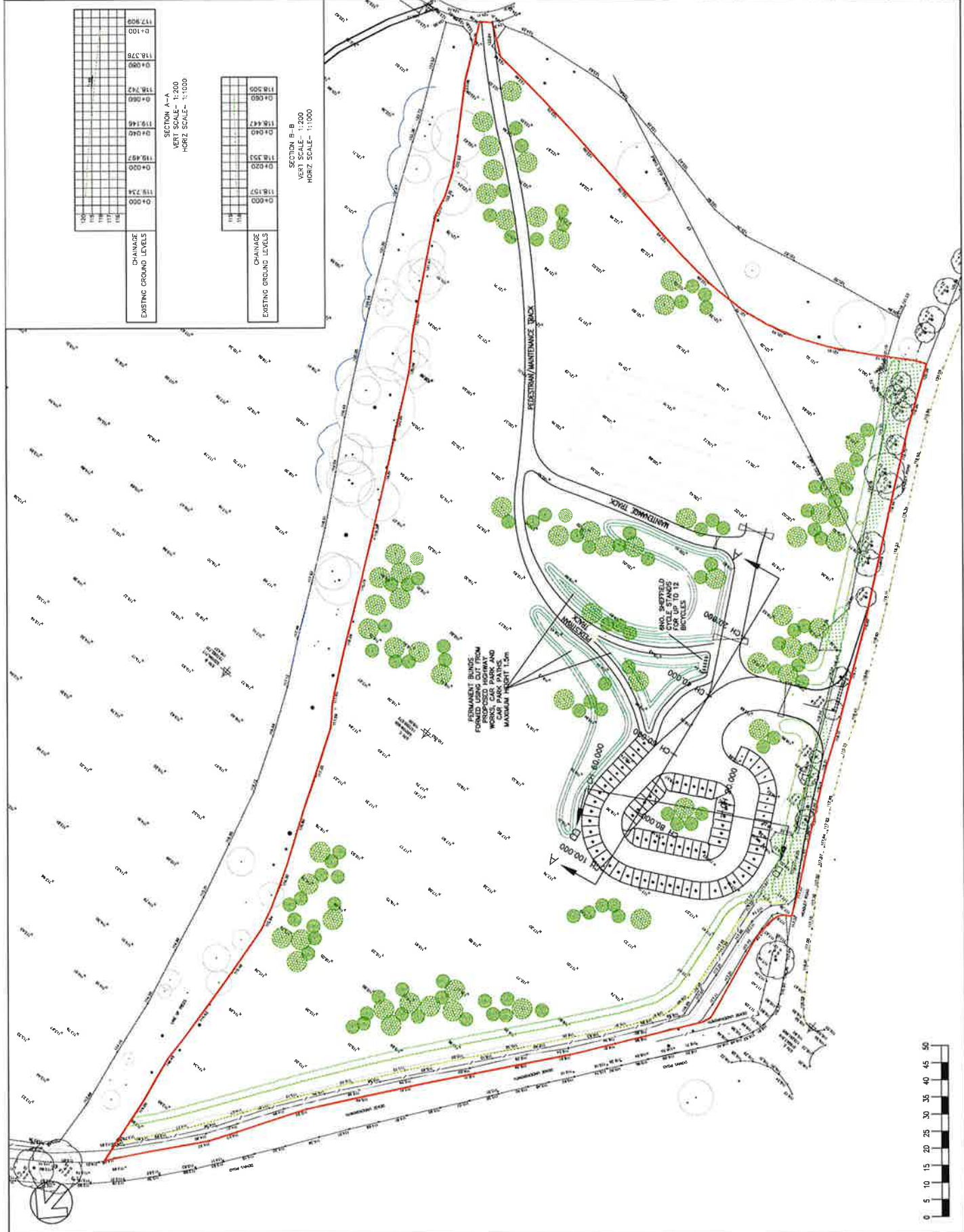
**Maintenance Schedule**

Location	Task	Frequency	Notes
Visitor Centre	Mow	Quarterly	Use mulch
Visitor Centre	Trim	Quarterly	Use mulch
Visitor Centre	Prune	Quarterly	Use mulch
Visitor Centre	Remove	Quarterly	Use mulch
Visitor Centre	Plant	Quarterly	Use mulch
Visitor Centre	Water	Quarterly	Use mulch
Visitor Centre	Feed	Quarterly	Use mulch
Visitor Centre	Check	Quarterly	Use mulch
Visitor Centre	Inspect	Quarterly	Use mulch
Visitor Centre	Report	Quarterly	Use mulch
Visitor Centre	Record	Quarterly	Use mulch
Visitor Centre	Review	Quarterly	Use mulch
Visitor Centre	Update	Quarterly	Use mulch
Visitor Centre	Archive	Quarterly	Use mulch
Visitor Centre	Backup	Quarterly	Use mulch
Visitor Centre	Restore	Quarterly	Use mulch
Visitor Centre	Recover	Quarterly	Use mulch
Visitor Centre	Rebuild	Quarterly	Use mulch
Visitor Centre	Reinstall	Quarterly	Use mulch
Visitor Centre	Reconfigure	Quarterly	Use mulch
Visitor Centre	Reformat	Quarterly	Use mulch
Visitor Centre	Repartition	Quarterly	Use mulch
Visitor Centre	Reinitialize	Quarterly	Use mulch
Visitor Centre	Reinstall	Quarterly	Use mulch
Visitor Centre	Reconfigure	Quarterly	Use mulch
Visitor Centre	Reformat	Quarterly	Use mulch
Visitor Centre	Repartition	Quarterly	Use mulch
Visitor Centre	Reinitialize	Quarterly	Use mulch

**MAINTENANCE STRATEGY**  
 THE TREES WILL BE PLANTED AS WHIPS WITH  
 THE TRUNKS PROTECTED BY TREE GUARDS  
 AND REGULAR BRUSHING. THE MAINTENANCE FOR THE  
 WOODLAND AREAS WILL BE TO CUT AROUND THE  
 TREES TO PREVENT THEM FROM BEING  
 THE TREES HAVE PROPERLY ESTABLISHED, THIS WILL  
 REDUCE WEED COMPETITION ANY TREE THAT DOES  
 NOT SHED WILL BE REPLACED.  
 THE BRASSIARD AREAS WILL BE CUT ONCE PER YEAR  
 TO PREVENT THEM FROM BEING TOO TALL AND  
 DOTTING REMOVED FROM THE AREA TO PROMOTE THE  
 NUMBERS REMOVED FROM THE AREA AS IS  
 RECOMMENDED APPROVED FOR CHECK CROSSBANDS.

**FOR INFORMATION**

Project Name	THE WOODLAND TRUST
Client	THE WOODLAND TRUST
Project No.	14/23 14, WOODLAND TRUST, WOODLAND, 2023 04
Scale	1:1000
Date	07/02/2019
Sheet No.	479
Drawn	DA-003



SECTION A-A  
VERT SCALE: 1:200  
HORIZ SCALE: 1:1000

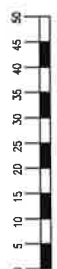
EXISTING GROUND LEVELS	CHANGE
117.902	0.000
118.100	0.000
118.376	0.000
118.080	0.000
118.742	0.000
119.146	0.000
119.040	0.000
119.497	0.000
119.224	0.000
119.000	0.000
118.157	0.000
118.351	0.000
118.447	0.000
118.500	0.000

SECTION B-B  
VERT SCALE: 1:200  
HORIZ SCALE: 1:1000

EXISTING GROUND LEVELS	CHANGE
118.500	0.000
118.447	0.000
118.440	0.000
118.351	0.000
118.157	0.000
118.000	0.000
118.224	0.000
119.497	0.000
119.040	0.000
119.146	0.000
118.742	0.000
118.080	0.000
118.376	0.000
118.100	0.000
117.902	0.000

PERMANENT BONDS FORMED USING CUT FROM WORKS, CAR PARK AND CAR PARK PATHS. MAXIMUM PERCENT FILL

END SHELFED FOR UP TO 15 BICYCLES



FOR INFORMATION

THE WOODLAND TRUST

10th Floor, The National, Longwalk, Middlesex, U.K. Tel: 0203 817171 www.woodlandtrust.co.uk

PROPOSED CAR PARK CROSS-SECTIONS

FIRST WORLD WAR CENTENARY WOODS LANGLEY HALL CAR PARK

Scale: 1:1000 Date: 18.02.2015

479 DA-004

**TESTING OF MATERIALS**

- SAMPLES** - Shall be taken at a minimum of 1 week before starting work.
- TESTS** - Provide samples of each batch of granular material to be prepared at the time of work. If samples are taken from a stockpile, they shall be taken from the top, middle and bottom of the stockpile.
- TEST PROCEDURES** - Samples of granular material to be provided 1 week prior to work for testing.
- TESTING** - The contractor shall carry out independent testing to determine that the correct quality of material is being used. The contractor shall provide a copy of test results to the Engineer. The contractor shall be held responsible for the accuracy of the test results. The contractor shall be held responsible for the accuracy of the test results.

**SPECIFICATION FOR GRANULAR SUB-BASES**

- GENERAL** - Granular sub-bases shall be laid onto newly installed, or if needed, existing sub-bases. The granular sub-bases shall be laid onto the existing sub-bases through the main when the concrete is laid.
- TESTING** - The contractor shall provide samples of granular sub-bases for testing. The contractor shall be held responsible for the accuracy of the test results.
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**NOTES**

1. ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE.
2. BED AND BACKING TO BE CONCRETE CLASS ST4 UNLESS OTHERWISE STATED TO CLAUSE OF THE SPECIFICATION.
3. JOISTS MAY BE LAID DIRECTLY ON TO THE CONCRETE CLASS ST4 UNLESS OTHERWISE STATED TO CLAUSE OF THE SPECIFICATION.
4. ALL CLAUSE NUMBERS REFER TO THE SPECIFICATION FOR HIGHWAY WORKS (SHW) LATEST EDITION.
5. THE CONTRACTOR SHOULD PROVIDE MECHANICAL JOISTS FOR JOISTS BEHIND THE JOISTS. THE CONTRACTOR SHOULD PROVIDE MECHANICAL JOISTS FOR JOISTS BEHIND THE JOISTS.
6. ALL PRECAST CONCRETE UNITS ARE TO BE LAID AS SHOWN WITH A MINIMUM JOINT OF 10mm.
7. JOISTS TO BE LAID WITH A MINIMUM JOINT OF 10mm.

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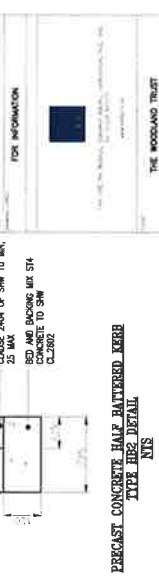
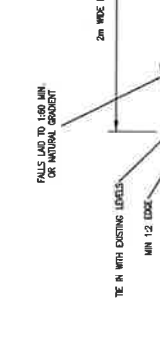
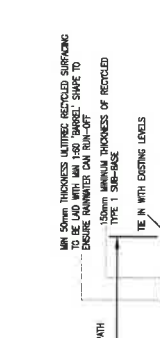
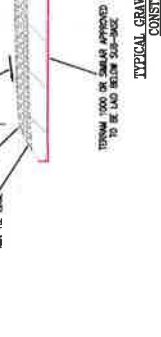
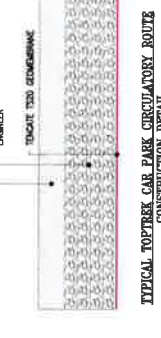
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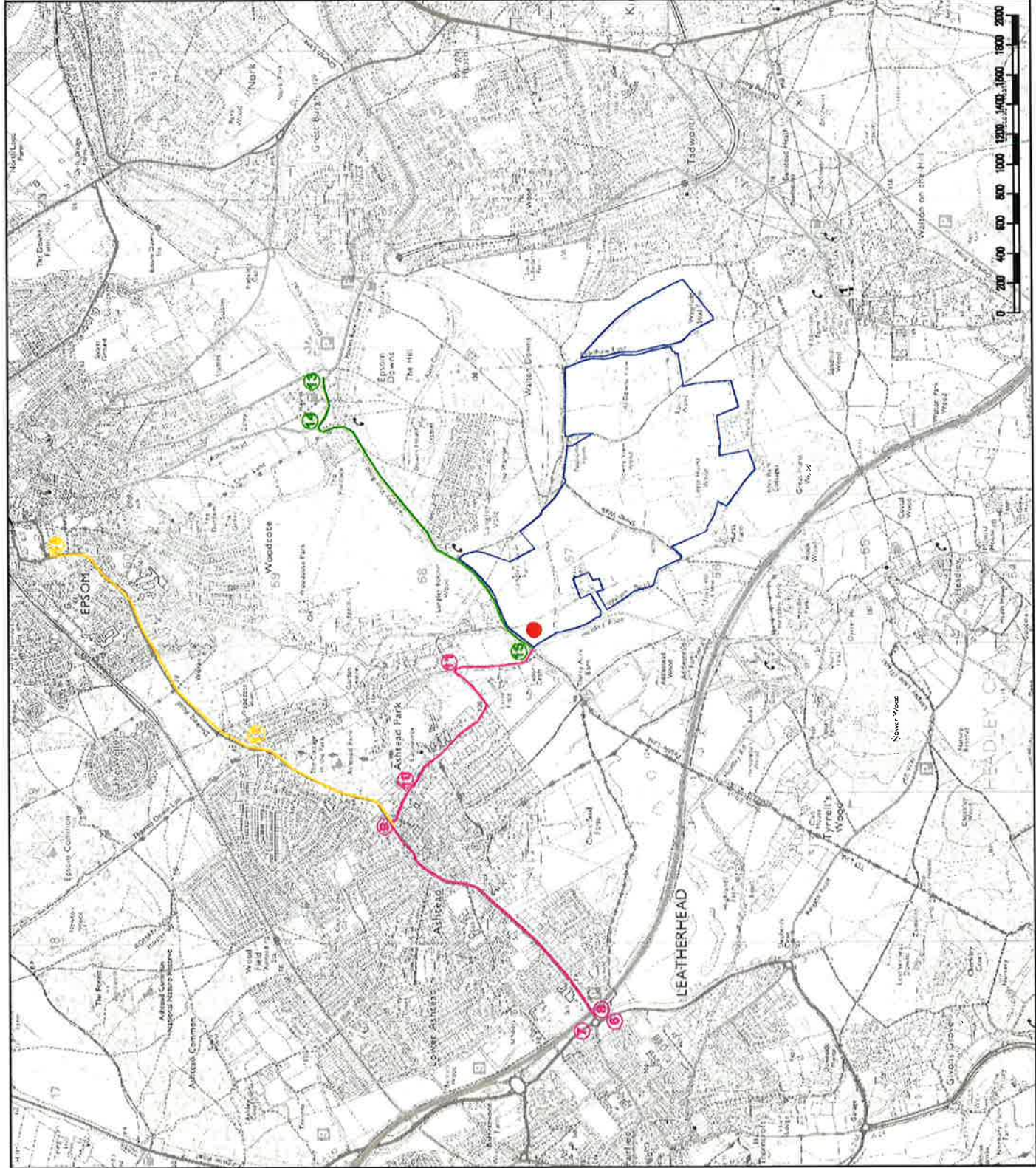
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REV	DATE	BY	DESCRIPTION	CHK	APP
<b>FOR INFORMATION</b>					
					
CLIENT: THE WOODLAND TRUST PROJECT: FIRST WORLD WAR CENTENARY WOODS LANGLEY VALE WOOD TITLE: OFF SITE SIGNAGE ROUTES SCALE: A3 1:25,000 DESIGN-DRAWN: MD DATE: 18.06.2014 PROJECT No: 479 DRAWING No: EIA-006					

Unit 108, The Millings, Stansted Abbotts, Hertfordshire, SG12 8HG  
 Tel: 01820 871777  
[www.woodlandtrust.co.uk](http://www.woodlandtrust.co.uk)

CLIENT: THE WOODLAND TRUST

PROJECT:

FIRST WORLD WAR CENTENARY WOODS  
 LANGLEY VALE WOOD

OFF SITE  
 SIGNAGE  
 ROUTES

SCALE: A3 1:25,000  
 DESIGN-DRAWN: MD  
 DATE: 18.06.2014  
 PROJECT No: 479  
 DRAWING No: EIA-006

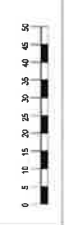
KEY:	
	PROPOSED ROAD
	PROPOSED PATHWAY
	PROPOSED FOOTWAY
	PROPOSED CYCLEWAY
	PROPOSED DRAINAGE
	PROPOSED PLANTING
	PROPOSED LANDMARK
	PROPOSED STRUCTURE
	PROPOSED BOUNDARY
	PROPOSED AREA
	PROPOSED FEATURE

PROPOSED ROAD  
PROPOSED PATHWAY  
PROPOSED FOOTWAY  
PROPOSED CYCLEWAY  
PROPOSED DRAINAGE  
PROPOSED PLANTING  
PROPOSED LANDMARK  
PROPOSED STRUCTURE  
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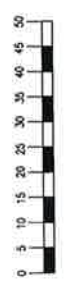
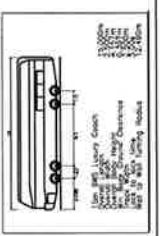


PROPOSED ROAD	
PROPOSED PATHWAY	
PROPOSED FOOTWAY	
PROPOSED CYCLEWAY	
PROPOSED DRAINAGE	
PROPOSED PLANTING	
PROPOSED LANDMARK	
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PROPOSED AREA	
PROPOSED FEATURE	

PROPOSED ROAD  
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PROPOSED DRAINAGE  
PROPOSED PLANTING  
PROPOSED LANDMARK  
PROPOSED STRUCTURE  
PROPOSED BOUNDARY  
PROPOSED AREA  
PROPOSED FEATURE



PLEASE NOTE  
 THE EXISTING PROPOSED ACCESS HAS BEEN REDRAWN  
 AS A RESULT OF COMMENTS RECEIVED FROM THE LA  
 AND THE ARBORESCULPTURAL CONSULTANTS REPORT WHICH SUGGESTS THE  
 ZONE CURRENT ACCESS ARRANGEMENT IS WITHIN A 'NO DEVELOPMENT  
 ZONE'

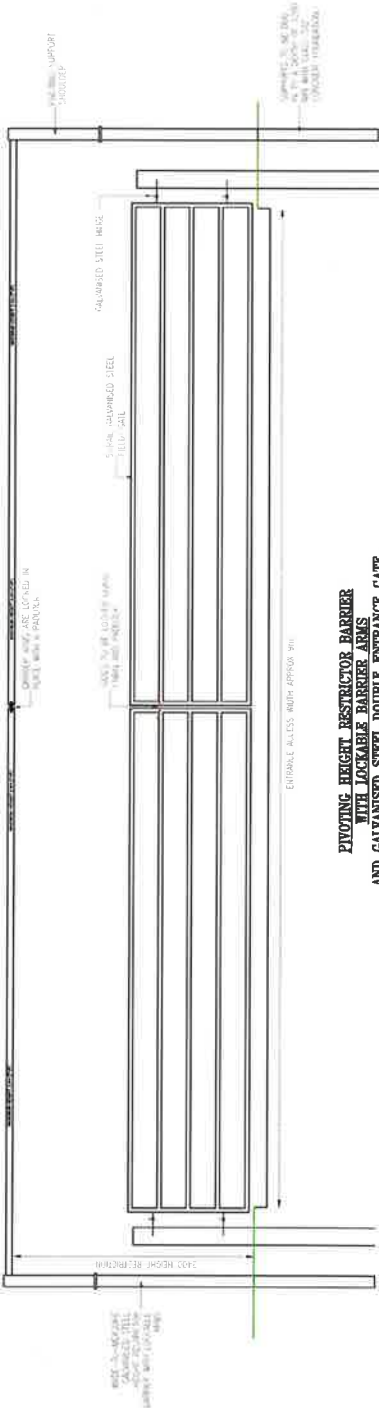


NO.	DATE	DESCRIPTION	BY	CHKD
1	10/10/11	FOR INFORMATION		

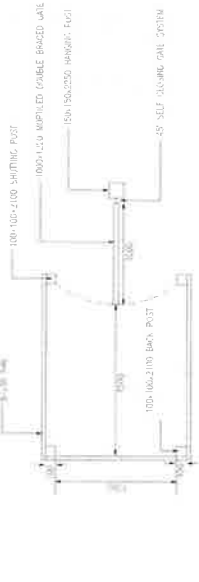
100-11, 100-12, 100-13, 100-14, 100-15, 100-16, 100-17, 100-18, 100-19, 100-20, 100-21, 100-22, 100-23, 100-24, 100-25, 100-26, 100-27, 100-28, 100-29, 100-30, 100-31, 100-32, 100-33, 100-34, 100-35, 100-36, 100-37, 100-38, 100-39, 100-40, 100-41, 100-42, 100-43, 100-44, 100-45, 100-46, 100-47, 100-48, 100-49, 100-50, 100-51, 100-52, 100-53, 100-54, 100-55, 100-56, 100-57, 100-58, 100-59, 100-60, 100-61, 100-62, 100-63, 100-64, 100-65, 100-66, 100-67, 100-68, 100-69, 100-70, 100-71, 100-72, 100-73, 100-74, 100-75, 100-76, 100-77, 100-78, 100-79, 100-80, 100-81, 100-82, 100-83, 100-84, 100-85, 100-86, 100-87, 100-88, 100-89, 100-90, 100-91, 100-92, 100-93, 100-94, 100-95, 100-96, 100-97, 100-98, 100-99, 100-100

THE WOODLAND TRUST  
 FIRST WORLD WAR CENTENARY WOODS  
 LANDSCAPE MAINTENANCE  
 NEW PROPOSED SITE ACCESS  
 WORKED OUTSIDE OF THE 'NO  
 DEVELOPMENT AREA'

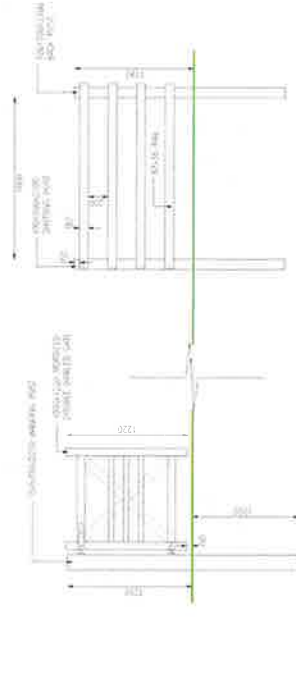
DATE: 10/10/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 479  
 DA-C02



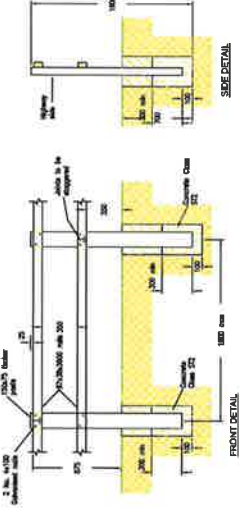
**PIVOTING HEIGHT RESTRICTOR BARRIER WITH LOCKABLE BARRIER ARMS AND GALVANIZED STEEL DOUBLE ENTRANCE GATE**  
NTS



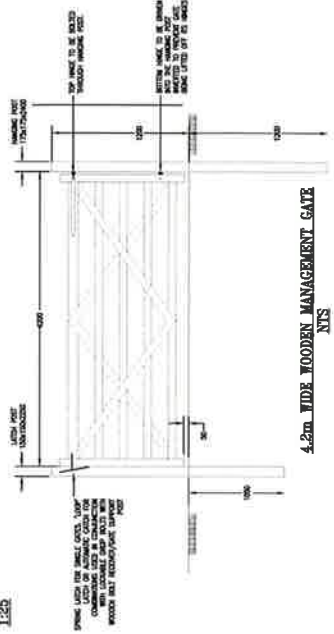
**TIMBER KISSING GATE FOR PEDESTRIAN/DISABLED USERS**  
L:25



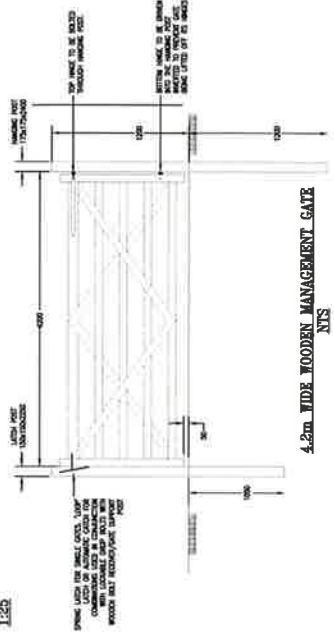
**4.2m WIDE WOODEN MANAGEMENT GATE**  
NTS



- Notes:**
- All dimensions in millimetres unless otherwise stated.
  - Material and construction to be in accordance with BS 1722 part 7.
  - All timber and pressure treatment to be in accordance with the specification.
  - When specifying, specify to be in accordance with the specification.
  - All posts to be set in 200 dia. hole. Posts may be driven in suitable ground 400 dia. post holes at the perimeter of the project.
  - Posts set in 200 dia. tapered hole shall be weathered with suitable pressure treatment being well comprehensively weathered to a minimum of 300mm above ground level. Posts shall be treated to the appropriate level to be set in hole with 200 dia. Concrete Core etc.

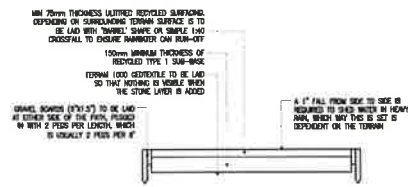


**TWO RAIL WOODEN FENCE**  
L:25

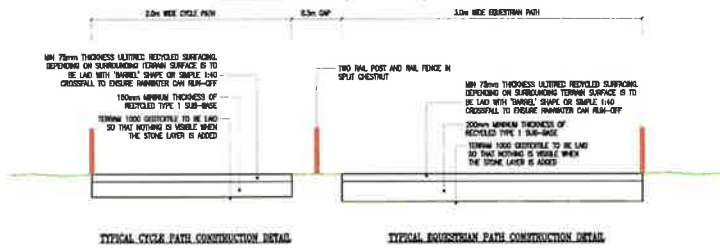


FOR INFORMATION	
THE WOODLAND TRUST	
FIRST WORLD WAR CENTENARY WOODS	
LANGLIFF VALE CAR PARK	
TYPICAL FENCING AND GATE DETAILS	
AS SHOWN	1 AUGUST 2017
EA-008	

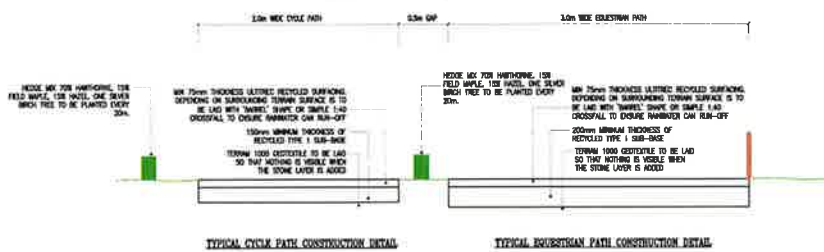
**HARD SURFACED PEDESTRIAN PATH DETAIL**



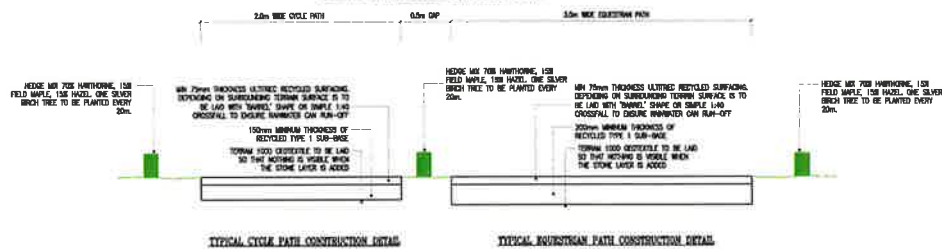
**BLUE PATH DETAIL (MULTI-USER)**



**RED PATH DETAIL (MULTI-USER)**



**GREEN PATH DETAIL (MULTI-USER)**

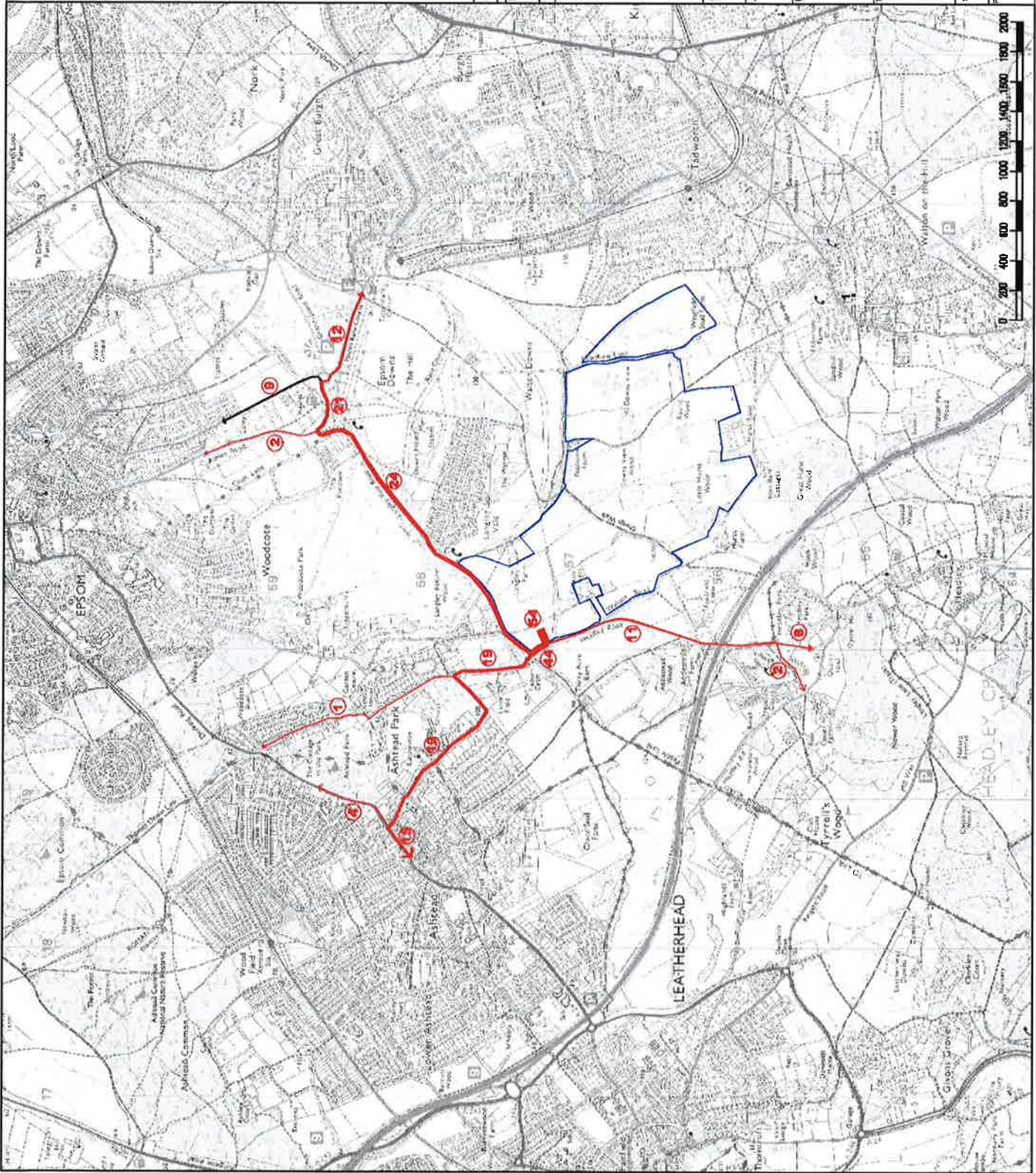



FOR INFORMATION	
 EAS Environmental Assessment Services	
THE WOODLAND TRUST	
FIRST WORLD WAR CENTENARY WOODS LANGLEY VALE CAR PARK	
TYPICAL WOODLAND PATHS CROSS-SECTIONS	
1:25	40 16.03.2017
EA-010	



THICKNESS OF RED LINE REPRESENTS  
DEVELOPMENT GENERATED TWO WAY TRAFFIC  
FLOW ON EACH LINK.

(15) PREDICTED TWO WAY DEVELOPMENT TRAFFIC  
FLOW



REV	DATE	BY	DESCRIPTION	CHK	APP
FOR INFORMATION					
					
UH1 106, The Milling, Stansfeld Ash, Hertfordshire, SG12 8HG Tel: 01820 871777 <a href="http://www.woodlandtrust.co.uk">www.woodlandtrust.co.uk</a>					
CLIENT:	THE WOODLAND TRUST				
ARCHITECT:					
PROJECT:	FIRST WORLD WAR CENTENARY WOODS LANGLEY VALE WOOD				
TITLE:	TRAFFIC ROUTING DEVELOPMENT FORECAST TRAFFIC FLOWS SUNDAY PEAK HOUR				
SCALE @ A3:	1:25,000	DESIGN-DRAWN:	PE	DATE:	28.03.2017
PROJECT No:	479	DRAWING No:	EIA-011		

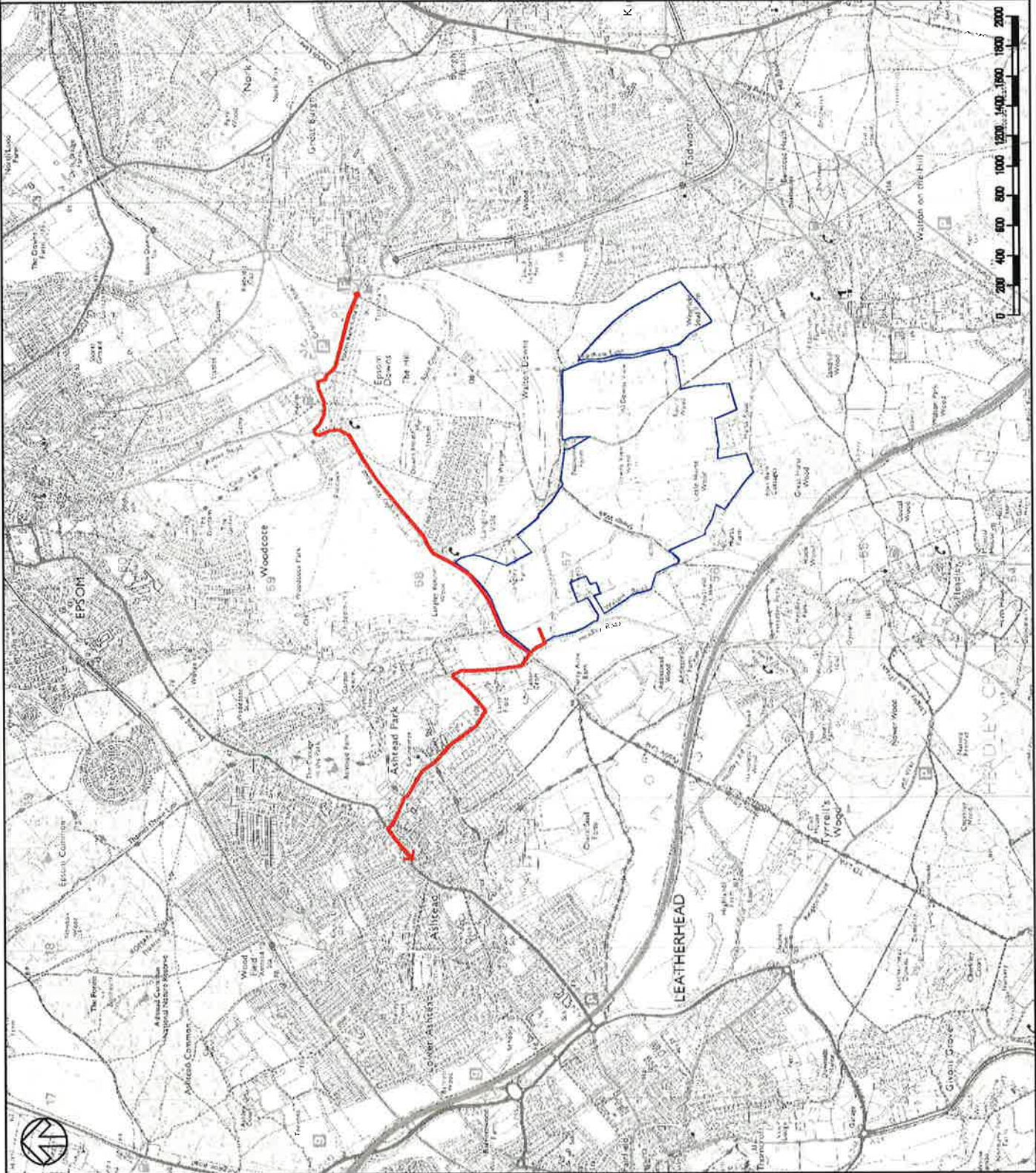
**KEY:**



LANGLEY VALE WOOD BOUNDARY



ROUTE OF CONSTRUCTION VEHICLES



REV	DATE	BY	DESCRIPTION	CHK	APP

**FOR INFORMATION**



Unit 106, The Millings, Stansfeld Abbotts, Hertfordshire, SG17 8HG  
Tel: 01820 871777  
www.wooland.co.uk

CLIENT: THE WOODLAND TRUST

ARCHITECT:

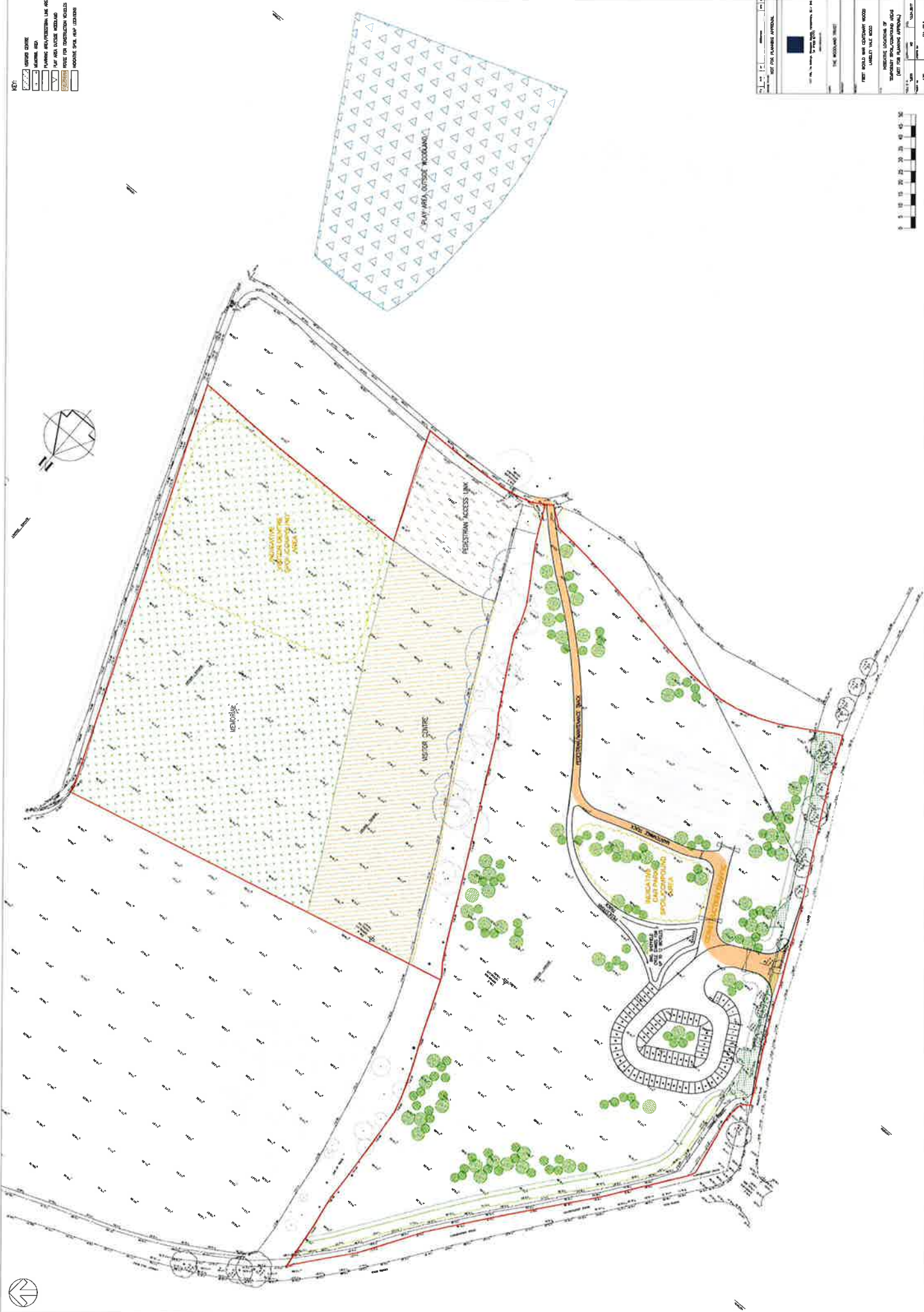
PROJECT: FIRST WORLD WAR CENTENARY WOODS  
LANGLEY VALE WOOD

TITLE: CONSTRUCTION VEHICLE ROUTES TO AND FROM SITE

SCALE @ A3:	DESIGN-DRAWN:	DATE:
1:25,000	MD	12.04.2017
PROJECT No:	DRAWING No:	
479	EIA-012	

**KEY:**

- VISITOR CENTRE
- PARKING
- RETAINING WALL
- DRIVEWAY/ACCESS
- ROAD
- BOUNDARY LINE
- BOUNDARY LINE
- BOUNDARY LINE
- BOUNDARY LINE
- BOUNDARY LINE
- BOUNDARY LINE



**PROJECT INFORMATION**

PROJECT NAME: [REDACTED]

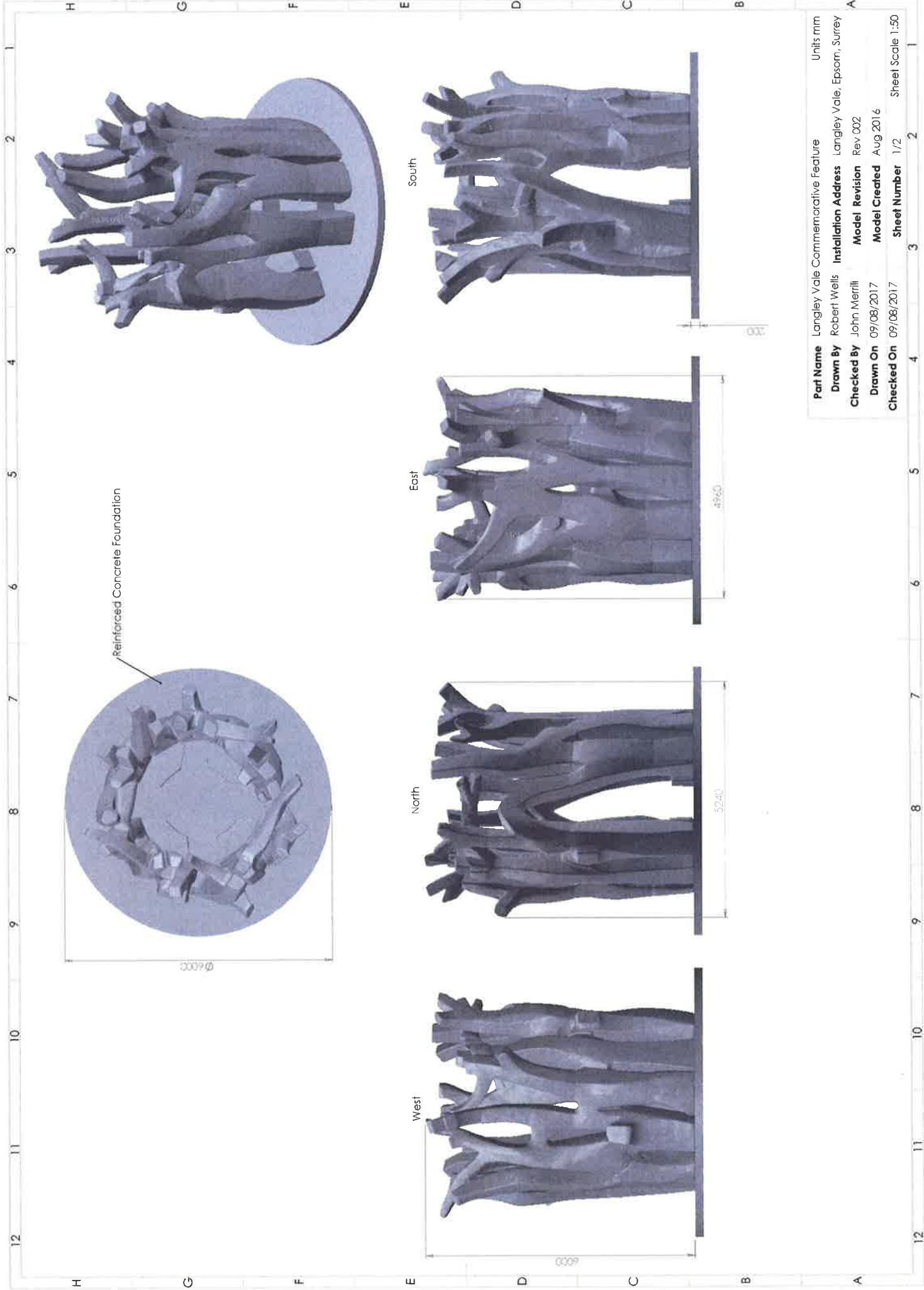
CLIENT: [REDACTED]

PROJECT LOCATION: [REDACTED]

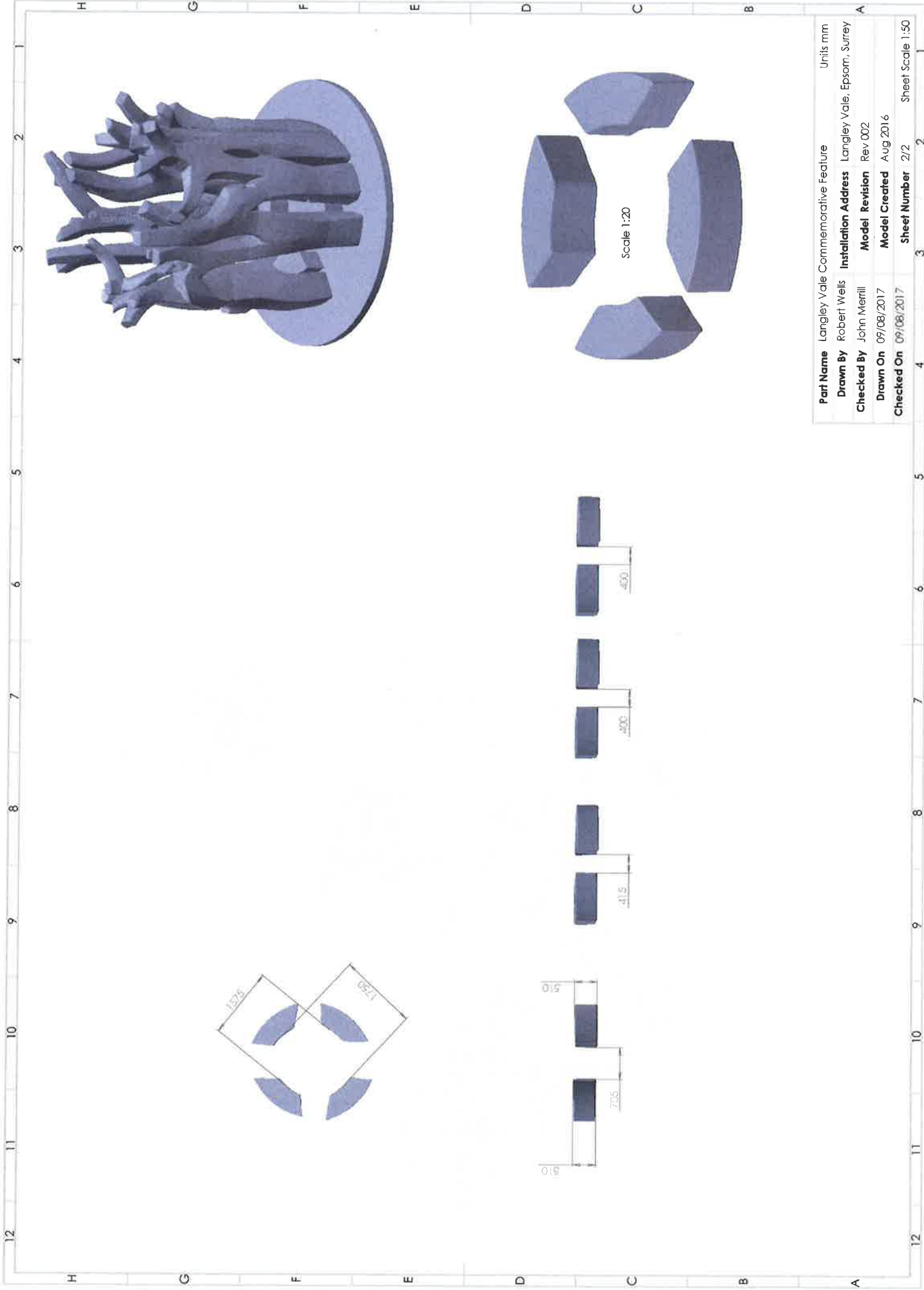
DATE: [REDACTED]

SCALE: 1:1000

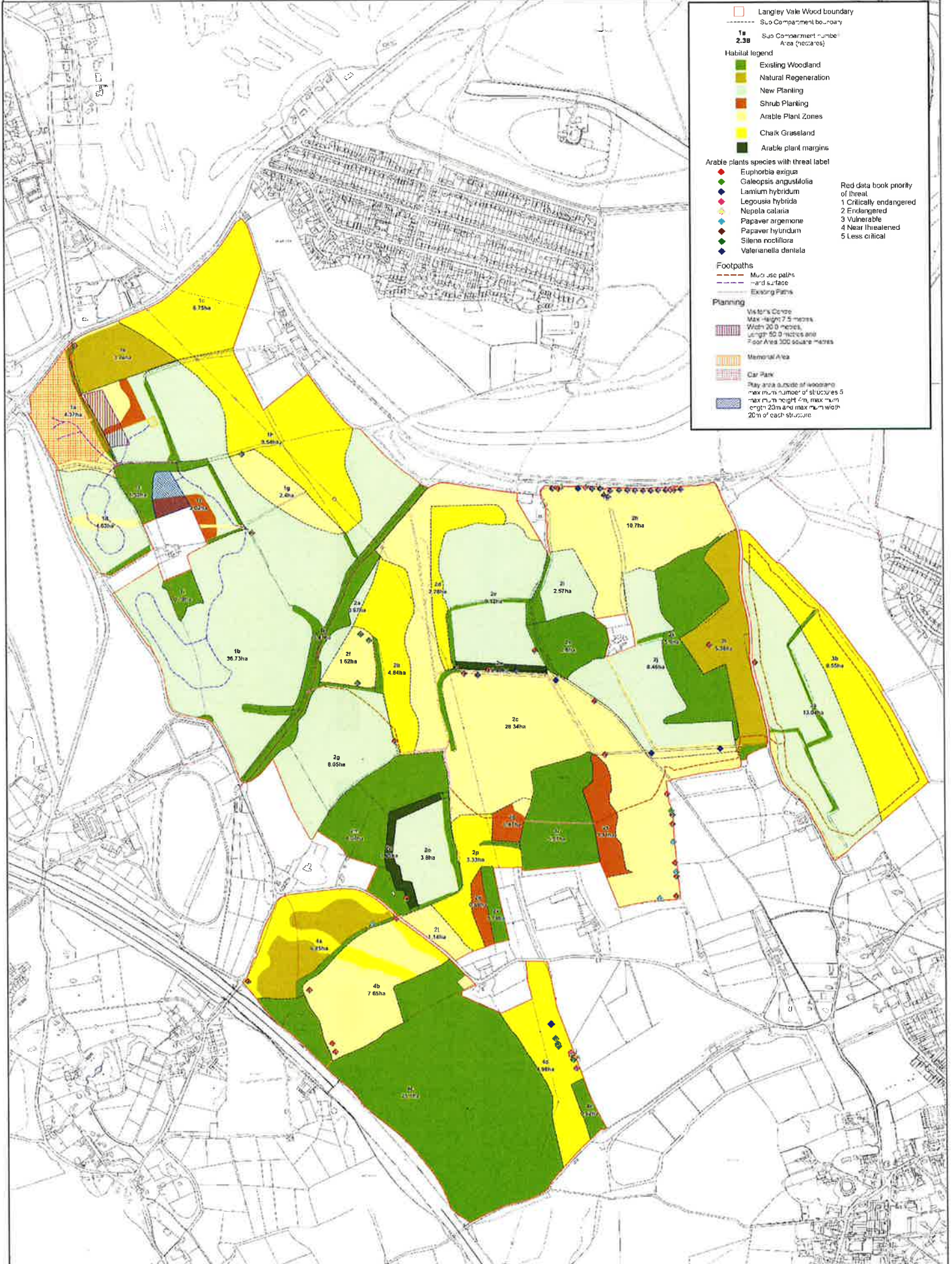
NO.	REVISION	DATE
1	[REDACTED]	[REDACTED]
2	[REDACTED]	[REDACTED]
3	[REDACTED]	[REDACTED]
4	[REDACTED]	[REDACTED]
5	[REDACTED]	[REDACTED]
6	[REDACTED]	[REDACTED]
7	[REDACTED]	[REDACTED]
8	[REDACTED]	[REDACTED]
9	[REDACTED]	[REDACTED]
10	[REDACTED]	[REDACTED]



<b>Part Name</b>	Langley Vale Commemorative Feature	Units	mm
<b>Drawn By</b>	Robert Wells	<b>Installation Address</b>	Langley Vale, Epsom, Surrey
<b>Checked By</b>	John Merrill	<b>Model Revision</b>	Rev.002
<b>Drawn On</b>	09/08/2017	<b>Model Created</b>	AUG 2016
<b>Checked On</b>	09/08/2017	<b>Sheet Number</b>	1/2
		<b>Sheet Scale</b>	1:50



<b>Part Name</b>	Langley Vale Commemorative Feature	Units	mm
<b>Drawn By</b>	Robert Wells	<b>Installation Address</b>	Langley Vale, Epsom, Surrey
<b>Checked By</b>	John Merrill	<b>Model Revision</b>	Rev 002
<b>Drawn On</b>	09/08/2017	<b>Model Created</b>	Aug 2016
<b>Checked On</b>	09/08/2017	<b>Sheet Number</b>	2/2
		<b>Sheet Scale</b>	1:50



Langley Vale Wood boundary  
 Sub Compartment boundary  
**1a**  
**2,3b** Sub Compartment number  
 Area (hectares)

**Habitat legend**

- Existing Woodland
- Natural Regeneration
- New Planting
- Shrub Planting
- Arable Plant Zones
- Chalk Grassland
- Arable plant margins

**Arable plants species with threat label**

- Euphorbia exigua
- Galeopsis angustifolia
- Lamium hybridum
- Legousia hybrida
- Nepeta calatia
- Papaver argemone
- Papaver hybridum
- Silene noctiflora
- Valerianella dentata

**Red data book priority of threat**

- 1 Critically endangered
- 2 Endangered
- 3 Vulnerable
- 4 Near threatened
- 5 Less critical

**Footpaths**

- Multi use paths
- Hard surface
- Existing Paths

**Planning**

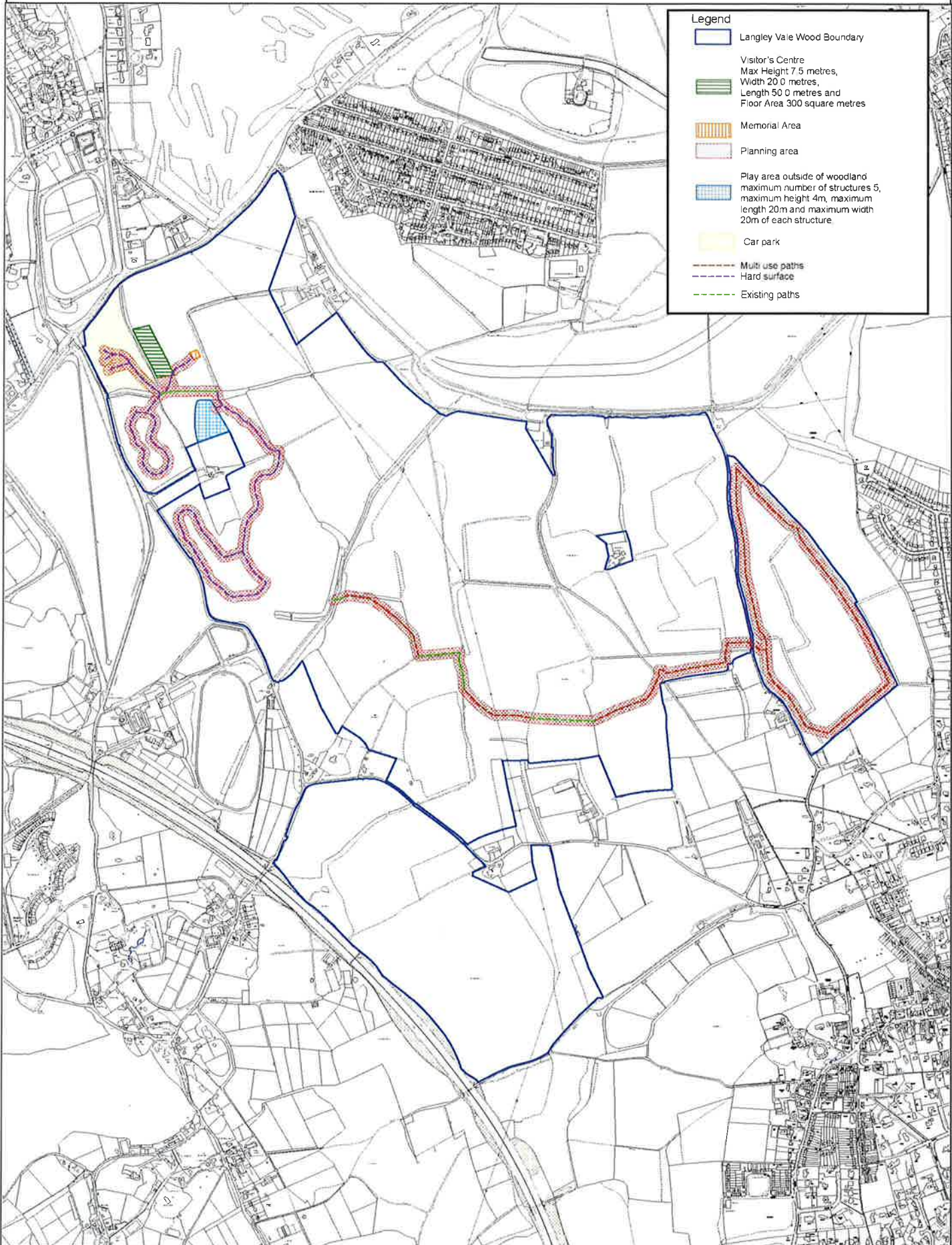
**Visitor Centre**  
 Max height 7.5 metres  
 Width 20.0 metres  
 Length 50.0 metres and  
 Floor Area 500 square metres

**Memorial Area**

**Car Park**  
 Play area outside of woodland  
 max num. number of structures 5  
 max num height 4m, max num  
 width 20m and max num width  
 20m of each structure



**Langley Vale Wood**  
Layout Plan



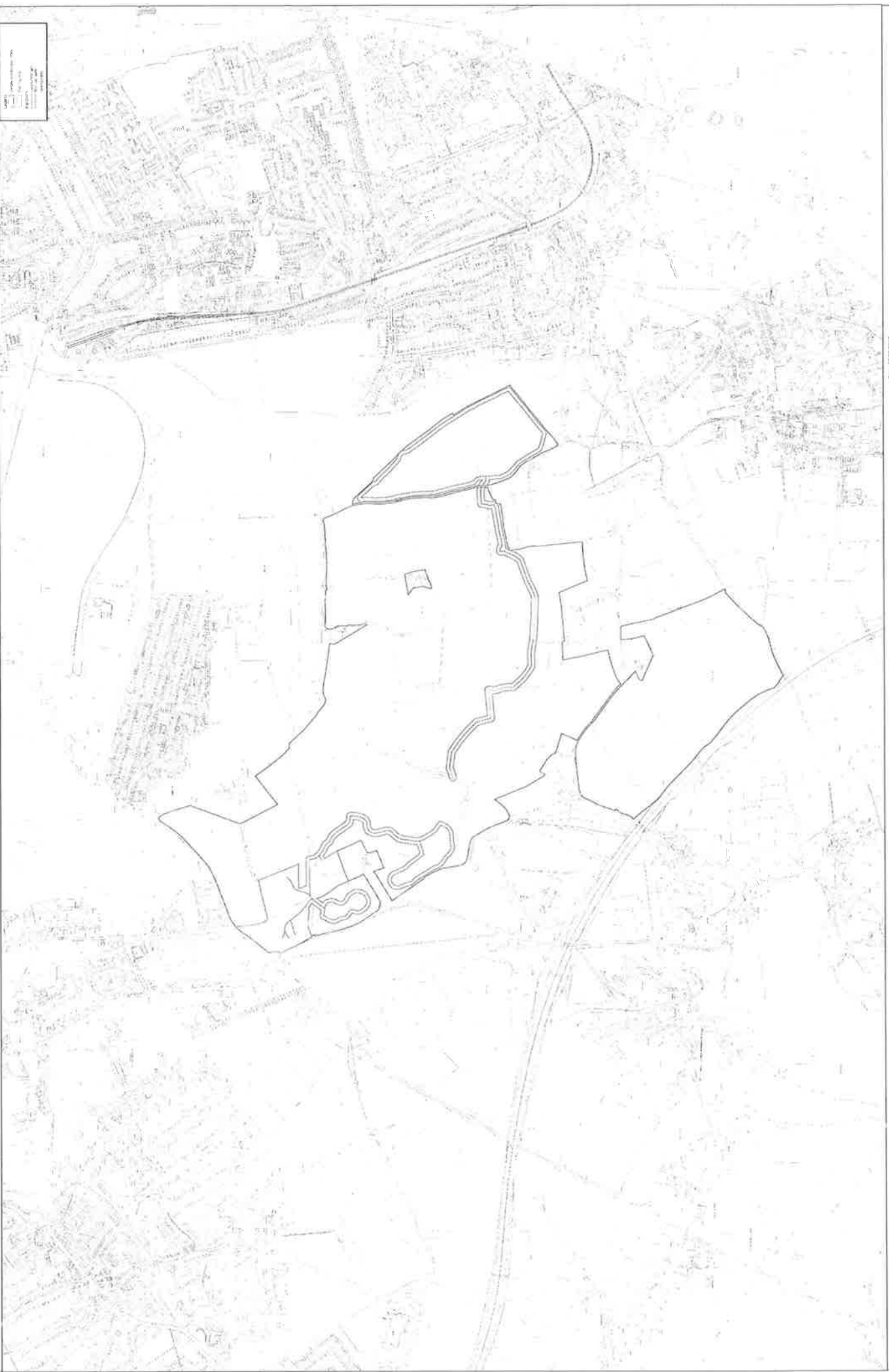
**Legend**

- Langley Vale Wood Boundary
- Visitor's Centre  
Max Height 7.5 metres,  
Width 20.0 metres,  
Length 50.0 metres and  
Floor Area 300 square metres
- Memorial Area
- Planning area
- Play area outside of woodland  
maximum number of structures 5,  
maximum height 4m, maximum  
length 20m and maximum width  
20m of each structure
- Car park
- Multi use paths
- Hard surface
- Existing paths



Legend

- Proposed Development
- Existing Development
- Watercourse
- Boundary



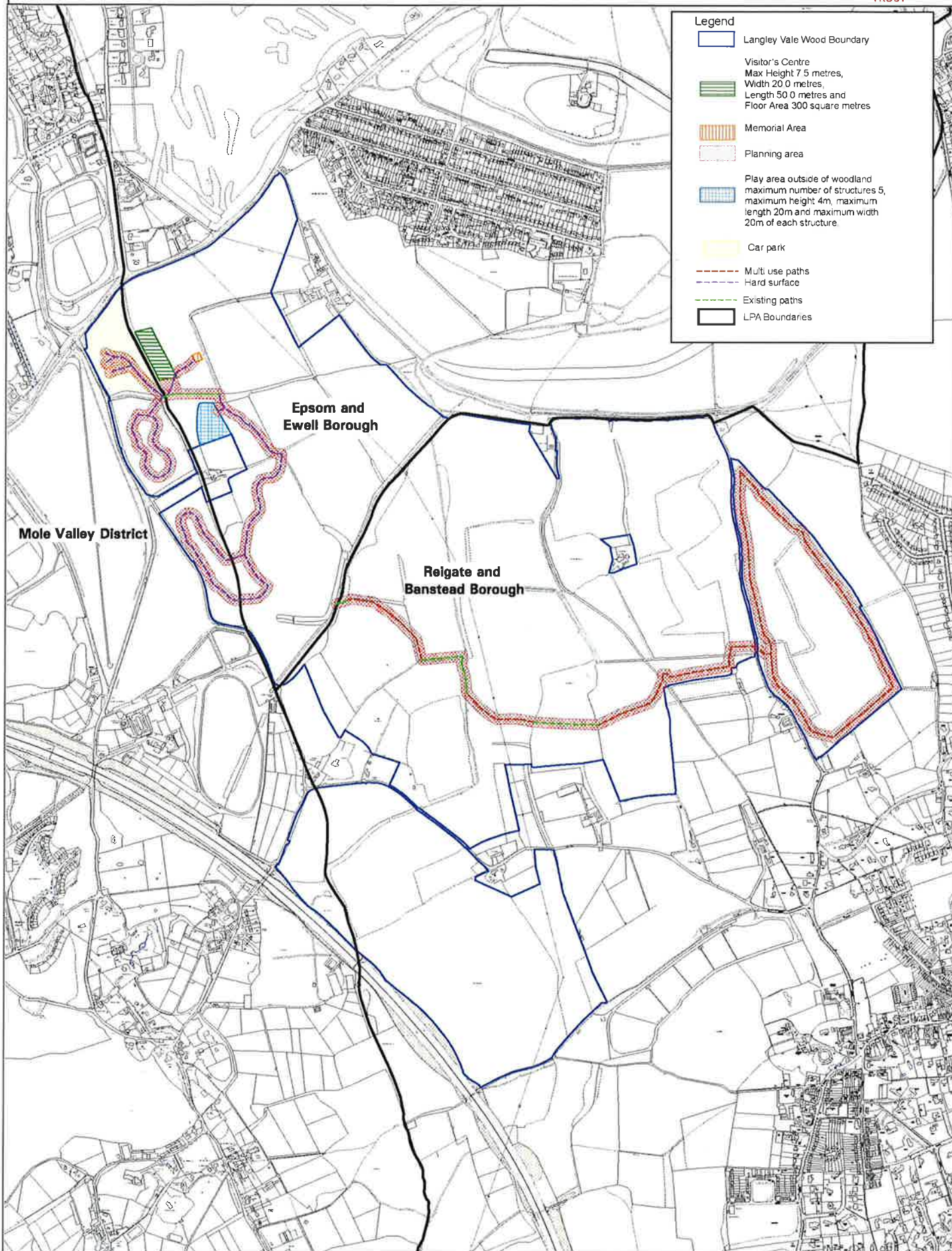
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Scotland (SC033895)

Date: 15/06/2017  
Scale: 1:1000 in A3  
Author: MB  
Buy from: Langley Vale



**Langley Vale Wood**  
Layout Plan and LPA Boundaries



**Legend**

- Langley Vale Wood Boundary
- Visitor's Centre  
Max Height 7.5 metres,  
Width 20.0 metres,  
Length 50.0 metres and  
Floor Area 300 square metres
- Memorial Area
- Planning area
- Play area outside of woodland  
maximum number of structures 5,  
maximum height 4m, maximum  
length 20m and maximum width  
20m of each structure.
- Car park
- Multi use paths
- Hard surface
- Existing paths
- LPA Boundaries



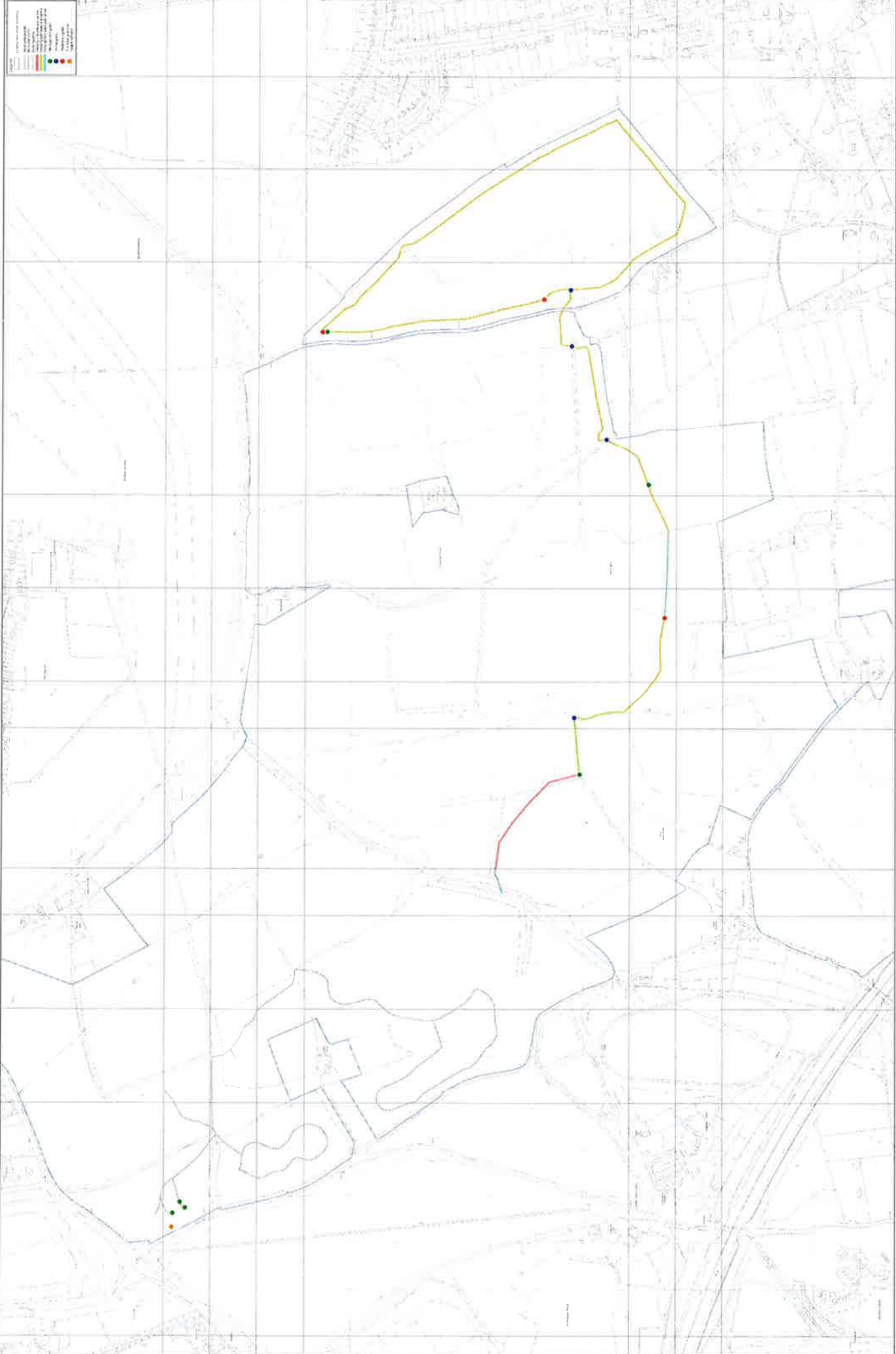
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- 1.11.97
- 1.11.98
- 1.11.99
- 1.11.100



**Legend**

- Boundary
- Woodland
- Open Field
- Highway
- Watercourse
- Other
- Other
- Other
- Other
- Other
- Other

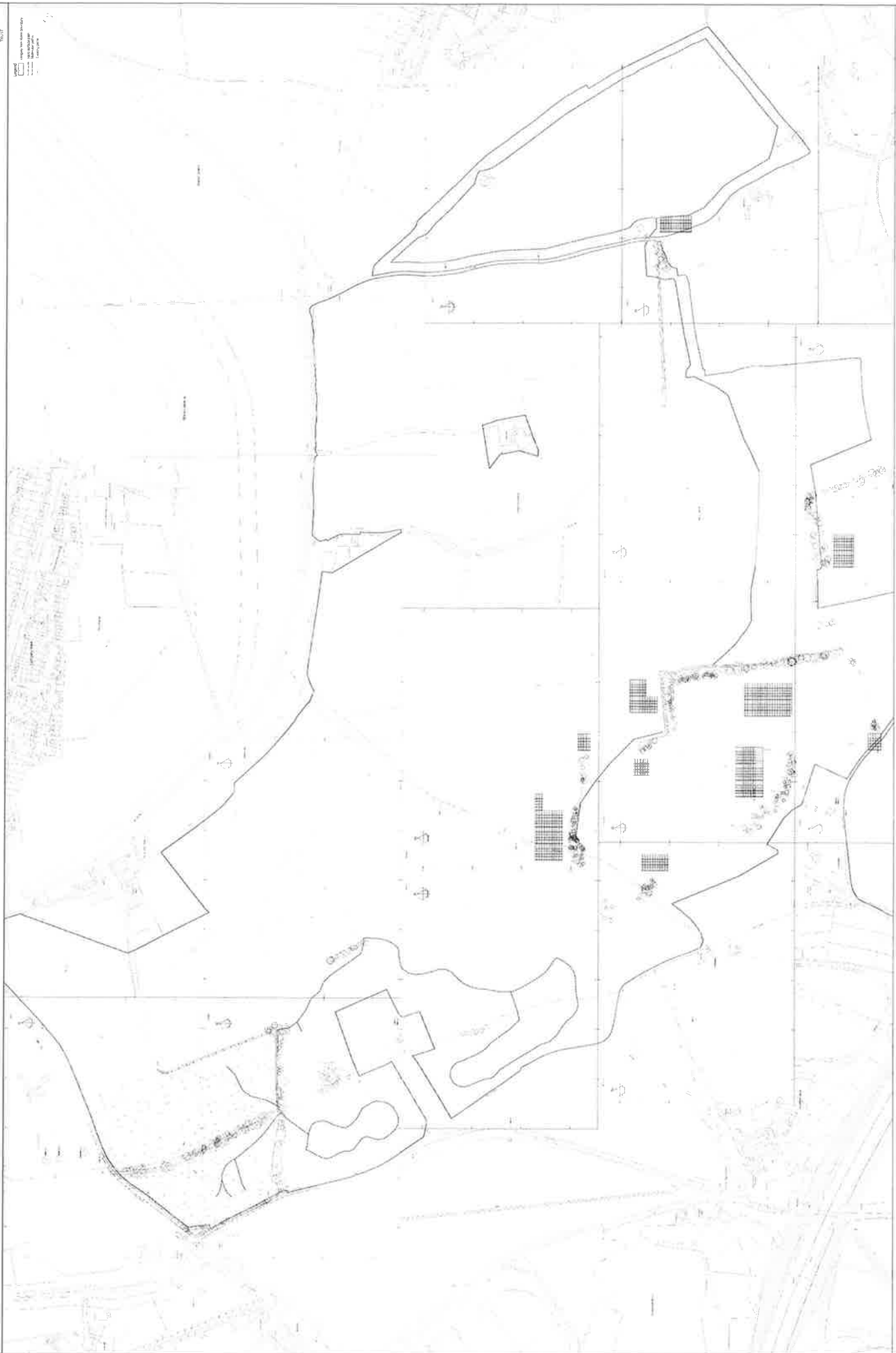


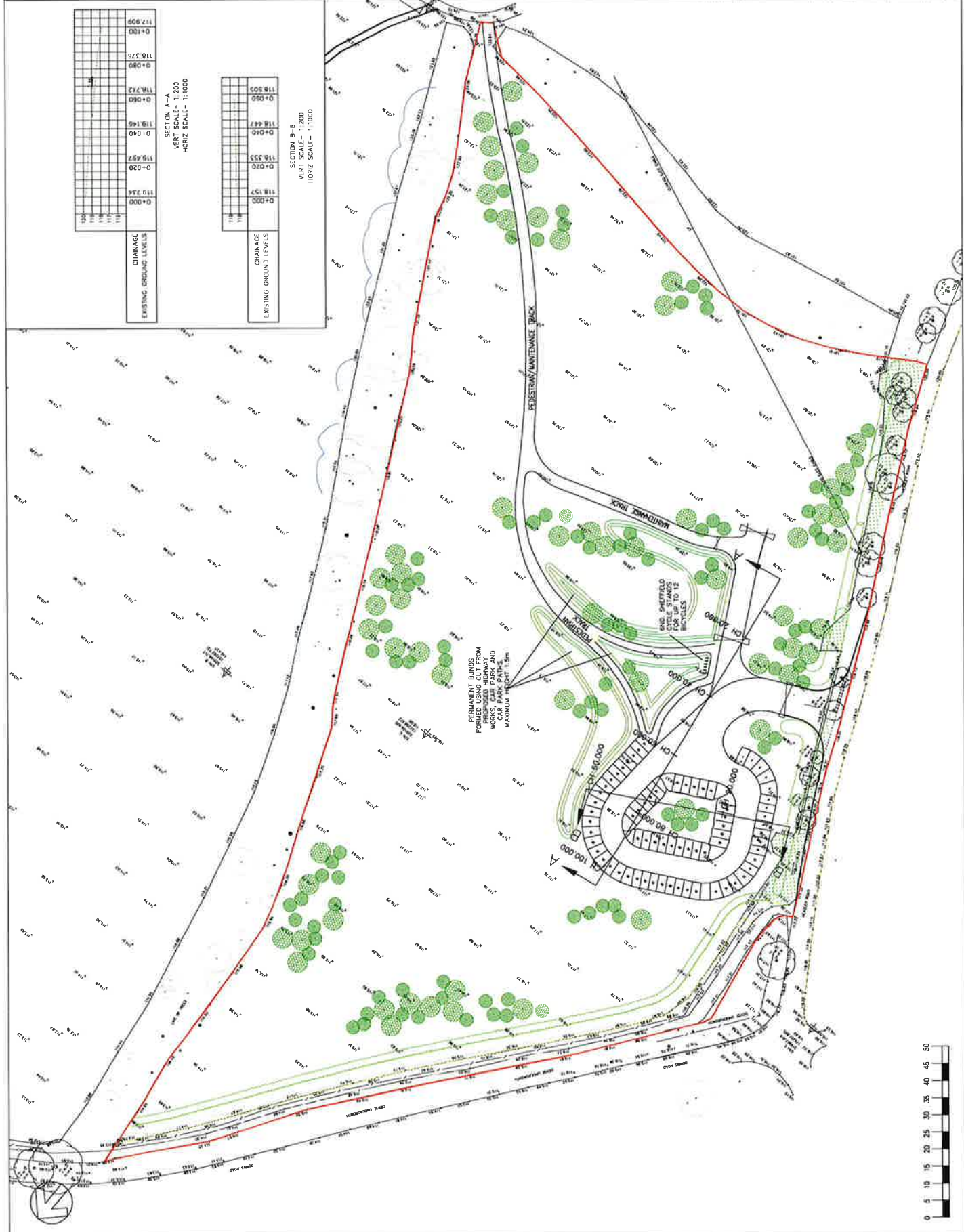


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City of Woodland, tiny  
10001007  
March 2011  
Map by Langley Vale

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Scale 1:10000





SECTION A-A  
VERT SCALE - 1:200  
HORIZ SCALE - 1:1000

CHANGING EXISTING GROUND LEVELS	VERTICAL SCALE
117.909	0+000
118.000	0+010
118.376	0+020
118.089	0+030
118.762	0+040
119.446	0+050
119.697	0+060
119.754	0+070
119.754	0+080
119.754	0+090
119.754	0+100
119.754	0+110
119.754	0+120
119.754	0+130
119.754	0+140
119.754	0+150
119.754	0+160
119.754	0+170
119.754	0+180
119.754	0+190
119.754	0+200

SECTION B-B  
VERT SCALE - 1:200  
HORIZ SCALE - 1:1000

CHANGING EXISTING GROUND LEVELS	VERTICAL SCALE
118.500	0+000
118.447	0+010
118.355	0+020
118.157	0+030
118.157	0+040
118.157	0+050
118.157	0+060
118.157	0+070
118.157	0+080
118.157	0+090
118.157	0+100
118.157	0+110
118.157	0+120
118.157	0+130
118.157	0+140
118.157	0+150
118.157	0+160
118.157	0+170
118.157	0+180
118.157	0+190
118.157	0+200

FOR INFORMATION

DATE	NO.	DESCRIPTION

THE WOODLAND TRUST

PROPOSED CAR PARK CROSS-SECTIONS

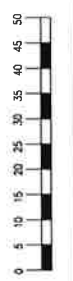
FIRST WORLD WAR CENTINARY WOODS LANELY VALE CAR PARK

PROJECT NO: 18.08.2013

DATE: 18.08.2013

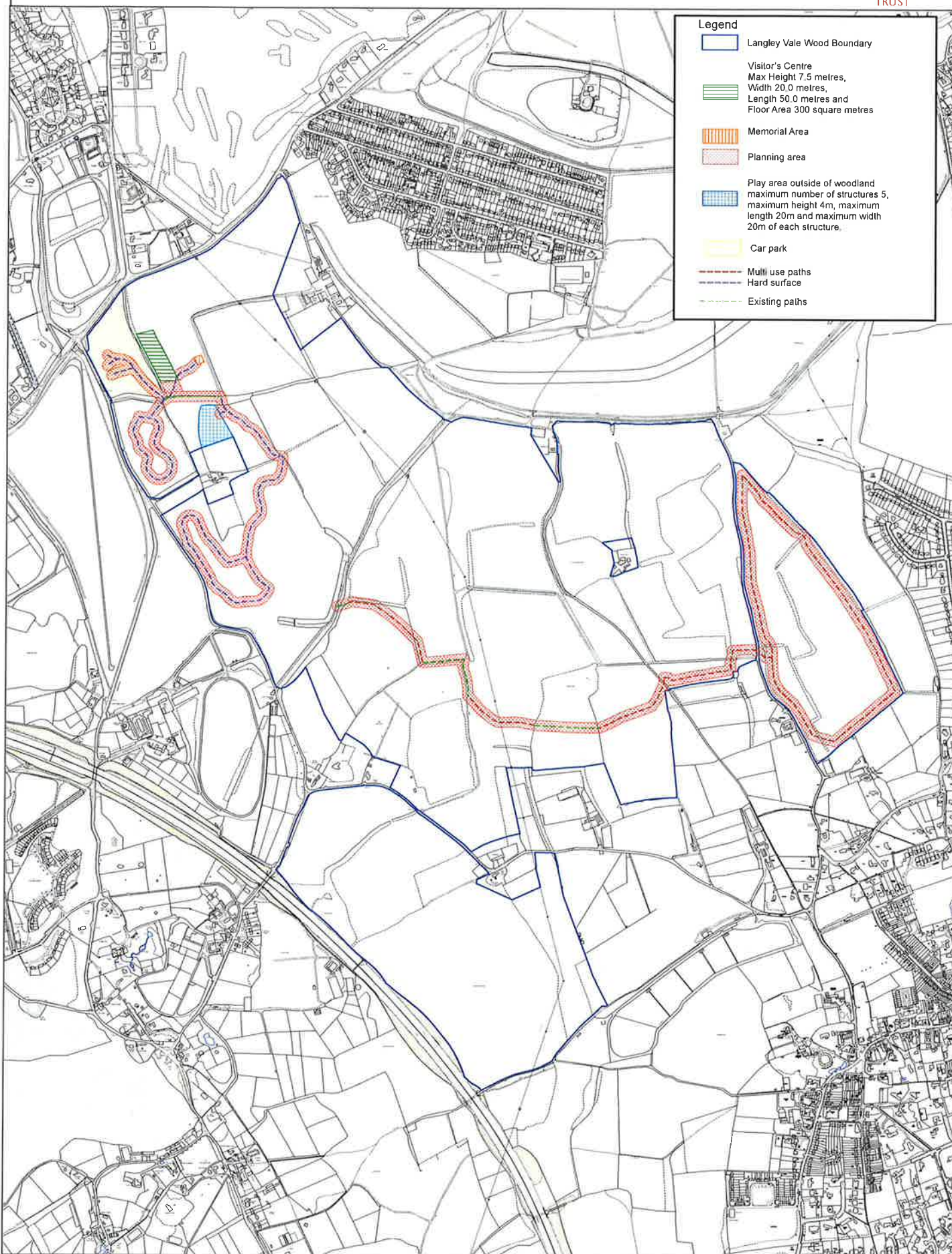
BY: [Signature]

479 EIA-004



# Langley Vale Wood

## Layout Plan

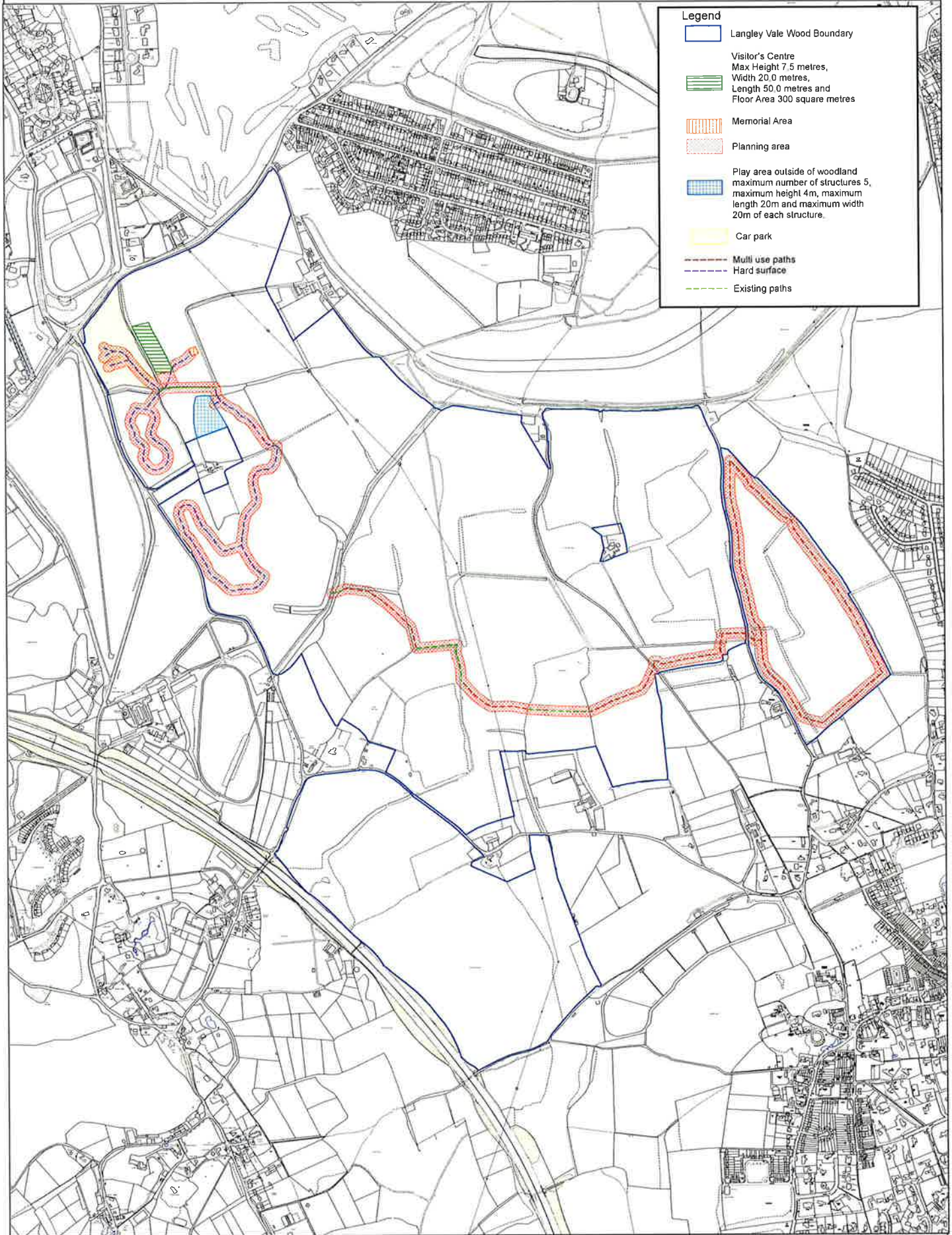


**Legend**










- Langley Vale Wood Boundary
- Visitor's Centre  
Max Height 7.5 metres,  
Width 20.0 metres,  
Length 50.0 metres and  
Floor Area 300 square metres
- Memorial Area
- Planning area
- Play area outside of woodland  
maximum number of structures 5,  
maximum height 4m, maximum  
length 20m and maximum width  
20m of each structure.
- Car park
- Multi use paths
- Hard surface
- Existing paths



**Langley Vale Wood**  
Layout Plan

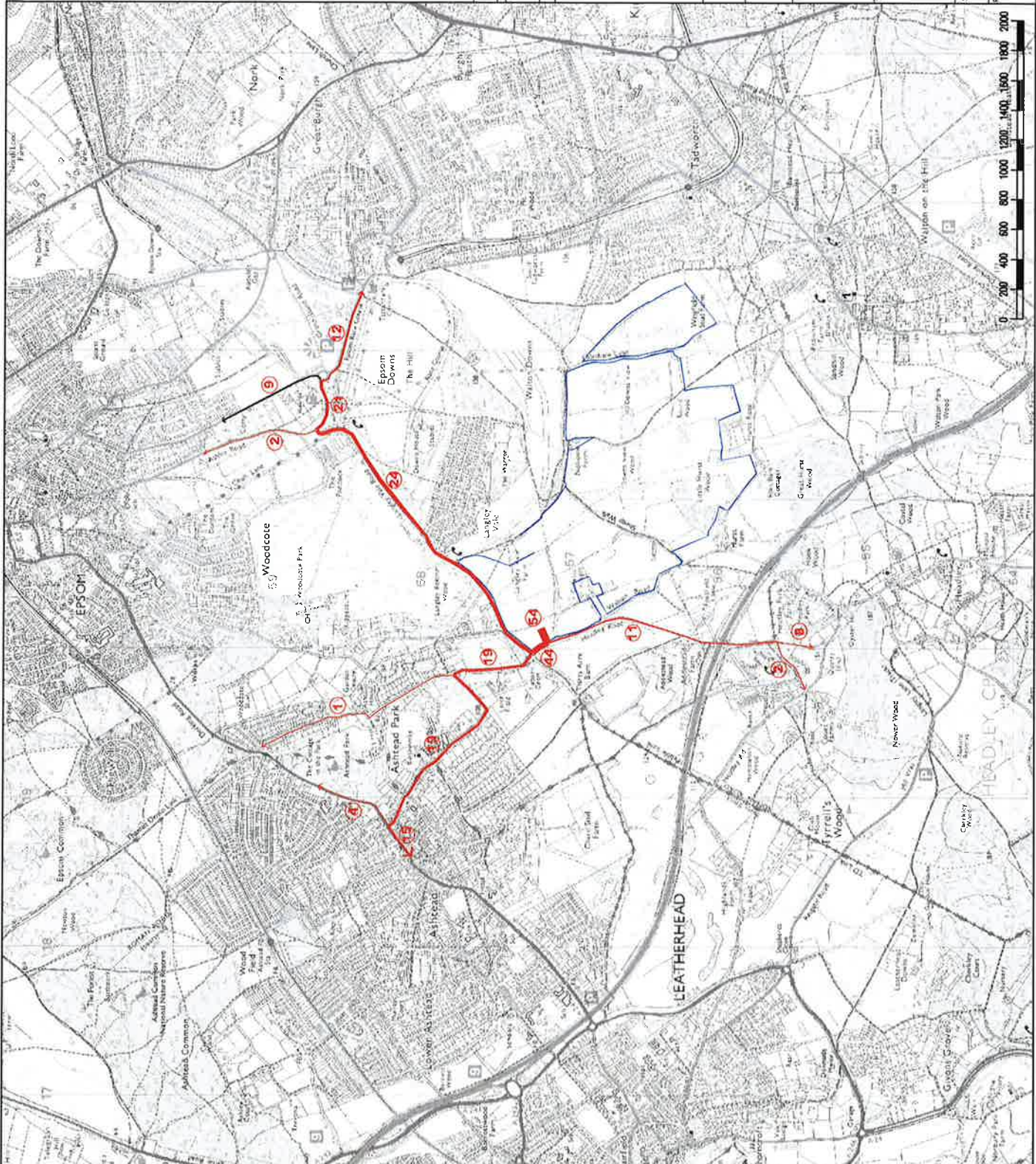


**Legend**

-  Langley Vale Wood Boundary
-  Visitor's Centre  
Max Height 7.5 metres,  
Width 20.0 metres,  
Length 50.0 metres and  
Floor Area 300 square metres
-  Memorial Area
-  Planning area
-  Play area outside of woodland  
maximum number of structures 5,  
maximum height 4m, maximum  
length 20m and maximum width  
20m of each structure.
-  Car park
-  Multi use paths
-  Hard surface
-  Existing paths






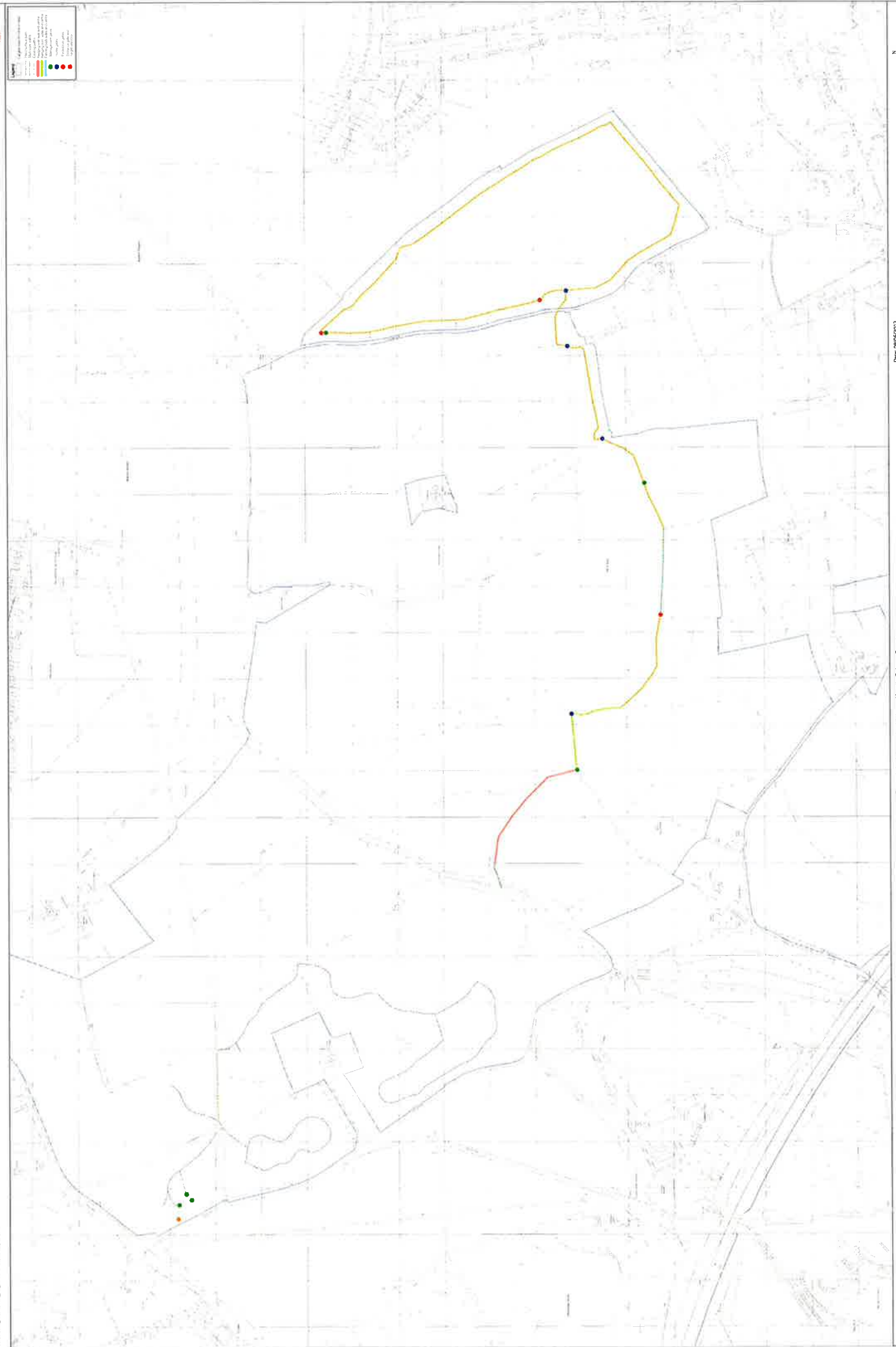


THICKNESS OF RED LINE REPRESENTS DEVELOPMENT GENERATED TWO WAY TRAFFIC FLOW ON EACH LINK.

(15) PREDICTED TWO WAY DEVELOPMENT TRAFFIC FLOW

REV	DATE	BY	DESCRIPTION	CHK	APP
DRAWING STATUS					
FOR INFORMATION					
					
CLIENT: THE WOODLAND TRUST					
ARCHITECT:					
PROJECT: FIRST WORLD WAR CENTENARY WOODS LANGLEY VALE WOOD					
TITLE					
TRAFFIC ROUTING DEVELOPMENT FORECAST TRAFFIC FLOWS SUNDAY PEAK HOUR					
SCALE	A3	1:25,000	DESIGN-DRAWN	PE	DATE
PROJECT No.	479		DRAWING No.		28.03.2017
					EIA-011

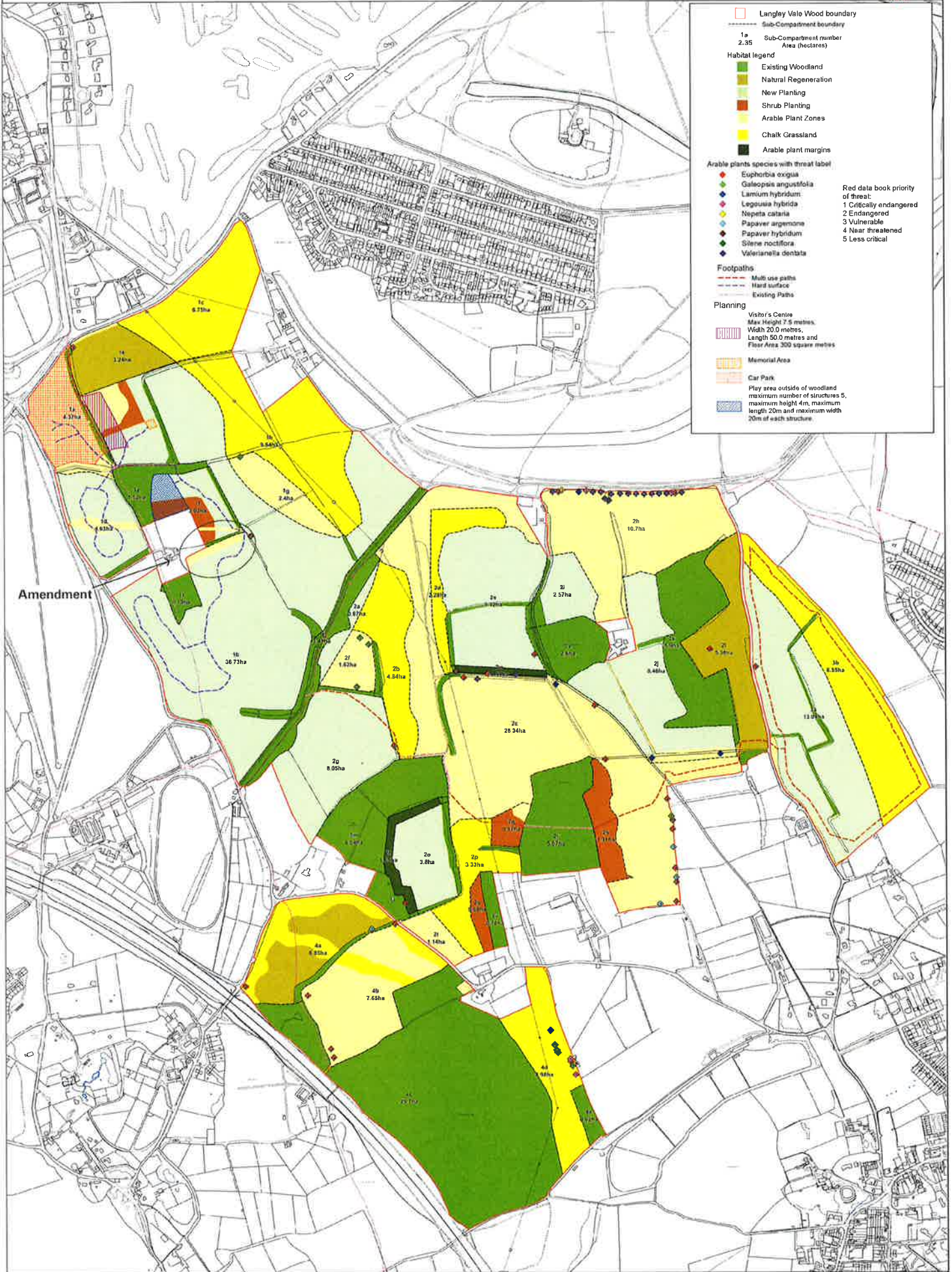
Unit 108, The Mellings, Stonestad Abbots, Hertfordshire, SG12 8HG  
Tel: 01920 871777  
www.ewsp.co.uk



Legend	
[Symbol]	Langley Vale Wood
[Symbol]	Public Path
[Symbol]	Private Path
[Symbol]	Footpath
[Symbol]	Right of Way
[Symbol]	Boundary
[Symbol]	Water
[Symbol]	Wood
[Symbol]	Field
[Symbol]	Building
[Symbol]	Other



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 Map No. 1000000000  
 Date: 10/01/2015



□ Langley Vale Wood boundary  
 - - - Sub-Compartment boundary  
 1a Sub-Compartment number  
 2.35 Area (hectares)

**Habitat legend**

- Existing Woodland
- Natural Regeneration
- New Planting
- Shrub Planting
- Arable Plant Zones
- Chalk Grassland
- Arable plant margins

**Arable plants species with threat label**

- Euphorbia oxigua
- Galearia angustifolia
- Lamium hybridum
- Leguminosa hybrida
- Noyetta calasia
- Papaver argemone
- Papaver hybridum
- Silene noctiflora
- Valeriana dentata

**Red data book priority of threat:**

- 1 Critically endangered
- 2 Endangered
- 3 Vulnerable
- 4 Near threatened
- 5 Less critical

**Footpaths**

- Multi use paths
- Hard surface
- Existing Paths

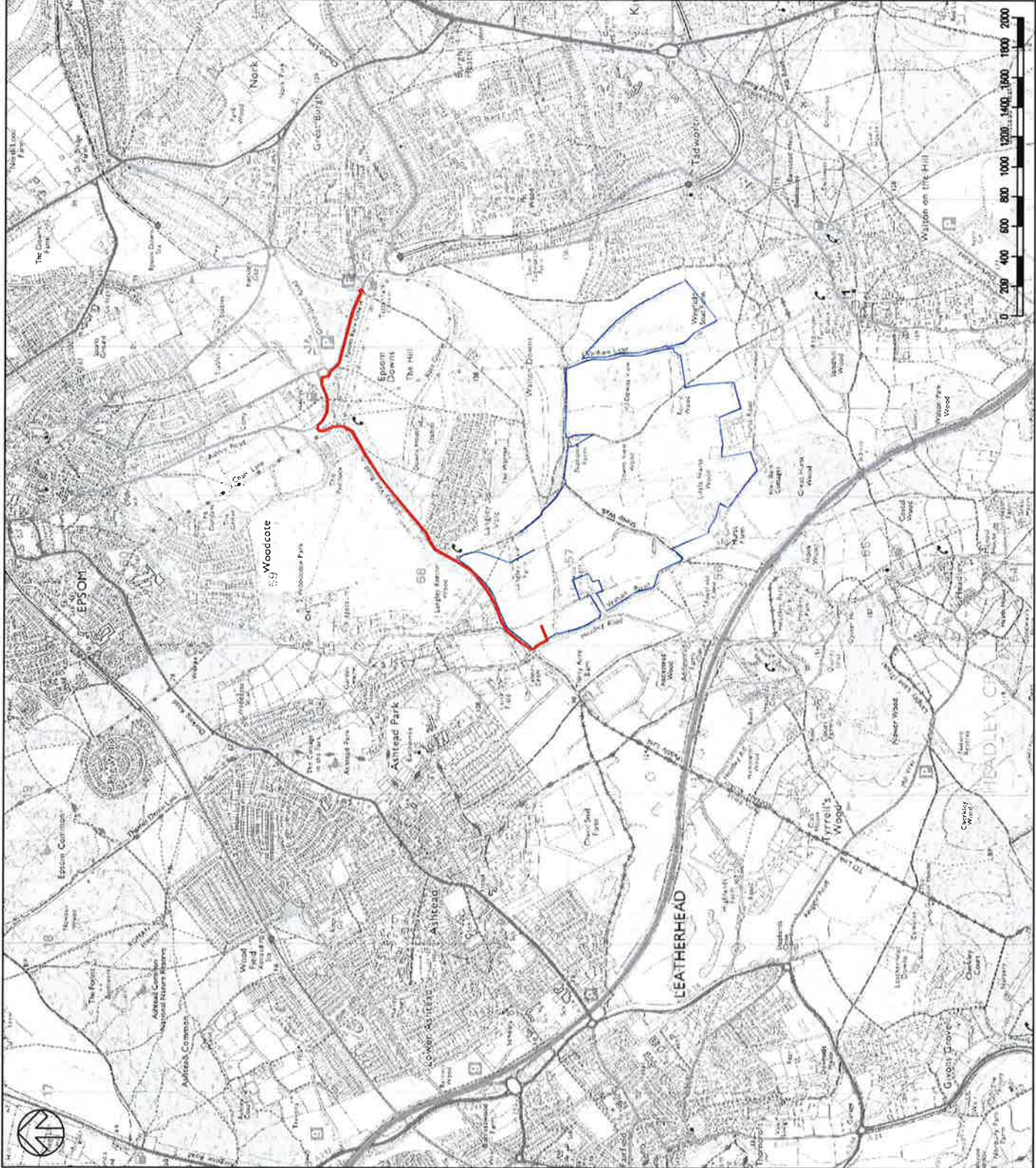
**Planning**

Visitor Centre  
 Max Height 7.5 metres,  
 Width 20.0 metres,  
 Length 50.0 metres and  
 Floor Area 300 square metres

Memorial Area

Car Park

Play area outside of woodland  
 maximum number of structures 5,  
 maximum height 4m, maximum  
 length 20m and maximum width  
 20m of each structure.



KEY:



LANGLEY VALE WOOD BOUNDARY



ROUTE OF CONSTRUCTION VEHICLES

REV	DATE	BY	DESCRIPTION	CHK	MR

FOR INFORMATION



Unit 108, The Mallings, Stanstead Abbots, Hertfordshire, SG12 8HG  
Tel: 01920 871777  
www.woodtrust.co.uk

CLIENT: THE WOODLAND TRUST

ARCHITECT:

PROJECT:

FIRST WORLD WAR CENTENARY WOODS  
LANGLEY VALE WOOD

TITLE: CONSTRUCTION VEHICLE ROUTES TO AND FROM SITE

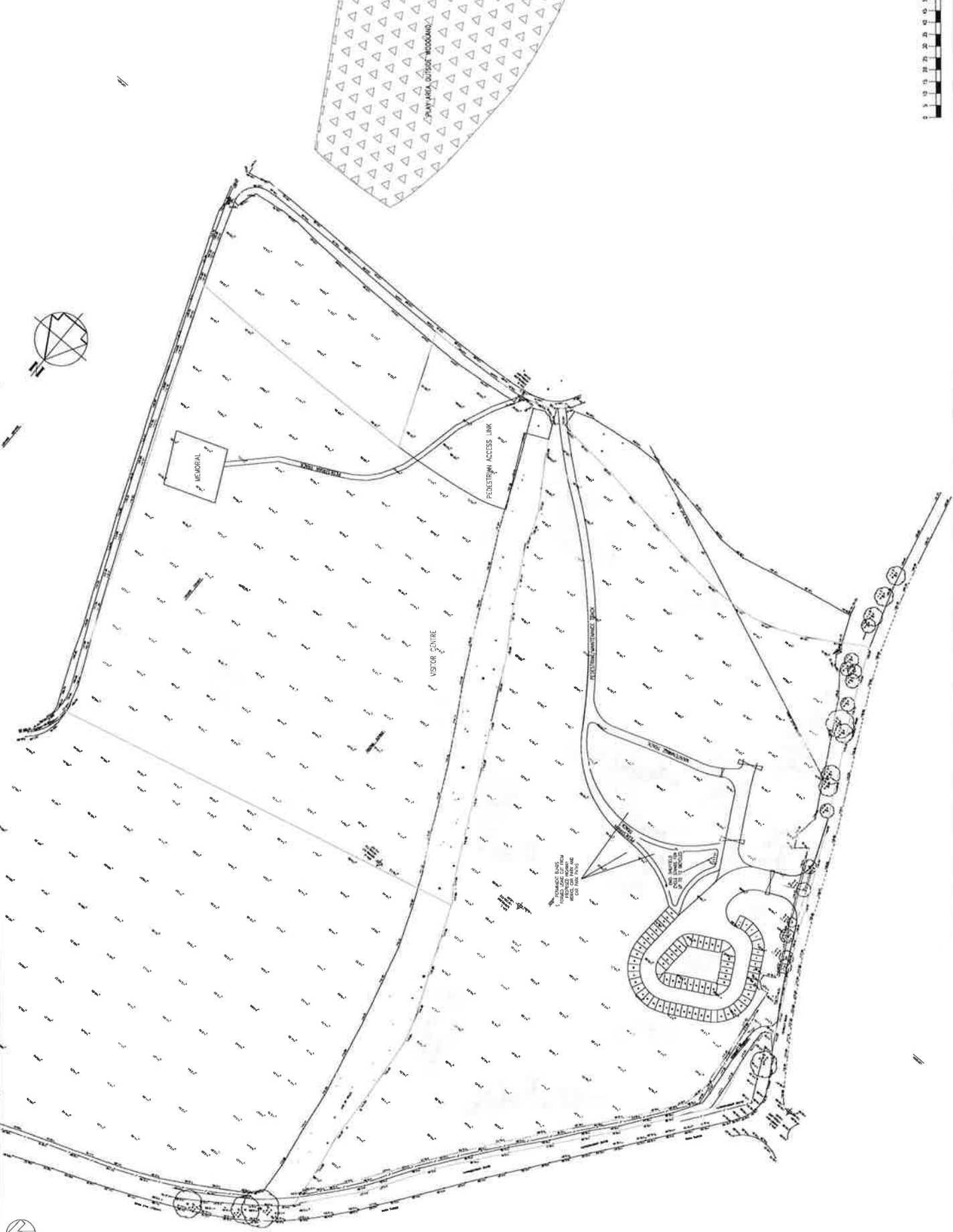
SCALE @ A3:	DESIGN-DRAWN:	DATE:
1:25,000	MD	12.04.2017
PROJECT No:	DRAWING No:	
479		EIA-012



Client	City of Port Phillip
Project Name	Port Phillip Park - Visitor Centre and Pedestrian Access Link
Project Location	Port Phillip Park, Melbourne, VIC
Client Reference	PP-10-100
Project Reference	PP-10-100-01
Project Stage	Final Design
Project Start	15/03/2010
Project End	15/03/2010

KEY:

[Symbol]	Visitor Centre
[Symbol]	Memorial
[Symbol]	Visitor Access Link
[Symbol]	Pedestrian Access Link
[Symbol]	Paved Area
[Symbol]	Grass Area
[Symbol]	Water
[Symbol]	Existing Tree
[Symbol]	New Tree
[Symbol]	Planting Area

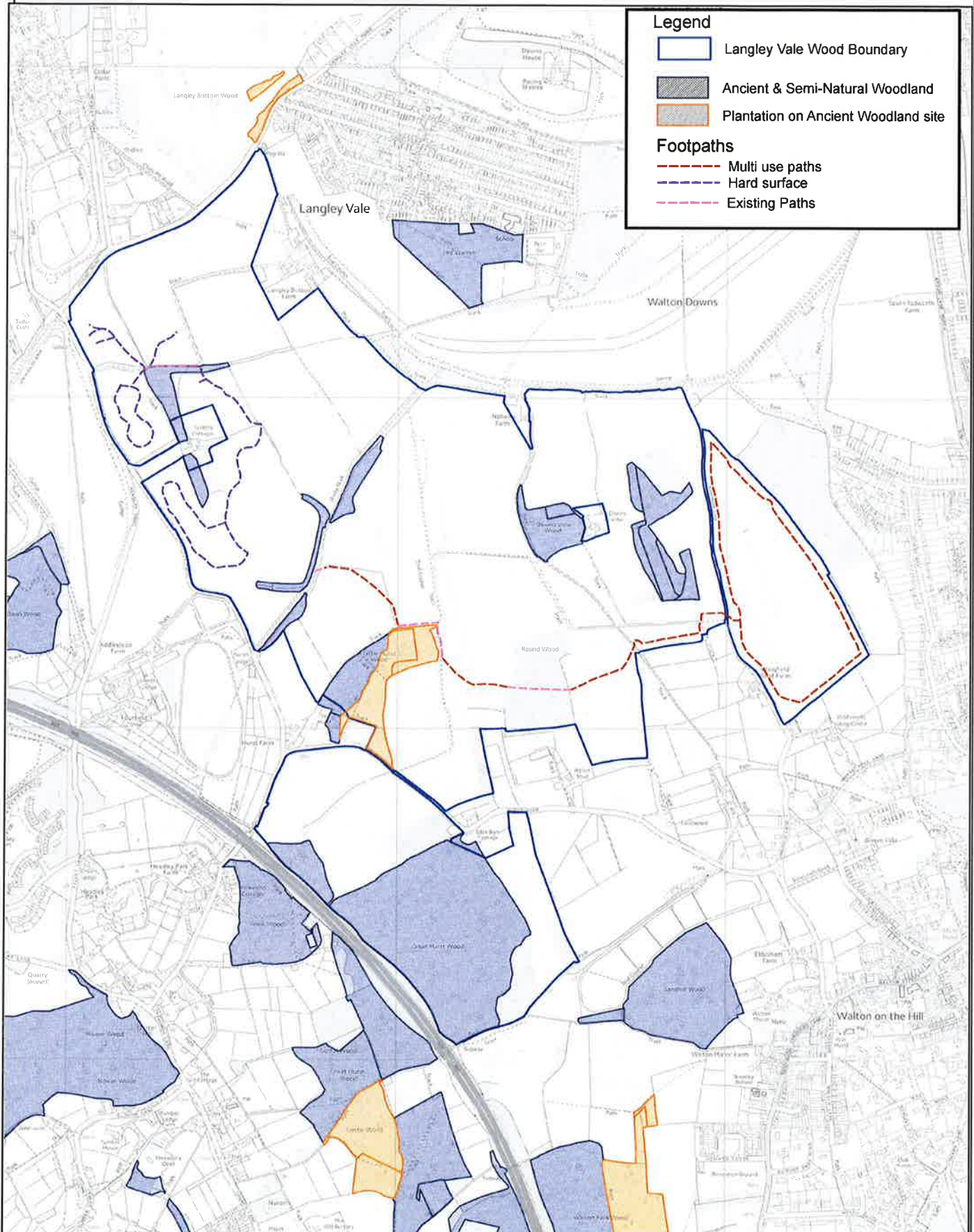


# Langley Vale Wood

## Ancient Woodland



**WOODLAND TRUST**



**Legend**

- Langley Vale Wood Boundary
- Ancient & Semi-Natural Woodland
- Plantation on Ancient Woodland site

**Footpaths**

- Multi use paths
- Hard surface
- Existing Paths

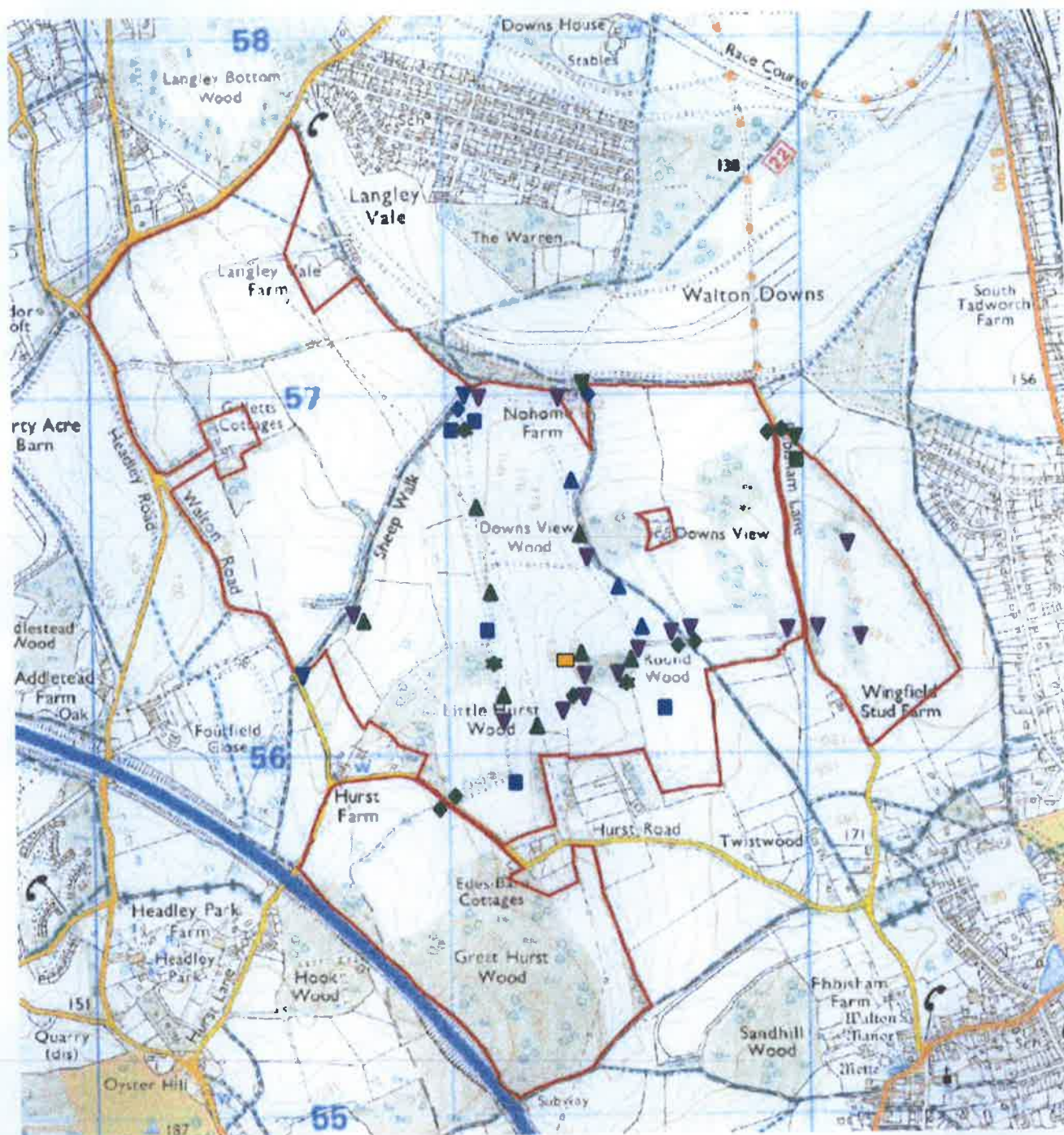
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Date: 01/03/2017  
 Scale: 1: 15,000 at A4  
 Author: SB  
 Map Ref: Langley\_010



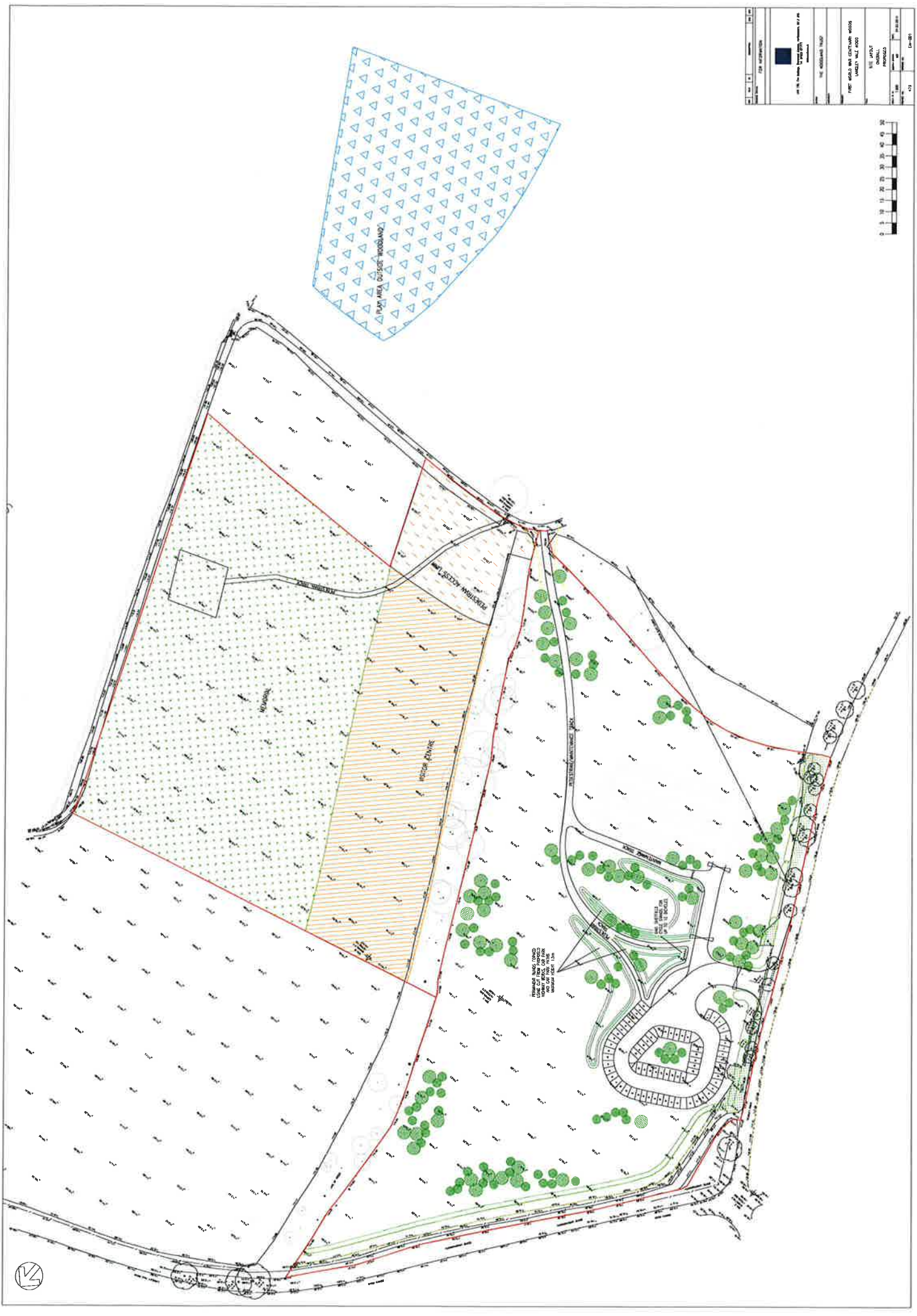
## Langley Vale Wood

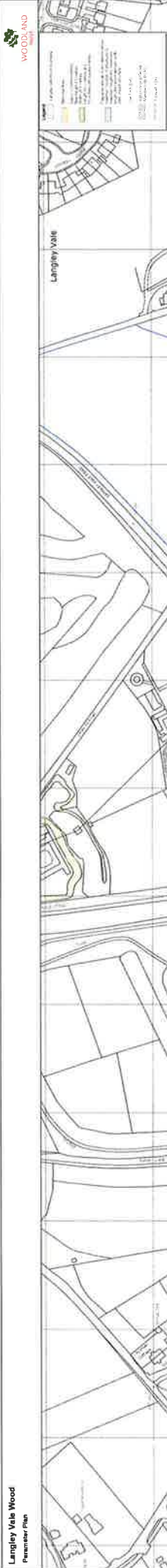


Legend	
●	Grove post
◆	Kissing gate (already installed)
◇	Kissing gate (proposed)
■	Management gate (already installed)
■	Management gate (Proposed)
▲	Bench (already installed)
▲	Bench (proposed)
—	Regiment of Trees sculptures (12)
—	Jutland Wood Sculptures

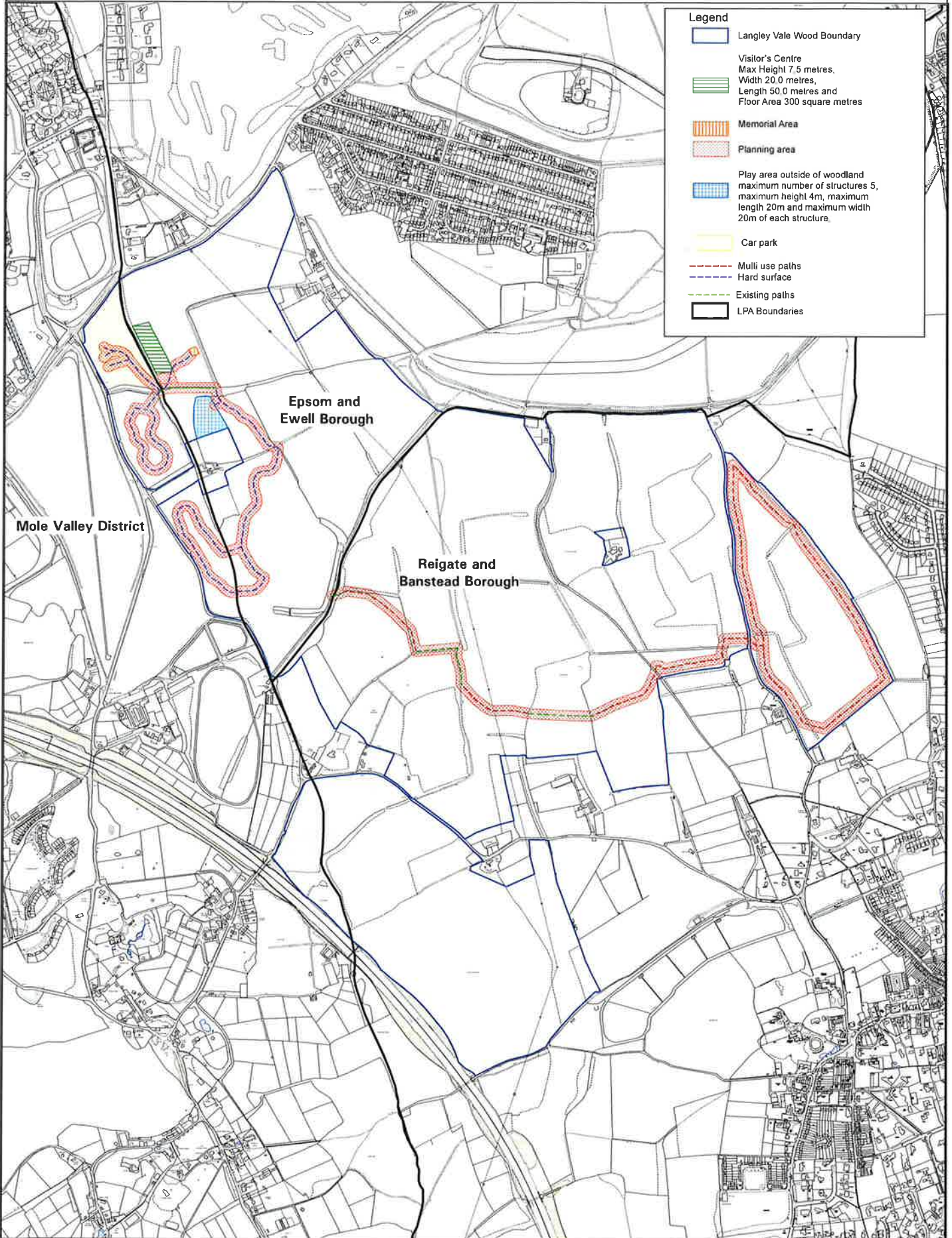
Legend	
■	Window sculpture
■	Interpretation board (already installed)
■	Interpretation board (proposed)
▼	Way-marker post
○	Orchard picnic benches
▲	Prudential commemoration board
▼	Artillery sculpture
▼	Ladder board signs (already installed)
▼	Ladder board signs (proposed)







**Langley Vale Wood**  
**Layout Plan and LPA Boundaries**



**Legend**

- Langley Vale Wood Boundary
- Visitor's Centre  
 Max Height 7.5 metres,  
 Width 20.0 metres,  
 Length 50.0 metres and  
 Floor Area 300 square metres
- Memorial Area
- Planning area
- Play area outside of woodland  
 maximum number of structures 5,  
 maximum height 4m, maximum  
 length 20m and maximum width  
 20m of each structure.
- Car park
- Multi use paths
- Hard surface
- Existing paths
- LPA Boundaries



- KEY:
- PROPOSED MAIN WATERLINE AND SATELLITE WATER MAIN CONSTRUCTION
  - PROPOSED EXISTING UTILITIES AND SERVICES
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE REMOVED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE RELOCATED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE DELETED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE MAINTAINED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE PRESERVED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE PROTECTED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE RESTORED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE RECONSTRUCTED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE REPAIRED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE REPLACED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE REMOVED AND REPLACED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE RELOCATED AND REPLACED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE DELETED AND REPLACED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE MAINTAINED AND REPLACED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE PRESERVED AND REPLACED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE PROTECTED AND REPLACED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE RESTORED AND REPLACED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE RECONSTRUCTED AND REPLACED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE REPAIRED AND REPLACED
  - PROPOSED EXISTING UTILITIES AND SERVICES TO BE REPLACED AND REPLACED

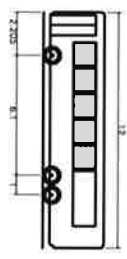
DATE	1/24/2024
BY	J. [Name]
FOR	[Client Name]
TITLE	PROPOSED [Project Name]
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PROJECT NO.	[Project Number]
SHEET NO.	1/1
TOTAL SHEETS	1
DATE PLOTTED	1/24/2024
PLOTTER	[Plotter Model]
SCALE	AS SHOWN
PROJECT NO.	[Project Number]
SHEET NO.	1/1
TOTAL SHEETS	1
DATE PLOTTED	1/24/2024
PLOTTER	[Plotter Model]



SCALE: AS SHOWN



Manoeuvring length	12.000m
Overall width	2.550m
Overall height	3.102m
Turn Radius	0.332m
Clearance	2.000m
Lock to kerb time	9.924m
Radius	



Unit 23, The Millings, Stisted Abotts, Hertfordshire, SG12 8HG  
 Tel: 01920 877777  
 www.robisp.co.uk



CLIENT: THE WOODLAND TRUST

PROJECT: FIRST WORLD WAR CENTENARY PARK WOODS,  
 LANGLEY VALE CAR PARK

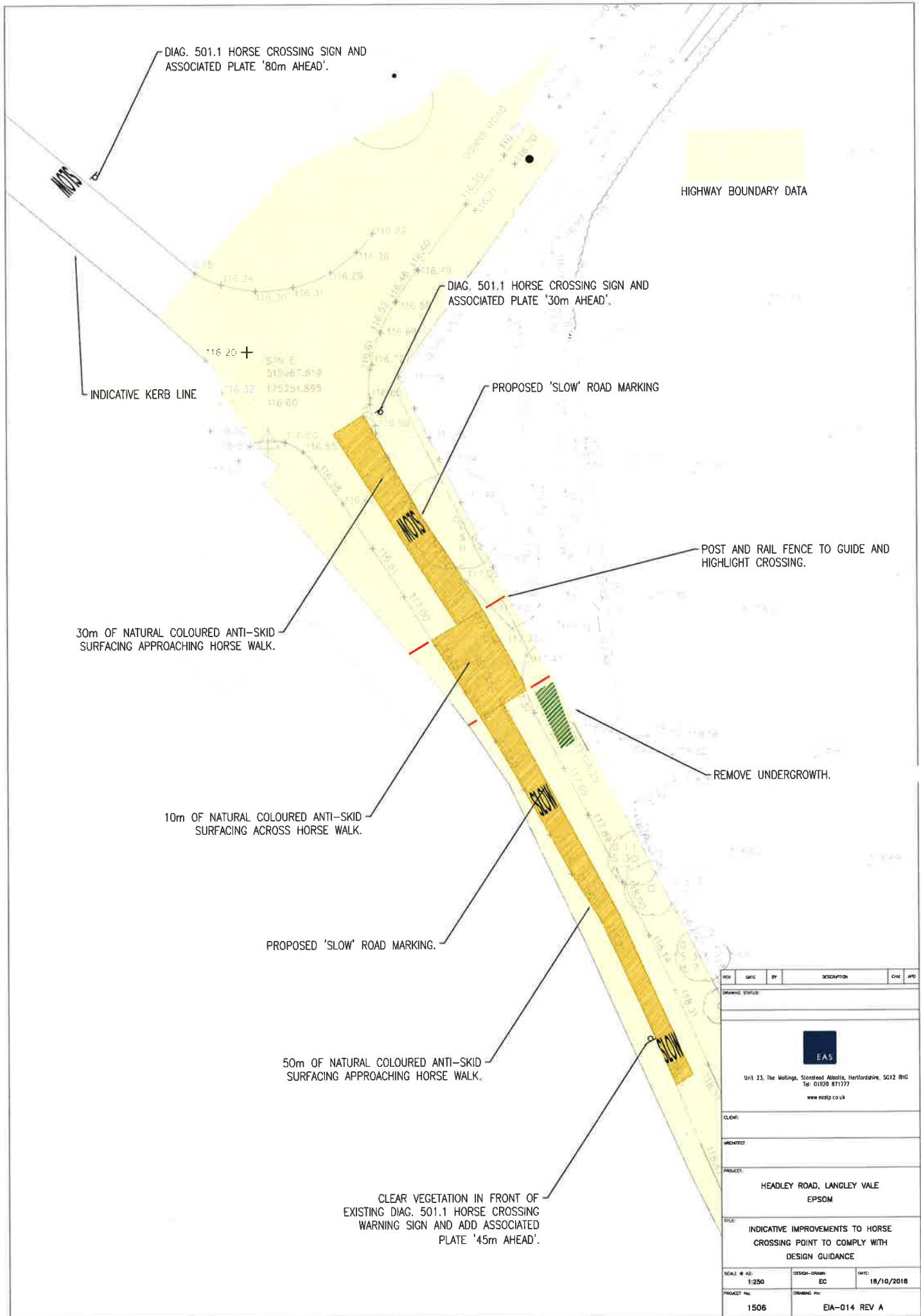
TITLE: PROPOSED 12m COACH  
 SWEEP PATH ANALYSIS


SCALE @ A3: 1:500  
 DESIGN-TEAM: MC  
 DATE: 29/09/18

PROJECT NO: 479  
 DRAWING NO: SK15

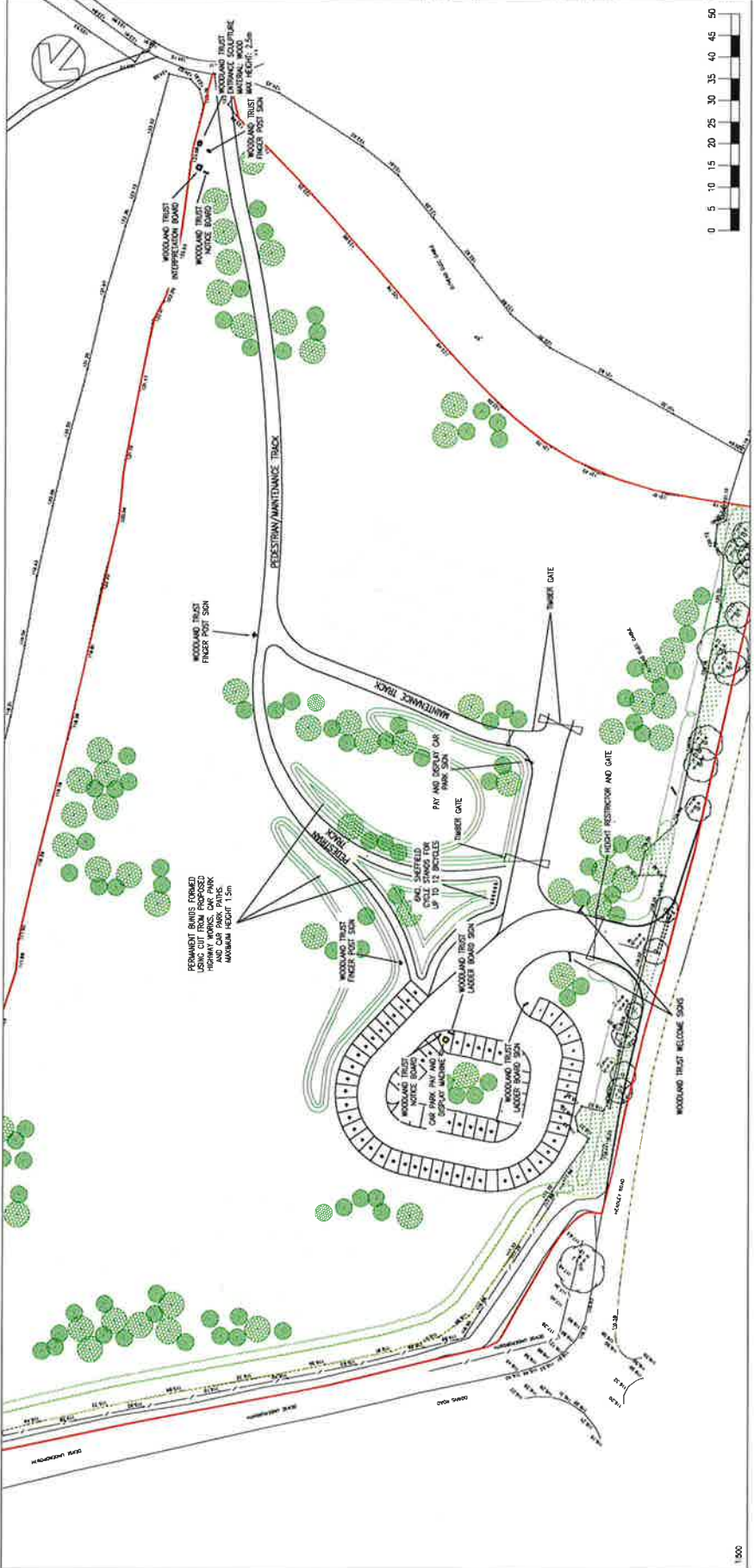
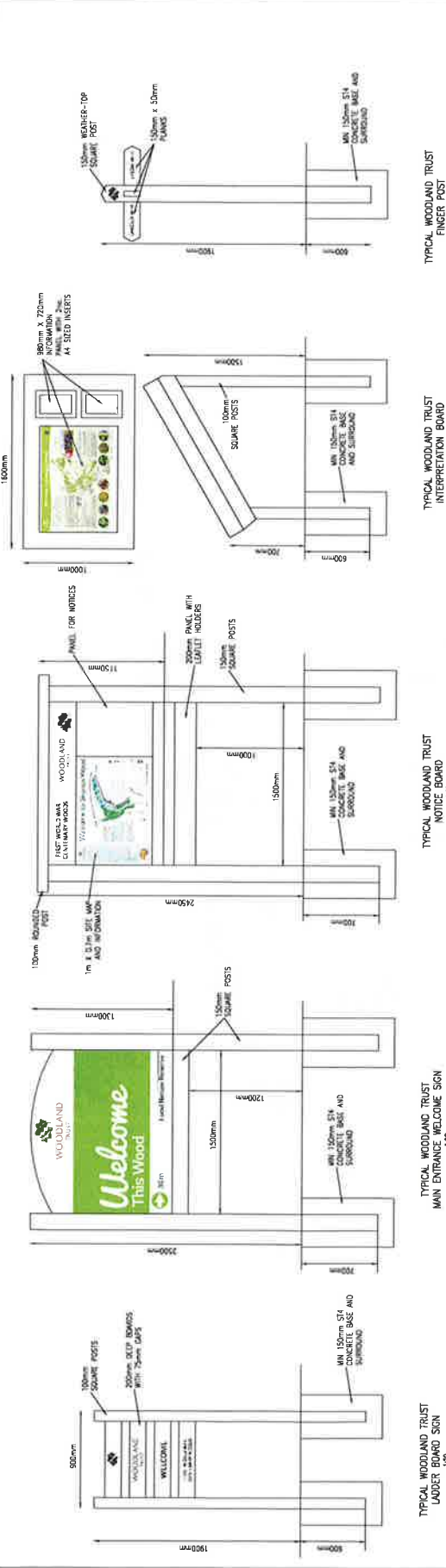
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS



REV	DATE	BY	DESCRIPTION	CHK	APP
DRAWING STATUS:					
 Unit 23, The Walkings, Stonestead Abbots, Hertfordshire, SG12 8HG Tel: 01920 871777 www.eastp.co.uk					
CLIENT:					
ARCHITECT:					
PROJECT:					
<b>HEADLEY ROAD, LANGLEY VALE EPSOM</b>					
TITLE:					
<b>INDICATIVE IMPROVEMENTS TO HORSE CROSSING POINT TO COMPLY WITH DESIGN GUIDANCE</b>					
SCALE # AD:	DESIGN-DRAWN:	DATE:			
1:250	EC	18/10/2018			
PROJECT No:	DRAWING No:				
1506	EIA-014 REV A				

PROJECT TITLE	FOR INFORMATION	DATE	REV
<p>THE WOODLAND TRUST</p> <p>FIRST WORLD WAR CENTENARY WOODS</p> <p>LANGLY VALE CAR PARK</p> <p>PROPOSED CAR PARK BARRIER &amp; SITE SIGNAGE LAYOUT</p> <p>DATE: 24/03/2015</p> <p>BY: S. BURN</p> <p>479</p> <p>DA-022</p>			



**KEY:**

- HEDGED WALKWAY (SLOPE WEDGES AND FIELD MARKS) (SLOPE WEDGES AND FIELD MARKS) (SLOPE WEDGES AND FIELD MARKS)
- WALKWAY (SLOPE WEDGES AND FIELD MARKS) (SLOPE WEDGES AND FIELD MARKS) (SLOPE WEDGES AND FIELD MARKS)
- WALKWAY (SLOPE WEDGES AND FIELD MARKS) (SLOPE WEDGES AND FIELD MARKS) (SLOPE WEDGES AND FIELD MARKS)
- WALKWAY (SLOPE WEDGES AND FIELD MARKS) (SLOPE WEDGES AND FIELD MARKS) (SLOPE WEDGES AND FIELD MARKS)
- WALKWAY (SLOPE WEDGES AND FIELD MARKS) (SLOPE WEDGES AND FIELD MARKS) (SLOPE WEDGES AND FIELD MARKS)
- WALKWAY (SLOPE WEDGES AND FIELD MARKS) (SLOPE WEDGES AND FIELD MARKS) (SLOPE WEDGES AND FIELD MARKS)

**WOODLAND SPECIES**

Species	Planting Density	Notes
Native Woodland (Miscellaneous)	1000 per ha	Native Woodland (Miscellaneous)
Low Native Shrubs	1000 per ha	Low Native Shrubs
Grass with Wildflowers and Copse of Native Trees	1000 per ha	Grass with Wildflowers and Copse of Native Trees
Grass, Low Shrubs and Wildflower	1000 per ha	Grass, Low Shrubs and Wildflower
Copse of Native Trees	1000 per ha	Copse of Native Trees



**MAINTENANCE STRATEGY**

THE TREES WILL BE PLANTED AS WEDGES WITH THE WALKWAY TRACKS. THE MAINTENANCE FOR THE WOODLAND AREAS WILL BE TO CUT AROUND THE TREES TO PREVENT THEM FROM BEING DAMAGED. THE TREES HAVE PROPERLY ESTABLISHED, THIS WILL REDUCE COMPETITION ANY TREE THAT DOES NOT SURVIVE WILL BE REPLACED.

THE SWISSARD AREAS WILL BE CUT OUT FOR CUTTINGS REMOVED FROM THE AREA TO PREVENT THE WOODLAND FROM BEING DAMAGED. THIS WILL BE RECOMMENDED MAINTENANCE FOR SWISSARD, SWISSARDUS

**FOR INFORMATION**

DATE	BY	REVISION	NO.
14/01/2011	DA-003	1	1

14/01/2011 DA-003

THE WOODLAND TRUST

FIRST WORLD WALK CENTRE WOODLAND

PLANTING DENSITY

DATE: 14/01/2011

BY: DA-003

NO.: 1

REV: 1

479 DA-003



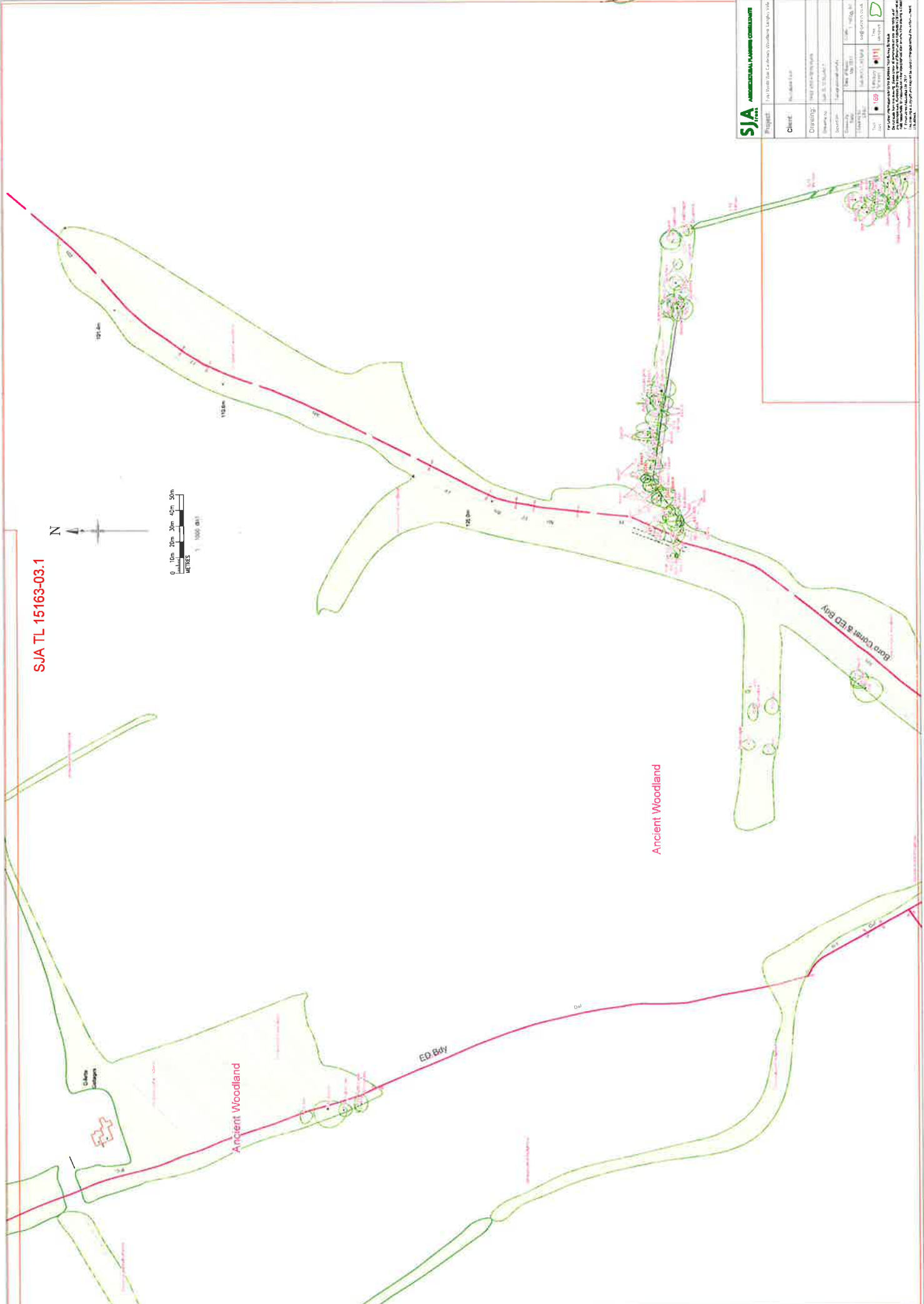
SJA TL 15163-03.0



**SJA** STRUCTURAL FRAMEWORK CONSULTANTS

Project:	15163-03.0
Client:	15163-03.0
Drawing:	15163-03.0
Scale:	1:100 000
Author:	15163-03.0
Check:	15163-03.0
Date:	15163-03.0
Project Location:	15163-03.0
Project Status:	15163-03.0
Project Manager:	15163-03.0
Project Engineer:	15163-03.0
Project Designer:	15163-03.0
Project Checker:	15163-03.0
Project Approver:	15163-03.0
Project Reviewer:	15163-03.0
Project Sign-off:	15163-03.0

SJA TL 15163-03.1



**SJA**  
SPECIALIST  
JURASSIAN  
ARCHITECTURAL  
PRACTICE

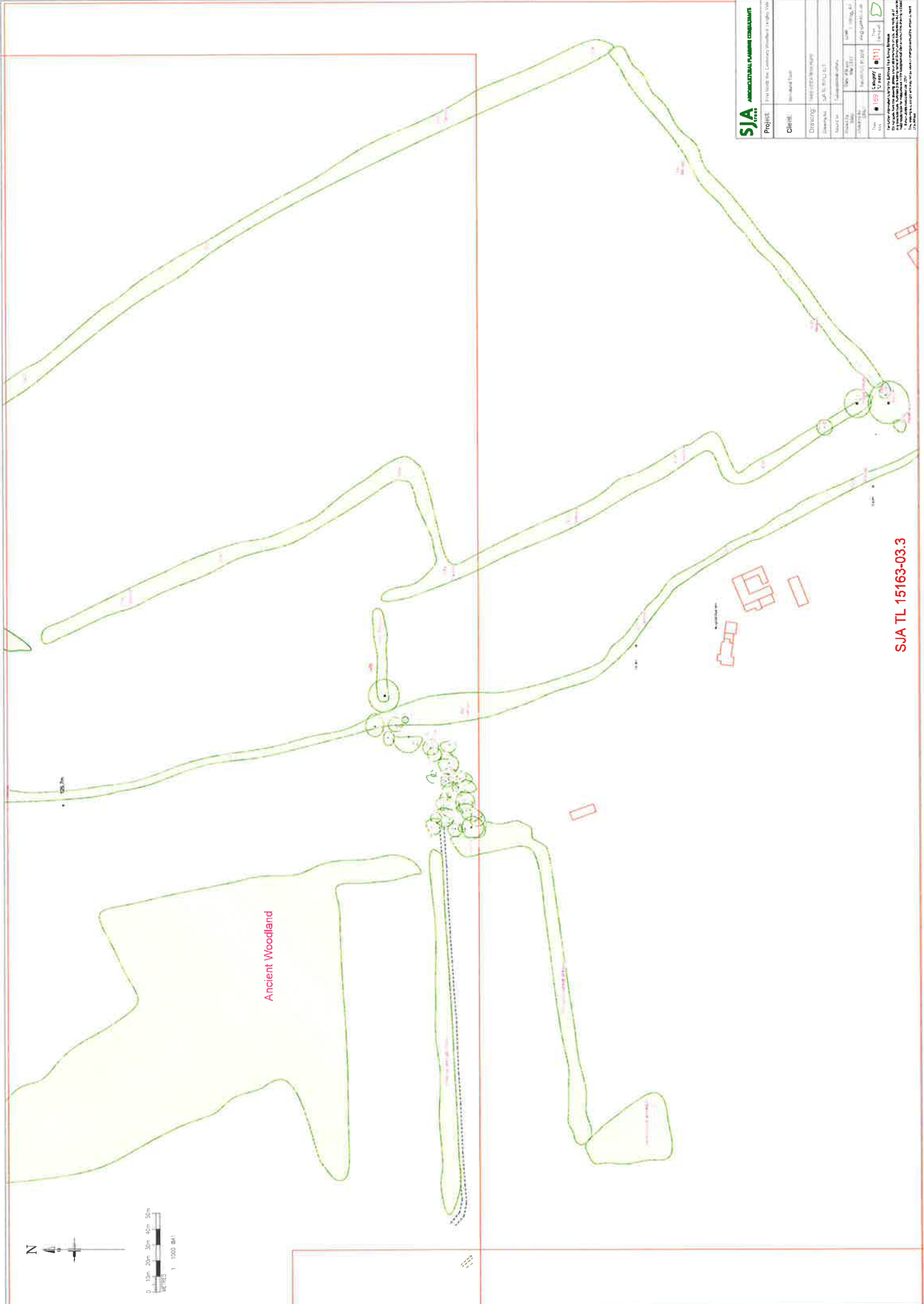
<b>Project:</b>	THE TRUSTS OF CALDWELL WOODLANDS, LEIGH, V/LA
<b>Client:</b>	POWELL COY
<b>Drawing:</b>	FINAL ARCHITECTURAL
<b>Site plan no:</b>	15163-03.1
<b>Revision:</b>	
<b>Drawn by:</b>	CONCEPTS/CA
<b>Checked by:</b>	CONCEPTS/CA
<b>Scale:</b>	1:1000 DAT
<b>Date:</b>	15/06/2021
<b>Project no:</b>	15163-03.1
<b>Sheet no:</b>	15163-03.1

THIS DRAWING IS THE PROPERTY OF SJA. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SJA.

SJA TL 15163-03.2



<b>SJA</b> SPECIALIST JOURNALISTS ASSOCIATION	Project: [Redacted]
Client: [Redacted]	Drawings: TREE LOCATION PLAN
Drawing No: SJA TL 15163-03.2	Revision: [Redacted]
Author: [Redacted]	Scale: 1:1000 @A1
Date: 09/07/2024	Sheet: 1 of 1
Drawn by: [Redacted]	Checked by: [Redacted]
Approved by: [Redacted]	Project Manager: [Redacted]
This drawing is a computer-generated drawing and does not represent a physical object.	



<b>SJA</b> <small>AGRICULTURAL &amp; URBAN CONSULTANTS</small>	
Project:	15163-03.3 - 15163-03.3
Client:	15163-03.3
Drawing:	15163-03.3-03.3
Author:	15163-03.3
Check:	15163-03.3
Date:	15163-03.3
Scale:	1:1000
Sheet:	15163-03.3
Project:	15163-03.3
Client:	15163-03.3
Drawing:	15163-03.3-03.3
Author:	15163-03.3
Check:	15163-03.3
Date:	15163-03.3
Scale:	1:1000
Sheet:	15163-03.3

SJA TL 15163-03.3

SJA TL 15163-03.4



Ancient Woodland

Ancient Woodland

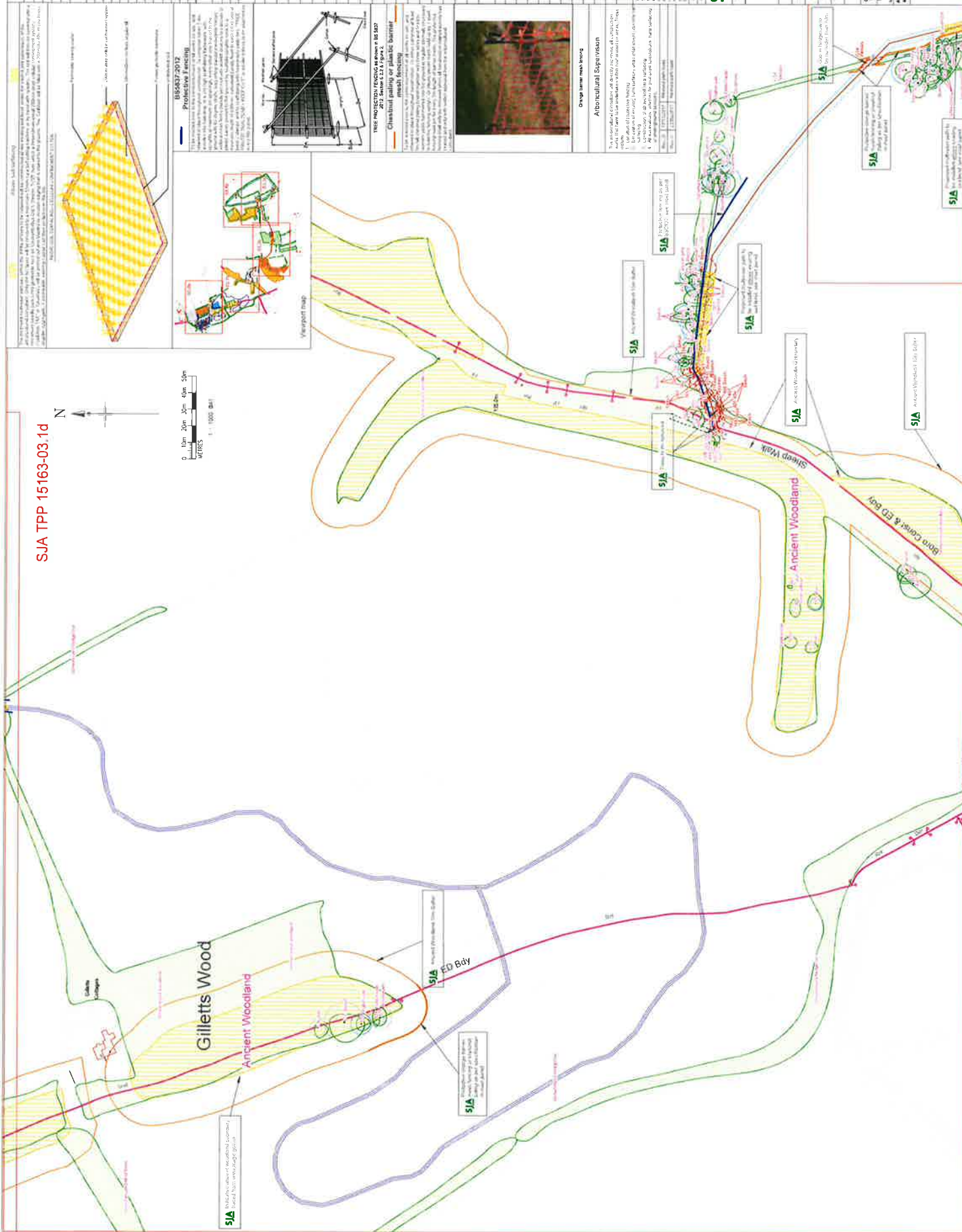
53

<b>SJA</b>		<b>AGRICULTURAL PLANNING CONSULTANTS</b>	
Project	Fin Wests Wet Central Woodland, Lehigh, UK	Client	Woodland Trust
Drawing	15163-03.4	Drawing No.	15163-03.4
Drawn by	John E. Tiddahs	Drawn by	John E. Tiddahs
Checked by	Loganaharany	Checked by	Loganaharany
Project No.	15163	Project No.	15163
Scale	1:1000	Scale	1:1000
Date	11/11	Date	11/11
Drawn by	John E. Tiddahs	Drawn by	John E. Tiddahs
Checked by	Loganaharany	Checked by	Loganaharany

15163



SJA TPP 15163-03.1d



**Administrative Details Summary**

Project Name	TPP 15163-03.1d
Client	TPP 15163-03.1d
Project No.	15163-03.1d
Revision	03
Drawn by	[Name]
Checked by	[Name]
Approved by	[Name]
Date	15/10/2012

**Total Numbers of Items to be Recovered**

Category	No. of items	Comments	No. of items
1	10		10
2	5		5
3	15		15
4	20		20
5	30		30
6	40		40
7	50		50
8	60		60
9	70		70
10	80		80
11	90		90
12	100		100

**Items that require manual excavation (TPP)**

No.	Description	Quantity	Notes
1	Excavation of 100m <sup>2</sup> area	100	
2	Excavation of 200m <sup>2</sup> area	200	
3	Excavation of 300m <sup>2</sup> area	300	
4	Excavation of 400m <sup>2</sup> area	400	
5	Excavation of 500m <sup>2</sup> area	500	
6	Excavation of 600m <sup>2</sup> area	600	
7	Excavation of 700m <sup>2</sup> area	700	
8	Excavation of 800m <sup>2</sup> area	800	
9	Excavation of 900m <sup>2</sup> area	900	
10	Excavation of 1000m <sup>2</sup> area	1000	

**Items that require any soil surveys within RPS**

No.	Description	Quantity	Notes
1	Soil survey of 100m <sup>2</sup> area	100	
2	Soil survey of 200m <sup>2</sup> area	200	
3	Soil survey of 300m <sup>2</sup> area	300	
4	Soil survey of 400m <sup>2</sup> area	400	
5	Soil survey of 500m <sup>2</sup> area	500	
6	Soil survey of 600m <sup>2</sup> area	600	
7	Soil survey of 700m <sup>2</sup> area	700	
8	Soil survey of 800m <sup>2</sup> area	800	
9	Soil survey of 900m <sup>2</sup> area	900	
10	Soil survey of 1000m <sup>2</sup> area	1000	

**Supervised Excavation**

No.	Description	Quantity	Notes
1	Supervised excavation of 100m <sup>2</sup> area	100	
2	Supervised excavation of 200m <sup>2</sup> area	200	
3	Supervised excavation of 300m <sup>2</sup> area	300	
4	Supervised excavation of 400m <sup>2</sup> area	400	
5	Supervised excavation of 500m <sup>2</sup> area	500	
6	Supervised excavation of 600m <sup>2</sup> area	600	
7	Supervised excavation of 700m <sup>2</sup> area	700	
8	Supervised excavation of 800m <sup>2</sup> area	800	
9	Supervised excavation of 900m <sup>2</sup> area	900	
10	Supervised excavation of 1000m <sup>2</sup> area	1000	

**Administrative Details Summary**

Project Name	TPP 15163-03.1d
Client	TPP 15163-03.1d
Project No.	15163-03.1d
Revision	03
Drawn by	[Name]
Checked by	[Name]
Approved by	[Name]
Date	15/10/2012

**Supervised Excavation**

No.	Description	Quantity	Notes
1	Supervised excavation of 100m <sup>2</sup> area	100	
2	Supervised excavation of 200m <sup>2</sup> area	200	
3	Supervised excavation of 300m <sup>2</sup> area	300	
4	Supervised excavation of 400m <sup>2</sup> area	400	
5	Supervised excavation of 500m <sup>2</sup> area	500	
6	Supervised excavation of 600m <sup>2</sup> area	600	
7	Supervised excavation of 700m <sup>2</sup> area	700	
8	Supervised excavation of 800m <sup>2</sup> area	800	
9	Supervised excavation of 900m <sup>2</sup> area	900	
10	Supervised excavation of 1000m <sup>2</sup> area	1000	

**Administrative Details Summary**

Project Name	TPP 15163-03.1d
Client	TPP 15163-03.1d
Project No.	15163-03.1d
Revision	03
Drawn by	[Name]
Checked by	[Name]
Approved by	[Name]
Date	15/10/2012









**Aboriginal Impact Summary**

15.0 Aboriginal Heritage

Item	Description	Impact	Significance	Control
15.1	Aboriginal Cultural Heritage	Low	Low	Control
15.2	Aboriginal Heritage Values	Low	Low	Control
15.3	Aboriginal Heritage Sites	Low	Low	Control
15.4	Aboriginal Heritage Objects	Low	Low	Control
15.5	Aboriginal Heritage Places	Low	Low	Control
15.6	Aboriginal Heritage Values	Low	Low	Control
15.7	Aboriginal Heritage Sites	Low	Low	Control
15.8	Aboriginal Heritage Objects	Low	Low	Control
15.9	Aboriginal Heritage Places	Low	Low	Control
15.10	Aboriginal Heritage Values	Low	Low	Control
15.11	Aboriginal Heritage Sites	Low	Low	Control
15.12	Aboriginal Heritage Objects	Low	Low	Control
15.13	Aboriginal Heritage Places	Low	Low	Control
15.14	Aboriginal Heritage Values	Low	Low	Control
15.15	Aboriginal Heritage Sites	Low	Low	Control
15.16	Aboriginal Heritage Objects	Low	Low	Control
15.17	Aboriginal Heritage Places	Low	Low	Control
15.18	Aboriginal Heritage Values	Low	Low	Control
15.19	Aboriginal Heritage Sites	Low	Low	Control
15.20	Aboriginal Heritage Objects	Low	Low	Control
15.21	Aboriginal Heritage Places	Low	Low	Control
15.22	Aboriginal Heritage Values	Low	Low	Control
15.23	Aboriginal Heritage Sites	Low	Low	Control
15.24	Aboriginal Heritage Objects	Low	Low	Control
15.25	Aboriginal Heritage Places	Low	Low	Control
15.26	Aboriginal Heritage Values	Low	Low	Control
15.27	Aboriginal Heritage Sites	Low	Low	Control
15.28	Aboriginal Heritage Objects	Low	Low	Control
15.29	Aboriginal Heritage Places	Low	Low	Control
15.30	Aboriginal Heritage Values	Low	Low	Control

**Supervised Excavation**

The excavation of the site is supervised by a qualified person who is responsible for ensuring that the excavation is carried out in accordance with the relevant standards and specifications. The supervisor must ensure that the excavation is carried out in a safe and sound manner and that the site is protected from unauthorized access.

**Aboriginal Supervision**

The project is supervised by a qualified person who is responsible for ensuring that the project is carried out in accordance with the relevant standards and specifications. The supervisor must ensure that the project is carried out in a safe and sound manner and that the site is protected from unauthorized access.

**Trees that require above soil sunning within 100m**

These trees require above soil sunning within 100m of the excavation site. The sunning process involves covering the soil around the tree with a protective material to prevent soil erosion and to maintain the tree's health.

**Checklist of trees to be removed**

This checklist provides a list of trees that are to be removed from the site. The trees are listed in order of priority and include details such as the tree's location, size, and species.

**BS5837:2012 Protective Fencing**

BS5837:2012 Protective Fencing is a standard that specifies the requirements for the design and construction of protective fencing. The standard covers the design, materials, and installation of the fencing, as well as the requirements for the fencing to be maintained throughout the project.

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**Checklist of trees to be removed**

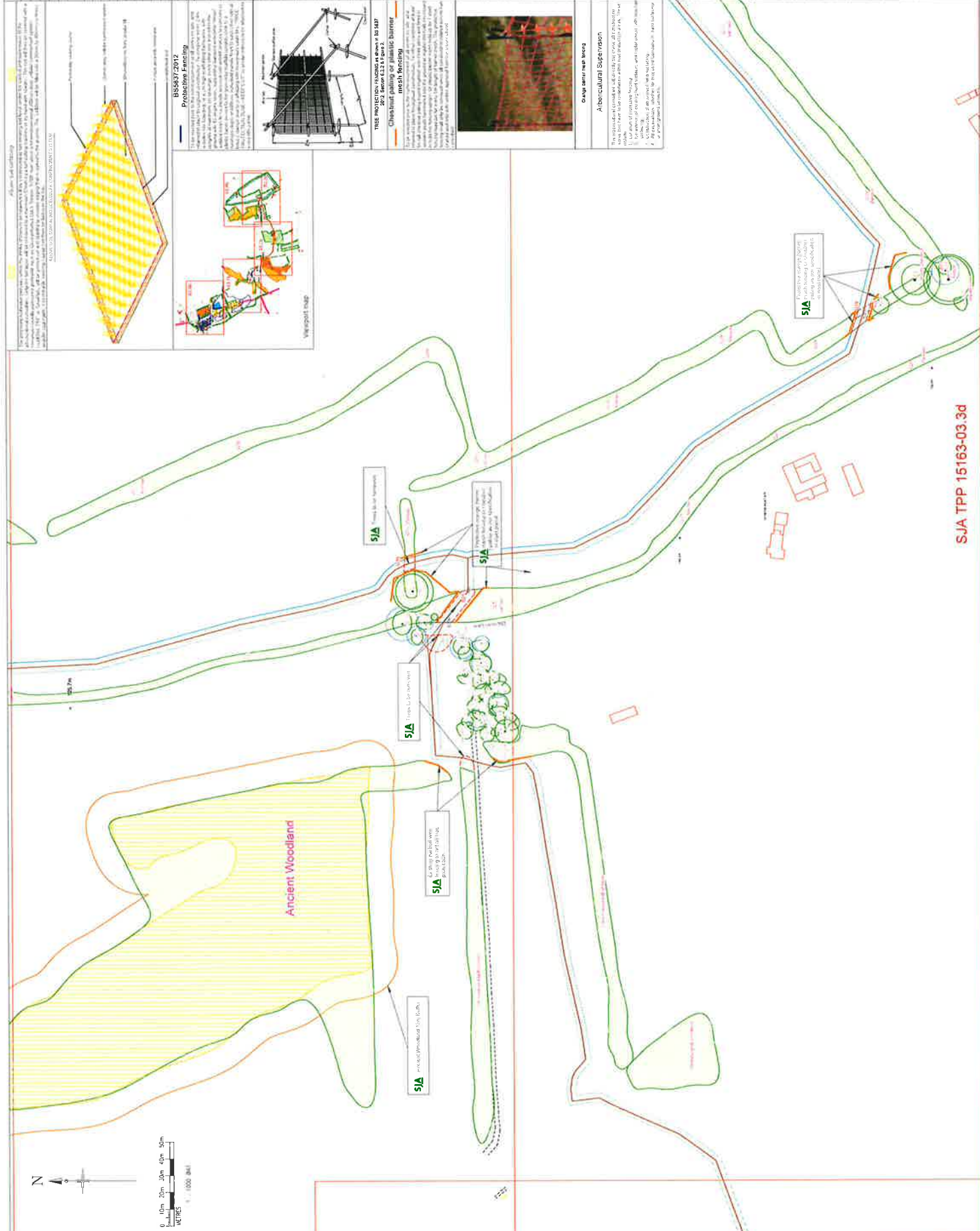
This checklist provides a list of trees that are to be removed from the site. The trees are listed in order of priority and include details such as the tree's location, size, and species.

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**SJA AGRICULTURAL PLANNING CONSULTANTS**

Project: [Name]  
 Client: [Name]  
 Date: [Date]



**Approximate Vegetation Summary**

Code	Species	Quantity
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
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41	...	...
42	...	...
43	...	...
44	...	...
45	...	...
46	...	...
47	...	...
48	...	...
49	...	...
50	...	...

**Total numbers of trees to be removed**

Category	No. of trees	Quantity	No. of trees
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
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13	...	...	...
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43	...	...	...
44	...	...	...
45	...	...	...
46	...	...	...
47	...	...	...
48	...	...	...
49	...	...	...
50	...	...	...

**Trees that require manual removal**

Code	Species	Quantity
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
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46	...	...
47	...	...
48	...	...
49	...	...
50	...	...

**Supervised Excavation**

Excavation work shall be supervised by a qualified person (QP) who shall be responsible for ensuring that the excavation is carried out in accordance with the relevant standards and specifications. The QP shall also be responsible for ensuring that the excavation is carried out in a safe manner and that the surrounding area is protected from collapse. The QP shall also be responsible for ensuring that the excavation is carried out in a timely manner and that the surrounding area is protected from damage. The QP shall also be responsible for ensuring that the excavation is carried out in a cost-effective manner and that the surrounding area is protected from damage. The QP shall also be responsible for ensuring that the excavation is carried out in a safe manner and that the surrounding area is protected from collapse. The QP shall also be responsible for ensuring that the excavation is carried out in a timely manner and that the surrounding area is protected from damage. The QP shall also be responsible for ensuring that the excavation is carried out in a cost-effective manner and that the surrounding area is protected from damage.

**Trees that require above soil banking within RBAs**

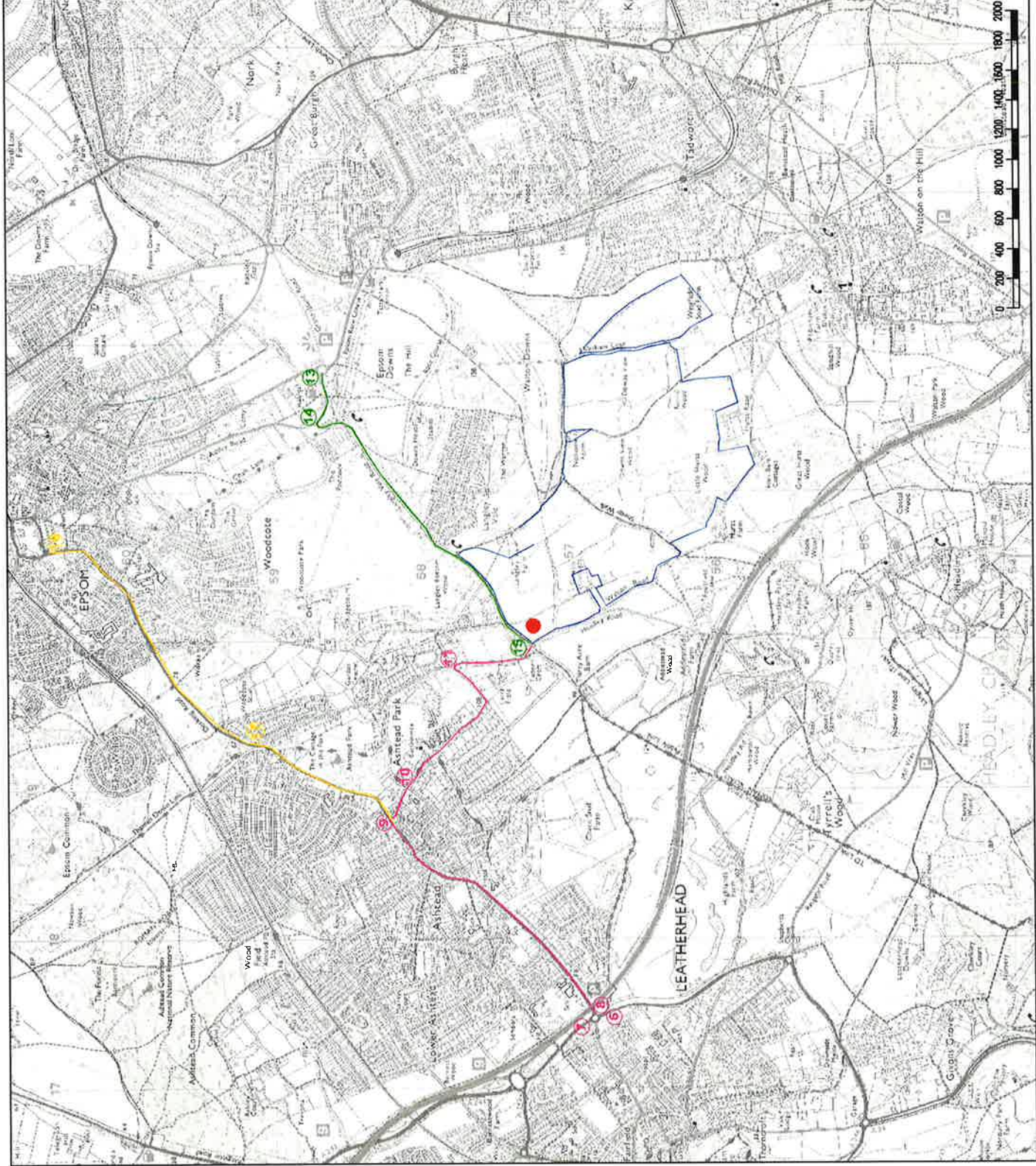
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**Site Information**

Project: ...  
 Client: ...  
 Drawn by: ...  
 Date: ...

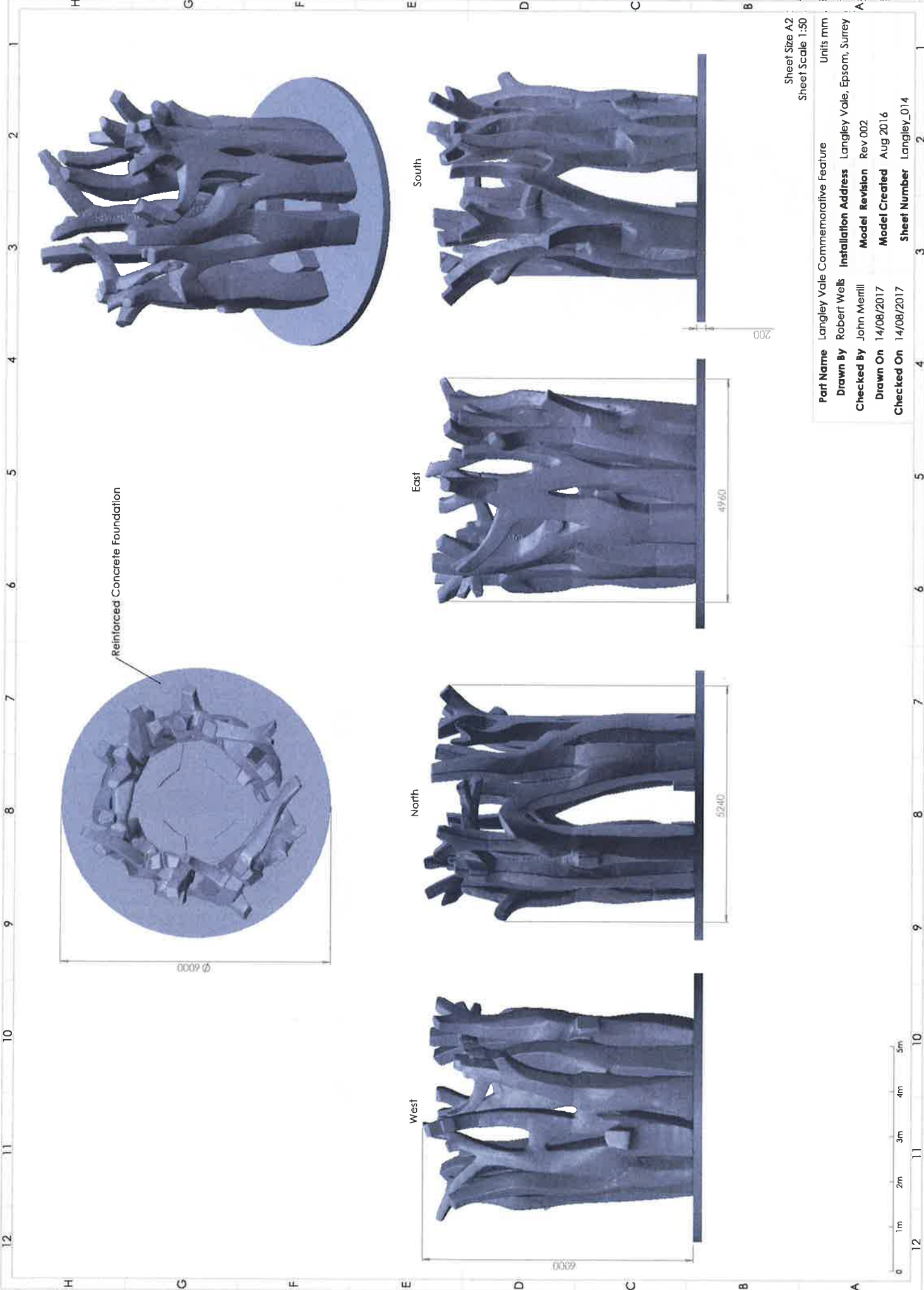
**SIA CONSULTANTS**

...



REV	DATE	BY	DESCRIPTION	CHK	APP
DRAWING STATUS: <b>FOR INFORMATION</b>					
					
CLIENT: <b>THE WOODLAND TRUST</b>					
ARCHITECT:					
PROJECT: <b>FIRST WORLD WAR CENTENARY WOODS LANGLEY VALE WOOD</b>					
TITLE: <b>OFF SITE SIGNAGE ROUTES</b>					
SCALE @ AS:	DESIGN-DRAWN:	MD	DATE:		
1:25,000			18.06.2014		
PROJECT No:	DRAWING No:				
479		EIA-006			

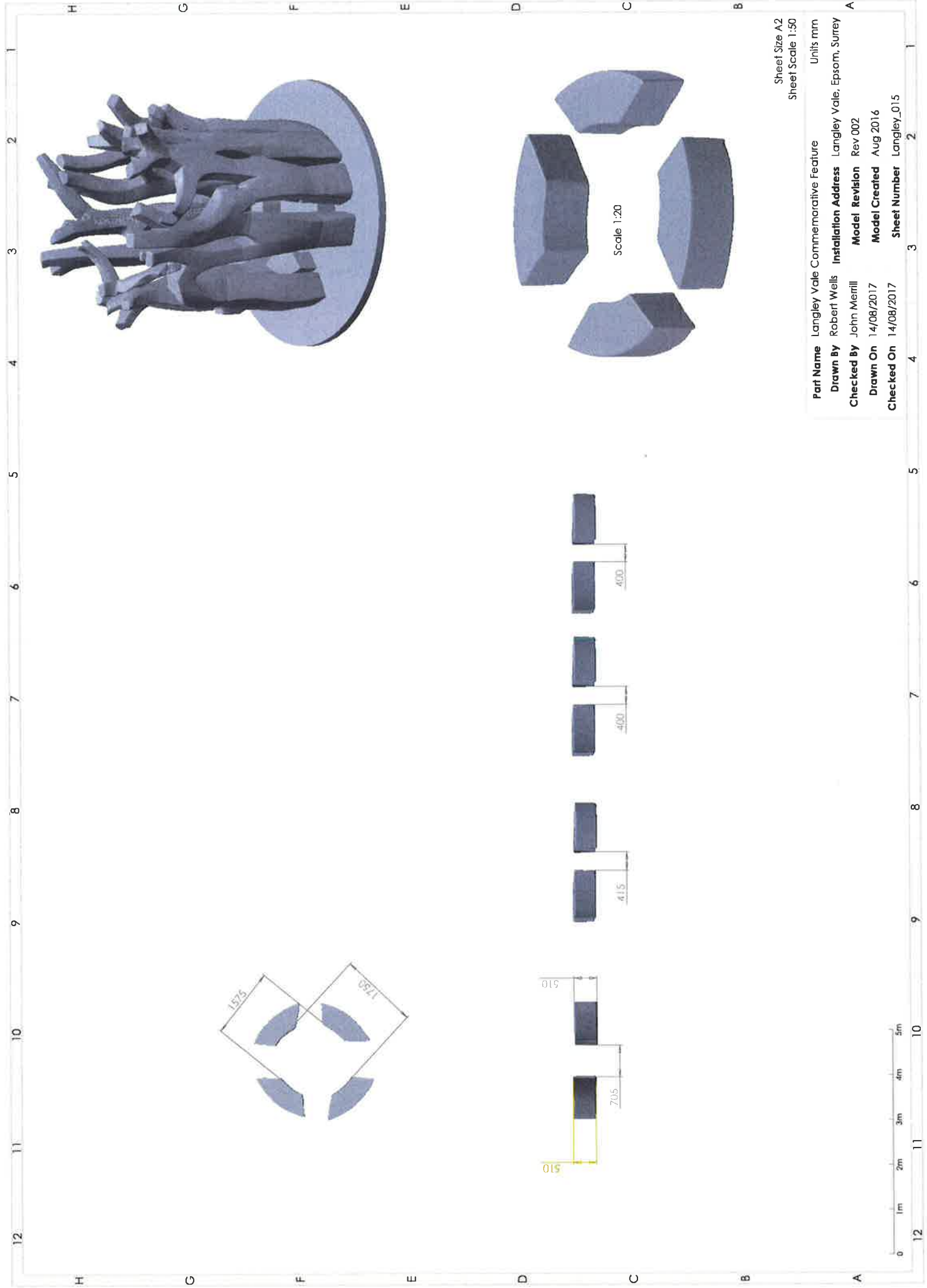
Unit 108, The Mellings, Stansfeld Abbots, Hertfordshire, SG12 8HG  
Tel: 01920 871777  
www.ewsp.co.uk



Sheet Size A2  
Sheet Scale 1:50

Part Name	Langley Vale Commemorative Feature	Units	mm
Drawn By	Robert Wells	Installation Address	Langley Vale, Epsom, Surrey
Checked By	John Merrill	Model Revision	Rev.002
Drawn On	14/08/2017	Model Created	Aug 2016
Checked On	14/08/2017	Sheet Number	Langley_014

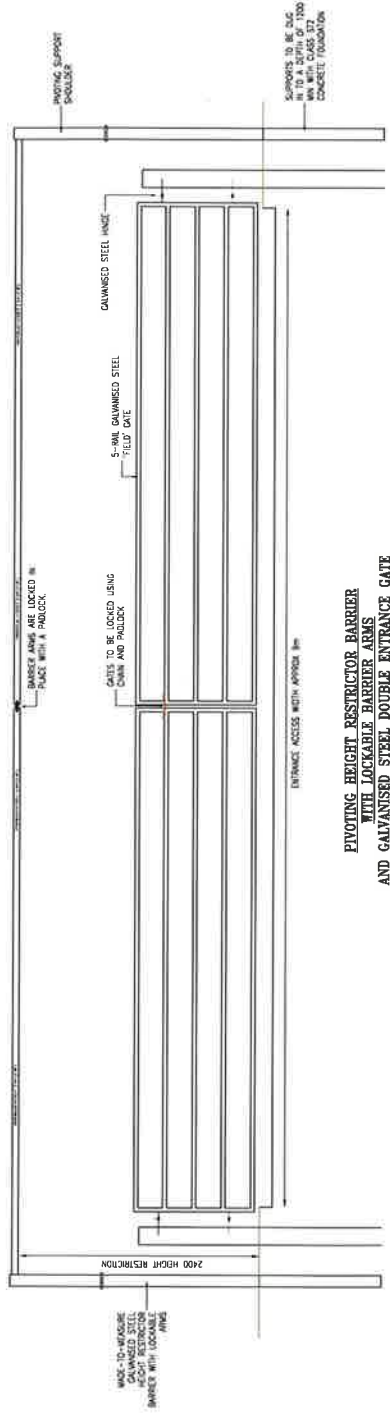




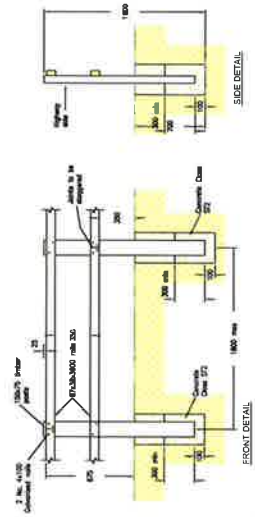
Sheet Size A2  
Sheet Scale 1:50

<b>Part Name</b>	Langley Vale Commemorative Feature	Units	mm
<b>Drawn By</b>	Robert Wells	<b>Installation Address</b>	Langley Vale, Epsom, Surrey
<b>Checked By</b>	John Merrill	<b>Model Revision</b>	Rev 002
<b>Drawn On</b>	14/08/2017	<b>Model Created</b>	Aug 2016
<b>Checked On</b>	14/08/2017	<b>Sheet Number</b>	Langley_015

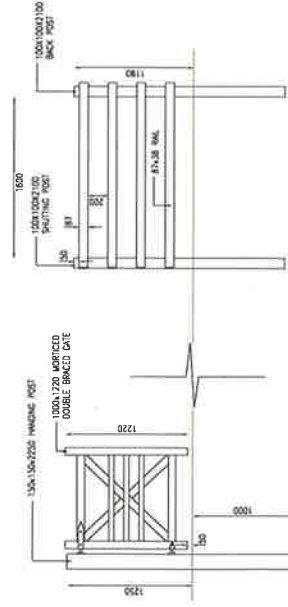
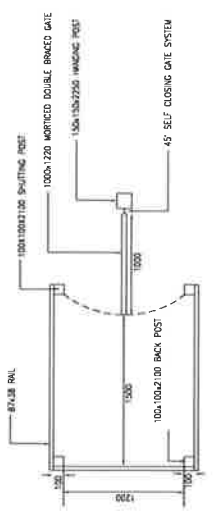




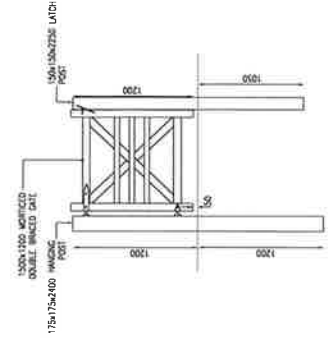
**PIVOTING HEIGHT RESTRICTOR BARRIER WITH ADJUSTABLE BARRIER ARMS AND GALVANIZED STEEL DOUBLE ENTRANCE GATE**  
NTS



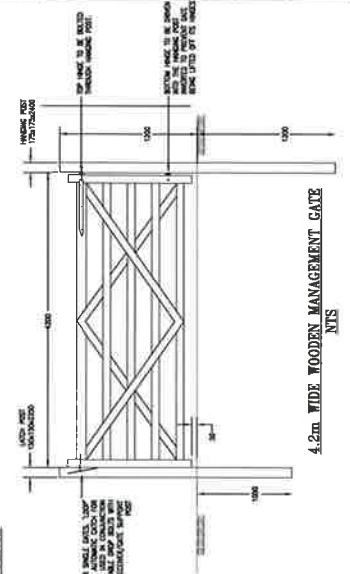
- Notes:**
1. All dimensions to minimum unless otherwise stated.
  2. Fabricate and manufacture to be in accordance with S.S. 1772 part 7
  3. All timber and pressure treatments to be in accordance with the specification.
  4. When specified, painting to be in accordance with the specification.
  5. All posts to be set in 300 dia. hole. Posts may be driven in suitable ground with the permission of the Project Engineer.
  6. Posts set in 300 dia. tapered hole must be installed with timber structure against being and completed on the following to be set with 300 dia. hole. Posts may be driven in suitable ground with the permission of the Project Engineer.



**TIMBER MISSING GATE FOR PEDESTRIAN/DISABLED USERS**  
1:2.5



**SIMPLE BRIDLEWAY/HORSE GATE**  
NTS



**4.2m WIDE WOODEN MANAGEMENT GATE**  
NTS

NO.	REV.	DATE	DESCRIPTION
1			
2			

FOR INFORMATION	DATE	BY
THE WOODLAND TRUST		
FIRST WORLD WAR CONTINUED HOUSE		
LANCLET HALL C&E PARK		

PROJECT NO.	DATE	BY
EX-009	16.03.2017	

