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Item No:	7.2
Application:	163226
Applicant:	Pat Wilson
Agent:	Mr Stephen Belchem, ADP Ltd
Proposal:	Addition of Adventure Golf Course & car parking within existing Golf Course land.
Location:	Playgolf Colchester Ltd, Lexden Wood Golf Club, Bakers Lane, Colchester, CO3 4AU
Ward:	Lexden & Braiswick
Officer:	James Ryan
Recommendation:	Approval

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee because it is a major application with objections.

2.0 Synopsis

- 2.1 The key issues for consideration are the impact on the landscape, the setting of a Scheduled Ancient Monument and the highway network.
- 2.2 The application is subsequently recommended for approval.

3.0 Site Description and Context

- 3.1 Playgolf is a golf complex located on Bakers Lane. It comprises a golf course and associated facilities including a conference suite. There is also a driving range for golf practice. To the east of the site is Moat Farm Dyke which is a Scheduled Ancient Monument.
- 3.2 The site is located between the tree belt and hedge that run along Bakers Lane and the very large driving range netting fence which is held up by latticework towers. The north of the site is marked by a large earth bund.
- 3.3 To the north of the access with Bakers Lane is an area of what was previously a number of earth mounds, long grass, weeds and rubble but has recently been cleared with the grass and topsoil removed so is now an area of bare earth.
- 3.4 There are a number of recently planted whips directly in front of the access from Bakers Lane. To the south of this area is an existing car park. The access road sits between this car park and the hedge that sits on the boundary with Bakers Lane. Beyond the car park is the existing Playgolf complex.

4.0 Description of the Proposal

- 4.1 This scheme proposed the remodelling of this area of the Playgolf site. Broadly speaking an 'adventure golf' course is proposed where some of the site's existing car parking area is and a new car park is proposed to the north of that. A new terrace linking the adventure golf course to the main building is also proposed along with new planting.

5.0 Land Use Allocation

- 5.1 The land in question has no specific allocation.

6.0 Relevant Planning History

- 6.1 The Playgolf complex has a detailed planning history. Of most relevance is application 151564 which was approved in 2015. This proposed an adventure golf course in a location to the north of that which is now before Members. It also included an area of car parking between the proposed adventure golf and the existing car park and which is smaller than currently proposed.

7.0 Principal Policies

- 7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) must be taken into account in planning decisions and is a material consideration, setting out national planning policy. Colchester's Development Plan is in accordance with these national policies and is made up of several documents as follows below.

- 7.2 The adopted Colchester Borough Core Strategy (adopted 2008, reviewed 2014) contains local strategic policies. Particular to this application, the following policies are most relevant:

SD1 - Sustainable Development Locations
CE1 - Centres and Employment Classification and Hierarchy
UR2 - Built Design and Character
PR1 - Open Space
PR2 - People-friendly Streets
TA1 - Accessibility and Changing Travel Behaviour
TA2 - Walking and Cycling
TA3 - Public Transport
TA4 - Roads and Traffic
TA5 - Parking
ENV1 - Environment
ENV2 - Rural Communities
ER1 - Energy, Resources, Waste, Water and Recycling

- 7.3 The adopted Colchester Borough Development Policies (adopted 2010, reviewed 2014) sets out policies that apply to new development. Specific to this application are policies:

DP1 Design and Amenity
DP3 Planning Obligations and the Community Infrastructure Levy
DP9 Employment Uses in the Countryside
DP10 Tourism, Leisure and Culture
DP16 Private Amenity Space and Open Space Provision for New Residential Development
DP17 Accessibility and Access
DP19 Parking Standards
DP20 Flood Risk and Management of Surface Water Drainage
DP21 Nature Conservation and Protected Lanes

- 7.4 Some “allocated sites” also have specific policies applicable to them but none are relevant to this scheme.
- 7.5 Regard should also be given to the following adopted Supplementary Planning Documents (SPD):
- The Essex Design Guide
 - External Materials in New Developments
 - EPOA Vehicle Parking Standards
 - Open Space, Sport and Recreation
 - Sustainable Drainage Systems Design Guide
 - Managing Archaeology in Development.
 - Developing a Landscape for the Future
 - ECC’s Development & Public Rights of Way

8.0 Consultations

- 8.1 The stakeholders who have been consulted and who have given consultation responses are as set out below. More information may be set out on our website.

8.2 Historic England

This proposal concerns the addition of an Adventure Golf Course and car parking within the existing Lexden Wood Golf Course. The proposed development is located in proximity to the Moat Farm Dyke, which is designated as a scheduled monument (NHLE 1019964). The Moat Farm Dyke is one of the best surviving examples of the linear earthworks which defined the perimeter of the late Iron Age defended settlement of Camulodunum. The dyke survives a substantial earthwork linear feature, which, for the most of its length, can be appreciated in an open & green landscape setting, and which contributes to its significance.

The proposed development is located 250m to the west of the scheduled dyke, in an area where the landscape character has already been altered by landscaping associated with the modern golf course. While the addition of additional car parking and adventure golf course are likely to result in further erosion to the open landscape character, the impact on the setting of the dyke is likely to be limited owing to the distance between the dyke and the proposed development.

Paragraph 131 details that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 132 identifies that significance can be harmed or lost through alteration or destruction of an heritage asset, or development within its setting and continues to detail that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification, and continues that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefit (paragraph 133).

Historic England considers that the proposed development may result in slight harm to the significance of the scheduled monument, arising from additional

development within the monument's landscape setting. We advise your council should balance this harm against any public benefits in the proposed development. We also advise that the views of the Colchester Borough Council's Archaeological Advisor be sought regarding the requirements for any additional archaeological work in advance, or during, the proposed development.

Recommendation

Historic England has no objection to the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraph 134 and 141 of the NPPF. Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

8.3 Highways England: No objections.

8.4 Essex County Council Highways:

The Highway Authority does not object to the proposals as submitted.

Informative1:

The two new trees coloured red alongside the access route and adjacent to the new junction to the proposed car park should be removed to provide a reasonable degree of intervisibility between those using the all-purpose access and those using the new car parking facilities.

Informative2:

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

8.5 Essex County Council SuDS:

It is unclear whether over 1000m² of impermeable area will be created by the development as part of this planning application. If over 1000m² of impermeable area is being created then please reconsult us and we will provide formal comments on the application. If under 1000m² of impermeable area is being created, we have no further comments.

Officer note – the applicant has confirmed that the area is less than 1000m² as follows: “You will note that of the 750sqM of impermeable area in the Ad Golf includes 567sqM of decking for seating and pathway. This will be timber decking over a permeable base. Therefore, the actual impermeable area would be in the region of less than 200sqM. All the car parking will be fully permeable due to use of selected car park area system being small stones contained in a grid of plastic formers, as currently in operation on site”.

8.6 Natural England: No objection.

8.7 Tree Planning Officer:

Regarding the proposed development and the TPS Arboricultural Method statement ref: TPSarb5940116, dated 24th February 2017: I am in agreement with the information provided. Conditions requested.

8.8 Landscape Planning Officer:

There are no Planning Projects Team objections to this application on landscape grounds. A landscaping condition is requested.

8.9 In House Archaeology:

The proposed development is located within an area of archaeological interest recorded in the Colchester Historic Environment Record (HER). Trial-trenched evaluation relating to this development (the area of car parking) was undertaken by Colchester Archaeological Trust in March 2016 (CAT report 930, HER no. ECC3726). This evaluation defined two undated pits and three structural features in Trench 7, associated with a large quantity of fired clay probably from a wattle and daub structure (wattle voids are preserved), that will require further investigation in advance of any new development. There is also high potential for encountering archaeological remains in the area of the proposed Adventure Golf. Groundworks relating to the proposed development would cause significant ground disturbance that has potential to damage any archaeological deposits that exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

The following archaeological condition is recommended:

No works shall take place until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation that has been submitted to and approved, in writing, by the Local Planning Authority. The Scheme shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works.

The site investigation shall thereafter be completed prior to development, or in such other phased arrangement, as agreed, in writing, by the Local Planning

Authority. The development shall not be occupied or brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy SD1 and ENV1 of Colchester Borough Council's Core Strategy (2008).

I will, on request of the applicant, provide a brief for each stage of the archaeological investigation. In this case, a trial-trenched archaeological evaluation will be required to establish the archaeological potential of the proposed Adventure Golf. Decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation. However, I would recommend that the applicant undertakes the trial-trenching at the earliest opportunity to assess the archaeological potential at this location, in order to quantify the risk in terms of cost and time for any further archaeological investigation that might be required.

In terms of the proposed new car parking, archaeological excavation will be required in advance of development. A brief for this work was prepared in May 2016 and will need to be revised subject to the results of the further evaluation.

8.10 Contaminated Land Officer:

No objection subject to the five contaminated land conditions.

9.0 Parish Council Response

9.1 Non-parished.

10.0 Representations from Notified Parties

10.1 The application resulted in a number of notifications to interested third parties including neighbouring properties. The full text of all of the representations received is available to view on the Council's website. However, a summary of the material considerations is given below.

10.2 In this instance three representations were received. Two were general observations and one an objection to the scheme. They related to highway matters and stated that Bakers Lane is in a poor state of repair, is a rat-run, is very dangerous to use and that further development that is served by it should not be allowed.

11.0 Parking Provision

11.1 This application proposed 68 spaces in the new area of parking which is 28 more than was approved in 151564. It will result in 118 spaces on site as there are 50 on site currently. Whilst in excess of the maximum requirements set out in the adopted standards in this instance it is held to be acceptable.

12.0 Open Space Provisions

12.1 This scheme raises no requirements for open space.

13.0 Air Quality

13.1 The site is outside of any Air Quality Management Area and will not generate significant impacts upon the zones.

14.0 Planning Obligations

14.1 As a “Major” application, there was a requirement for this proposal to be considered by the Development Team. It was considered that no Planning Obligations should be sought.

15.0 Report

15.1 The main issues in this case are:

The Principle of Development:

15.2 This application involves the extension of the existing car park and the creation of an ‘adventure golf’ mini golf course including significant additional landscaping on the Playgolf site. A small terrace area is also proposed between the adventure golf area and the existing buildings.

15.3 In principle this is addition to the tourist/leisure offer is wholly in accordance with the NPPF and Development Plan policy DP10 particularly as it uses part of the existing site next to the driving range that offers little in terms of landscape benefit and is currently serving no useful purpose.

Design and Layout:

15.4 The car park element is laid out in a manner which is held to be acceptable in design terms.

15.5 An indicative design for the adventure golf course has been provided. The applicants have requested that the precise detail of the proposed structural features be dealt with by condition but the scheme will have a cave feature, two waterfall features and a volcano. The golf areas will wind their way through and between these features. Following a suggestion at Development Team, some references to Colchester’s history was put to the applicant and they were enthusiastic about this. They have now suggested that some of the features could be:

- Colchester Castle
- Colchester Roman wall
- Amphora – as found on site on earlier excavation a couple of years ago.
- Boudicca
- Jumbo water tower

15.6 This approach is welcome. It should set the Adventure golf course apart from others and make it more locally specific. It will also tie in with the Borough's other tourism offers.

Scale, Height and Massing:

15.7 This is a key issue to consider. The adventure golf course will be visible from Bakers Lane at the entrance point to the site. As submitted the features were considered to be excessively high. For example the volcano feature was 4m in height. This was discussed with the agent and the applicant agreed to reduce the scale of the features somewhat. As above the precise details will be secured by condition but the applicants have put forward a following guide:

- Cave – reduced from 4M to 2.1M
- Waterfall 1 – reduced from 5M to 2M
- Volcano – reduced from 5M to 2.5M
- Waterfall 2 – reduced from 4M to 2M

A condition is therefore suggested to be imposed restricting all structures to be no higher than 2.5m in height. This is considered to be acceptable in the context.

Impact on the Surrounding Area:

15.8 The scheme will be set behind a new planting scheme which will soften its impact and will be viewed against the backdrop of a very large driving range fence/netting and the latticework towers that hold the net up. On that basis whilst clearly visible, the scheme will not have a materially harmful impact on the countryside or landscape.

15.9 It is very important to assess the scheme in terms of the impact on the setting of the Moat Farm Dyke Scheduled Ancient Monument (SAM). As can be seen from Historic England's consultation response, they consider the scheme with cause 'slight harm' to the SAM's setting. As the proposal is set to the western side of the golf complex with the main building and driving range and netting as intervening features, it is not held that this slight harm to the setting of the Moat Farm Dyke SAM warrants a refusal. Significant weight is given to the fact Historic England do not want to formally object to this scheme.

15.10 The scheme is not held to have a materially harmful impact on the setting of the listed 'West House' to the south.

Impacts on Neighbouring Properties:

- 15.11 As an expansion to an existing golf facility and in a position that is relatively remote from its neighbours, the scheme is not held to cause any issues in this regard.

Amenity Provisions:

- 15.12 This scheme raises no amenity space requirements.

Landscape and Trees:

- 15.13 As set out in 'Impact on the Surrounding Area' officers do not consider the scheme to have an impact on the landscape that will be materially harmful.
- 15.14 The plans show indicative planting surrounding the development which will help soften any impact from the public domain. The detail will be secured by condition as requested by the Landscape Planning Officer.
- 15.15 An Arboricultural Impact Assessment has been provided. The Arboricultural Officer is satisfied with its findings and has requested conditions, including one that will ensure on-site monitoring.

Highway Safety and Parking Provisions (including Cycling):

- 15.16 The Highway Authority has no objection to the scheme. It has requested that two new trees that are shown on the indicative planting scheme be moved to improve visibility. This will be dealt with at condition discharge stage.
- 15.17 As set out above, this scheme provides the site with parking levels in excess of the adopted standards. It is understood that generally significant levels of car parking are needed to serve golf courses as golfers will often bring their own golf clubs with them for example. On that basis the level of parking provision is held to be acceptable and not contrary to the interests of sustainability. To offset this provision a condition requiring additional cycle parking will be imposed.
- 15.18 Three representations stating that Bakers Lane cannot take any more development due to its inadequacies on highway grounds were received. It was suggested that the road should be repaired in its entirety, should be made one way only and should have a speed restriction of 30mph.
- 15.19 The improvements or changes to Bakers Lane, the speed limit or the way the road operates that were suggested by the objectors are matters for the Highway Authority. It is not held that the issues raised would warrant a refusal of this scheme without the support from the Highway Authority or Highways England. On that basis it is not considered that this scheme will create a level of intensification that warrants a refusal.

Public Open Space Provision:

- 15.20 This scheme generates no requirements for public open space provision.

Private Amenity Space Provision:

- 15.21 This scheme generates no requirements for private amenity space.

Ecology:

- 15.22 The scheme has come with an ecological survey. The survey found no evidence of protected species. It is considered that with the addition of a good landscaping scheme the ecological benefit of this section of the site can be increased.

Flood Risk:

- 15.23 The site is located in Flood Zone One and therefore raises no material flood risk issues.

16.0 Conclusion

- 16.1 To summarise, this scheme proposed economic tourism and leisure based development via the expansion of an existing well used site. The impact it will have on the landscape and highway network is held to be acceptable and therefore the scheme is held to be wholly line with the NPPF, PPG and Development Plan. Therefore an approval is warranted.

17.0 Recommendation to the Committee

- 17.1 The Officer recommendation to the Committee is for:

APPROVAL of planning permission subject to the following condition:

1. ZAA - Time Limit for Full Permissions

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. ZAM - *Development to Accord With Approved Plans*

The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers 680.2017.L.001, 680.2017.L.003, L102 and L109.

Reason: For the avoidance of doubt as to the scope of this permission and in the interests of proper planning.

3. Z00 – Approval of Details of Features

Prior to the installation of any of the above ground adventure golf features, precise details of the features including elevational drawings and materials to be used and colours of said features shall be submitted to and approved in writing by the Local Planning Authority. The features shall only be installed in precise accordance with the agreed details.

Reason: As the application has come with insufficient information in this regard as the adventure golf course will be publically visible this condition is essential.

4. Z00 – Limit on Heights of Features

No elements of the adventure golf course shall be higher than 2.5 metres in height measure from ground level.

Reason: To prevent the proposed features being excessive in scale and therefore harmful to landscape interests.

5. Z00 – Archaeology

No works shall take place until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation that has been submitted to and approved, in writing, by the Local Planning Authority. The Scheme shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works.

The site investigation shall thereafter be completed prior to development, or in such other phased arrangement, as agreed, in writing, by the Local Planning Authority. The development shall not be occupied or brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy SD1 and ENV1 of Colchester Borough Council's Core Strategy (2008).

6. ZFE - Landscape Management Plan

Prior to the first occupation of the development, a landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas other than small, privately owned, domestic gardens shall be submitted to and agreed, in

writing, by the Local Planning Authority. The landscape management plan shall thereafter be carried out as approved at all times.

Reason: To ensure the proper management and maintenance of the approved landscaping in the interests of amenity and the character and appearance of the area.

7. Z00 – Bespoke Landscape Condition

No works shall take place until full details of all landscape works have been submitted to and agreed, in writing, by the Local Planning Authority and the works shall be carried out prior to the occupation of any part of the development unless an alternative implementation programme is subsequently agreed, in writing, by the Local Planning Authority. The submitted landscape details shall include:

- PROPOSED FINISHED LEVELS OR CONTOURS;
- CAR PARKING LAYOUTS;
- OTHER VEHICLE AND PEDESTRIAN ACCESS AND CIRCULATION AREAS;
- HARD SURFACING MATERIALS;
- MINOR ARTEFACTS AND STRUCTURES (E.G. FURNITURE, PLAY EQUIPMENT, REFUSE OR OTHER STORAGE UNITS, SIGNS, LIGHTING ETC.);
- PROPOSED AND EXISTING FUNCTIONAL SERVICES ABOVE AND BELOW GROUND (E.G. DRAINAGE POWER, COMMUNICATIONS CABLES, PIPELINES ETC. INDICATING LINES, MANHOLES, SUPPORTS ETC.);
- EARTHWORKS (INCLUDING THE PROPOSED GRADING AND MOUNDING OF LAND AREAS INCLUDING THE LEVELS AND CONTOURS TO BE FORMED, SHOWING THE RELATIONSHIP OF PROPOSED MOUNDING TO EXISTING VEGETATION AND SURROUNDING LANDFORM);
- PLANTING PLANS;
- WRITTEN SPECIFICATIONS (INCLUDING CULTIVATION AND OTHER OPERATIONS ASSOCIATED WITH PLANT AND GRASS ESTABLISHMENT);
- SCHEDULES OF PLANTS, NOTING SPECIES, PLANT SIZES AND PROPOSED NUMBERS/DENSITIES WHERE APPROPRIATE; AND
- IMPLEMENTATION TIMETABLES AND MONITORING PROGRAMS.

Reason: To ensure that there is a suitable landscape proposal to be implemented at the site for the enjoyment of future users and also to satisfactorily integrate the development within its surrounding context in the interest of visual amenity.

8. Z00 – Landscape Implementation

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out in full prior to the end of the first planting and seeding season following the first occupation of the development or in such other phased arrangement as shall have previously been agreed, in writing, by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being

planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees, in writing, to a variation of the previously approved details.

Reason: In order to ensure that there is a sufficient landscaping scheme for the development where there is insufficient detail within the submitted application.

9. ZGX - Contaminated Land Part 1 of 4 (Site Characterisation)

No works shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval, in writing, of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination, including contamination by soil gas and asbestos;
- (ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

10. ZGY - Contaminated Land Part 2 of 4 (Submission of Remediation Scheme)

No works shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared and then submitted to and agreed, in writing, by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.

The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

11.ZGZ - Contaminated Land Part 3 of 4 (Implementation of Approved Remediation Scheme)

No works shall take place other than that required to carry out remediation, the approved remediation scheme must be carried out in accordance with the details approved. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification/validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

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

12.ZG0 - Contaminated Land Part 4 of 4 (Reporting of Unexpected Contamination)

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 9, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 10, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 11.

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

13. ZG3 - *Validation Certificate*

Prior to the first OCCUPATION/USE of the development, the developer shall submit to the Local Planning Authority a signed certificate to confirm that the remediation works have been completed in accordance with the documents and plans detailed in Condition 11.

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

14.ZJA - Cycle Parking TBA

Prior to the commencement of the development, details of the number, location and design of cycle parking facilities shall be submitted to and approved, in writing, by the Local Planning Authority. The approved facility shall be secure, convenient and covered and shall be provided prior to occupation and retained for that purpose at all times thereafter.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety.

15.ZFQ - Tree and Natural Feature Protection: Protected Areas

No works shall take place until all trees, shrubs and other natural features not scheduled for removal on the approved plans have been safeguarded behind protective fencing as shown in the TPS Arboricultural Method Statement ref TPSarb5940116 dated 24th February 2017. All agreed protective fencing shall thereafter be maintained during the course of all works on site and no access, works or placement of materials or soil shall take place within the protected area(s) without prior written consent from the Local Planning Authority.

Reason: To safeguard existing trees, shrubs and other natural features within and adjoining the site in the interest of amenity.

16.ZFS - Tree and Hedgerow Protection: General

All existing trees and hedgerows shall be retained throughout the development construction phases, unless shown to be removed on the approved drawing and all trees and hedgerows on and immediately adjoining the site shall be protected from damage as a result of works on site in accordance with the Local Planning Authorities guidance notes and the relevant British Standard. All existing trees and hedgerows shall then be monitored and recorded for at least five years following contractual practical completion of the development. In the event that any trees and/or hedgerows die, are removed, destroyed, fail to thrive or are otherwise defective during such a period, they shall be replaced during the first planting season thereafter to specifications agreed, in writing, with the Local Planning Authority. Any tree works agreed to shall be carried out in accordance with BS 3998.

Reason: To safeguard the continuity of amenity afforded by existing trees and hedgerows.

17.ZFU - Tree Canopy Hand Excavation

During all construction work carried out underneath the canopies of any trees on the site, including the provision of services, any excavation shall only be undertaken by hand. All tree roots exceeding 5 cm in diameter shall be retained and any pipes and cables shall be inserted under the roots.

Reason: To protect trees on the site in the interest of visual amenity.

18.Z00 – Bespoke Tree Monitoring

No works or development shall take place until a scheme of supervision for the arboricultural protection measures required by condition [15] has been approved in writing by the local planning authority. This scheme will be appropriate to the scale and duration of the works and will include details of: (select as appropriate)

- a. Induction and personnel awareness of arboricultural matters
- b. Identification of individual responsibilities and key personnel
- c. Statement of delegated powers
- d. Timing and methods of site visiting and record keeping, including updates
- e. Procedures for dealing with variations and incidents.
- f. The scheme of supervision shall be carried out as agreed.
- g. The scheme of supervision will be administered by a qualified arboriculturist instructed by the applicant and approved by the local planning authority.

Reason: To protect trees on the site in the interest of visual amenity.

18.0 Informatives

18.1 The following informatives are also recommended:

ZT0 – Advisory Note on Construction & Demolition

The developer is referred to the attached advisory note *Advisory Notes for the Control of Pollution during Construction & Demolition Works* for the avoidance of pollution during the demolition and construction works. Should the applicant require any further guidance they should contact Environmental Control prior to the commencement of the works.

ZTA - Informative on Conditions Stating Prior to Commencement/Occupation

PLEASE NOTE that this permission contains a condition precedent that requires details to be agreed and/or activity to be undertaken either **before you commence the development or before you occupy the development**. This is of critical importance. If you do not comply with the condition precedent you may invalidate this permission and be investigated by our enforcement team. Please pay particular attention to these requirements. To discharge the conditions and lawfully comply with your conditions you should make an application online via www.colchester.gov.uk/planning or by using the application form entitled 'Application for approval of details reserved by a condition following full permission or listed building consent' (currently form 12 on the planning application forms section of our website). A fee is also payable, with the relevant fees set out on our website.

ZTB - Informative on Any Application With a Site Notice

PLEASE NOTE that a site notice was erected in a publicly visible location at the site. Colchester Borough Council would appreciate your co-operation in taking the site notice down and disposing of it properly, in the interests of the environment.

Non Standard Highways Informative 1:

The two new trees coloured red alongside the access route and adjacent to the new junction to the proposed car park should be removed to provide a reasonable degree of intervisibility between those using the all-purpose access and those using the new car parking facilities.

Non Standard Highways Informative2:

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

Non Standard Landscape Informative:

'Detailed landscape proposals, if/when submitted in order to discharge landscape conditions should first be cross-checked against the Council's Landscape Guidance Note LIS/C @ <http://www.colchester.gov.uk/article/13592/Landscape-Guidance-for-Developers>.

Non Standard Development Team Suggestion Informative

At the development team meeting it was strongly suggested that Playgolf should sign up to the Armed Forces Covenant. This will allow discounts for the Armed forces and their families.