

## REPORT SUMMARY

<b>REFERENCE NO - 16/506505/FULL</b>			
<b>APPLICATION PROPOSAL</b>			
Creation of an adventure zone to include high rope/wire climbing equipment, climbing wall, and adventure golf enclosed by 2.44m high fencing with associated ancillaries including a kiosk, footpaths, planting and overflow car parking.			
<b>ADDRESS</b> Mote Park Recreation Ground Mote Park Maidstone Kent ME15 8NQ			
<b>RECOMMENDATION</b> : GRANT PERMISSION subject to the planning conditions set out			
<b>SUMMARY OF REASONS FOR RECOMMENDATION :</b>			
-The proposals would support the Councils corporate policies and strategic plan which seeks to ensure there are good leisure and cultural attractions and protect the character and heritage of our Borough			
-The development would represent sustainable development which would support the economic, social and environmental strands			
-The proposals would not harm the significance of the historic park nor adversely affect the setting of Grade II and Grade II* Listed Buildings			
-The application satisfactorily addresses arboricultural and ecology matters and would allow for appropriate protection and mitigation			
-All other material planning considerations are considered acceptable and appropriate conditions could address matters relating to flooding, archaeology, highways, contamination and neighbouring amenity.			
<b>REASON FOR REFERRAL TO COMMITTEE</b>			
Maidstone Borough Council is the applicant.			
<b>WARD</b> Shepway North	<b>PARISH/TOWN COUNCIL</b> N/A	<b>APPLICANT</b> Maidstone Borough Council <b>AGENT</b> Allen Scott Ltd	
<b>DECISION DUE DATE</b> 15/12/16	<b>PUBLICITY EXPIRY DATE</b> 06/12/16	<b>OFFICER SITE VISIT DATE</b> Visited on various occasions	
<b>RELEVANT PLANNING HISTORY (inc appeals and relevant history on adjoining sites):</b>			
<b>App No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
Mote Park as a whole has an extensive planning history, outlined below are most relevant.			
10/1271	Various works including footpaths, bridge, car park, viewing point, and maintenance yard.	Permitted	23/9/10
MA/97/0893	Erection of a replacement cafeteria. .	Permitted	30/10/97
MA/93/1544	Demolition of part and associated reinstatement (alteration work and relocation of golf kiosk and office). .	Permitted	19/1/94

## MAIN REPORT

### 1.0 DESCRIPTION OF SITE

- 1.01 Mote Park is an extensive Council owned and managed public park covering 200ha within the defined urban area of Maidstone. It is located to the east of Maidstone Town Centre and bounded by the A20 Ashford Road to the north, Willington Street to the east, Park Road/Plains Avenue/Claygate/School Lane to the south and Willow Way/West Park Road/York Road to the west.
- 1.02 Mote Park is listed Grade II on the English Heritage - Register of Gardens of Historic Interest and part of Mote Park and the River Len are designated as a Local Wildlife Site. There are a number of buildings within the park, some of which are also listed buildings. The listed buildings are Mote House (Grade II\*) and The Coach House, Garden Cottage, The Old Bothy, Garden Lodge, Raigerfeld, the Stone Pavillion and Mote Cottage (all Grade II). Maidstone Leisure Centre is located within a section of the park and accessed from Willow Way. The Mote Cricket Ground and Maidstone Rugby Club abut the park to the east of Willow Way.
- 1.03 The park comprises extensive open access areas and also wooded areas with formal sports pitch provision, a 'pitch and putt' course and a model railway and also equipped children's play areas. There is also a café building and car parking areas. The centrepiece of the park is Mote Park Lake. The River Len enters the eastern end of the park at its boundary with Willington Street, feeds the lake and exits the park into the Turkey Mill complex located adjacent to the northwest corner of the park.
- 1.04 The area around Mote House to the east of the wider site falls within a site of 'Potential Archaeological Importance' and trees to the west of Mote Park along the adjoining boundary with Maidstone Rugby Club and individual trees along the northern boundary with Maidstone Cricket Club are protected by a Tree Preservation Order (TPO). Land adjacent to the lake is within Flood Zone 3 as defined by the Environment Agency.

### 2.0 PROPOSAL

- 2.01 The proposal is for the creation of an adventure zone; this would include high rope/wire climbing equipment, climbing wall, and adventure golf which would be enclosed by a 2.44m high weld mesh metal fence with a kiosk, footpaths, planting and overflow car parking. The details of which are summarised below:

#### *High rope/wire climbing equipment*

- 2.02 This is shown to be pentagon shaped in footprint with maximum dimensions of 28 metres by 17 metres. It would have a height of 9.8 -11.4metres. Details of the finalised appearance are not currently for consideration and are requested to be reserved by conditions. It is anticipated that the structure would be a mix of platforms, stairs, interlinking equipment such as rope bridges, stepping stones, balance beams and wooden bridges.

#### *Kiosk*

- 2.03 The proposed kiosk would provide storage and a kiosk function (for payment and ancillary functions to the operations of the proposed adventure zone). The kiosk is made up of three storage containers, which would be timber clad and with a green (living) roof. Each container would measure 6m by 2.4m and would be arranged in a pattern with two containers adjoining, an area left open for access (which would be

secured by a lockable gate) and a third container. The overall structure would have a height of 2.6m.

*Climbing Wall*

- 2.04 The proposed climbing wall would be sited to the west of the high rope equipment and would measure a maximum height of 10m and a maximum width of 2.8m. The exact design and appearance is requested to be dealt with by planning condition. Indicative plans and the footprint proposed suggest that the climbing wall would be a 'tower like' structure.

*Adventure golf*

- 2.05 A nine-hole adventure golf course is proposed. This would consist of 9 separate holes with various 'adventure' activities, the details of which are not finalised at this stage and are requested to be dealt with by planning conditions. This would be sited beneath the proposed high rope adventure equipment.

*Footpaths*

- 2.06 A new ancillary surfaced footpath would be provided to the north of the adventure zone and would link the existing footpath to the east with the footpath leading from the existing car parking. This would extend beyond the new adventure zone and following the northern boundary of the existing play area. The pedestrian link paths would be surfaced in tar, chip and spray (to match existing surfacing along the footpath adjacent to the lake)

*Planting/landscaping*

- 2.07 Landscaping would be through a combination of the retention of existing planting and new planting.

*Overflow car park*

- 2.08 It is proposed to provide a total of 271 additional parking spaces. With 194 spaces in a semi-formalised overflow parking area in a triangular area of land to the north-west of the site, adjoined by the in and out access roads. (Car Park A)

- 2.09 The area would be surfaced as follows:
- The access entrance for approximately the first 17m into the car area would be surfaced with rigid reinforcement filled with loose stone.
  - The car park circulation spaces would be surfaced in self-binding gravel
  - The parking spaces would be retained as grass

- 2.10 100 spaces would be provided to the south of the existing car park, both formalising and extended existing overflow parking provision (23no are existing overflow and 77no new spaces).

- 2.11 The area would be surfaced with rigid reinforcement filled with loose stones in the central circulation space and filled with grass within the parking spaces.

*Fencing*

- 2.12 It is proposed that the adventure zone would be enclosed by security fencing at a height of 2.44m. This would be anti-climb security fencing, which would be powder coated welded mesh typically green in colour.

### **3.0 POLICY AND OTHER CONSIDERATIONS**

The National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

Maidstone Borough Wide Local Plan 2000: ENV6; ENV22 and T13.

Maidstone Borough Local Plan Publication May 2016 (submitted version) SP1; DM1; DM3; DM7; DM22; DM27

Maidstone Borough Local Plan Proposed Modifications April 2017 SP1; SP18; DM1; DM3; DM4; DM8; DM19; DM23

Other documents: Maidstone Borough Council Blue and Green Infrastructure Plan  
The Spatial Framework: A sustainable future for Mote Park; Kent Design Guide  
Review: Interim Guidance Note 3: Residential Parking

#### **4.0 LOCAL REPRESENTATIONS**

Adjoining neighbours were notified of the application. A site notice was also put up at the site. 4 letters of objections have been received (3 following the original consultation and 1 additional letter from an earlier contributor following re-consultation) and 2 letters of support in response to the consultation which are summarised as follows:

##### *Objections*

- Maidstone does not need to attract greater number of visitors
- Noise
- Parking
- Upset natural beauty and tranquillity
- Application is ill-conceived and poorly planned
- Highways implications
- No operational plan, the scheme would cost money and would be a white elephant
- Consultation wasn't carried out on proposed plans
- Visual intrusion
- Undemocratic that won't consult park users until after consent has been granted
- No details of opening hours
- MBC have been a poor custodian to the park
- Impact on biodiversity
- Mote Park is not a development site that can be exploited, nor is it a giant car park (other local car parks exist)
- Too many amendments and notifications
- Would not preserve the site for future generations

##### *Support*

- Would be a great asset to Mote Park
- Can a water park be considered

#### **5.0 CONSULTATIONS**

- 5.01 **Historic England** (20/9/16 and 2/5/17) : The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
- 5.02 **Natural England** (27/9/16 and 18/5/17) : No comment
- 5.03 **KCC Drainage** (3/10/16 and 16/5/17) : No objections to this application.

- 5.04 **Environmental Health Officer** (4/10/16 and 23/5/17) : No objection subject to conditions.
- 5.05 **Southern Water** (26/9/16 and 30/5/17) : No objection subject to conditions and informatives
- 5.06 **Environment Agency** (23/5/17) : No comments
- 5.07 **KCC Archaeological Officer** : No objection subject to condition.
- 5.08 **KCC Ecology** (24/10/16 and 30/5/17) : No objection subject to conditions
- 5.09 **Kent Wildlife Trust** (7/11/16) : Objection to a permanent car park at the Park entrance and for a part of the adventure play area. Proposals are in fundamental conflict with the 10-year vision for Mote Park, Local Plan Policy DM3 and the Council's duty, under the terms of the NERC Act (section 40).
- 5.10 **KCC Highways** (28/11/16) : No objection subject to conditions
- 5.11 **Conservation Officer** (30/9/16) : No objection given suitable landscaping, can be accommodated without causing harm to the significance of the historic parkland or to the setting of the Grade II\* listed Mote House.
- 5.12 **Tree Officer** : No objection provided the scheme adheres to the recommendations given in the recently amended Arboricultural impact assessment.

## 6.0 APPRAISAL

### Main issues

- 6.01 The key issues for consideration relate to:
- Principle of development
  - Visual impact (including setting of Listed Building, and the Historic Park and Garden and wider area)
  - Impact on trees and ecology
  - Flooding and drainage
  - Highways and parking implications
  - Residential amenity

### Background information

- 6.02 Cabinet approval was given in February 2015 to create a pay-to-use facility in Mote Park. A capital budget and delegated authority was given to the Head of Commercial and Economic Development to finalise and implement the operating model of the adventure zone. The adventure zone is income generating and intended to assist with the cost of providing culture and leisure services by the Council.
- 6.03 The Spatial Framework: A sustainable future for Mote Park includes a masterplan which outlines the Council's strategic vision. This vision includes a new café/visitor centre, overflow car parking, enhanced playground and skate park and the adventure zone which is the subject of the current application). The Council's Strategic Plan includes the aspiration is for Maidstone *'to have a leisure and cultural offer which attracts visitors and meets the needs of our residents'*.

### **Principle of Development**

- 6.04 Policy ENV22 of the adopted local plan relates to development within existing open areas within the urban areas and sets out that regard should be had to the visual contribution of development, need to conserve wildlife habitats and need to uphold and improve the appearance of the locality.
- 6.05 Policy SP1 of the emerging local plan seeks the retention of the town's green spaces and ensuring that development positively contributes to the setting, accessibility, biodiversity and amenity value. Policy DM3 states that that publicly accessible open space should be designed as part of the overall green and blue infrastructure and layout of a site, taking advantage of the potential for multiple benefits including enhanced play, tree planting and landscape provision.
- 6.06 Mote Park is an existing open space within Maidstone Urban area. The proposal seeks to improve the visitor attractions available within the park by providing an adventure zone. This seeks to support the Council's corporate priorities and provide a sustainable future for the park itself and provide revenue supporting other leisure and culture services.
- 6.07 Paragraph 14 sets out that at the heart of the NPPF is the presumption in favour of sustainable development and for decision making this means approving development proposals that accord with the development plan without delay, unless material considerations indicate otherwise. Paragraph 7 of the NPPF sets out the three dimensions to sustainable development, these being the economic, social and environmental roles.
- Economic role*
- 6.08 The economic role seeks to contribute to building a strong, responsive and competitive economy, sought by identifying and coordinating development and the provision of infrastructure.
- 6.09 Whilst no financial information has been submitted with the application, on the basis of the council's aspirations and the cash injection proposed it is considered that the proposal would provide an economic benefit to the upkeep of the park. The development would therefore be likely to support the economic sustainability role with income generation to support the council's wider priorities and services and provide employment during the construction phase and once the adventure zone is operational.
- Social role*
- 6.10 The NPPF sets out that strong, vibrant and healthy communities should be supported by creating a high quality built environment, with accessible local services that reflect the community's needs and support its social well-being. The NPPF supports access to high quality open spaces and opportunities for sport and recreation and resists building on existing open space, unless the development is for alternative sports and recreational provision and the needs for which clearly outweigh the loss.
- 6.11 The proposed adventure zone would provide facilities for which there is currently limited opportunity within the Maidstone Borough. There are no similar crazy golf provisions within the borough and only one high ropes facility at Leeds Castle (Go Ape). The proposals would therefore allow for additional recreational activities within the borough which would support the social role of sustainability.

- 6.12 The site is sited within the urban settlement boundary and is well located for visitors in terms of accessibility.

*Environmental role*

- 6.13 The environmental role as set out in the NPPF states that the planning system should '*contribute to protecting enhancing our natural, built and historic environment.*' Matters relating to the detailed assessment of the environmental role of the proposals are discussed in the following sections. Overall it is considered in principle the provision of new recreational facilities within an existing open space would be acceptable subject to all other material planning considerations discussed below being acceptable.

**Visual impact**

- 6.14 The potential impact of the proposals would be greatest to western-most part of the park. This area whilst part of the registered historic landscape already has the feel of a municipal park with a children's playground, skate park and sports pitches. It is therefore considered that this is the most suitable location within the park for the proposed facilities which will be seen in the context of these existing facilities.
- 6.15 With its height, the high rope and wire climbing installation has the most potential to have a visual impact. This will consist of a latticed timber structure up to 10 metres in height and thus likely to be visible from some distance. In views from the north and east the structure would be seen against a backdrop of substantial trees which would minimise visual impact. Long and medium distance views from the south and west will not be obtainable.
- 6.16 It is proposed that the structure would predominantly be wooden and left in its natural timber finish (which could be conditioned) would benefit its visual appearance. It is considered that the structure could be satisfactorily absorbed into the parkland landscape without harming its significance. The proposed climbing wall, of a similar height, would have much less bulk and a lesser impact on the landscape.
- 6.17 Other facilities such as the small adventure golf course would have less of a visual impact on the historic landscape. Security fencing will have the potential to impact adversely on character so it will be important that it is of a suitable appearance and suitably landscaped. It is considered that inventive measures could be taken to assimilate the fencing into the surroundings of the park, including the use of Public Art incorporated into the fencing.
- 6.18 The proposed kiosk buildings controlling the entrance will be low-key and if finished as shown in timber boarding the structure should not appear too intrusive.
- 6.19 Whilst it is accepted that the additional car parking will have a visual impact this will be reduced by the use of plastic reinforcing grids over grass or filled with gravel. Whilst in the southern parking area there would be some loss of existing trees, the proposal includes compensatory tree planting. The western parking area is already used for overflow car parking.
- 6.20 On balance, it is considered that these proposals, given suitable landscaping, can be accommodated without causing harm to the significance of the historic parkland, to the setting of the Grade II\* listed Mote House or the wider visual and landscape setting.

### **Impact on trees, landscaping and ecology**

#### *Ecology*

- 6.21 One of the principles of the National Planning Policy Framework is that '*opportunities to incorporate biodiversity in and around developments should be encouraged*'.
- 6.22 Whilst the existing overflow car park is included, the development area is mainly located outside of the Local Wildlife Site designation. The existing overflow car park is currently amenity grassland surrounded by mature trees and this will be stabilised through the installation of a gravel reinforcement system. It is considered that no habitats will be lost through this work.
- 6.23 Kent Wildlife Trust has raised objections to the proposed development, in particular the semi-formalisation of the existing overflow car park. The car park has been used as overflow parking for some time and the application includes suitable mitigation, enhancement and improvements to this area.
- 6.24 With the location of the Local Wildlife Site it is important to ensure that ecological enhancements are provided. Section 5.3 of the Phase 1 Habitat Survey Report has outlined a number of enhancements and approval and implementation of these measures can be secured as a condition.
- 6.25 The application is accompanied by a Phase 1 Habitat Survey and a Bat Roost Inspection Survey and a Bat Roost Inspection Survey and Arboriculture Report. These reports include an assessment of the trees to be removed which concluded that they have negligible potential to support bats. The proposals outline that certain trees will require pruning or crown maintenance.
- 6.26 Recommendations for precautionary mitigation for reptiles and breeding birds are suggested and it is recommended that additional provisions are provided for hedgehogs and common toads due to the suitable habitat, these can be secured through conditions. The KCC Biodiversity Officer raises no objections to the proposals and suggests conditions.

#### *Trees and landscaping*

- 6.27 An arboricultural assessment, tree survey and tree protection plans support the planning application. These detail the trees that would be protected and removed. Those to be removed are predominantly located in and around the proposed location for the adventure zone. Indicative planting is shown for replacement planting, with a recommended planning condition seeking the exact details.
- 6.28 The tree and landscape officer is satisfied that appropriate protection could be provided to existing trees and planting. A suitable landscaping scheme would mitigate any loss and seek to mitigate the visual impact of the proposed development. This includes screening of the proposed fencing and increasing the robustness of existing planting as a backdrop to the proposed adventure zone. The proposal would enable greater separation and protection of the trees around the perimeter of car park A and it is considered that the trees adjacent to car park B could be suitably protected and/or replaced as necessary.
- 6.29 Overall it is considered that the impact on ecology, trees and landscaping would be acceptable subject to suitable conditions. It is important that the mature trees are retained and protected throughout the development and a condition is recommended to ensure that this happens.

### **Flooding and drainage**

- 6.30 The application site is outside Flood Zone 2 or 3, with land adjoining the lake and the River Len to the north/east of the site being within Flood Zone 3. The land within the flood zone is at a lower level than the application site.
- 6.31 The application is accompanied by a flood risk assessment that concludes that the site is at low risk from flooding. There may be an increase in flood risk off site but this can be mitigated and the risk remains low. The Environment Agency, KCC Drainage (as lead local flood authority) and Southern Water have been consulted and have not raised any objection. It is considered that the risk from flood risk would be low and that any harm could be mitigated.

### **Highways and parking implications**

- 6.32 A total of 380 parking spaces are proposed. This includes 109 spaces in the main car park, formalisation of 194 spaces within the existing overflow car park and the creation of an additional 77 parking spaces. The proposed level of parking is considered sufficient, especially as many of the visitors to the adventure zone are likely to be existing visitors.
- 6.33 No changes are proposed to the existing vehicular and pedestrian access at Mote Avenue, which is the closest entrance to the adventure zone. The crash data for this location indicates 2 personal injury crashes for the 5 year period to 31 December 2015. This is considered low and neither of these accidents appear to be directly related to vehicles entering or leaving Mote Park.
- 6.34 Section 6.1 of the Transport Statement predicts an initial 10% increase in visitor numbers associated with the adventure zone. The traffic survey data indicates a 10% increase will result in an additional 28 vehicles entering and leaving the park during peak periods. It is not considered this increase will lead to a severe impact on the surrounding highway network.
- 6.35 The existing provision of 11 cycle parking spaces is located adjacent to the main car park at Mote Avenue. It is recommended that these spaces are monitored to ensure they meet demand. A condition is recommended which seeks a monitoring report after one year of the opening of the adventure zone and the provision of additional cycle parking if necessary. Coach parking will be accommodated within the associated leisure centre car park which it is noted has designated coach parking spaces.
- 6.36 There is opportunity as part of the application to increase the provision of electric vehicle charging points and promote the use of electric vehicles by installing electric vehicle charging points by park users. This could be conditioned to provide a scheme of charging points.

### **Residential amenity**

- 6.37 Whilst the high rope equipment and climbing wall would be at a height of 10m, no undue loss of privacy or overlooking would result as the nearest residential properties are in excess of 350m from this equipment.
- 6.38 No significant additional noise and disturbance is likely as a result of the proposed adventure zone or ancillary activities. Environmental health have reviewed the complaint history for the park. Whilst there are numerous complaints about large

events there are no complaints concerning general park activities. The normal operation of the proposed equipment would be unlikely to generate noise levels in excess of the current playground and sports facilities.

- 6.39 It is important that any floodlighting or lighting is installed in such a way as to prevent nuisance from overspill light. It is not anticipated that the adventure zone itself would be operational outside daylight hours and as presented no lighting is proposed. To ensure that any future lighting is sensitively designed a condition is recommended to ensure that details of any lighting scheme is submitted to and approved in writing.

### **Other Matters**

- 6.40 The site lies within Mote Park registered parkland; essentially an 18th and 19th century designed landscape overlying an earlier deer park. Remains associated with post medieval or earlier activity may be encountered during the groundworks and as such an archaeological condition is recommended.
- 6.41 In terms of land contamination the application is accompanied by a Phase I and Phase II geotechnical and geo-environmental assessment. The report has been reviewed by the Environmental Health Officer and the officer is satisfied with the report and the conclusions drawn. The main park area is very low risk and while one soil sample has shown a high level of lead, this will be under the parking area. The soil in this area will also be removed as part of the car park development.
- 6.42 The proposed adventure zone would be located on the site of the existing Skate Park. Whilst it does not form part of the current submission and is shown for indicative purposes only, the submitted plans show the relocation of the Skate Park to the north of the adventure zone. It is proposed to provide Segway's for use in the wider park which would be managed as part of the adventure zone.

## **7.0 CONCLUSION**

- 7.01 The proposals would support the Councils corporate policies and strategic plan which seeks to ensure there are good leisure and cultural attractions and protect the character and heritage of our Borough. It would represent sustainable development which would support the economic, social and environmental strands
- 7.02 The proposals would not harm the significance of the historic park nor adversely affect the setting of Grade II and Grade II\* Listed Buildings and the application satisfactorily addresses arboricultural and ecology matters and would allow for appropriate protection and mitigation
- 7.03 All other material planning considerations are considered acceptable and appropriate conditions could address matters relating to flooding, archaeology, highways, contamination and neighbouring amenity.

## **8.0 RECOMMENDATION – GRANT PLANNING PERMISSION** subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans: 553-01 Rev A (Site Location Plan); 553-MP-101 Rev J (General Arrangement); 553-MP-102 Rev L (General Site Arrangement); 553-H-353 (Proposed Kiosk/Storage); 553-H-301 Rev F (Car Park A Layout); 553-H-302 Rev F (Car Park B Layout); 553-H-351 Rev G (Section Elevations A-A, B-B); 553-H-354 (Section Elevation C-C, D-D); 553-H-355 (Section Elevation E-E, F-F); 3701\_DR-002 rev B (1 of 7) (Tree Protection Plan 1/7); 3701\_DR-002 rev B (2 of 7) (Tree Protection Plan 2/7); 3701\_DR-002 rev B (2 of 7) (Tree Protection Plan 2/7); 3701\_DR-002 rev B; (3 of 7) (Tree Protection Plan 3/7); 3701\_DR-002 rev B (4 of 7) (Tree Protection Plan 4/7); 3701\_DR-002 rev B (5 of 7) (Tree Protection Plan 5/7); 3701\_DR-002 rev B (5 of 7) (Tree Protection Plan 5/7); 3701\_DR\_001 Rev B (Tree Survey Drawing Sheet 1 of 7); 3701\_DR-003 (Tree Survey Drawing Sheet 2 of 7); 3701\_DR-004 (Tree Survey Drawing Sheet 3 of 7); 3701\_DR-005 (Tree Survey Drawing Sheet 4 of 7); 3701\_DR-006 (Tree Survey Drawing Sheet 5 of 7); 3701\_DR-007 (Tree Survey Drawing Sheet 6 of 7); 3701\_DR-008 (Tree Survey Drawing Sheet 7 of 7)

Reason: To clarify which plans have been approved.

- (3) The high rope frame hereby permitted shall not exceed the external footprint dimensions shown on Drawing No. 553-MP-101 Rev J and the height shall not exceed a maximum height of 11.4m.

Reason : In the interest of visual amenity and in accordance with the details submitted

- (4) The climbing wall hereby permitted shall not exceed the footprint as shown on drawing number Drawing No. 553-MP-101 Rev J and the height shall not exceed a maximum height of 11.4m.

Reason : In the interest of visual amenity and in accordance with the details submitted

- (5) Prior to commencement of development of development details of the following shall be submitted to and approved in writing by the Local Planning Authority and the development carried out in accordance with the approved details :

- i) Details of the proposed design, layout, materials and appearance of the high ropes hereby approved. This shall include details of the location of platforms, stairs, interlinking equipment such as rope bridges, stepping stones, balance beams and wooden bridges. The material details should as far as practicable show the structure to have a natural timber finish.
- ii) Details of the proposed design, layout and appearance of the crazy golf course hereby approved. This shall include details of surfacing, levels and any proposed structures
- iii) Details of the design and appearance of the climbing wall hereby approved.
- iv) Details and samples of any hardsurfacing, including footpaths, access ways, the ground cover within the adventure zone.

- v) Details and samples of the materials to be used externally for the proposed kiosk/storage building.

Reason : In the interests of visual amenity and the submitted details are indicative. Details are required prior to commencement as these details are necessary to ensure a satisfactory completion to the proposed development.

- (6) Details of any permanent or temporary gates, walls, fences or other means of enclosure sited within the site area shall be submitted to and approved in writing by the Local Planning Authority and implemented and retained in strict accordance with the approved details. These details shall include details of the proposed fencing around the perimeter of the Adventure Zone, and details of low-level fencing to prevent parking adjacent to the trees around Car Park A.

Reason: To enable the Local Planning Authority to protect the visual amenities of the locality.

- (7) The development hereby approved shall not commence until a method statement for the construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The construction works shall be carried out in accordance with the approved method statement. Details submitted in respect of the method statement, incorporated on a plan, shall provide for wheel-cleaning during the excavation, site preparation and construction stages of the development. The method statement shall also include details of the means of recycling materials, the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials.

Reason : To ensure the construction of development does not result in harm to highway safety and the protection of the amenity of the historic park.

- (8) The area shown on drawing numbers 553-H-301 Rev F and 302 Rev F as vehicle parking, loading, off-loading and turning space, shall be paved in accordance with details shown on the approved drawing unless otherwise agreed in writing by the Local Planning Authority and before the use of the Adventure Zone is commenced and shall be retained for the use of the visitors to and no permanent development, whether or not permitted by Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting those Orders), shall be carried out on that area of land or in such a position as to preclude its use.

Reason: Development without provision of adequate accommodation for the parking, loading, off-loading and turning of vehicles is likely to lead to such activities inconvenient to other road users and harmful to highway safety.

- (9) The bicycle storage facilities shown in figure 5 of the Transport Statement shall be retained for users of the park. A monitoring report of the use of the cycle storage compiled over the first year following the commencement of the use of the adventure zone shall be produced and submitted to the Local Planning Authority in the 13month following commencement of the use. This report should identify whether further cycle storage is required and if identified then provide details of the proposed siting and design of the additional storage. Any additional cycle storage should be provided in accordance with the approved details and timescale.

Reason: To ensure the provision and retention of facilities for bicycles in the interests of highway safety and sustainable forms of transport.

(10) The use of the Adventure Zone hereby approved shall not commence until details of a scheme for providing publicly accessible electric vehicle charging point, including number, a programme for their installation, maintenance and management, shall be submitted to and approved in writing by the local planning authority. The electric vehicle charging points as approved shall be installed prior to occupation of the commencement of the use hereby permitted and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles in accordance with paragraph 35 of the NPPF.

(11) In this condition "retained tree" means an existing tree, which is to be retained in accordance with the approved plans and particulars. Paragraphs i) and ii) below shall have effect until the expiration of 5 years from the date of completion of the development for its permitted use.

- i) No retained tree shall be damaged, cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the Arboricultural Impact Report (Ref No. 3701\_RP\_001 Revision C), without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations or any revisions thereof.
- ii) If any retained tree dies, or is removed, uprooted or destroyed, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time as may be specified in writing by the Local Planning Authority.
- iii) The installation of tree protection barriers, the methods of working shall be undertaken in accordance with the Arboricultural Report (Ref No. 3701\_RP\_001 Revision C) prior to the commencement of development and retain until the completion of development.

Reason; Pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

(12) No development shall commence until the developer has :

- i) Instructed an arboricultural consultant, approved in writing by the Local Planning Authority, to liaise with the developer and/or his architect or engineer to approve relevant details of construction methods, oversee the works and report to the Council throughout the period of the works in so far as the works may affect retained trees; and
- ii) Submitted to and obtained the written approval of the Local Planning Authority for an auditable system of arboricultural site monitoring, including a schedule of specific site events requiring arboricultural input or supervision where construction and development activity is to take place within or adjacent to any root protection area of any tree identified for retention.

Reason: Pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and

locality. The details are required prior to commencement to ensure that no retained trees within the historic park are adversely impacted upon.

- (13) The development hereby approved shall not commence above slab level until a landscape scheme for the entire site, designed in accordance with the principles of The Council's landscape character guidance has been submitted to and approved in writing by the local planning authority. The scheme shall show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed, provide details of on site replacement planting to mitigate any loss of amenity and biodiversity value. It shall include a planting specification, a programme of implementation and a long term management plan. The landscape scheme shall specifically address the need to provide landscaping to soften the security fencing proposed around the development area.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

- (14) All planting, seeding and turfing specified in the approved landscape details shall be carried out in the planting season following occupation of the replacement dwelling hereby permitted or the season following the commencement of the use of the proposed new access whichever is the sooner. All such landscaping shall be carried out during the planting season (October to February). Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation of a property, commencement of use or adoption of land, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the local planning authority gives written consent to any variation.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

- (15) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded. The information is required prior to commencement as the matter needs to be considered before any works to the land takes place.

- (16) No development shall take place (including any ground works, site or vegetation clearance) until a method statement for ecological mitigation (including provision for bats, reptiles, nesting birds, hedgehogs, and common toads) has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

- a) Purpose and objectives for the proposed works:
- b) Detailed design(s) and/or working method(s) necessary to achieve stated objectives;
- c) Extent and location of proposed works, including the identification of a suitable receptor site, shown on appropriate scale maps and plans;

- d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) Persons responsible for implementing the works, including times during construction when specialist ecologists need to be present on site to undertake / oversee works;
- f) Use of protective fences, exclusion barriers and warning signs
- g) Initial aftercare and long-term maintenance (where relevant);

Reason : To protect and enhance the ecology and biodiversity on the site in the future.

- (17) Prior to commencement of development hereby approved, details of how the development will enhance the quality and quantity of biodiversity has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with those approved details and thereafter retained.

Reason : To protect and enhance the ecology and biodiversity on the site in the future.

- (18) No external lighting shall be installed until a detailed scheme of lighting has been submitted to, and approved in writing by the Local Planning Authority. The scheme should be designed taking into consideration the following :

- i) This scheme shall take note of and refer to the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005 (and any subsequent revisions) and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill.
- ii) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory;
- iii) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb the adjacent designated sites or veteran trees or prevent the above species using their territory.

The scheme of lighting shall be installed, maintained and operated in accordance with the approved scheme unless the Local Planning Authority gives its written consent to any variation.

Reason : In the interests of protecting visual and residential amenity and biodiversity.

#### INFORMATIVES

- (1) If a formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire 8021 2SW (Tel: 03303030119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)
- (2) The applicant is advised of the following working practices covered by legislation outside of the planning system:

- Your attention is drawn to Sections 60 & 61 of the COPA 1974 and to the Associated British Standard COP BS 5228: 2009 for noise control on construction sites. Statutory requirements are laid down for control of noise during works of construction and demolition: if necessary you should contact the Council's environmental health department regarding noise control requirements.
- Clearance and burning of existing woodland or rubbish must be carried out without nuisance from smoke etc. to nearby residential properties. Advice on minimising any potential nuisance is available from the Council's environmental health department.
- Plant and machinery used for demolition and construction should only be operated within the application site between 0800 hours and 1900 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sunday and Bank Holidays.
- Vehicles in connection with the construction of the development should only arrive, depart, be loaded or unloaded within the general site between the hours of 0800 hours and 1900 hours on Mondays to Fridays and 0800 to 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.
- The importance of notifying local residents in advance of any unavoidably noisy operations, particularly when these are to take place outside the normal working hours is advisable. Where possible, the developer shall provide residents with a name of a person and maintain a dedicated telephone number to deal with any noise complaints or queries about the work.
- Adequate and suitable provision in the form of water sprays should be used to reduce dust from the site.
- It is recommended that the developer produces a Site Waste Management Plan in order to reduce the volumes of waste produced, increase recycling potential and divert materials from landfill. This best practice has been demonstrated to both increase the sustainability of a project and maximise profits by reducing the cost of waste disposal.

If relevant, the applicant must consult the Environmental Health Manager regarding an Environmental Permit under the Environmental Protection Act 1990.

- (3) In relation to Condition 6 which requires details of fencing it is suggested that the applicant explores methods of introducing public art into the fencing around the Adventure Zone to improve the visual appearance of the fencing, aid in its assimilation within the wider park and to create a sense of place. The fencing around the perimeter of Car Park A should be knee rail timber fencing or similar.

Case Officer: Rachael Elliott

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.