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**TOWN AND COUNTRY PLANNING ACT 1990
Town And Country Planning (Development Management Procedure)(England) Order 2015**

Decision Notice:	GRANT PERMISSION (subject to conditions)
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Application Number: RU.22/0374

Proposal: Redevelopment of "Old Town" area within theme park, to install a rollercoaster along with associated buildings and structures, ground works infrastructure and infilling of part of lake and landscaping following the demolition of existing buildings and structures.

Location: Thorpe Park, Staines Road, Chertsey, KT16 8PN

Runnymede Borough Council in pursuance of their powers under the above mentioned Act and Order **GRANT** permission for the above development in accordance with the details given on the application form and approved plans. Permission is given subject to the following **CONDITIONS**:

1. Full application (standard time limit)

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

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

2. List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the approved the drawings as set out in the submitted "Cover Letter Appendix 1: application drawings" dated 07.03.2022 and received by the Local Planning Authority on 09.03.2022.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF

3. Construction Environmental Management Plan (CEMP)

The development hereby approved (including demolition) shall be undertaken in accordance with the Construction Environmental Management Plan for the Project Exodus Coaster prepared by Paul Crosbie dated 1st July 2022 or such other document submitted and approved in writing by the Local Planning Authority.

The development shall be undertaken in accordance with the approved details for construction of the development.

Reason: To achieve sustainable development and protect the environment in the vicinity of the site and to comply with Policy EE2 of the Runnymede 2030 Draft Local Plan and guidance within the NPPF.

4. Tree protection

The development hereby approved (including demolition) shall be undertaken in accordance with the Tree Survey and Impact Assessment (including Tree Constraints Plan and Tree Protection Plan) dated October 2022 and prepared by Keen Consultants.

The development shall be undertaken in accordance with the approved details for construction of the development.

Reason: To ensure the retention of trees in the interests of the visual amenities of the area and to accord with Policy EE11 of the Local Plan.

5. Scheme of implementation

Notwithstanding the approved plans or any indication given otherwise, prior to commencement of any development (including demolition) an implementation programme schedule and plan shall be submitted to and approved in writing by the Local Planning Authority. This programme shall set out in full the works to be undertaken and the timings, including (but not exhaustive of) when part of the Abbey Lake inlet will be temporarily infilled, when it will then be excavated, the lake edge reinstated, the reed beds installed and the proposed new woodland planted.

Reason: to ensure that the development is undertaken and completed in a satisfactory manner in terms of both flood risk and biodiversity.

6. Site Waste Management Plan

Prior to commencement of development, including demolition a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority this should be based on the information contained in the approved Construction Environmental Management Plan.

Reason: To achieve sustainable development and to comply with Policies SD7 and EE2 of the Runnymede 2030 Local Plan and guidance in the NPPF.

7. Surface water control

Prior to commencement of any development (excluding demolition, site clearance and enabling works to ground level) details of the design of a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

-The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.

- Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a staged discharge rate of 1yr 1.2l/s, 30yr 3.27l/s, 100yr + CC 4.53l/s.

- Detailed drainage design drawings and calculations to include: a finalised drainage layout that follows the principles set out in the approved drainage strategy detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).

- A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk
- Details of drainage management responsibilities and maintenance regimes for the drainage system.
- Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

The development shall be undertaken in accordance with the approved details.

Reason: To prevent the increased risk of flooding and to improve water quality and to comply with Policy EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

8. Contaminated Land

Prior to commencement of any development (other than demolition and site clearance to ground level, enabling works and that required to be carried out as part of an approved scheme of remediation) the following shall take place:

(i) Site Characterisation

No development must take place until an assessment of the nature and extent of contamination on the site has been submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and shall assess any contamination on the site whether or not it originates on the site. The report of the findings must include:

(a) a survey of the extent, scale and nature of contamination;

(b) 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
- ground waters and surface waters
- ecological systems
- archaeological sites and ancient monuments

(ii) Submission of Remediation Scheme

If found to be required no development 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 submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal and remedial options, proposal of the preferred option(s), a 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.

(iii) Implementation of Approved Remediation Scheme

If found to be required, the remediation scheme shall be implemented in accordance with the approved timetable of works.

Upon completion of measures identified in the approved remediation scheme, a verification report (validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to the local planning authority.

(iv) 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 and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site. An assessment must be undertaken

in accordance with the requirements of Condition (i) or otherwise agreed and where remediation is necessary, a remediation scheme, together with a timetable for its implementation must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of Condition (ii) in the form of a Remediation Strategy which follows the .gov.uk LCRM approach. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme, a validation (verification) plan and report must be submitted to and approved in writing by the Local Planning Authority in accordance with Condition (iii)

The development shall be undertaken in accordance with the above. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Condition (iv) has been complied with in relation to that contamination.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together

9. Landscaping

Notwithstanding the approved plans or any indication given otherwise, prior to commencement of any development (excluding demolition, site clearance and enabling works) full details of hard and soft landscaping scheme (including any boundary treatments which where necessary should provide details to prevent any disruption to fluvial floodplain flow routes) shall be submitted to and approved in writing by the Local Planning Authority.

This shall include a 'schedule of undertaking' the proposed works and samples of all hard surfacing.

All approved landscaping details shall be undertaken and completed in accordance with the approved 'schedule of undertaking.'

All approved landscaping works shall be retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written permission to any variation.

Reason: To ensure the development is adequately landscaped and to comply with Policy EE1, EE3, EE4 and EE14 of the Runnymede 2030 Local Plan and guidance within the NPPF.

10. Landscape and Ecological Management Plan

Prior to commencement of any development (excluding demolition, site clearance and enabling works), a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The final LEMP should be based on the draft LEMP prepared by Baker Consultants dated 22 June 2022.

The development shall be undertaken in accordance with the approved details.

Reason: In the interest of protecting potential ecological value and species in the site as required by policy EE9 of the Local Plan

11. Programme of archaeological work

No development other than demolition, site clearance and enabling works above ground level, shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority

Reason: To allow archaeological information to be recorded and to comply with Policy EE7 of the Runnymede 2030 Local Plan and guidance within the NPPF.

12. External materials (details required)

Prior to commencement, excluding site clearance and demolition detailed schedule and specification of the materials, colours and finishes to be used (on a phased basis or otherwise) shall be submitted to and approved in writing by the Local Planning Authority.

Sample boards constructed on site showing the above as relevant shall be provided at the same time as an application is made.

The development shall be carried out and retained in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity of the area and to comply with Policy EE1, EE3 and EE4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

13. SuDS (verification)

Prior to the first being brought into use, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS

14. Flood compensation

Notwithstanding the approved flood compensation table (ref. 472-9-27AE_1/Thorpe Park Compensation Land Programme rev AE 14.09.2022), Prior to any part of the development being first brought into use an updated compensation table reflecting as built cut and fill shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the long term level for level compensation is accounted for within the approved compensation table and prevent the increased flooding from reduced flood storage capacity.

Signed:

Ashley Smith

Date of decision:

2 November 2022

Ashley Smith

Corporate Head of Development Management & Building Control

Your attention is drawn to the following notes:

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 with the following timescales:

Householder Applications

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Minor Commercial

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Full Applications

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Enforcement Applications (land already the subject of an enforcement notice)

A planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

Enforcement Applications (land which has an enforcement notice served)

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

Appeals must be made using a form which you can get from the Secretary of State online at <https://www.gov.uk/planning-inspectorate> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

A copy of the appeal form and any accompanying details should be sent to the Head of Planning at planning@runnymede.gov.uk .

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.

Further Advice

Further correspondence regarding this application should bear the application number quoted on the attached decision notice.

Other consents

The applicant is advised that the attached decision notice refers only to the application made and does not convey any other consent or permission.

Applicants should satisfy themselves that any other relevant permissions are obtained before any work commences. This might include approval under the Building Regulations, consent under the Environment Agency Byelaws (in areas of floodplain) the release of any restrictive covenants on the land or permission of any landowners.

If the property is or was a council owned property; you are required to contact the Borough Housing Manager at the Civic Centre address to ascertain consent for any alterations or works. Consents should be sought prior to any works starting

Applications for the change of use of land

Permission in these cases is given for the change of the use of the land only. It does not give consent for building or engineering operations, or to any layout or to any other matter, and it will be necessary to submit a further planning application for permission to carry out such building or engineering operations which might either be an application in 'outline' or a detailed application containing, as appropriate, particulars of any buildings to be constructed and other relevant matters.

Fire Brigade Access

Attention is drawn to Section 20 of the Surrey Act 1985 together with Approved Document B to the Building Regulations which require that when a building is erected or extended proper provision shall be made for the Fire Brigade to have means of access to the building and any neighbouring building.

Surrey Act 1985 – Section 20

Building Plans: Access for Fire Brigade

1. Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:
 - a. that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
 - b. that the building or, as the case may be, the extension of the building, will not render inadequate existing means of access for the fire brigade to a neighbouring building.
2. No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971 unless notice of the provisions of this section is endorsed on or accompanies the planning permission.
3. Section 16 (6) and (7) of the Building Act 1984 shall apply to plans mentioned in subsection (1) above as they apply to plans mentioned in those subsections and section 36(2) to (6) of the Act shall apply as if this section were a section of Part I of that Act.
4. A person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.
5. In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

Please note should this Planning Permission contain any conditions that need to be discharged then you should submit an –“Application for approval of details by reserved condition” together with the appropriate fee.