

LOCATION:	Sunningdale Golf Club, Ridge Mount Road, Sunningdale, Ascot, Surrey, SL5 9RS,
PROPOSAL:	Erection of greenkeepers storage compound building including repair workshop, staff facilities and parking, erection of sand bay, building, alterations to existing staff building to provide additional staff residential accommodation, formation of new internal, access road, service yard including wash/fuel area and associated landscaping works. Demolition of vehicle garage, sand bay, wash, and fuel bay containers, chemical and machine store and tool store.
TYPE:	Full Planning Application
APPLICANT:	Sunningdale Golf Club
OFFICER:	Navil Rahman

This application has been reported to the Planning Applications Committee as it was previously considered by the committee in January 2020 where it was considered a departure from the Development Plan, because it is major development within the Green Belt.

RECOMMENDATION: GRANT subject to conditions and referral to the Secretary of State as a Departure from the Development Plan.

1.0 SUMMARY

- 1.1 The application relates to the erection of a greenkeepers storage compound building including repair workshop, staff facilities and parking, the erection of a sand bay building, alterations to the existing staff building to provide additional staff residential accommodation, formation of a new internal access road, service yard including wash/fuel area and associated landscaping works, following demolition of vehicle garage, sand bay, wash and fuel bay containers, chemical and machine store and tool store.
- 1.2 The application is a resubmission of application ref.2019/0615 granted 28 January 2020. The applicant was unable to implement the permission as the proposal sought construction over common land and no agreement was reached. As a result, the current submission seeks to resolve this matter by relocating the proposed buildings further north approximately 8m.
- 1.3 The previous permission whilst expired remains a material consideration. The proposal, aside from the position of the new buildings remains the same in all other respects. As part of the previous decision, very special circumstances in respect of the need for the development were determined to outweigh the harm to the Green Belt and harm to the character and appearance of the surrounding area. The very special circumstances remain applicable and amount to outweigh the harm to the Green Belt and character and appearance of the area. Other matters in respect of the amenity impact, highway impact, and drainage remain acceptable. Owing to the date of the permission, and the revised location, consideration to the impact upon trees and the ecological impact needed to be reconsidered. The proposal is considered acceptable in these regards subject to appropriate conditions.

- 1.4 Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) measures have been secured and the proposal is considered acceptable in respect of all matters and therefore recommended for a grant of permission.
- 1.5 Under the Town and Country Planning (Consultation) (England) Direction 2009 this proposal represents a departure from the Development Plan, because it is major development within the Green Belt. Under this Direction and if Members agree with the recommendation to grant, the application must therefore be referred to the Secretary of State. This gives the SoS the opportunity to either make no comments or use call-in powers and make the decision on the application. The Planning Authority cannot grant permission until the expiry of 21 days from the date the SoS confirms receipt of the consultation.

2.0 SITE DESCRIPTION

- 2.1 The application site relates to 'Sunningdale Golf Club'. The golf club has been established for well over 100 years, having two Championship golf courses and ranking 11th in the "Platinum Clubs of the World" highlighting its position as a world class facility in respect of the sport. The site, measuring 2.29 hectares in size is situated at the end of Ridge Mount Road (with the overall golf course measuring 160 hectares) and lies on the boundary of Surrey Heath with the Royal Borough of Windsor and Maidenhead.
- 2.2 The application site comprises two storey green keepers' building (including residential accommodation), and various buildings associated with golf course maintenance including vehicle garage, sand bay, wash and fuel bay and chemical and machine stores. In addition, the site benefits from various other storage buildings and hard standing areas associated with the upkeep of the golf course, with two-storey staff houses also nearby.
- 2.3 The site falls within the Green Belt and within the Thames Basin Heaths Special Protection Area (SPA) 400m buffer zone. The site also falls within a Site of Nature Conservation Importance (SNCI). Two public footpaths (Public Footpath 75a and Public Bridleway 76 Chobham) cross the site, leading from Ridge Mount Road to Windlesham/Chobham.

3.0 RELEVANT PLANNING HISTORY

- 3.1 93/0148 Erection of greenkeepers storage shed. Granted 15 April 1993 (implemented).
- 3.2 97/0732 Erection of a detached single storey building for use as a pump station and one storage tank. Granted 26 November 1997 (implemented).
- 3.3 02/1155 Erection of a two-storey building comprising administration and staff facilities at ground floor with a three-bedroom self-contained flat above, a detached garage/storage building and a single storey side extension to existing garage building following demolition of existing workshops and garaging. Granted 28 November 2002 (implemented).
- Officer Comment: Condition 6 restricts occupation of the flat to persons employed by Sunningdale Golf Club.

- 3.4 07/1280 Erection of 1.5-metre-high sliding security gate following removal of existing bollards at golf club. Granted 03 April 2008 (implemented).
- 3.5 19/0615 Erection of greenkeepers storage compound building including repair workshop, staff facilities and parking, erection of sand bay building, alterations to existing staff building to provide additional staff residential accommodation, formation of new internal access road, service yard including wash/fuel area and associated landscaping works following demolition of vehicle garage, sand bay, wash and fuel bay containers, chemical and machine store, and tool store. Reported to Planning Applications Committee on the 26 November 2019 with an officers recommendation to Grant and referred to the Secretary of State as a departure on the 2 January 2020. Granted 28 January 2020 (not implemented). See Annex B for a copy of this agenda report.

4.0 PROPOSAL

- 4.1 Planning permission is sought for the erection of a greenkeepers storage compound building including repair workshop, staff facilities and parking, the erection of a sand bay building, alterations to the existing staff building to provide additional staff residential accommodation, formation of a new internal access road, service yard including wash/fuel area and associated landscaping works, following demolition of vehicle garage, sand bay, wash and fuel bay containers, chemical and machine store and tool store.
- 4.2 The proposed development is of the same size, scale, design and appearance as that approved as part of the previous application ref.19/0615 with the number of buildings and facilities and use of the buildings remaining the same. The only change relative to the previous permission is the siting of the main greenkeepers storage compound which would be situated approximately 8m further north.
- 4.3 The proposed greenkeepers storage compound building would consist of a rectangular footprint with a continuous pitched roof and side gable ends, and would have a depth of 24.7m, width of 55.5m, maximum eaves height of approx. 5.4m and maximum ridge height of approx. 7m. The proposed building would be partly below-ground, with an undercroft vehicular access on the northern elevation to the main double-height storage area, for items such as motorised cutting/mowing vehicles, wood chippers, sprayers, turbines, diggers, generators etc. This area would also be used to secure chemical storage associated with the maintenance. The proposed first floor would contain smaller workshop store and equipment rooms, staff offices, staff room and male and female toilet and changing facilities.
- 4.4 The proposed sand bay building would have a retractable cover and would have a depth of 9.6m, width of 16.6m, and maximum height of 1.85m. The proposal also includes a new internal access road to the compound building and sand bay (off the existing access from Ridge Mount Road), a service yard adjacent the compound building including wash/fuel area, along with 15 parking spaces and a cycle store also adjacent the compound building.

4.5 The supporting Planning Statement summarises the need for the proposed facilities as follows:

- The need to maintain the Golf Courses to Championship standards amongst the best courses in the World in order to ensure the long-term future of the Club through the retention of the highest standards of maintenance required in a sensitive environment.
- Inadequate facilities for green keepers. The existing staff room cannot accommodate all staff during breaks or meetings. This will get worse with an increase in green keepers.
- Current and future recruitment of female green keepers and need to provide separate male and female WC and changing facilities.
- The need to provide better and safer working conditions for staff.
- Current workshops and garages are too small for staff to be able to work on vehicles safely through insufficient space or inadequate ventilation.
- Current timber buildings are potentially dangerous.
- Future purchase of additional equipment particularly large vehicles and need to service and maintain them on site in a suitable and safe environment.
- Move towards electric vehicles and equipment and the requirement for overnight charging points.
- Need to improve security of vehicles, equipment, and facilities away from public rights of way.
- Need to reduce conflict between public using public rights of way and vehicles used by green keepers and deliveries.
- Need to ensure safety of public by removing potential hazards, such as fuel stores away from public rights of way.
- Need to keep sand bays covered to avoid degradation and wastage from effects of weather and animals.
- Need to make sand bays inaccessible to the public to remove safety hazard.
- Need for additional on-site residential accommodation for staff.

4.6 The proposed landscaping works would involve new tree planting at ratio of 3:1 to replace the tree loss facilitating the new buildings and access, along with a new areas of heathland habitat measuring 5971m². Much of this new landscaping would replace the existing vehicle garage, sand bay, wash and fuel bay containers, chemical and machine store and tool store proposed for demolition. These buildings are located near to the public footpaths.

4.7 The proposed alterations to the existing staff building to provide additional staff residential accommodation would comprise of the removal of an external stairway and a replacement entrance door, to provide an enlarged 6-person House in Multiple Occupation fully across both floors, which will be occupied by green keeping staff only. As the compound building would provide office, w/c and changing room spaces, such facilities would not be required in this building. The reconfiguration of building would allow the club to hire new groundskeepers which it anticipates, and house them on site as would be required without the need for another accommodation building to be created.

4.8 The application has been supported by the following documents:

- Planning Statement
- Design and Access Statement
- Habitat Regulations Assessment Screening Report
- Arboricultural Impact and Method Assessment
- Preliminary Ecological Appraisal (and accompanying surveys)
- Flood Risk Assessment

5.0 CONSULTATION RESPONSES

5.1 The following external consultees were consulted, and their comments are summarised in the table below:

External Consultation	Comments received
County Highways Authority	<p>Raise no objection subject to highway conditions relating to EV charging points and cycle facilities.</p> <p>See Annex A for a copy of these comments.</p>
Local Lead Flood Authority	<p>Raise no objection subject to conditions relating to SuDS implementation and verification.</p>
Natural England	<p>Raise no objection subject to a mechanism to ensure the accommodation would not be sold as separate units and remain ancillary accommodation restricted to staff use together with a Construction Environmental Management Plan (CEMP) condition.</p> <p>Officer response:</p> <p>The previous application ref.19/0615 for the same development considered it acceptable to secure the restriction of the use of the building for staff accommodation by way of planning condition. It is considered appropriate to apply the condition again in this instance.</p>
County Countryside Access	<p>Raise no objection.</p>
Chobham Parish Council	<p>Raise objection on the following grounds:</p> <ul style="list-style-type: none"> - Inappropriate development within the Green Belt and would result in development within the 400m buffer zone. - Loss of trees would not be adequately replaced given their maturity. - Impact views from Chobham Common and bridleway 76 owing to its scale and mass. <p>If the proposal is granted permission the following conditions should be applied:</p> <ul style="list-style-type: none"> - Restricting use of the residential accommodation for staff and no pets. - Tree felling licenses to be secured. - Time limit for demolition works and reinstatement of land. - Public footpaths to remain open for public use and not impaired by construction activities. - Permitted Development rights removed. - All development to be exclusively used for the golf club. <p>Officer response:</p> <p><i>Very special circumstances were considered to override the harm to the Green Belt as part of the previous application and remain applicable</i></p>

	<i>as considered in 7.3 of this report. The loss of trees would be adequately replaced at a greater ratio than lost to compensate. The proposal would represent a betterment relative to the existing context relative to the public footpath/bridleway whilst no new net residential development is proposed only an enlargement to an existing staff accommodation.</i>
Surrey Wildlife Trust	Raise no objection subject to submission of CEMP, Reptile mitigation, compensation and enhancement strategy and Landscape Ecological Management Plan.

5.2 The following internal consultees were consulted, and their comments are summarised in the table below:

Internal Consultation	Comments received
Arboricultural Officer	Raise objection as the scheme fails to adequately secure the protection of existing trees. The scheme is feasible, however, due to a lack of quality information it is not possible to adequately assess all of the impacts of the proposal. <i>Officer response:</i> <i>Tree protection details can be secured by planning condition, as they were with the previous planning permission. The level of detail requested by the tree officer is not fundamental to the proposal at this stage and if the development were to result in any additional tree loss within 5 years this would need to be adequately replaced.</i>
Environmental Health Officer	Raise no objection subject to condition relating to land contamination, noise assessment, and demolition and construction environmental management plan.
Drainage Engineer	Raise no objection.

6.0 REPRESENTATION

6.1 A total of 6 letters of consultation were sent on the 14 July 2023 to neighbouring residents together with two site notices dated 14 July 2023 displayed at the site and a press notice published on the 28 July 2023. No letters of representation were received as part of the public notification exercise.

7.0 PLANNING CONSIDERATIONS

7.1 In considering this development regard is given to Policies CP1, CP2, CP3, CP11, CP12, CP14A, CP14B, DM9, DM10, DM11 and DM14 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); Policy NRM6 of the Southeast Plan 2009 (as saved) (SEP); the National Design Guide and the National Planning Policy Framework (NPPF); as well as advice within the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2019 (AAS).

7.2 The key issues to be considered are:

- Principle of development including the impact on the Green Belt.
- Impact on the character, appearance, and trees of the surrounding area.
- Impact on residential amenity.
- Impact on the access, parking, and highway safety.
- Impact on flood risk and drainage
- Impact on the Thames Basin Heaths Special Protection Area and ecology

7.3 Principle of development including the impact on the Green Belt

Acceptability of new buildings and facilities

7.3.1 The applicant has set out that following the grant of the previous application ref.19/0615, it was discovered that the development site fell on Common Land. The club had to engage in legal experts as well as its multiple stakeholders before coming to the decision to make an application to the Secretary of State (SoS) to develop on common land. The preparation of this application took considerable time owing, in part delayed by the pandemic, and was submitted to the SoS on the 30th of December 2021. This was rejected by the SoS on the 30th of August 2022. Once this decision was received, a new application including the various surveys required was prepared for the submission of the current application in June 2023.

7.3.2 The previous application ref.19/0615 established that the proposed development was inappropriate development within the Green Belt, however other harm in respect of that to the character of the area was also identified. Relative to the previous grant of permission, the proposal remains the same in all aspects aside from its position whereby it has been relocated 8m north. By virtue of increased scale and spread of development the proposal would be harmful to the openness and purposes of the Green Belt and therefore fail to meet exception b) set out in paragraph 154 of the NPPF.

7.3.3 However, very special circumstances were demonstrated which outweighed the harm to the Green Belt and the other harm identified, and the proposal was therefore considered acceptable. Given all matters (aside from the location) remains the unchanged it is necessary to consider the very special circumstances again and whether these still represent very special circumstances to outweigh the identified harm. It is not considered that the proposal would result in any increased harm to the Green Belt relative to that identified in application ref.19/0615. The applicant contends that the need for the development is more pressing owing to the time elapsed since the previous application.

7.3.4 The very special circumstances presented by the applicant remains unchanged from those presented in the previous application. These were considered and summarised as:

- i) Maintain and improve standards of world class courses.
- ii) Secure and covered space for fleet and equipment.
- iii) Adequate staff facilities.
- iv) Health and safety - Working environment for staff.
- v) Health and safety - Public safety.

i) Maintain and improve standards of world class courses.

7.3.5 Sunningdale Golf Club has been established for well over 100 years, boasting two championship golf courses ranking 11th in the "Platinum Clubs of the World", which is the most revered and respected recognition for Private Clubs around the world.

- 7.3.6 The proposal relates to facilities which relate to the maintenance and upkeep of the golf course. The proposed investment in staff and equipment is considered necessary to maintain the world class facilities, and the proposal includes measures to transition towards electric vehicles and equipment.
- 7.3.7 Significant weight was attached to the economic and environmental benefit of providing more sustainable golf club facilities that would assist in continuing to attract national and international championship events. The objective of the proposal remains unchanged, and the club continues to attract national and international events. Therefore, this benefit remains of significant weight.
- ii) Secure and covered space for fleet and equipment.
- 7.3.8 The existing workshop is smaller than required for two championship courses and has resulted in vehicles and equipment being parked outside of the compound building which has resulted in theft and damage as well as unsightliness and potential risk to the public. The proposed new compound building would also relocate the building further away from the public right of way (PROW).
- 7.3.9 By having a fit for purpose compound building situated further away from the PROW, the proposal would result in benefits by way of reducing the safety risk to the public, removing the need to park vehicles / equipment in open view, whilst reducing the risk of theft and vandalism and reducing potential disruption to the maintenance and upkeep of the championship courses.
- 7.3.10 As seen on the officer site visit, the issues raised above which were considered in the previous application remain. Moderate weight was attached to this benefit and officer see no material justification to alter this position.
- iii) Adequate staff facilities.
- 7.3.11 The existing staff facilities were considered and remain inadequate failing to provide sufficient W/C's, changing rooms, and shower rooms separate for female or disabled staff. There are no suitable rooms big enough for training, meetings, eating or storage for clothes and equipment. The proposal would ensuring suitable adequate facilities are provided for all members of staff, and addressing these issues is a critical requirement in supporting diversity and equal opportunities. Significant weight was attached to this benefit, and this is supported.
- iv) Health and safety - Working environment for staff.
- 7.3.12 The current buildings are considered to not provide a safe or comfortable working environment for staff with work generally carried out outside with the workshops and garages too small and not fit for purpose. The current store building is timber framed and housing petrol operated equipment raising safety concerns. The club is expected to invest in new technology and vehicles which will need to be serviced and maintained on site in a safe and suitable environment. The proposal would provide secure, safe, and modern storage and facilities for everyday maintenance of the golf course. Significant weight was attached to this benefit which is agreed.
- v) Health and safety - Public safety.
- 7.3.13 The proposal sets out a need to reduce conflict between the PROW use and the working environment of facilities. The existing position clearly results in conflict between the two uses owing to their proximity, raising potential safety concerns. The proposal would reduce this potential risk to safety and conflict, whilst enhancing the areas adjacent to the PROW through replacement soft landscaping. This benefit was given significant weight and given the issue remains, this weight is agreed.

Conclusion of benefits i) – v).

- 7.3.14 The proposal was considered to provide a combination of economic, social, and environmental benefits that amounted to very special circumstances which outweighed the identified harm to the Green Belt and character of the area. This was subject to a condition restricting the use of the accommodation of staff and use of the new buildings for storage and maintenance purposes associated with the golf club only.
- 7.3.15 The need for the facilities has been clearly identified, and the site in being a world class facility at the top of its relative sport is a key factor. Ensuring the facility can remain at the forefront of the sport is of significant social and economic benefit to the surrounding area.
- 7.3.16 The proposal as established in the previous application is considered to have demonstrated very special circumstances which outweigh the identified harm and is therefore considered acceptable in line with the NPPF.

Acceptability of increased accommodation

- 7.3.17 Building E (existing) currently provides both staff accommodation and office space, w/c and changing rooms however these facilities are deemed inadequate owing to their limited size, whilst it also results in the staff facilities and staff accommodation falling within the same building which makes for a poor living environment. With the new compound building providing these facilities to an acceptable standard, Building E no longer requires these to be provided and therefore the proposal seeks to rearrange the property to provide additional staff accommodation space.
- 7.3.18 The building is of permanent and substantial construction, and the proposal would not introduce an additional or alternative use. The proposal would better optimise the building and provide opportunity for new staff to be accommodated on site as deemed necessary. Paragraph 155 e) sets out that the re-use of buildings provided that the buildings are of permanent and substantial construction is not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. The proposed alterations to building E would preserve the openness of the Green Belt and would not conflict with the purposes of it, noting its existing uses. As such, this element of the proposal would be considered acceptable in principle in line with the NPPF.

7.4 Impact on the character, appearance, and trees of the surrounding area

- 7.4.1 Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012 promotes high quality design. Development should respect and enhance the character of the local environment and be appropriate in scale, materials, massing, bulk, and density. It also seeks to protect trees and vegetation worthy of retention and provide high quality hard and soft landscaping where appropriate.
- 7.4.2 The previous application considered that the proposal was harmful to the character and appearance of the surrounding area, owing to their increased footprint, material application and overall scale which resulted in an increased urbanisation of the area contrary to the existing rural, open attributes of the area. This was contrary to Policy DM9 of the CSDMP.
- 7.4.3 The current proposal remains of the same size, scale, and appearance as that previously proposed, and whilst the location the building has been slightly altered this would not overcome the harm identified above. The proposal therefore would remain unacceptable contrary to Policy DM9 of the CSDMP.

- 7.4.4 In respect of trees, the previous application and Arboricultural officer at the time raised no objections to the proposed felling of 67 trees and their replanting on site subject to the works being carried out in accordance with the submitted arboricultural reports and protection measures. The trees to be removed were 33 CAT B trees, 32 CAT C trees and 2 CAT U trees.
- 7.4.5 In respect of the current proposal, the Council's Arboricultural officer has raised objection on the basis of a lack of information in respect of protection of the retained trees.
- 7.4.6 The proposal owing to the relocation of the building would result in less felling of trees overall, required the removal of 23 trees (44 trees lesser) comprising of 14 CAT B trees (19 trees lesser), 8 CAT C trees and 1 CAT U tree. Given the proposal results in less trees required to be removed as well as lesser quality trees to be removed, it can be considered that the proposal represents an improvement in respect of the overall impact on trees.
- 7.4.7 Where the Council's Arboricultural officer has raised an objection, this does not relate to the felling of trees, only whether the submitted detail is sufficient to ensure the protection of the retained trees. Further detail has been requested in respect of tree levels, utility, and services information as well as the location of the construction activities to be shown on a more detailed Arboricultural Method Statement.
- 7.4.8 Tree protection details are typically secured by planning condition, and not considered fundamental in this instance to the consideration of the proposal at hand. The application is supported by a tree protection plan and the submitted documents outline the measures to be undertaken during construction activities to ensure the adequate protection of trees. Where details of the storage of materials is required, a condition requiring accordance with the tree protection plan can be expanded to explicitly set out that any storage of material is carried out within the fenced off area. Further details in respect of the utility and services information can also be secured by planning condition with a requirement for an updated tree protection plan accompanying an updated Arboricultural Method Statement. Method statements subject to the acceptability of the Impact assessment can typically be considered post application stage, where the full details of the development can be confirmed.
- 7.4.9 The request for these details prior to the determination is not considered necessary as these details are not fundamental to the consideration at hand. Given no objections are raised to the felling and replanting, and subject to appropriate conditions in respect of soft and hard landscaping measures, compliance with the AMS, and an updated tree protection plan requiring the details of utility and services information, it is considered that the development is acceptable in respect of trees.
- 7.4.10 As such, the proposal is considered acceptable in respect of trees. Notwithstanding, the proposal remains unacceptable in respect of the harm to the character of the area and is therefore contrary to the objectives of Policy DM9 of the adopted Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012.

7.5 Impact on residential amenity

- 7.5.1 Policy DM9 of the CSDMP indicates that development will be acceptable where it respects the amenities of the occupiers of neighbouring properties and uses.
- 7.5.2 The development area is relatively isolated in respect of neighbouring residential development with the only dwellings situated in close proximity relating to the dwellings used for staffing accommodation. The nearest staff property is situated approximately 36m from the proposed compound building with the proposed sand bay building

situated some 77m from the nearest elevation of the staff property. The proposed access road junction to the compound building would be sited approx. 35m to the north of the adjoining semi-detached dwelling of No. 1 Kings Hill Cottages.

7.5.3 Given the significant separation distances it is considered there would no significant amenity impact to the occupiers in respect of loss of light, outlook, privacy, or overbearing impact. In respect of noise and disturbance, the proposed development would not introduce any new activity on the site, and therefore would not result in harm over and above the existing context to raise any noise concerns and no noise assessment is required.

7.5.4 Turning to the staff accommodation, the proposed bedroom spaces would meet minimum size requirements and be fitted with built in wardrobe space. Occupiers would therefore have an acceptable standard of accommodation.

7.5.5 As such the proposed development is considered acceptable in respect of the residential amenity of neighbouring occupiers and future occupiers and would therefore satisfy the objectives of Policy DM9 of the CSDMP.

7.6 Impact on sustainability, highway safety and parking capacity

7.6.1 Policy DM11 of the CSDMP relates to the impact on the highway network.

7.6.2 The proposed development would provide a new staff parking area comprising of 15 spaces forward of the compound building which would support the staff activities at the site whilst 12 existing spaces to the west are retained for staff accommodation.

7.6.3 The proposed parking provision is considered acceptable, and Surrey County Council have raised no objections to the proposal subject to the installation of EV charging points and cycle facilities which are agreed by the applicant and to be secured by planning condition.

7.6.4 On the basis of the above, given the site location, the scale and limited intensity of the business and the absence of any objection from the Highway Authority, the proposed development would satisfy the objectives of Policies CP11 and DM11 of the CSMDP.

7.7 Impact on flood risk and drainage

7.7.1 Policy DM10 of the CSDMP indicates that development within flood risk zones 2 and 3, will not be supported unless it can be demonstrated that the proposal would, where practicable, reduce risk both to and from the development. Paragraph 167 of the NPPF outlines that development should ensure that flood risk is not increased elsewhere.

7.7.2 The application site lies in a Zone 1 (low risk) flood area however as it relates to a major application a Flood Risk Assessment was required. The submitted details have been reviewed by the Council's Drainage Engineer and the Local Lead Flood Authority (SCC Council) who have raised no objections to the proposal subject to the conditions relating to details of the SuDS.

7.7.3 As such, the proposal is considered acceptable on drainage and flood risk grounds complying with Policy DM10 of the CSDMP and the NPPF.

7.8 Impact on the Thames Basin Heaths Special Protection Area and ecology

- 7.8.1 Policy CP14 of the CSDMP sets out that development which results in harm to or loss of features of interest for biodiversity will not be permitted with particular regard given to designated ecological sites including Sites of Nature Conservation Importance (SNCI). Policy CP14B indicates that development will only be granted where the Council is satisfied that the proposal will not give rise to a likely significant adverse effect upon the integrity of the Thames Basin Heath Special Protection Area (SPA). Non-residential development is required to demonstrate that it is not likely to have a significant effect either alone or in combination with other plans or projects on the SPA whilst no net increase in residential units is permitted within 400m of the SPA.
- 7.8.2 The development area falls within the 400m buffer zone of the SPA and the alterations to the staff building would result in an increase to the residential occupancy from three to six. Whilst there would be an increase to the number of occupants, the proposal does not result in the creation on a new residential unit as would be contrary to the avoidance strategy. The staff accommodation would not be enlarged, simply reconfigured to make more efficient use, and increase the number of bedrooms by three. Given the building currently operates as a C4 HMO its reconfiguration to increase the number to a total of 6 bedrooms would remain within the descriptions of C4 HMO.
- 7.8.3 Natural England have been consulted and raised no objections to this element of the proposal subject to ensuring that the accommodation would not be sold as separate units and remain ancillary accommodation for staff of the golf club. The residential accommodation is for onsite grounds staff and therefore ancillary to the commercial use, and would not, by virtue of its location be let out / sold off for another purpose. A condition is recommended to be attached to any grant of permission to restrict occupancy for staff of the golf club only.
- 7.8.4 The residential development is not CIL liable, however, would result in a net increase in residential occupancy and therefore would require a SANG contribution to be made as well as a SAMM contribution. The applicant has made the required payments towards these measures and on the basis of the above, would be considered acceptable in respect of the impact on the Thames Basin Heath SPA.
- 7.8.5 The application is supported by an Ecological Assessment and Habitats Regulation Assessment. These assessments conclude that there would be no significant harm to the ecology and biodiversity of the area subject to appropriate enhancement and planting together with a recommendation for further surveys. Surrey Wildlife Trust have been consulted and raised no objection to the proposal subject to the recommendation of conditions in respect of a Construction Environmental Management Plan, Reptile Mitigation, Compensation and Enhancement strategy, and Landscape and Ecological Management Plan. Subject to these conditions, the proposal would not be considered to result in significant harm or loss of protected species, habitats, or other features of interest for biodiversity, in compliance with the objectives of Policy CP14 of the CSDMP Policy NRM6 of the SEP, the NPPF and advice in the AAP.

8.0 PUBLIC SECTOR EQUALITY DUTY

- 8.1 Under the Equalities Act 2010 the Council must have due regard to the need to eliminate discrimination, harassment, or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex, and sexual orientation. This planning application has been processed and assessed with due regard to the Public Sector Equality Duty. The proposal is not considered to conflict with this duty.

9.0 CONCLUSION

- 9.1 The previous application established the acceptability of the very special circumstances that would outweigh the harm to the openness of the Green Belt and the harm to the character and appearance of the surrounding area. Although the previous development was not implemented it is recognised that this was not a result of the lack of need for the development, this was a result due to legal matters surrounding the land developed on falling on Common Land which required separate agreement with the Secretary of State and was eventually rejected. The very special circumstances outlined in the previous application have been re-examined and there are no material considerations which have resulted in reducing the weight afforded to the very special circumstances. The proposal is therefore considered acceptable on this basis. The proposal would not cause adverse harm to the neighbouring occupier's amenity and the highway network, nor would it result in adverse harm in respect of flood risk and the biodiversity and ecology of the area. On this basis the proposed development is considered acceptable in line with the CSDMP and NPPF.

10.0 RECOMMENDATION

GRANT subject to the following conditions and referral to the Secretary of State as a Departure from the Development Plan:

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

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans:

Documents received 28 June 2023:

BS.5837 Arboricultural Method Statement dated 18/01/2023 (including Tree Protection Plan Rev D, Plan of Tree Constraints Rev B and Arboricultural Impact Assessment Rev C).

Arboricultural Implications Assessment dated 18/01/2023.

Reptile Survey Issue 2.

Planning Statement 1653/23.

PHASE I GEO-ENVIRONMENTAL INVESTIGATION LS 6544.

Design and Access Statement 2507.

FLOOD RISK ASSESSMENT AND SUDS STRATEGY 22119-FRA-RP-01 | C02 including Stormwater Drainage Strategy).

Habitats Regulations Assessment Screening Report.

and

Outline Construction Environmental Management Plan received 12 October 2023
Baseline Biodiversity Net Gain, Proposed Biodiversity Net Gain, Biodiversity Metric Calculation and Biodiversity Net Gain Assessment Rev 4 received 24 November 2023.

Preliminary Ecological Appraisal and Preliminary Roost Assessment Rev 4 received 24 November 2023.

Plan Drawings:

010 Rev 00, 011 Rev 00, 012 Rev 00, 013 Rev 00, 014 Rev 00, 020 Rev 00, 021 Rev 00, 022 Rev 00, 023 Rev 00, 024 Rev 00, 025 Rev 00, 040 Rev 00, 100 Rev 00, 101 Rev 00, A200 Rev 00, A201 Rev 00, A202 Rev 00, A300 Rev 00, A310 Rev 00, A311 Rev 00, A400 Rev 00, A425 Rev 00, B200 Rev 00 and 1606-PP-300 Rev C received 28 June 2023 unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. The development shall take place in accordance with the materials as shown on the document titled 'APPEARANCE AND MATERIALS' received 28 June 2023 and retained for the lifetime of the development.

Reason: In the interests of visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. No development including demolition shall take place until an updated detailed arboricultural method statement has been submitted and approved in writing by the Local Planning Authority. The statement will be in accordance with British Standard 5837:2012 "Trees in Relation to Design, Demolition and Construction" and shall contain details of pruning or removal of trees, specification and location of tree and ground protection (for both pedestrian and vehicular use), all demolition processes, details of construction processes for hard surfaces together with the areas for the storage of materials, indicative services and utilities information, and the construction method of the geocell. The statement should also contain details of arboricultural supervision and frequency of inspection along with a reporting process to the Tree Officer. All works to be carried out in strict accordance with the approved details.

Reason: To preserve and enhance the visual amenities of the locality and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. All hard and soft landscaping works shall be carried out in accordance with the following approved details: Green Keeper's Compound - Landscape Sketch (Drawing No.1606-PP-300) received 28 June 2023 and Biodiversity Net Gain Assessment and Biodiversity Metric Calculation received 19 October 2023.

All Plant material shall conform to BS3936 Part 1: Nursery stock specification for trees and shrubs. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise, all remaining landscaping work and new planting shall be carried out prior to the occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. The development hereby approved shall be undertaken in accordance with all the recommendations and enhancements set out in document Preliminary Ecological Appraisal and Preliminary Roost Assessment Revision 3 received 24 November 2023. The recommendations and any necessary mitigation and compensation measures shall be provided and carried out and thereafter retained in perpetuity.

Reason: To ensure the protection of protected species in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7. The development hereby approved shall not commence until a Landscape and Ecological Management Plan (LEMP) for this site has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall demonstrate measurably, no net loss and preferably net gain in biodiversity value and should include the following:

- Description and evaluation of features to be managed.
- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions, together with a plan of management compartments.
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- Details of the body or organisation responsible for implementation of the plan.
- Ongoing monitoring and remedial measures.
- Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
- Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The LEMP shall be implemented in accordance with the approved details.

Reason: To secure the appropriate long-term management of the site in order to preserve and enhance the visual amenities of the locality and biodiversity, in accordance with Policies CP14 and DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

8. The development hereby approved shall not commence until a detailed Construction Environmental Management Plan (CEMP) document has been submitted to and approved in writing by the Local Planning Authority.

- a) Map showing the location of all of the ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protected fences, exclusion barriers and warning signs.
- g) Site operation time
- h) Details of proposed means of dust suppression and emission control
- i) Details of proposed means of noise mitigation and control
- j) Lighting impact mitigation (if artificial lighting will be used during the development)
- k) Construction material and waste management

- l) Procedure for implementing the CEMP
- m) Complaint procedure

Reason: To mitigate the impact of the construction activities on ecology and biodiversity, in accordance with Policies CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

9. Prior to the commencement of development, an updated reptile mitigation, compensation and enhancement strategy shall be submitted to and approved in writing by the Local Planning Authority.

The strategy shall include:

- Location and map of the proposed translocation site.
- Assessment of the habitats present, including their ecological function to reptiles.
- Assessment of the translocation site reptile population size, evidenced by recent reptile surveys following best practice and an assessment of habitat quality.
- Analysis of reptile carrying capacity of translocation site.
- Details of management measures that are required.
- Work schedule (including an annual work plan capable of being rolled forward over a five-year period.
- Details of the body or organisation responsible for implementation of the reptile mitigation strategy.
- Ongoing monitoring and remedial measures.
- Legal and funding mechanisms by which the long-term implementation of the reptile mitigate strategy will be secured by the applicant with the management bodies responsible for its delivery.
- Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Reason: To ensure the appropriate protection, mitigation, and compensation of potential harm to reptiles in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Framework.

10. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / turning areas shall be retained and maintained for their designated purposes.

Reason: To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users and to satisfy policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Policies Document (2012) and to meet the aims and objectives of the National Planning Policy Framework.

11. The development hereby approved shall not be first occupied unless and until at least 50% of the proposed new parking spaces (a minimum of 8 spaces) are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply). To be in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In the interests of sustainability and promoting sustainable modes of transport to satisfy policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Policies Document (2012) and to meet the aims and objectives of the National Planning Policy Framework.

12. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:
- a) The secure parking of bicycles within the development site, in a covered store.
 - b) Facilities within the development site for cyclists to change into and out of cyclist equipment / shower.

Reason: In the interests of sustainability and promoting sustainable modes of transport to satisfy policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Policies Document (2012) and to meet the aims and objectives of the National Planning Policy Framework.

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

a) 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 (Pre, Post and during), associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 14.6 litres/sec.

b) Detailed drainage design drawings and calculations to include: a finalised drainage layout 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.).

c) 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.

d) Details of drainage management responsibilities and maintenance regimes for the drainage system, and.

e) 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.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

14. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the 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).

Reason: To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS, and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

15. No development shall commence until a scheme to deal with potential contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (a) a Phase 2 site investigation report.
- (b) a remediation action plan based upon (a).
- (c) a discovery strategy to deal with unforeseen contamination discovered during demolition and construction.
- (d) a validation strategy identifying measures to validate the works undertaken as a result of (b) and (c).
- (ii) Prior to occupation, a verification report with substantiating evidence to demonstrate any agreed remediation has been carried out.

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details as may be agreed.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

16. The residential accommodation hereby approved within "Building E" as shown on the approved plans shall be limited to persons employed by Sunningdale Golf Club in connection with their employment at Sunningdale Golf Club only or a dependent of such a person residing with him or her or a widow or widower of such a person.

Reason: To ensure that the residential accommodation is occupied only in compliance with the policy for the protection of the Green Belt, and to mitigate impacts on the designated ecological sites, to accord with Policies CP1, CP14, and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

17. The new buildings hereby approved shall be used for maintenance and storage purposes in connection with Sunningdale Golf Club and for no other purpose.

Reason: To control the use of the buildings to remain in connection with the storage and maintenance needs of Sunningdale Golf Club, given the location in the Green Belt, the surrounding designated sites, and the very special circumstances to allow this development, to accord with Policies CP1, CP14, DM1 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Informative(s)

1. This Decision Notice is a legal document and therefore should be kept in a safe place as it may be required if or when selling your home. A replacement copy can be obtained, however, there is a charge for this service.
2. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.

If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

Sub ground structures should be designed so they do not have an adverse effect on groundwater.

If there are any further queries please contact the Flood Risk, Planning, and Consenting Team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.

3. Safe public access must be maintained at all times and no access should be made via the footpath at any time.

Should the applicant feel they are unable to ensure public safety while work is underway, a temporary closure may be necessary. A minimum of 3 weeks' notice must be given and there is a charge. Please contact the Countryside Access Officer if this is required

Any down pipes or soakaways associated with the development should either discharge into a drainage system or away from the surface of the right of way.

There are to be no obstructions on the public right of way at any time, this is to include vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.

Vehicles using the right of way to access their properties must leave and enter the right of way in a forward gear.

Any alteration to, or replacement of, the existing boundary with the public right of way, or erection of new fence lines, must be done in consultation with the Countryside Access Officer. Please give at least 3 weeks notice.

Contractor's vehicles, plant or deliveries may only access along a right of way if the applicant can prove that they have a vehicular right. Surrey County Councils' Rights of Way Group will expect the applicant to make good any damage caused to the surface of the right of way connected to the development.

If the applicant is unsure of the correct line and width of the right of way, Countryside Access will mark out the route on the ground. Applicants are reminded that the granting of planning permission does not authorise obstructing or interfering in any way with a public right of way. This can only be done with the prior permission of the Highway Authority (Surrey County Council, Countryside Access Group).

4. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2023.

The developer is advised that (Public Footpath 75a and Public Bridleway 76) cross the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.
