



Elmbridge Borough Council

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APPROVAL

Application No: 2008/0729

Type: Full Application

Miss Marie Jasper
Barton Willmore
11-13 High Street
Theale Court
Reading
RG7 5AH

TOWN & COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

PROPOSAL: Detached hotel with associated parking, medical facilities, canteen, changing rooms and saddling enclosures (4,684sqm) following demolition of existing hotel and associated facilities (1,593sqm)
APPLICANT: Racecourse Investments Limited
LOCATION: Sandown Park Portsmouth Road Esher Surrey KT10 9AJ

The decision of Elmbridge Borough Council on the application registered as valid by the Council on 14/03/2008 and described above is to GRANT PERMISSION subject to the conditions (if any) set out below: **Please note that any conditions printed in bold take precedence and need to be satisfied before any work commences on site. Where this involves the further approval of submitted details this should be done using the appropriate forms and will be subject to fee in accordance with standard informative 2 (below)**

Conditions/Reasons

1 NOTIFICATION OF COMMENCEMENT

This permission has been granted subject to an obligation to make Infrastructure payments in the following terms:

Community Facilities:	£3,750.00
Recycling:	£825.00
Environmental Improvements:	£6,250.00
Transport:	£33,325.00
Total (inc, 5% administration and monitoring):	£46,357.50

This payment is due to be forwarded to Elmbridge immediately following commencement of the development. You are therefore required to notify the Council in writing not less than 21 days prior to the commencement of development and provide the following information

: Date of Commencement

: Full name and address of the owner or developer responsible for the payment.

Reason: To ensure compliance with the Councils Section 106 Code of Practice for Planning infrastructure Contributions saved policies GEN4 of the Replacement Elmbridge Borough Local Plan 2000, DN1 of the Surrey Structure Plan 2004 and LF5 of the Emerging South East Plan, and advice in Circular 05/2005.

2 TIME LIMIT (FULL APPLICATION)

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

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



- 3 **LIST OF APPROVED PLANS**
The development hereby permitted shall be carried out in strict accordance with the following list of approved plans: 0626.02/001.2, HED.670.100.006 rev A, received on 3/3/08, 0626.02/006 rev A received on 14/3/08, 0626.02/001, 0626.02/006.1 rev A, 0626.02/006.2 rev A received on 9/4/08, 0626.02/001.1 rev B, 0626.02/010 rev A, 0626.02.009 rev A received on 25/7/08, 0626.02/002, rev E, 003 rev D, 004 rev C, 005 rev D, 007.1 rev A, 008.1 rev A, 008.2 rev A received on 14/10/08, 0626.02/7.2 rev B received on 17/11/08.
Reason: To ensure that the development is carried out in a satisfactory manner.
- 4 **MATERIALS SAMPLES**
No development shall take place until samples of the materials to be used on the external faces and roof of the buildings have been submitted to and approved in writing by the Borough Council. Development shall be carried out in accordance with the approved details.
Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with saved Policy ENV1 of the Replacement Elmbridge Borough Local Plan 2000.
- 5 **LANDSCAPING - SCHEME**
No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Borough Council and these works shall be carried out as approved. This scheme shall include indications of all hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out, and details of the measures to be taken to protect existing features during the construction of the development.
Reason: To preserve and enhance the visual amenities of the locality in accordance with saved Policy ENV11 of the Replacement Elmbridge Borough Local Plan 2000.
- 6 **LANDSCAPING - IMPLEMENTATION**
All hard and soft landscaping works shall be carried out in accordance with the approved details. 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 any part of the development or in accordance to the timetable agreed with the Borough Council. Any trees or plants, which within a period of five years of the 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 Borough Council, unless the Borough Council gives written consent to any variation.
Reason: To preserve and enhance the visual amenities of the locality in accordance with saved Policy ENV11 of the Replacement Elmbridge Borough Local Plan 2000.
- 7 **LANDSCAPING - EARTHWORKS**
No development shall take place until details of earthworks have been submitted to and approved in writing by the Borough Council. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.
Reason: To preserve and enhance the visual amenities of the locality in accordance with saved Policy ENV11 of the Replacement Elmbridge Borough Local Plan 2000.
- 8 **LANDSCAPING - TREE RETENTION AND PROTECTION**
In this condition 'retained tree' means an existing tree or hedge which is to be retained in accordance with the approved plans and the supplied arboricultural information submitted with the application; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the development.



- a. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any pruning shall be carried out in accordance with British Standard 3998 (tree work) and in accordance with the supplied arboricultural method statement.
- If any retained tree is removed, uprooted or destroyed or dies, 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 Borough Council.
- b. Prior to the commencement of development and before any felling or other alteration of the existing condition of the site takes place, cross sections/details indicating the proposed finished ground levels of hard and soft landscaping, surface materials including sub-base and depth of construction and method/materials used for edging, within protected zone around retained trees and hedges shall be submitted and approved in writing by the Planning Authority and thereafter adhered to at all times during the construction process.
- c. Following the completion of any arboricultural works but before any equipment, materials or machinery are brought onto the site in connection with the development, protective fencing and ground protection (in line with BS5837:2005) shall be installed around all retained trees in accordance with the details specified in the supplied arboricultural information.
- d. Prior to the commencement of works on site and after the installation of the tree protection in accordance with the above, the Council's arboricultural officer shall be notified to allow a full inspection of the protection measures.
- e. This permission shall lapse if any retained tree is felled, pruned, or relocated prior to the commencement of development unless otherwise agreed in writing by the Borough Council.

Reason: This permission was only granted on the basis that the 'retained trees' would remain on site to mitigate the impact of the development and to preserve and enhance the visual amenities of the locality in accordance with saved policy ENV12 of the Replacement Elmbridge Borough Local Plan 2000.

9 **LANDSCAPING - TREE PLANTING**

No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Borough Council, and all tree planting shall be carried out in accordance with those details and at those times. If within a period of five years from the date of the planting of any tree, that tree, or any planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted in the same place, unless the Borough Council gives its written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with saved Policies ENV11 and 12 of the Replacement Elmbridge Borough Local Plan 2000.

10 **SCREEN WALLS, FENCES AND PLANTING (DETAILS)**

Before any work on the development hereby permitted is first commenced, details of the siting, height and method of construction of any screen walls, fences and planting to be erected or carried out on the site or boundaries, shall be submitted to and approved in writing by the Borough Council. Such walls, fences or planting shall be implemented before the development is first occupied and shall be retained thereafter in position to the satisfaction of the Borough Council, unless otherwise agreed in writing.

Reason: In the interests of amenity and the environment of the development itself and of neighbouring properties in accordance with saved Policies ENV1 and ENV11 of the Replacement Elmbridge Borough Local Plan 2000.

11 **SURFACE MATERIALS**

Details of the surface materials for the roads and car parking areas shall be submitted to, and approved in writing, by the Borough Council prior to the commencement of development. All approved materials shall be used in the construction of the development hereby permitted.

Reason: To safeguard the visual amenities of the locality in accordance with saved Policy ENV1 of the Replacement Elmbridge Borough Local Plan 2000.



12 **DETAILS OF LEVELS**

No development shall take place until details of the levels of the finished floor and slabs of each building have been submitted to and approved in writing by the Borough Council, and the development shall be carried out in accordance with those approved levels.

Reason: In order to obtain a satisfactory form and scale of development and safeguard the visual amenities of the locality and to ensure that the proposal does not cause significant harm to the openness of the Green Belt in accordance with saved Policy ENV1 of the Replacement Elmbridge Borough Local Plan 2000 and PPG2: Green Belts.

13 **HEIGHT OF DEVELOPMENT**

The highest part of the development hereby permitted shall not exceed 13.65 metres in height measured from the highest point of the immediate adjoining ground level with the exception of the fin feature. Unapproved artificial alteration of the ground level will not be accepted as demonstration of compliance with this condition.

Reason: In order to obtain a satisfactory form and scale of development and safeguard the visual amenities of the locality and to ensure that the proposal does not cause significant harm to the openness of the Green Belt in accordance with saved Policy ENV1 of the Replacement Elmbridge Borough Local Plan 2000 and PPG2: Green Belts.

14 **FLOODLIGHTING**

Details of any floodlighting, street lighting or car park lighting shall be submitted to and approved in writing by the Borough Council before the development hereby permitted is first occupied or brought into use. The lighting shall be carried out in accordance with the approved details and shall not subsequently be altered without the prior written approval of the Borough Council.

Reason: In order to minimise light pollution in accordance with saved Policy ENV21 of the Replacement Elmbridge Borough Local Plan 2000.

15 **ODOUR CONTROL**

The premises shall be designed, constructed and maintained so that no fumes or odours are detectable at or beyond the boundary of the nearest premises. The duct must be designed, constructed and maintained in such a manner that its interior is capable of being cleaned.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with PPS23: Planning and Pollution Control.

16 **PROTECTION DURING CONSTRUCTION**

No development shall take place until details of measures to protect the Grade II Listed Travellers Rest on the adjacent footway from damage during construction have been submitted to and approved in writing by the Borough Council, and the development shall be carried out in accordance with the those approved details.

Reason: To safeguard the Grade II listed Travellers Rest from damage in the interests of the visual amenities of the locality in accordance with saved Policy ENV1 of the Replacement Elmbridge Borough Local Plan 2000 and Planning Policy Guidance Note 15: Planning and the Historic Environment.

17 **HERITAGE ENHANCEMENT**

No development shall take place until details of proposed enhancement to the setting of the Grade II Listed Travellers Rest, to include new hard and soft landscaping and interpretation plaque have been submitted to and approved in writing by the Borough Council, and the development shall be carried out in accordance with the those approved details. The details shall include measures to be taken to make good any joint structural boundary elements.

Reason: To improve the setting of the Grade II listed Travellers Rest in the interests of the visual amenities of the locality in accordance with saved Policy ENV1 of the Replacement Elmbridge Borough Local Plan 2000 and Planning Policy Guidance Note 15: Planning and the Historic Environment.

18 **PARKING AND TURNING/RETENTION OF PARKING AND TURNING**

a No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked, for the loading and unloading of vehicles, and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.



Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with saved Policies MOV3 and MOV4 of the Replacement Elmbridge Borough Local Plan 2000, and Policies DN1, DN2 and DN3 of the Surrey Structure Plan 2004.

19 **METHOD OF CONSTRUCTION STATEMENT**

No development shall take place until a method of construction statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials

Has been submitted to and approved in writing by the local planning authority. Only the approved details shall be implemented during the construction period.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with saved Policies MOV3 and MOV4 of the Replacement Elmbridge Borough Local Plan 2000, and Policies DN1, DN2 and DN3 of the Surrey Structure Plan 2004.

20 **PROTECTION OF HIGHWAY FROM MUD ETC**

Before any of the operations which involve the movement of materials in bulk to or from the site are commenced, facilities shall be provided as must be agreed with the local planning authority, in order that the operator can make all reasonable efforts to keep the public highway clean and prevent the creation of a dangerous surface on the public highway. The agreed measures shall thereafter be retained and used whenever the said operations are carried out.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with saved Policies MOV3 and MOV4 of the Replacement Elmbridge Borough Local Plan 2000, and Policies DN1, DN2 and DN3 of the Surrey Structure Plan 2004.

21 **SECURE CYCLE PARKING**

No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to provide secure cycle parking to accommodate at least 16 cycles, which shall thereafter be permanently maintained.

Reason: In recognition of Planning Policy Guidance Note No. 13: Transport.

22 **REMOVAL OF EXISTING BUILDINGS**

No new development shall be occupied until the existing buildings shown to be removed are demolished.

Reason: In order to safeguard the visual amenities of the locality and to ensure that the proposal does not cause significant harm to the openness of the Green Belt in accordance with saved Policy ENV1 of the Replacement Elmbridge Borough Local Plan 2000 and PPG2: Green Belts.

23 **PROVISION OF FOOD**

Any food provision within the hotel shall only be ancillary to and available for guests of the hotel and not operated as a separate restaurant facility to the general public. Meals can only be served between 6.00am and 11.00am and outside these hours no dining facilities shall be available for guests.

Reason: The site is in a Green Belt location and an additional separate restaurant facility could create additional traffic movements and adversely affect the vitality and viability of Esher Town Centre contrary to saved Policies STC1, MOV4 of the Replacement Elmbridge Borough Local Plan 2000 and PPG2: Green Belts and PPG13: Transport.

24 **HORSEBOX PARKING**

No development shall take place until details of unloading and parking of horseboxes have been submitted to and approved in writing by the Borough Council.

Reason: To avoid obstructing the general free flow of pedestrians in accordance with saved Policy MOV4 of the Replacement Elmbridge Borough Local Plan 2000.



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Informative(s): (if applicable)

1 REASONS FOR PERMISSION

Summary of reasons for grant of permission: This application has been considered against all the relevant national and local policies and other material considerations, including third party representations. It has been concluded that the very special circumstances advanced by the applicant in terms of facilitating the long term financial viability of the racecourse had been proven and clearly outweighed the harm by reason of inappropriateness to justify an exception being made. It has been concluded that the development would not result in any harm that would justify refusal in the public interest.

2 ALCOHOL LICENSING - PREMISES LICENCE

If the applicant wishes to sell alcohol they will have to apply for a Premises Licence.

3 MATERIALS DEPOSITED ON THE HIGHWAY

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).

4 ODOUR CONTROL

The applicant is advised that Condition 15 - Odour Control, applies to both the hotel building and the lad's/lasses canteen facility.

5 ADVERTISEMENTS

You are advised that this permission does not authorise the display of advertisements at the premises and separate consent will be required from the Borough Council under the Town & Country Planning (Control of Advertisements) Regulations.

6 FURTHER DEVELOPMENT

The applicant is advised that the Council would not look favourably at further development in this Green Belt location.

7 PARKING ARRANGEMENTS

The applicant is requested to maintain the existing parking arrangements for members of the public to be able to park at Sandown Racecourse.

STRATEGIC DIRECTOR - SERVICES
(The officer appointed for this purpose)

Date: 09 January 2009

N.B. THE ATTENTION OF THE APPLICANT AND AGENT IS DRAWN TO THE FOLLOWING INFORMATIVES WHICH PROVIDE IMPORTANT INFORMATION.

STANDARD INFORMATIVES – GUIDANCE FOR APPLICANTS

1 APPEALS

If an applicant is aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, an appeal may be made to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act, 1990. This must be done within six months of the date of the decision notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate Registry/Scanning, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel: 0117 372 6372. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this

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power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to Section 79 of the Town & Country Planning Act, 1990, the provisions of the Development Order, and to any directions given under the Order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

2 COMPLIANCE WITH CONDITIONS

Attention is drawn to the conditions that have been attached to the planning permission together with the reason for their imposition. Particular attention is drawn to those conditions that require the submission of further information to the Local Planning Authority and its approval of such further information before building works commence. You should be aware that under the amendment to the Fee Regulations in 2008 this approval, or other confirmation of compliance with conditions, attracts an additional fee of £25 for conditions placed on application for householder planning permission and £85 for conditions on all others. Such submissions **must** be made on the appropriate National Application form which is available to download from the Council's website www.elmbridge.gov.uk/services/planprop. Additional information can be viewed in the Planning-related Fees Circular on the Government website www.communities.gov.uk. In the case of a reserved matters approval you must also take account of the conditions imposed on the outline permission.

The above decision makes reference to the saved Replacement Elmbridge Borough Local Plan policies. Should you wish to read the wording and content of any of these policies, the information can be accessed at the Town Planning Reception at the Civic Centre or on the Planning Portal Website at the following address www.planningportal.gov.uk

3 VARIATIONS IN APPROVED PLANS

The Local Planning Authority's decision relates strictly to the development described in the application and shown on the approved drawings as listed in the conditions above. This decision is based on the reasonable assumption that those details are correct and indicate accurately not only the size and appearance of the works and/or buildings (if relevant) but also their siting in relation to the boundaries of the land, and to any other features shown on the drawings such as existing trees and neighbouring buildings.

You are strongly advised to make a careful check of the approved drawings before proceeding with any works to ensure that all the details are correctly shown. Any discrepancies should be notified at once to the Town Planning Division (01372 474474). In addition, should you wish to vary the development in any way you should send revised drawings to the Town Planning Division and await a written response before starting work since this may require a fresh planning application. Only in this way is it possible to avoid a situation in which unlawful work takes place, leading to the possibility of enforcement action by the Council.

4 BUILDING REGULATION APPROVAL

If the proposal, as detailed in the Decision Notice, involves the erection of a new building, or the extension or material alteration of an existing building or the putting of an existing building to a different use then the BUILDING REGULATIONS 2000 (as amended) will apply, and an application will be required. If you are unsure of the requirements of the Regulations and require any advice, you are strongly recommended to contact the Building Control Division.

5 ACCESS AND EGRESS FOR THE DISABLED

Your attention is drawn to the Chronically Sick and Disabled Persons Acts, 1970 and 1976 together with the Disability and Discrimination Act of 1995 and the Code of Practice for Access for the Disabled to Buildings (British Standard 8300:2004) regarding the provision of means of access, parking facilities and sanitary conveniences for the needs of persons visiting, using or employed at the buildings or premises who are disabled. In addition and in accordance with The Building Regulations 2000, Part M - Access and Facilities



for Disabled People (as supported by Approved Document M - 2004 Edition), the principal entrance doorway(s) to the development hereby permitted shall have a minimum width of 900mm (1800mm for a double door) with the threshold thereto being a flush surface. A pedestrian access 1.2m wide incorporating flush dropped kerbs as appropriate from the public highway and the car park serving the development shall be provided with a suitable parking space or spaces with an access route which shall be unimpeded by steps and with access ramps involved having a maximum gradient of 1 in 15. Where new vehicular accesses are formed to sites from the highway, the requirements as appropriate of Department of Transport Circular 1/91 shall be observed.

6 ACCESS BY THE FIRE BRIGADE

Notice of the provisions of Section 20 of the Surrey County Council Act 1985 is hereby endorsed on this planning permission. Copies of the Section may be obtained from the Council Offices or from County Hall. Section 20 of this Act requires that when a building is erected or extended proper provision must be made for the Fire Brigade to have means of access to the building or to any neighbouring buildings. There are also requirements relating to access and facilities for the fire service contained in Part B of the Building Regulations 2000 (as amended).

7 CLIMATE NEUTRAL DEVELOPMENT

The Council is keen to encourage sustainable development and would strongly commend attention to the following measures (as appropriate to the scale of the development) in addition to the mandatory requirements of the Building Regulations:

Transport

- New development should include facilities to support the use of low or zero carbon fuelled vehicles, such as the charging of electric vehicles from green electricity sources and the provision of bicycle storage

Site Layout and Building Design (see also BREEAM and EcoHomes Standards)

- The development should maximise the potential for passive solar gain
- Landform and landscaping should be used to optimise the benefits of shelter (such as shading of car parks and summer shade generally) but avoid overshadowing of buildings
- Buildings should be specified to maximise the capture and use of passive solar energy, whilst avoiding excessive solar gain in summer
- Buildings should be specified to optimise thermal comfort in summer without needing air conditioning through techniques such as window design and location, shutters and sun screens

Energy Reduction

- Buildings should be specified to be less dependent on grid distributed energy and fossil carbon fuels
- A greater proportion of the energy requirements of new development should be from renewable sources (minimum 10%) or from on-site sustainable generation
- Schemes should use combined heat and power or similar technology (mandatory on developments in excess of 5000 sqm floorspace)

Waste Recycling

- The development should provide adequate space for storing and servicing recycling collection bins
- The development should maximize the potential for home composting facilities

Sustainable Drainage to Cope with Increased Rainfall

- New development should include sustainable drainage systems (SUDS) for the disposal of surface water
- Opportunities should be taken to develop SUDS that provide multi-use benefits such as public amenity and wildlife improvements, and are combined with water conservation measures

Water Conservation/Recycling

- Developments should include measures to reduce water consumption and provide facilities for rainwater collection and recycling of grey water
- There should be an integrated approach linking water demand and rainwater disposal



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Building Materials

- Developments should include a greater proportion of building materials from renewable sources
- Re-use of building materials should occur where opportunities arise
- Demolition of buildings should be preceded by a method statement identifying opportunities for the re-use of materials and the sustainable disposal of those not re-used

8 NOISE, POLLUTION, PARKING AND OTHER EFFECTS ON NEIGHBOURS AND OTHERS

You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

- (a) Work which is audible beyond the site boundary shall only be carried out between 8.00 am to 6.00 pm Monday to Friday, 8.00 am to 1.00 pm Saturday and not at all on Sundays or Bank Holidays.
- (b) The quietest available items of plant and machinery shall be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.
- (c) Deliveries shall only be received within the hours detailed above.
- (d) Adequate steps shall be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.
- (e) There shall be no burning on site.
- (f) Only minimal security lighting shall be used outside the hours stated above.
- (g) Building materials and machinery shall not be stored on the highway and contractors' vehicles shall be parked with care so as not to cause an obstruction or block visibility on the highway.

More detailed information on precautions that can be taken to safeguard the interests of neighbours and others from the effects building work is contained within a booklet entitled *Considerate Construction in Elmbridge*. Further details can be obtained from the Council's Environmental Health Division, or by visiting the Council's website at www.elmbridge.gov.uk.

9 SITE SECURITY

In furtherance of its responsibilities under Section 17 of the 1998 Crime and Disorder Act, the Borough Council will expect measures to be taken to ensure that your construction site is safe and secure and deters crime at all times. Further details and advice can be obtained from Surrey Police Architectural Liaison Officer (Tel: 01372 478311 Fax: 01372 478390).

10 SITE NOTICES

In the interests of protecting the character of the environment, you are requested to remove any Planning Notice that may have been posted outside your site.