

Development Management Team  
Royal Borough of Kingston upon Thames  
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Kingston upon Thames  
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**FAO: Barry Lomax**

**Date:** 22 October 2021

**Our ref:** 01507/33/HW/IY/20298897v1

**Your ref:** PP-10326094

Dear Mr Lomax,

**Chessington World of Adventures Resort (CWoAR) Safari-Themed Lodge  
Accommodation: Section 96A Non-Material Amendment to Planning  
Permission (Ref: 18/10413/FUL)**

On behalf of our client, Merlin Attractions Operations Limited, we enclose an application submitted under section 96A of the Town and Country Planning Act 1990 (as amended) seeking to amend conditions 3 (Building Materials), 6 (Delivery and Servicing Management Plan), 10 (Drainage Design Strategy), 13 (Refuse Storage and Recycling) and 20 (Landscape and Planting Scheme) attached to planning permission (Ref: 18/10413/FUL) at Chessington World of Adventures Resort.

This non-material amendment (NMA) application has been submitted via the Planning Portal (Ref: PP-10326094) and comprises this letter and the enclosed NMA application form. The planning application fee of £234 has been paid online along with the Planning Portal's administration fee.

**Background**

On 24 December 2018, full planning permission (18/10413/FUL) was granted for the following development at 22 Acre Field, on land at the northern end of Zufari area and north west of the hotels.

*“Erection of 34 lodges providing visitor accommodation, theming features, boardwalks, internal access road, boundary treatment and landscaping works, plant enclosure, and associated infrastructure works (including surface water drainage).”*

The planning conditions that are the subject of the NMA application currently require approval from the Council of details prior to development commencing on the lodge accommodation scheme. We have liaised with the Council during the pre-application and agreed via an email exchange on 20.10.21 that the conditions information relates to a later phase of the construction and therefore we can apply to vary the compliance period using the wording set out further below, and that this amendment can be secured by way of a NMA to the planning permission. We have not discussed with the Council varying the compliance period for condition 10 (drainage) but we consider it appropriate to include it within the application, with details needing to be agreed prior to above ground works commencing (defined by an information, see below). This also provides some flexibility in case a decision is delayed on the separate condition 10 discharge application

(Ref: PP-10323033) that has been submitted in parallel to the NMA application, which would mean we are unable to implement the permission in time.

In parallel, we have also applied to the Council to seek to agree the details for the other pre-commencement conditions not the subject of this NMA application. Once agreed the intention is to start the construction at the earliest opportunity in December 2021.

## Proposed Amendments

Accordingly, we propose the following amendments to the planning conditions (proposed deletions are ~~crossed out~~ and proposed additional text is shown in **bold and underlined**).

### Condition 3 (Building Materials)

*Full details of the materials, colour and texture of the external finish of the buildings shall be submitted to and approved in writing by the Local Planning Authority **prior to above ground works commencing before development commences** and the development shall be constructed in accordance with the approved finishes.*

### Condition 6 (Construction Management Plan and Delivery and Servicing Management Plan)

**A.** Prior to commencement of any development on site, a Construction Management Plan (CMP) ~~and Delivery and Servicing Management Plan~~ shall be submitted to the planning authority for written agreement. The development shall only be implemented in accordance with the details and measures approved as part of the approved details, which shall be maintained throughout the entire construction period.

*The CMP should include the following:*

- a Provision for loading/unloading materials;*
- b Storage of plant, materials and operatives vehicles;*
- c Temporary site access;*
- d Signing system for works traffic;*
- e Measures for the laying of dust, suppression of noise and abatement of other nuisance arising from development works;*
- f Location of all ancillary site buildings;*
- g Means of enclosure of the site; and*
- h Wheel washing equipment.*

**B.** ~~Prior to above ground works commencing commencement of any development, a Delivery and Servicing Management Plan shall be submitted to the planning authority for written agreement. The development shall only be implemented in accordance with the details and measures approved as part of the approved details.~~

### Condition 10 (Drainage Design Strategy)

Prior to **above ground works commencing any groundworks (excluding site investigations and demolition)**, the applicant must submit a final detailed drainage design strategy including drawings to the Lead Local Flood Authority for review and approval. The strategy should demonstrate that the London Plan drainage hierarchy has been applied, the site will achieve a maximum runoff rate no higher

than the greenfield rate (including in the calculations the whole site area) as well as confirmation of the features and site's sustainable drainage system final layout. The strategy will need to include storage volume calculations, an annotated map of the exceedance routes, evidence calculations showing that there will be no onsite flooding and a detailed maintenance plan. The maintenance plan must confirm how and who will maintain each of the components of the proposed drainage scheme for the lifetime of the development.

**Condition 13 (Refuse Storage and Recycling)**

Refuse storage facilities and recycling facilities shall be provided prior to the occupation of the development hereby permitted in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority prior to **above ground works commencing on site the commencement of the development**, such facilities to be permanently retained at the site.

**Condition 20 (Landscape and Planting Scheme)**

A landscaping and planting scheme including where applicable the retention of the existing trees shall have been submitted to and approved in writing by the Local Planning Authority before any above ground **level** works on site are commenced. The approved scheme shall be implemented within the first planting season following completion of the development and the tree planting and landscaping shall thereafter be maintained for five years to the satisfaction of the Local Planning Authority. Any trees or shrubs which die during this period shall be replaced in the first available planting season, and the area shown to be landscaped shall be permanently retained for that purpose only.

**Informative**

We also request that an informative is added to the lodges planning permission that defines 'above ground works' as follows:

*"Above Ground Works" means any works to a building within the development above the ground floor slab.*

**Summary**

Given the proposed amendments to the conditions are non-material and have been agreed in principle with Planning Officers at the pre-application stage, we trust the application can be approved promptly.

However, if you have any queries please do not hesitate to contact me or my colleagues Hannah Whitney or Sophie Bisby.

Yours sincerely



**Ian York**  
Associate Director