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To: All Members of the **PLANNING APPLICATIONS COMMITTEE**

The following papers have been added to the agenda for the above meeting.

These planning updates were not available when the reports in the main agenda were originally prepared and supplement the information contained in those reports.

Yours sincerely

Damian Roberts

Chief Executive

PLANNING APPLICATIONS SUPPLEMENTARY INFORMATION

Planning Update Sheet

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2 March 2023

Planning Applications Committee

Update

Item No.	Site address	Report Recommendation
4	23/0003/FFU Southcote Park, Portsmouth Road, Camberley	GRANT, subject to conditions

Consultations

The Highways Authority have provided their consultee comments. They raise no objections to the development and have no requirements to make.

Representations

One neighbour comment has been made. This has been summarised below:

- In addition to the extra lighting column, cameras should also be added to increase safety and prevent crime [*Officer Comment: the proposed development does not include cameras, as such this has not been assessed and forms no part of this application*]

Item No.	App no. and site address	Report Recommendation
6	23/0007/FFU Frimley Park Hospital, Portsmouth Road, Frimley	GRANT, subject to conditions

The applicant has advised the following:

In terms of surface water drainage:

- It is understood that flows should be reduced as close as reasonably practical to greenfield run-off rates, but the site is far too constrained with existing utilities, existing buildings and the proposed building to achieve this. The proposed reduction of discharge rate (87.70 l/s) is in line with the previously approved drainage strategy with a 40% betterment for the 1 in 100 rainfall event plus 40% climate change. It is also proposed the installation of oversize shallow pipes to offer the necessary attenuation. Unfortunately, any further reduction will require additional attenuation which is impossible due to space restrictions.
- Due to limited space, SuDS for managing the surface water are not possible to be installed. Potentially Blue or Green roofs could be installed but this might be not a viable solution cost-wise due to the structural and hygiene implications of such solutions.

- The site has limited areas outside the new hospital building and the site falls towards the road to accommodate exceedance events (which would be provided by condition).

In terms of masterplan:

- A series of pre-fabricated, temporary buildings need to be replaced and the hospital needs to accommodate future population growth. The site is constrained and other sites, even on a temporary basis, may need to be used. Non-healthcare uses may also need to be moved from the hospital site to create more accommodation. This accommodation would assist in decanting operations for other replacement buildings.

In terms of appointments and patient numbers:

- The proposal would support the provision of additional beds to overcome short term surges in demand. The accommodation would assist the achievement of national elective targets.
- The aim is to provide 74 additional beds in the first year which would facilitate the delivery of 13,400 day cases and 1,750 elective cases in one year (first year of operations).
- The proposal would provide breast services and ultrasound facilities. The capacity would increase to provide 10 additional general ultrasound lists per year (about 7,000 scans) and for 3.5 mammography lists (about 1,925 scans per year).
- It will remove the need for temporary mobile imaging units provided at the hospital site.

Consultations

The Council's Arboricultural Officer raises no objections.

The Council's Urban Design Officer raises no objections, indicating that the proposal is an improvement against the previously approved proposal.

The LLFA raises no objections, on the basis of the additional details provided by the applicant (see above), subject to conditions.

PROPOSED ADDITIONAL CONDITIONS

7. The construction of the development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved by the Local Planning Authority. The design must satisfy the SuDS hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement in SuDS. The required drainage details shall include:

- A) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) and 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development.*

Associated discharge rates and storage volumes shall be provided using a maximum discharge rates of 87.7 l/s.

- 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 the site will be protected from increase flood risk.*
- D) Details of management responsibilities and maintenance regimes for the drainage system.*
- 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 drainage system is designed to the National Non-Statutory Technical Standards for SuDS and to comply with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

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

Reason To ensure the drainage system is designed to the National Non-Statutory Technical Standards for SuDS and to comply with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

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