

**Surrey Heath Borough Council**

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14 December 2015

**TOWN & COUNTRY PLANNING ACT 1990**

**Town & Country Planning (Development Management Procedure) (England)**  
**Order 2010**

Application Type: Outline

Drawing No./Date Stamped: B3015-T-500, R1, F2113-AE, BE, BE, CE/S1, FP, OE, 14-OP583-LP01,  
100, 101, 102, 104.

The Council as Local Planning Authority **GRANTS** outline planning permission for the following development subject to the conditions (if any) specified in the schedule below:-

**Proposal:** Outline application for the erection of a 65 bedroom care home, a doctors surgery and a detached bungalow with landscaping and access following demolition of existing buildings (access to be considered), (Additional info rec'd 24/06/15 & 15/7/15).

**Location:** ORCHARD COTTAGE, SHEPHERDS LANE, WINDLESHAM, GU20 6HL

The applicant is advised that all conditions must be fully complied with in accordance with the time frame set out in the condition. Failure to do so may result in action being taken against you or the permission becoming void.

Requests to discharge conditions must be submitted on the appropriate IAPP application form (available from the Planning Portal: [www.planningportal.gov.uk](http://www.planningportal.gov.uk), or via the Surrey Heath Website: [www.surreyheath.gov.uk](http://www.surreyheath.gov.uk) and select Planning). A fee is now payable for this service.

The applicant must advise the Local Planning Authority in writing 14 days prior to the implementation of the permission of the intention to commence work. Letters should be sent to the Council's Planning Compliance



**SCHEDULE OF CONDITION(S) (If any)**

1. Approval of the detail of the scale, appearance, layout and landscaping of the site (hereinafter called the “reserved matters”) shall be obtained from the Local Planning Authority before any development is commenced.
  - a) Application for approval of the reserved matters shall be made to the Local Planning Authority within three years of the date of this permission.
  - b) The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To prevent an accumulation of unimplemented planning permissions and to comply with Article 4 of the Town and Country Planning (General Development Procedure) Order 2010 (or any Order revoking and re-enacting that Order) and Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 (2) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the Location Plan Drawing number 14-OP583-LP01 received 25.03.2015 and broadly in line with the Indicative Layout Plan 14-OP583-100 received 25.03.2015.

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. Access to the care home and doctors surgery shall be directly from Chertsey Road using the existing access as shown on the Location Plan Drawing number 14-OP583-LP01 received 25.03.2015. Access to the replacement dwelling shall be via Shepherds Lane.

Reason: To ensure the permission is implemented in accordance with the terms of the application and so that it does not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the NPPF.

4. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the approved materials.

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

5. The development hereby approved shall not be occupied unless and 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 for vehicles to be parked and for vehicles to turn so



that they may enter and leave the site in forward gear. Thereafter the parking/turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2012.

6. The development hereby approved shall not be occupied unless and until space has been laid out within the site for secure cycle parking for both staff of the care home and doctors surgery, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking area(s) shall be retained and maintained for their designated purpose(s).

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users and to encourage the use of sustainable transport modes, in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2012.

7. The development hereby approved shall not be occupied until a pedestrian link from the doctors surgery to the footway of Chertsey Road has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users and to encourage the use of sustainable transport modes, in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2012.

8. The proposed gates at the access from Chertsey Road shall only open inwards towards the site.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2012.

9. Prior to the commencement of the development a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's 'Travel Plans Good Practice Guide', and in general accordance with the 'Heads of Travel Plan' document. And then the approved Travel Plan shall be implemented on first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users, and to encourage the use of sustainable transport modes, in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2012.

10. No development shall commence until a Construction Transport Management Plan, 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;
- (d) measures to prevent the deposit of materials on the highway;

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2012.

11. The total floor area of the development proposals shall not exceed 4185 sq metres unless otherwise agreed in writing by the Planning Authority.

Reason: To retain control in the interests of the Green Belt and to comply with Policy CP1 of the Surrey Heath Core Strategy and Development Management Policies and the NPPF.

12. A pre-commencement meeting to include the Council's Tree Officer must be agreed a minimum of 7 working days in advance of the start of any works on site to allow all parties to attend. Tree works, tree and ground protection, frequency of site supervision visits and reporting of excavation works, storage etc. will all need to be agreed at that stage and be in accordance with the provided Arboricultural Method Statement written by PJC consultancy and received on 25/03/2015.

Reason: In order to protect existing trees in the interests of visual amenity and biodiversity, in accordance with Policies DM9 and CP14A of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the NPPF.

13. Prior to commencement of development, a Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the proposed access gates, intercom or other restrictive entry system, how the car park will be safeguarded during construction of the development, and how the public shall be prevented from using the car park other than in connection with the care home or doctors' surgery. The use of the car park shall be operated in accordance with the approved Parking Management Plan at all times.

Reason: To ensure the integrity of the SPA is not harmed by the proposal and to ensure the development does not prejudice highway safety nor cause a nuisance to highway users, in accordance with Policies CP11, DM11 and CP14B of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 and the NPPF.

14. The part of the development hereby approved as a care home shall only be used as a Class C2 care home and be occupied solely by persons who are mentally and/or physically frail;



have mobility problems; suffer from paralysis or partial paralysis; or are in the need for assistance with the normal activities of life. The building shall not be used for any other purpose within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any other statutory instrument and notwithstanding any provisions either in force or enacted at a later date there shall be no permitted change of use. In addition there shall be no self-contained or staff accommodation within the approved development and there shall be no dogs or cats at the premises at any time (other than assisted living dogs).

Reason: To ensure the integrity of the SPA is not harmed by the proposal in accordance with Policy CPI4B of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 and the NPPF.

15. The part of the development hereby approved as a doctors surgery shall only be used as a Class D1 Doctors Surgery and shall not be used for any other purpose within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any other statutory instrument and notwithstanding any provisions either in force or enacted at a later date there shall be no permitted change of use.

Reason: To retain control in the interests of the Green Belt and to comply with Policy CPI of the Surrey Heath Core Strategy and Development Management Policies and the NPPF.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no extensions or additions to the proposed residential dwelling shall be erected under Class A or Class E of Schedule 2, Part 1 of that Order without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement, improvement or other alterations to the development in the interests of protecting the openness of the Green Belt, in accordance with the NPPF.

17. No development shall take place during the bird nesting season (March – August inclusive) unless a noise assessment has been submitted to and approved in writing by the Local Planning Authority in consultation with Natural England.

Reason: To ensure the integrity of the SPA is not harmed by the proposal in accordance with Policy CPI4B of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 and the NPPF.

18. Prior to commencement of development, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following:

- a. Controls that will be used to ensure that no polluted surface water runoff/discharge will reach the adjacent SAC as a result of construction activities;
- b. Dust management at the site;
- c. Control of all potential pollution spills and the management of such spills



should they occur;

- d. The planned access route to the site, ensuring this does not encroach on the SAC;
- e. A description of material storage, and an explanation that no materials will be stored on or within close proximity to the SAC;
- f. Full details of mitigation measures to be employed to ensure no harm to existing wildlife

All construction works must follow Best Practice Guidance and pollution prevention controls. The development shall be carried out in accordance with the approved Construction Environmental Management Plan.

Reason: To ensure the integrity of the SPA and existing wildlife are not harmed by the proposal in accordance with Policy CP14A and CP14B of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 and the NPPF.

19. No development shall take place until an Air Quality Assessment has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the integrity of the SPA and existing wildlife are not harmed by the proposal in accordance with Policy CP14A and CP14B of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 and the NPPF.

20. The construction of the development hereby approved, including the operation of any plant and machinery, shall not be carried out on the site except between the hours of 8am and 6pm on weekdays and 8am and 1pm on Saturdays and none shall take place on Sundays and Public Holidays without the prior agreement in writing of the Local Planning Authority. For the avoidance of doubt 'Public Holidays' include New Years' Day, Good Friday, Easter Monday, May Day, all Bank Holidays, Christmas Day and Boxing Day.

Reason: In the interests of local amenity in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the NPPF.

21. No development shall take place until details of external lighting are submitted to and approved in writing by the Local Planning Authority. The details shall include full details of the lighting supports, posts or columns, a plan showing the location of the lights and full technical specification and shall take into account the impact on the local wildlife. Once approved the lighting shall be constructed in accordance with the approved details and implemented prior to first occupation of the development and thereafter retained in perpetuity.

Reason: In the interests of residential and visual amenities, and so as not to cause harm to local wildlife, in accordance with Policies DM9, CP14A and CP14B of the Surrey Heath



22. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To afford the Local Planning Authority a reasonable opportunity to examine any remains of archaeological interest which are unearthed and decide upon a course of action required for the preservation or recording of such remains, in accordance with Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the NPPF.

23. No development shall take place until a Landscape and Ecology Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include:
- a) Details of the broad habitat types to be retained/created (including species) and how the site will be managed with a view to increasing biodiversity and the reptile population in particular;
  - b) Details of the locations of ecological enhancement measures including hibernacula, log piles, bird boxes and bat roosting opportunities;
  - c) Long term landscape and ecological objectives;
  - d) Details of the ongoing management and maintenance of the gardens and nature conservation area including management responsibilities and timescales, and maintenance schedules.

Reason: In the interests of visual amenity and preserving and enhancing biodiversity in accordance with Policies DM9 and CP14A of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the NPPF.

24. Site clearance works shall be carried out adopting Reasonable Avoidance Measures for the protection of reptiles and shall be fully supervised by a qualified Ecologist at all times, and the development shall be carried out in accordance with the Method Statement: Reptiles dated February 2015 within the Ecology Report received 12/05/2015.

Reason: To ensure no harm to existing wildlife in accordance with Policy CP14A of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the NPPF.

25. No development shall take place within 3m of the pipeline that runs through the site, until the applicant has submitted proof to the Local Planning Authority that consent has been obtained from CLH Pipelines and has received confirmation that work in this location can commence from the Local Planning Authority.

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the applicant has submitted proof to the Local Planning Authority that consent has been obtained from CLH Pipelines and has received confirmation that work in this location can commence from the Local Planning Authority.

26. The development hereby permitted shall not commence until details of the design, implementation, maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. Those details shall include:
- a) Information about the design storm period and intensity (1 in 30 & 1 in 100 (+30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
  - b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
  - c) Flood water exceedance routes, both on and off site;
  - d) A timetable for implementation;
  - e) Site investigation and test results to confirm infiltration rates.

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

Reason: To ensure that the proposed development can be adequately drained and that there is no flood risk on or off the site resulting from the proposed development, in accordance with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the NPPF.

27. The development hereby permitted shall not commence until a drainage strategy detailing on- and off-site drainage works has been submitted to and approved in writing by the Local Planning Authority. Such strategy may include the phasing of works. No discharge of surface water from the site shall occur until the relevant phase of the drainage works set out in the approved strategy has been completed. The strategy shall be implemented in accordance with the approved details prior to completion of the development and thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained and that there is no flood risk on or off the site resulting from the proposed development, in accordance with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the NPPF.

#### **Informatives:**





1. This decision notice is a legal document and therefore should be kept in a safe place as it may be required at a later date. A replacement copy can be obtained however there is a charge for this service.
2. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transport Development Planning Team of Surrey County Council.
3. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. please see [www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs) .
4. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highway Service Group.
5. 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).
6. A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6 m and 2m in height above ground level shall be erected within the area of such splays.
7. The applicant's attention is drawn to the advice on species, water features and other landscape/ecology recommendations provided in the letter of 10<sup>th</sup> June 2015 from the Surrey Wildlife Trust in response to this application.
8. The applicant's attention is drawn to the advice on drainage and sewer connections provided in the letter of 18<sup>th</sup> August 2015 from Thames Water in response to this application.



The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

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Executive Head - Regulatory  
Duly authorised in this behalf  
(ATTENTION IS DRAWN TO THE NOTES ATTACHED)

