

LOCATION: 12 STREETS HEATH, WEST END, WOKING, GU24 9QY
PROPOSAL: Erection of a two storey detached building to comprise of a 60 bedroom nursing home (Use Class C2) following demolition of existing dwelling. (Additional info rec'd 29/09/2014) (Amended & additional plans/info rec'd 16/12/14), (Amended info rec'd 19/02/15), (Amended info rec'd 26/02/15), (Amended info/plans rec'd 02/04/15). (Amended and Additional plans & documents rec'd 24/06/2015).
TYPE: Full Planning Application
APPLICANT: Gracewell Properties (Woking) Sarl
OFFICER: Michelle Fielder

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application seeks planning permission for a 60 bed care home. No objection is raised to the principle of the use, its scale or the design of the building. The development would integrate with its surroundings. In addition, there are no highway or amenity objections to the scheme.
- 1.2 The site lies in an edge of settlement location and is within 400m of the SPA wherein care home uses are acceptable subject to strict occupancy controls. These controls can be secured by planning condition.
- 1.3 A Grampian planning condition has been requested by Thames Water to ensure that development does not commence before matters pertaining to sewage capacity have been resolved.
- 1.4 Subject to conditions it is considered the proposal would result in a satisfactory form of development and it is recommended that planning permission be granted.

2.0 SITE DESCRIPTION

- 2.1 The application site extends to approximately 0.5ha and comprises a vacant two storey residential dwelling and outbuilding. The site boundaries are presently screened by a mix of mature trees and overgrown understorey vegetation. The remainder of the site is rough grass. Levels across the site are relatively flat; however the ground itself is uneven.
- 2.2 The application site is accessed from Streets Heath Road which forms the northern boundary. Residential dwellings which front this highway are two storey and have a mixed character, age and form.

- 2.3 The western boundary abuts Meadow Way. This residential area is characterised by older two storey red brick dwellings. No.9 Meadow Way and 'Oldacre' form the shared southern boundary of the application site. The eastern boundary abuts both 14 Street Heath and no.3 Oldacre. Oldacre comprises a newer style infill form of development of two storey detached dwellings served off a cul-de-sac.
- 2.4 The application site is within the settlement and is bounded on three sides by residential development; however, despite this the area has a semi-rural character which is derived from a combination of mature vegetation, and the organic development form of Streets Heath, space between properties and the open, undeveloped nature of the recreation ground opposite the site.

3.0 RELEVANT HISTORY

- 3.1 None relevant to this application.

4.0 THE PROPOSAL

- 4.1 The proposal seeks planning permission for the erection of a two storey building to form a 60 bed (all with ensuite facilities) care home for frail / elderly residents.
- 4.2 The building would occupy an irregular footprint, roughly following the shape of the site. Accommodation would be provided in clusters of 15 bedrooms, 2 per floor, over 2 floors. Each cluster of 15 bedrooms would have a communal lounge, dining and activity space as well as staff facilities. There are also further shared communal facilities proposed in the vicinity of the main entrance. These include a hairdresser, a café and cinema. The building would also be served by a catering kitchen, laundry, plant and staff facilities (there would be no overnight or live in staff accommodation).
- 4.3 The building has been designed in an Arts and Crafts style and would stand to a maximum height of 12m. This height, however, is limited to 8.5m length of the building and the ridge height of the majority of the building would be between at 8 and 10m with a central flat roof area.
- 4.4 The proposal would also provide landscaped garden areas and where possible, ground floor rooms would have private terraces.
- 4.5 Parking for 27 vehicles (including 2 disabled and 1 mini bus) is proposed to the north west corner of the application site. The existing access is to be adapted to accommodate a 6m wide carriageway and a new footpath is proposed from the site access to the Meadow Way T junction.
- 4.6 The application is supported by various plans in addition to:
- Drainage strategy
 - Arboricultural Impact Assessment
 - Ecological Assessment

- Landscape Character & Visual Analysis
- Planning Statement
- Transport Statement.

5.0 CONSULTATION RESPONSES

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|-----|--------------------------|--|
| 5.1 | County Highway Authority | No objection. |
| 5.2 | Natural England | No objection. |
| 5.3 | West End Parish Council | No objections subject to SHBC checking restrictions around vehicle size and limiting delivering and service vehicle timings to 0900 to 1600hrs. |
| 5.4 | Arboricultural Officer | No objection. |
| 5.5 | Surrey Wildlife Trust | No objection subject to conditions. |
| 5.6 | Drainage Officer | No objection subject to conditions (being finalised and will appear on the update to the Committee). |
| 5.7 | Thames Water | There is an inability of the existing waster infrastructure to accommodate the application and as a consequence a Grampian planning condition is required (see condition 2). |
| 5.8 | Environment Agency | No comment. |

6.0 REPRESENTATION

- 6.1 The application has been publicised in the local press and neighbour consultations have issued. A site notice has also been displayed. At the time of writing 19 objections and 4 representations of support have been received.
- 6.2 In summary the representations of support state:
- Employment generation
 - Will allow elderly residents to remain in village
 - Conditional support; dependant on adequate parking being provided
 - Impressed with design and facilities
 - Much needed in village.

6.3 In summary the representations of objection state:

Highways [See para. 7.7]

- Not sustainable – bus services not frequent

Infrastructure [See para 7.6]

- Foul drainage capacity has been exceeded
- Surface water run off will increase as a result of the site coverage
- GP facilities are already oversubscribed and may be closed to new patients

Character [See para. 7.3]

- Overdevelopment – site coverage is too great
- C2 / commercial non C3 use is not appropriate in this residential location
- The proposal is contrary to the design principles of the Residential Development in Settlement Areas SPD [*Officer's comment: this is not a saved document and carries limited weight*]
- Loss of screening
- Impact on tree roots over time

Amenity issues [See para. 7.4]

- Ancillary activities to support the use will lead to noise generation
- Loss of screening will lead to overlooking
- Proximity of the building to site boundaries will lead to overbearing and overlooking impact (3m to no. 8 Old Acre)
- First floor terraces

Ecological impacts [See para 7.5]

- Site clearance works may have affected ecological value of the site
- Impacts on Bats
- SPA / 400m exclusion zone means the site is not suitable for proposed C2 use
- Measures to be included in legal agreement will not protect integrity of the SPA / these are not enforceable and are contrary to HRA.

Other matters

- Summary of public consultation feedback is selective [*Officer's comment: This is not a material consideration to the determination of the application*]

7.0 PLANNING CONSIDERATION

7.1 The application site lies within the settlement and is subject to a historic housing allocation for the delivery of 10 dwellinghouses under Policy H3 of the Local Plan (2000). However the residential development of the site for anything more than a one for one replacement has since been stymied by the designation of the Thames Basin Heaths SPA and in this regard the site falls within the 400m exclusion zone. The main considerations in this application are therefore:

- The principle of the development;
- The proposal's impact on the character of the area;
- The proposal's impact on the amenities of neighbouring occupiers and future occupiers;
- The proposal's impact on the SPA and other ecological features;
- The proposal's impact on local infrastructure (with specific reference to GP's facilities and drainage); and,
- Highways and parking.

7.2 The principle of development

- 7.2.1 The NPPF advises that the purpose of the planning system is to deliver sustainable development and further explains the three dimensions (economic, social and environmental) at the heart of this. The general thrust of the NPPF is that proposals for development should be approved unless the impacts of doing so significantly and demonstrably outweigh the benefits.
- 7.2.2 The sites location within the 400m exclusion zone is a weighty consideration, however as evidenced by the Council's approval of other C2 uses within 400m of the SPA (for example 11/0516 Whitehill Farm and 12/0079 Silicon Valley), it does not, subject to the detailed considerations sets out in other sections of this report, form an intrinsic objection to the development of the site for a C2 use. The principle of the development proposed is therefore acceptable.
- 7.2.3 The nature of the proposal in some respects dictates its scale and in this regard it is generally recognised that care homes are operationally viable when they provide 60 or more bedspaces. There is no policy objection to the principle of this scale of development or C2 use in this location; instead the acceptability of the proposal rests with the assessment of the applications compliance with the key material considerations as set out in the remainder of this report.

7.3 The proposal's impact on the character of the area

- 7.3.1 Policy DM9 of the CSDMP 2012 requires development proposals to deliver high quality development which has regard to scale, massing and design and respects and enhances the local environment.
- 7.3.2 The NPPF has a similar range of requirements with para 56 advising that good design is a key aspect of sustainable development and development should contribute positively to making better places. Para 60 notes that while local planning authorities should not seek to stifle innovation or impose architectural styles, it is proper to reinforce local distinctiveness.
- 7.3.3 The site is considered to lie in a semi-rural edge of settlement location with its southern, western and eastern boundaries being flanked by residential areas.

The semi-rural character is however derived by the lower density and more varied development forms seen along Streets Heath together with the verdant character of the site and open green space opposite. The landscape quality of the area is valued and should be afforded significant weight.

- 7.3.4 The built form associated with the development proposal will involve a fairly significant proportionate of the site, far in excess of the existing arrangement on site. However, in itself this does mean that the proposal will be harmful to the character of the area. Indeed in plan form it can be seen that the residential development flanking three sides of the site has tighter urban grain than the application site. Against this backdrop the application site as it stands at present appears somewhat isolated and at odds with the prevailing pattern of development.
- 7.3.5 The proposed footprint of development extends the general build line along Streets Heath with a two storey frontage generally in line with the group of dwellings to the east of the site (no.14 onwards). At its closest, the front elevation would be in the region of 8m back from the front boundary. This front projection would be articulated with a series of gables and gable roof features and would be approximately 29m wide, standing approximately 8.2m to the ridge. The proposed development then steps back into the site with the bulk of this remaining elevation being in the region of 31m back from the highway. This elevation is broken up by a variation in ridge heights (between 12m and 9m) and eaves heights (between 2.6 and 5.4m), with an arch feature over the main entrance to the building and a gable projection.
- 7.3.6 There is a similar articulation and breaking up of the mass of the development proposal along all side boundaries with the footprint generally following the shape of the application site.
- 7.3.7 The height of the proposal is generally domestically scaled at between 8 and 10m, with only a small element rising to 12m (to accommodate plant), this height together with the articulation of the footprint and elevations, coupled with boundary screening (retained and to be supplemented) would serve to break up the mass of the building such that it would not appear as bulky or give rise to a visual overdevelopment of the site.
- 7.3.8 The design response is described as being Arts and Crafts and while materials could be controlled by conditioned the use of red brick as used in the examples of high design in the area, such as at Gordon's School, would seem appropriate if the development is to live up to its design aspirations.
- 7.3.9 While the building would occupy a considerable proportion of the site, communal areas are proposed and would take the form of a formal garden area, walkways, a decked area and wildflower beds. The land take associated with the proposal would also be visually softened and its integration into the receiving landscape aided by the retention and supplementation of the boundary screening.
- 7.3.10 The widening of the existing access would require the removal of approximately 4m of a mixed holly and privet hedge along the site frontage and would open up views into the site from this point. This would give greater views of the proposed parking area to be situated in the north western corner of the site, however the submitted

plans indicate this area can be broken up with box hedging. It is considered this would sufficiently mitigate the visual impact of the parking area and as a consequence neither the removal of this part of the front boundary hedge or the location of the car park would, in principle, be harmful to the character of the area. This corner of the site would ordinarily be required to form a feature addressing the corner of the Streets Heath and Meadow Way junction; however, the proposed layout adopts a different strategy and instead sets back the building to accommodate the parking area. In light of the desire to retain boundary screening to all boundaries, it is considered the lack of visually prominent corner in this area would not be harmful; indeed, the provision of such would be lost behind the screening being retained.

- 7.3.11 The wider visual impacts of the proposal are considered in the submission of a landscape character and visual assessment analysis (RPR August 2014) which concludes the residual effects of the development will be localised to views from public vantage points in the immediate area. However, the mitigation landscaping proposed would, in the medium to long term render such effect negligible. The analysis and recommendations of this report are considered credible.
- 7.3.12 The application is supported by a landscaping proposal and various tree related documents and these have been reviewed by the Council's Arboricultural Officer. This Officer notes that while a number of trees will be removed to facilitate the development only one of these (a Douglas Fir) is of merit. The scale of the proposal and the site's ability to absorb the built form and provide the required ancillary development while still allowing for the retention of high value trees and mature boundary planting has been at the centre of detailed discussions with the applicant. Such discussions and the subsequent revisions of plans have afforded a far greater degree of certainty that the proposal can be accommodated without harm to the character of the local environment.
- 7.3.13 In light of the above considerations, it is concluded that the development will respect and enhance the character and appearance of the area and complies with Policy DM9 and the NPPF.

7.4 The proposal's impact on the amenities of neighbouring occupiers and future occupiers

- 7.4.1 The proposal will give rise to new patterns of overlooking to numerous properties; however the section below considers those properties most likely to be directly affected by the proposal. This is because the properties considered below are the closest to the proposal. It is considered that any properties beyond those given below will be sited a sufficient distance away as to not be materially harmed by the proposed development.
- 7.4.2 The development proposed would be sited within 8m of the flank elevation of no.14 Streets Heath and would present a 15m deep 'wing' of development to the elevation of that property. Within this 'wing' would be a ground floor window and door.
- 7.4.3 No 14 Streets Heath is a two storey dwelling and has windows in the elevation which would face the development. The eaves height of 5.4m, and ridge height of 8.2m of the development proposed in this location is considered to be acceptable

and in combination with the separation distance and screening to be retained to the shared boundary, would prevent any significant overbearing impact or loss of privacy arising to no.14. The built form of the proposal would then step away from the shared boundary with no.14 and, as this flank continues, be set back by approximately 16.5m from the shared boundary with no.3 Oldacre (a separation distance of approximately 19.5m would be retained between the buildings). These distances are considered sufficient to prevent the development being overbearing to the occupiers of that property. The proposed development would feature both ground floor and first floor windows which would afford residents of the proposed development views of the rear most parts of the gardens of no.14 and no.3; it is not however considered that this would be significantly harmful to residential amenities.

- 7.4.4 The next nearest residential property to the proposed development would be no.8 Oldacre. The front elevation of this property would obliquely face the southernmost elevation of the proposed development and would be separated from the nearest corner of the proposal by approximately 18m. The oblique relationship, distances and screening is considered sufficient to prevent any significant harm to amenities arising.
- 7.4.6 9 Meadow Way is situated to the south eastern tip of the application site and approximately 19m would be retained between the southernmost tip of the proposed care home and the side elevation of that property. This southern most elevation would contain a ground floor window and door. The nearest first floor windows facing this property would be approximately 42m away. It is considered the intervening distances and screening would be sufficient to prevent any significant harm to amenities arising.
- 7.4.7 The western elevation of the proposed building would be set a minimum of 2.6m off the western boundary. However, there are no first floor windows proposed in the flank elevation of this part of the building, which would in any event face an open area of land between numbers 4 and 10 Meadow Way. The articulation of the building then moves the development back, away from this boundary and in doing so increases the separation distance of the building to the boundary to between 3.6 and approximately 12.5m. This results in a minimum separation distance between the proposed development and the nearest property (no 10) of 19m. This would be an oblique relationship, and would increase to 29m between the flank elevation of the proposal and the front elevation of no.10. It is considered the intervening distances and screening would be sufficient to prevent any significant harm to amenities arising.
- 7.4.8 The proposed development would give rise to an intensification of use of the site and this will involve commercial movements and activities, for instance by staff and delivery vehicles accessing the site. In considering whether this is acceptable, officers give weight to the fact that similar proposals for C2 development in residential areas have been considered acceptable by the Council in recent years (12/0079 and 13/0046 for instance). In addition, the parking area proposed is in the north west corner of the application site where the impact of its use would be mitigated to some degree by the adjacent road junction.

The proposed layout also provides for amenity areas for residents and their visitors,

however given the nature of the proposal it is not considered the use of these areas would generate high levels of noise or other nuisance.

- 7.4.9 The proposed residents' rooms are all en-suite and would exceed current space standards. The proposal is designed as 4 clusters of 15 rooms and each cluster would have access to a lounge, dining room and activity space in addition to the wider shared facilities such as hairdressers, café and external amenity space. It is considered that this would afford an acceptable level of amenity to future residents.
- 7.4.10 In summary and conclusion, it is considered the proposed development would not give rise to a significant detrimental impact on the amenities of neighbouring properties. In addition, the development would afford future occupiers an acceptable living environment. The proposal is therefore considered to be compliant with the aims and objectives of Policy DM9 of the CSDMP 2012 and the NPPF.

7.5 The proposal's impact on the SPA and other ecological features

- 7.5.1 The application is supported by an ecological assessment and in summary this concludes that the proposal will have no impact on local badger populations with no setts being recorded within or adjacent to the site. In addition there is no evidence of badgers foraging or commuting in or across the site.
- 7.5.2 The submitted information notes that the existing dwelling (building B1) exhibits roosting potential for bats and records a single emergence and re-entry by a Common Pipistrelle during dusk/dawn surveys (8/9 July and 4/5 August). The outbuilding (building B2) does not exhibit roosting potential. However two mature trees (a Willow and a Plane) exhibit moderate/low potential to support roosting bats. The application site offers limited (if any) potential to support any other protected species.
- 7.5.3 The application seeks to maximise opportunities for biodiversity by delivering vegetation and faunal enhancements including:
- The planting of native species of local provenance known to support wildlife (both landscaping and trees and shrubs)
 - Provision of bat boxes
 - Bird boxes
 - Hedgehog domes

Surrey Wildlife Trust (SWT) has reviewed the survey details and has found it to be sound. In addition the recommendations above are considered to be acceptable. SWT has also recommended the creation of a wildlife area on site and in doing so recommends how this could be created. A condition securing this is proposed as condition 14.

- 7.5.4 Turning to the SPA, the details of the application have been reviewed by Natural England who advise that subject to avoidance measures and strict compliance with the submitted details the application would not have a significant effect on the

integrity of the SPA and as such the LPA does not need to undertake an appropriate assessment.

7.5.5 The avoidance measures, to be controlled by planning condition (conditions 12 and 13) will seek to prevent unauthorised use of the ancillary car park and impose strict controls on who can reside in the property. In summary subject to the following:

- No dogs to be kept on the premises (other than assisted living dogs);
- No self-contained accommodation for staff or residents;
- The use class of the property be limited to C2;
- The occupants to be of limited mobility;
- A coded barrier to be installed to prevent unauthorised parking on site; and,
- The provision of signs to prevent unauthorised parking on site.

Officers conclude that the proposal will not result in a significant impact on the Thames Basin Heath SPA.

7.6 The proposal's impact on local infrastructure (with specific reference to GP's facilities and drainage)

7.6.1 The Community Infrastructure Levy (CIL) is the mechanism by which the local authority raises funds to mitigate the impact of developments on the infrastructure of the Borough. Under the Council's adopted CIL charging regime monies are collected from residential (Class C3) and retail developments and are assessed on a £ per sm2 basis. As the proposal seeks to deliver C2 development it is not CIL liable. The impacts of the development upon the Borough's infrastructure will therefore be mitigated by the monies collected from other, CIL liable developments.

7.6.2 Numerous objections have been raised with regard to the foul sewage network being at capacity. Thames Water has confirmed this to be the case in their consultation response and recommend a Grampian style planning condition to prevent development commencing prior a solution being delivered. This is taken forward in condition 2 of this report. A condition of this nature requires, in absolute terms the developer (or applicant) to undertake the required steps (as specified in the condition) before any works to implement the permission are carried out. The use of condition of this nature is well established, and was recently accepted by the Council in respect of 15/0035 and 14/0249 both of which pertain to the redevelopment of the Bisley Office Furniture site.

7.6.3 How the site would, post development, deal with surface drainage has been the subject of very detailed discussions with the Council's Drainage Officer and Arboricultural Officer. This is because it is recognised that this element of a scheme can, on occasion give rise to conflict with landscape retention. Given the sensitivity of the receiving environment, its landscape quality and the largely undeveloped nature of the site as it stands, the applicant was asked to revisit the sustainable surface water drainage strategy at a series of detailed meetings. The revised plans have been submitted and are currently being reviewed by the

Drainage Officer. Any conditions required by that officer will be reported by way of an update to the Committee. It is, however, agreed that subject to the submitted plans reflecting the agreement already reached, no conflict will result between the landscape retention / planting proposal and the surface water drainage strategy.

7.7 Highways and parking

- 7.7.1 The applicants have submitted a draft Travel Plan. This document has been revised in line with the minor observational comments received from the SCC Travel Plan Co-ordinator. A monitoring fee (£4,600) for that officer to monitor compliance with the plan has been requested. However this request is not being taken forward as a recent High Court case (Oxford County Council v Secretary of State for Communities and Local Government [2015] EWHC 186 (Admin)) has held that such fees are not lawful.
- 7.7.2 The application site is to be accessed via the existing access which will need to be widened to allow two vehicles to pass. Pedestrians will access the site via a new footpath to be provided to the frontage of the site along Streets Heath linking the site to the junction of Meadow Way. This requires the applicant to enter into a S278 agreement with the Highways Authority.
- 7.7.3 The application will provide 27 on-site parking spaces of which 2 will be disabled parking bays and 1 will be large enough to accommodate a mini bus. The Highways Authority has reviewed the level of parking to be provided and has confirmed that it is satisfactory.
- 7.7.4 Plans showing refuse and emergency vehicles accessing the site have been submitted and swept path analysis shows that large vehicles can enter and turn, thus leave in a forward gear, without compromising any of the dedicated parking spaces.
- 7.7.5 In summary, and subject to conditions, there is no evidence to suggest that the proposal will give rise to conditions prejudicial to highway safety or the free flow of traffic and no highway objection is raised.

8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

- 8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-
- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
 - b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct

and could be registered.

c) Have proactively communicated with the applicant through the process to advice progress, timescale or recommendation.

9.0 CONCLUSION

- 9.1 The application seeks planning permission for a 60 bed care home. This is considered to be an acceptable use in a residential setting, as evidenced by the acceptance of such development in similar settings in the Borough. The proposal would make efficient use of a site otherwise stymied for residential development by its location in the 400m exclusion zone to the Thames Basin Heaths SPA. There is no tangible evidence to suggest that the application would give rise to conditions prejudicial to highway safety or the free flow of traffic or be harmful to residential amenity. The building to be erected is considered to be well proportionated and responds to the site's location and its edge of settlement location.
- 9.2 The capacity problems of the sewage network are acknowledged, however this is not a bar to the development and a Grampian planning condition preventing the commencement of the development until such time that this has been resolved is proposed. Concerns regarding surface water drainage have been thoroughly investigated by the Council's drainage officer who subject to conditions (to be finalised) is satisfied the development is acceptable.
- 9.3 In light of the above, it is recommended that planning permission be granted.

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

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. Development shall not commence until a drainage strategy detailing any on and/or off site foul drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage woks referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and

in order to avoid adverse environmental impact upon the community and to accord with the NPPF and Policies DM10 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 .

3. 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 agreed materials.

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 and advice in the National Planning Policy Framework.

4. The applicant shall submit revised details of the proposed footway fronting Streets Heath to include a pedestrian crossing point at the junction of Meadow Way (to include the provision of pedestrian visibility splays). Such details to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. Once approved the footway shall be constructed in accordance with the requirements of the Local Planning Authority (in consultation with the Highway Authority) prior to occupation of the development.

Reason: In the interest of the safe and free movement of traffic and to accord with Policy DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

5. No new development shall be occupied until the existing vehicular access to Streets Heath has been modified and provided with visibility splays of 2.4 m by 43 m in both directions in accordance with the approved plans, and the visibility splays shall be kept permanently clear of any obstruction between 0.6 m to 2 m above ground level.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to encourage the use of sustainable transport modes and to satisfy the requirements of the Surrey Heath Core Strategy 2012 (Policy DM11) and the National Planning Policy Framework 2012.

6. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for 27 cars (including 2 disabled spaces) and a minimum of 6 cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

The car and cycle parking and vehicle 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 and to encourage the use of sustainable transport modes and to satisfy the requirements of the Surrey Heath Core Strategy 2012 (Policy DM11) and the National Planning Policy Framework 2012.

7. 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
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) measures to prevent mud and spoil being deposited on the highway
- (g) An undertaking that there will be no burning on site

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: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 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 the applicant shall:
- a. Submit for the written approval of the Local Planning Authority a Travel Plan in accordance with the aims and objectives of the Surrey County Council Travel Plan Good Practice Guide July 2010.
 - b. The applicant shall then implement the approved Travel Plan and thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason : In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to encourage the use of sustainable transport modes and to satisfy the requirements of the Surrey Heath Core Strategy 2012 (Policy DM11) and the National Planning Policy Framework 2012.

9. There shall be no raising of existing ground levels on the site other than in accordance with the approved plans.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction in flood storage capacity in accordance with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012.

10. No development shall take place until details of external lighting are to be submitted to the Local Planning Authority. 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. 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.

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

11. 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 the amenities of adjoining residential occupants and to accord with the National Planning Policy Framework.

12. The development hereby approved shall only be used as a Class C2 care home and be occupied solely by persons with impaired mobility. 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;
- 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 CP14B of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

13. Prior to the commencement of the development hereby approved details of the coded barrier or other restrictive entry mechanism to be installed, along with signs to be erected, to prevent unauthorised parking on site, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved details shall be implemented prior to the care home hereby approved coming into use and shall be retained in perpetuity thereafter.

Reason: To ensure the integrity of the SPA is not harmed by the proposal in accordance with Policy CP14B of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

14. The development hereby approved shall be undertaken in strict accordance with the Ecological Assessment undertaken by Aspect Ecology (August 2014). In addition to the measures to be implemented in section 5.9 of that document the details to be submitted in connection with condition 15 (landscaping) shall include the creation of a wildlife area to further maximise biodiversity opportunities for wildlife following completion of the development.

Reason: To maximise biodiversity opportunities for wildlife following completion of the development and to comply with the NERC Act 2006, the NPPF and PPG and Policy CP14 of the Core Strategy and Development Management Plan.

15. Notwithstanding the details shown on the submitted plan entitled 'Landscape proposal Rev J', prior to the commencement of development, details of the hard and soft landscaping and ecological enhancement of the site shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall allow for the retention of all trees indicated to be retained in the AIA, MS and TPP referenced in condition 17 and shall build upon the principles outlined in aforementioned landscape proposal.

The details to be submitted shall include the creation of a wildlife area (to be subject to a light touch management approach to prevent invasive

species such as bramble taking hold) as set out in advice provided by Surrey Wildlife Trust in response to the application (dated 22 October 2014).

Any retained or new planting (trees, shrubs and vegetation) which within a period of 10 years of the substantial completion of the development hereby approved dies, becomes damaged, diseased or is removed shall be replaced, within the next planting season, in accordance with details to be agreed with the Local Planning Authority.

Reason: to ensure a satisfactory development in the interests of landscape, ecological and visual amenity and to accord with the principles of Policy DM9 of the Core Strategy and Management Policies 2012 and the NPPF.

16. Once operational, deliveries to the care home hereby approved shall only occur between the hours 0900 and 1800 Monday to Friday and 0900 and 1300 on Saturdays and there shall be no deliveries on Sunday's or any recognised Bank Holiday.

Reason: in the interest of residential amenities and to accord with the aims and objectives of Policy DM9 and the NPPF.

17. A minimum of 7 working days before any development, including any works of demolition or site clearance, a pre-commencement meeting must be arranged with the Arboricultural Officer. The purpose of this meeting is to agree the extent of any facilitation or management tree works, tree and ground protection, demolition, storage of materials and the extent and frequency of Arboricultural site supervision. In all other regards the development shall proceed in accordance with the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** compliant report and Tree Protection Plan prepared by Barrell Consultancy and referenced as 14088-AIA3-AS and 14088-BT4 respectively.

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.

18. The proposed development shall be built in accordance with the following approved plans: unless the prior written approval has been obtained from the Local Planning Authority.

Proposed Site Plan	AA4849 2003 C	24 June 2015
Ground Floor Plan	AA4849 2010 G	24 June 2015
First Floor Plan	AA4849 2011 E	24 June 2015
Elevations Sheet 1	AA4849 2015 C	15 December 2014
Elevations Sheet 2	AA4849 2016 C	15 December 2014
Elevations Sheet 3	AA4849 2017 B	19 September 2014
Elevations Sheet 4	AA4849 2018 B	19 September 2014
Elevations Sheet 5	AA4849 2019 B	19 September 2014

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

Informative(s)

1.
 - 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.
 - The permission hereby granted shall not be construed as authority to carry out works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a licence must be obtained from the Highway Authority Local Highway Service Group before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice
 - 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.
 - 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).
 - Pedestrian visibility at the junction of Meadow Way and Streets Heath shall be provided to meet the needs of all users.

2. Bird and Bat boxes are required pursuant to condition 15, however the details to be submitted pursuant to this condition must make provision for these to be installed by suitably qualified and experienced operative using

non-invasive methods or attachment.

The standard means of attachment of a Schwegler box is a wire hanger which is attached to the tree using an aluminium nail. This is damaging to the tree and is therefore not acceptable. Alternative non-invasive means of attachment are available and must be specified and agreed in advance.