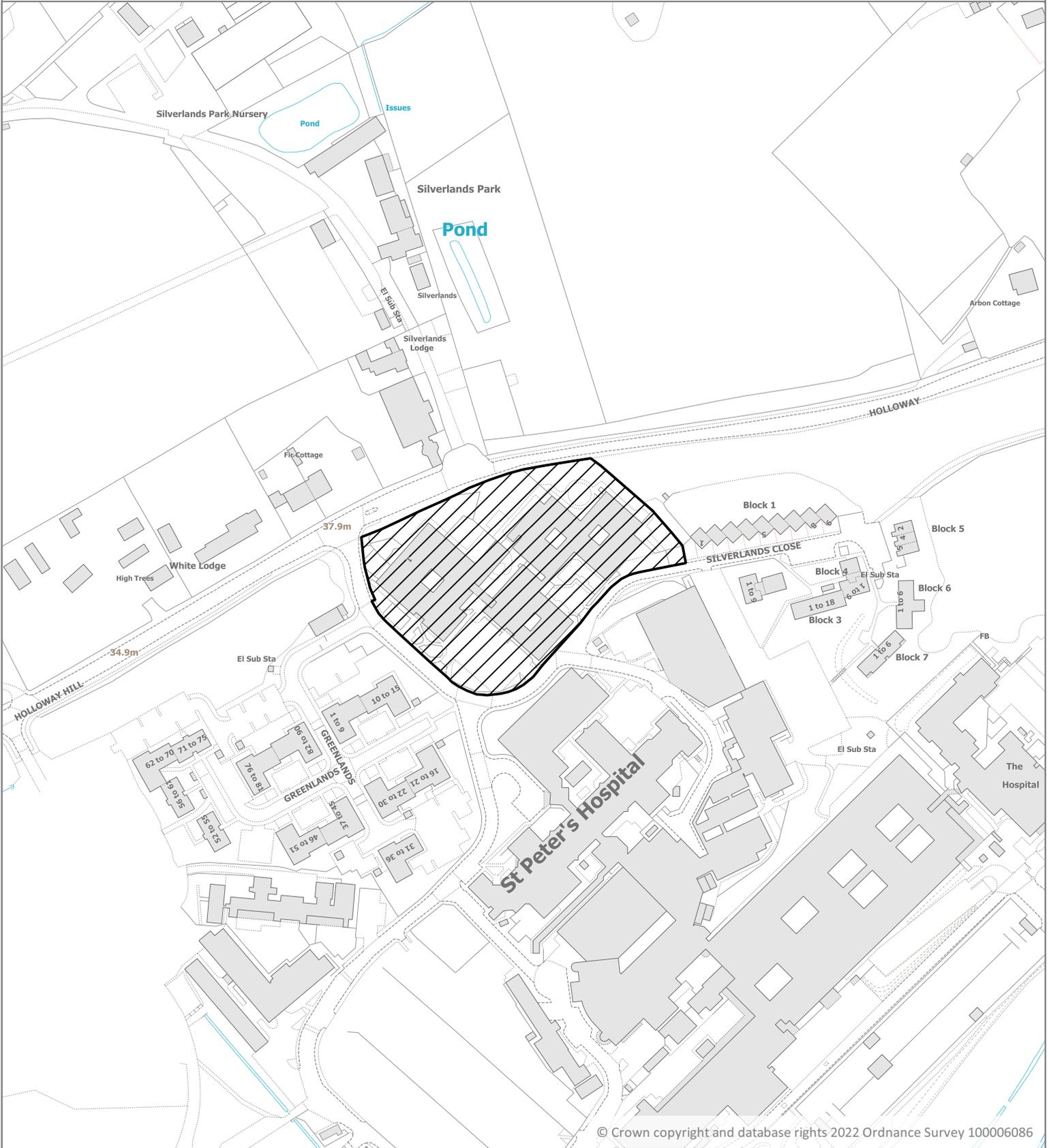




Date: 09/02/2022

**Abraham Cowley Unit, St Peter's Hospital, Holloway Hill,
Chertsey, KT16 0AE**



Scale: 1:2,500



RU.21/1913



COMMITTEE AGENDA REFERENCE: 5D

APPLICATION REF:	RU.21/1913
LOCATION	Abraham Cowley Unit, St Peter's Hospital, Holloway Hill, Surrey, Chertsey,KT16 0AE
PROPOSAL	Redevelopment of the existing Abraham Cowley Unit (ACU) to provide modern mental healthcare services.
TYPE	Full Planning Permission
EXPIRY DATE	07/02/2022 (Extended to 16/02/22)
WARD	Longcross, Lyne and Chertsey South
CASE OFFICER	Katherine Appleby
REASON FOR COMMITTEE DETERMINATION	Proposal exceeds 1000sqm
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the CHDMBC:	
1.	Grant with conditions as set out in section 11 of this report.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site consists of an area of approximately 1.1ha and is currently occupied by the Abraham Cowley Unit (ACU) which was opened in 1988, and consists of a two-storey ward block, two-storey education block, a single storey day hospital and 3 car parking areas providing 50 spaces. The ACU lies within the northern part of the wider St Peter's site adjacent to keyworker housing on both sides, and north of the main hospital building (Duchess of Kent Wing). The unit specialises in providing mental health services for adults and provides treatment and support to inpatients, including daytime activities.
- 2.2 The St Peter's Hospital complex is located to the south of Chertsey town centre. It was formerly a 'Major Developed Site' within the Green Belt but following the adoption of the Runnymede 2030 Local Plan the site is no longer within the Green Belt but is now within the urban area. The site is bounded along the northern edge by Holloway Hill, a single carriageway road sparsely lined with residential dwellings and a number of commercial properties (Squires Garden Centre, Silverland Stone, Outdoor Living Design and World of Water Aquatic Centre). There are also four Grade II listed buildings along Holloway Hill/Stonehill Road: Arbon Cottage, Anchor House, Ivy Cottage and Silverlands (not to be confused with the key worker housing area with the same name). Additionally, the White Lodge Centre which provides support for disabled people is located to the east of the site where Holloway Hill and Guildford Road meet. The useable area of the site is broadly flat with a mature tree belt to the north of the site on the Holloway Hill boundary. The site can currently be accessed via Silverlands Close, which is an internal road within the hospital complex and is a 'blue light' emergency vehicle route. There is a variety of buildings within the hospital complex.

- 2.3 To the west of the site planning permission has been granted for residential development as part of a wider enabling development for the hospital, which is currently underway. The site is located southeast of the hospital access onto Holloway Hill. The access is a secondary access into the hospital with the main access from a roundabout onto Guildford Road to the south.

3. APPLICATION DETAILS

- 3.1 This application seeks permission for the demolition of the existing hospital known as the ACU and the complete redevelopment of the site for a new mental healthcare facility. The proposed facility would be irregular in shape and would generally be 2 storeys in height with a predominantly flat roof with some single storey elements and would comprise of 64 inpatient beds across four wards. Each ward will have sixteen beds, all in single room en suite accommodation. Associated facilities, including a garden to each ward which would include first floor enclosed garden areas, a gym and outdoor activity area, family visit facilities, therapies department, two off-ward seclusion facilities, staff roof top garden area, assessment suite and separate discreet entrance are also proposed. Externally it is proposed to provide a service/loading bay and ambulance access plus limited on-site car parking comprising three accessible perpendicular bays alongside Silverlands Close and four spaces within the service yard area (in addition to the existing provision available across the wider St Peter's site). Separate visitor (6) and staff (18) cycling storage close to the entrance of the site is also proposed.
- 3.2 The external materials include a brick or masonry plinth all around the building perimeter for robustness where the building meets the ground with the main façade to be rendered, in a variety of colours. A comprehensive landscape strategy is also proposed to ensure that an adequate environment is provided in the different areas, ward accessible gardens, therapy gardens or visual amenity gardens. The first-floor ward gardens and roof level plant enclosures will use a vertical plank type timber effect cladding. The proposals have also been designed to ensure the retention of most of the trees forming a belt to the north of the site, screening the proposal from Holloway Hill and retaining this valuable habitat and amenity feature.
- 3.3 The proposed development would see the existing facility demolished in a single phase and existing patients and services moved off-site. As part of the decant strategy to allow essential mental health services to continue to be provided by the Trust, the erection of a single storey building for a period of up to three years to provide a temporary 'decant' facility for the existing Abraham Cowley Unit (ACU) was approved on 1st September 2021 under RU.21/0925. Specifically, 20 standard and accessible en suite bedrooms including ancillary ward space for Older Adults currently using the ACU's Spenser Ward would be provided in the temporary building whilst the remaining 53 beds would be allocated off site.
- 3.4 The applicant has advised that it was originally intended for the current ACU to be rebuilt in phases, however, as a result of receiving full government funding for the proposals, the building can now be closed and re-built in a single phase which will allow the new facility to be completed 15 - 18 months earlier. However, the funding is time limited with the current proposed modular building (recently approved under RU.21/0925) to be in use by March 2022 so that the existing ACU can be closed and building work started later in 2022 in order that the works are completed, and the modular accommodation removed from the St Peter's site by November 2024 at the latest when the lease arrangement between Surrey and Borders Partnership NHS Foundation Trust and Cala Homes comes to an end. In view of the short delivery programme and the planning history for the site it was considered that it would be simpler to submit both the redevelopment of the ACU and the modular building as 2 separate applications
- 3.5 The applicant has submitted several other documents and plans including a Planning Statement, Design & Access Statement, Transport Statement, Drainage and Suds Strategy, Flood Risk Assessment, Statement of Community Involvement, Ecological Appraisal & Bat Report, Acoustic Report Impact Assessment, and Tree Survey. The application site has also been subject to pre-application enquiries and meetings with Officers.

4. RELEVANT PLANNING HISTORY

- 4.1 The hospital has an extensive planning history, details of which are set out in RU.17/1815, a recent hybrid application for the redevelopment of the western part of the site and other hospital associated buildings. Since then, other applications have been submitted relating specifically to the hospital:

Reference	Details
RU.19/0317 Full application	Construction of extensions to hospital comprising; - single storey infill extension to Urology Centre, single storey link extension to Urology Centre, part single, part two storey extension to Duchess of Kent Wing, two storey infill extension to Outpatient Block - single storey extension to Education block together with extended patio area - Granted 24 April 2019
RU.19/0934 Full application	Erection of three storey, seven deck multi-storey car park together with alterations to internal road layout for Area F (amendment to design approved under planning permission RU.17/1815). Granted 21/11/19.
RU.19/1399 Full application	Temporary siting of two storey portacabin for a period of three years for use as ancillary hospital functions associated with decanting west site (area A). Granted 21/11/19.
RU.20/0288 Full application	Temporary siting of a single storey portacabin for a maximum period of three years. Granted 12/03/20.
RU.20/0251 Full application	Erection of a substation and LV panel enclosure to power the approved multi-storey car park. Granted 09/04/20.
RU.20/0676 Full application	Erection of replacement generators in one location, new MRI substation and LV panel enclosure for the MRI unit. (amended description 14/07/20). Granted 13/08/2020.
RU.20/1559: Full application	RU.20/1559 - Siting of a single storey portacabin for use as a Car Park Management Office. Granted 22/12/20.
RU.21/0925 Full application	Erection of a single storey 'decant' facility for the Abraham Cowley Unit (ACU) for a period of up to three years- Granted 01/09/21
	Various Details pursuant conditions and Non-material amendments

5. SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.
- 5.3 SPGs which might be a material consideration in determination:

Runnymede Design SPD 2021

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
RBC Contaminated Land Officer	No objections.
RBC Environmental Health Officer	No objections but makes comments regarding air conditioning units and the provision of a CEMP (now provided).
Surrey Bat Group	Recommends more detailed mitigation, compensation and enhancements i.e., bat boxes
SCC Lead Local Flood Authority	No objections subject to SuDS conditions
SCC County Highway Authority	No objections on Highway safety or capacity grounds subject to conditions.
RBC Tree Officer	No objections – subject to the proposals being carried out as recommended in the submitted arboricultural integration and method statement
Surrey Wildlife Trust	Following the submission of further information including indicative bat box locations no objections are raised.
Environment Agency	No comments received.

Representations and comments from interested parties

6.1 39 neighbouring properties were directly consulted given the location of the site and the application was advertised in the local press and through a site notice. The application was also advertised on the Council's website. Two letters of representation have been received which are summarised as follows.

- This is a major development directly affecting our properties. It appears that we will have 3 years of noise, dust and disruption
- The current building opposite my property on Holloway Hill is of single storey and brick built. The view of the building is shielded by trees. The proposal is for a two-storey building of unknown construction. Also, the removal of existing trees and the erection of a 4-metre-high security fence which will be unsightly resembling a high security prison. This will impact on the current environment of the area and the outlook from my property. Any new planting of trees will take a long time to mitigate the outlook from neighbouring properties on the opposite side of the road on Holloway Hill. The submitted plans state that the mature holly hedgerow along the boundary with Holloway Hill is to be retained which would be very beneficial to mitigate the immediate impact of the new development.
- Construction lorries entering and exiting the site from Holloway Hill could block the road which could cause delays and inhibit ambulances trying to reach the hospital.

7. PLANNING CONSIDERATIONS

- 7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The site is not now constrained by the Green Belt designation. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning considerations are the acceptability of development in this location, the impact of the development on the character and visual amenities of the area, including trees, the impact on residential amenity, including noise impacts, issues of traffic, highway safety and parking, contamination, flood risk and drainage, and ecology including species protection and biodiversity of the area. The planning history and comments raised by consultees, and residents are also material planning considerations.
- 7.2 The existing ACU is irregular in shape and is sited on the north western part of the site adjacent to the main access road from Holloway Hill and an open car parking area and comprises a single storey brick building with a shallow pitching roof and rooflights. Linked to this building is a further 3 full two storey brick buildings which are all interlinked to one another. The proposed building would be predominantly two storeys in height with a flat roof and associated plant and sited in a similar location to the existing and would occupy a floor area of just over 6000sqm (approx.195sqm more than the existing ACU). Notwithstanding the associated roof top plant, the proposed building would overall be lower in height than the existing. The building is clearly set in the context of the institutional nature of hospital buildings on site although the building does have an aesthetic value in terms of its modern design. Whilst the design is utilitarian in nature, it has been sympathetically treated to minimise and mitigate its visual impact.
- 7.3 The positioning and arrangement of the building on site has been carefully considered, pulling the building as far away from the trees and boundary as possible and creating two woodland therapy areas in the triangular spaces between bedroom wings. These will be lightly landscaped with informal pathways and seating, allowing the woodland ecology to regenerate. All bedrooms would look onto garden areas. The front of the building is pulled away from the edge of the road along the entrance approach from Holloway Hill. The proposed replacement unit sits at a prominent corner of the St Peter's Hospital site, near the Holloway Hill entrance. This therefore creates an opportunity for a gateway building, but in view of the nature of the use, also the need to be mindful of privacy of patients, thus glazing has been minimised on this corner, instead choosing to use a plain wall at the end of the ward as a sculptural backdrop to the landscape and between ward and therapy gardens and the public realm. A 4.2m high secure boundary fence will be provided which would have trees and soft screening in front and along the southern boundary to Silverlands Close, a 3m high boundary fence will be provided. The entrance block is located on the primary public southwest corner of the site so that it is equally visible from the Holloway Hill approach, the Guildford Road approach and from the main car park. At the entrance, a small drop-off loop road allows space for a soft landscape island of trees to soften the entrance approach. The intention is to extend the tree band along the main road into the site, up to the end of the therapies block.
- 7.4 According to the applicant the design is based on an analysis of the facilities at the ACU, considering best practice guidance and the needs of the Trust and having assessed the units and current accommodation, it is necessary to demolish the current facility and replace with a new building which can provide a better standard of facility to meet current healthcare requirements and other standards of building efficiency. The project is aligned with the Government ambitions to eradicate dormitory accommodation from mental health facilities across the country improving the safety, privacy and dignity of patients suffering from mental illnesses. The removal of dormitories is linked to improvements in individual care, reducing the length of stay and additional benefits for patient safety including infection control and the risk of incidents involving patients or staff

- 7.5 The structure would be simple in design and appearance and would fit comfortably within the context of its setting by respecting the layout, form and scale of surrounding development and enhance the appearance of the existing hospital development being close to an entrance to a main hospital building and would provide a functional need. It is therefore considered that the design and appearance of the proposed works is acceptable. The proposal complies with Policy EE1.
- 7.6 The siting of the building in this location means that residential dwellings could be affected by it, however the building is replacing an existing in a similar use, height and position and it would be sited over 25 metres away from the residential (Greenlands) staff accommodation Block B to the west. Although it would be located approx. 11 metres away at two storey height from the proposed approved (not yet implemented) housing (Silverlands) to the east, in view of the juxtaposition and orientation of the building at this point and that the side windows of the approved 3 storey flatted block would be secondary windows serving living rooms, it is not considered that the proposal would impact on the light, outlook or amenity of these neighbours. In any event, this a residential facility for older adults which will not generate a level of activity, noise, or disturbance which would be incompatible with the wider residential setting. Due regard has also been given to the neighbouring properties to the opposite side of Holloway Hill though the separation provided by the highway itself as well as the intervening soft and hard screening is anticipated to be sufficient to mitigate any substantive impacts. This includes the scale and massing of the building to ensure that there are no significant visual impacts on these residential properties. For these reasons, it is not considered that it would have a detrimental effect on these properties and the proposals are considered to be acceptable and the scheme is considered to be in accordance with Policies EE1 and EE2.
- 7.7 The Hybrid Planning Permission acknowledged that the overall development was acceptable in transport terms subject to the appropriate mitigation on the local road network and taking account of the impact of the development on the Strategic Road Network through a site-specific Travel Plan and Transport Assessment. Parking at the site itself is deliberately limited to encourage visitors and staff to use the main hospital car park. Parking provision is met largely on the wider hospital campus and the proposed development would also link in with the established sustainable transport options from which the hospital site benefits. Servicing arrangements are provided for deliveries/refuse collection in addition to space within the proposed car park for ambulance pick-up/drop-off as may be required from time to time. The number of car parking spaces on the ACU site itself will reduce by a total of 43 spaces. However, due to the reduction in patient numbers to be accommodated (a decrease of nine beds compared to the existing ACU which has 73 beds) and operational efficiencies the new building will offer, the number of staff and visitors on site will reduce and the accompanying transport statement demonstrates that parking demand at ACU will reduce at all times of the day (including the busiest period of the day) following completion of the proposed development. The sustainable travel initiatives consist of increased capacity/frequency of bus services and a package of initiatives that form the St Peter's Hospital Travel Plan. The Travel Plan includes ACU and all other occupants at the wider St Peter's Hospital site. The Travel Plan includes a target to reduce single occupancy staff car trips by 10% over a five-year period. This will increase the availability of parking spaces for ACU staff and visitors. Given the overall reduction in parking demand from redevelopment of ACU, it is considered that the wider St Peter's Hospital has sufficient parking availability to accommodate the future demand from ACU. It is considered the facility would not impact on highways safety or convenience on the wider highway network and would continue to benefit from the hospital's sustainable travel offering. The County Highway Authority has assessed the application and raises no objections to the approval of the application and there are no highways or parking implications, and the proposal complies with Policy SD4 subject to conditions.
- 7.8 With regard to ecology, the site is an existing developed area and as the wider hospital site is relatively ecologically sensitive, an Ecological Appraisal of the site was carried out within the previous hybrid planning application and conditions included. These details have been submitted and were considered acceptable and the relevant condition(s) discharged. At the

time the ACU buildings were assessed as having moderate suitability for roosting bats and further bat surveys confirmed this. In response to this a mitigation strategy for bats is detailed in Section 5.3.1 of the submitted Ecological appraisal and bat survey report and details of the proposed locations of bat boxes on trees (3 in total) and integrated bat bricks (5 in total) have been submitted. The integrated bat bricks are to mitigate for the bat roosts lost during demolition and will provide permanent new roosts in the new building.

- 7.9 The boxes on trees will be used as temporary roosts for bats during the demolition and construction phase but will end up being permanent enhancement features for bats once the development is operational. No objections have been raised by the Surrey Wildlife Trust and it is considered that the requirements from Surrey Bat Group have been satisfied. Subject to the development following the recommendations in the Ecological Appraisal and subject to safeguarding conditions, it is considered that the proposed development can be carried out without any harmful impacts on protected species or habitats and the scheme complies with Policy EE9 and the NPPF
- 7.10 With regard to landscaping the application is supported by an arboricultural integration and method statement which includes a tree survey, tree plan and a tree protection plan. There is only one category 'A' tree, a sycamore. There are five category 'B' trees comprising four sycamores and one purple Norway maple. Out of 47 trees, 36 English Elms are infected with Dutch Elm Disease. Many of the sycamores are also infected with sooty bark disease (SBD) which causes lung disease in humans and animals and is therefore hazardous to health and not a desired species for retention on this particular site. Therefore, it is evident that there will be a significant amount of tree loss, this will however be mostly of poor-quality trees internal to the site. 21 trees are to be retained. The trees aside Holloway Hill will be retained, and all retained trees can be protected. The application is supported by a landscape plan that includes a substantial amount of tree planting which will mitigate the tree loss and be more sustainable in the long term. The statement also contains details of arboricultural supervision and frequency of inspection along with a reporting process to the Tree Officer. The Council's Tree Officer raises no objections to the proposals subject to the implementation of the agreed measures. The proposal complies with Policies EE1 and EE11
- 7.11 Regarding drainage, the site is located within Flood Zone 1 and is therefore considered to have a low probability of flooding. There are no known flood risk or drainage constraints on site. The Lead Local Flooding Authority raises no objections to the proposed drainage strategy subject to conditions. On this basis it is considered that the development would comply with policy EE12.
- 7.12 The Council's CLO does not raise objections as the submitted information does not make any further recommendations. In respect of noise the submitted assessment indicates that the scheme would have a low impact at the existing receptors in the area. Appropriate internal and external noise conditions can be achieved with the provision of suitable mitigation measures as presented in the report. These will need to be confirmed as the design progresses and can be covered by a suitably worded condition to ensure the identified impacts are suitably addressed. On this basis it is considered that the development would comply with Policy EE2.
- 7.13 The proposed Energy Strategy minimises energy loss and consumption by improving building fabrics and installing high efficiency equipment. The development proposes Air Source Heat Pumps and PV panels and is predicted to provide a renewable energy saving of 58%, thus exceeding the 10% target mention in the Local Plan and represents a high level of sustainable design and construction in compliance with Policy SD8 of the Runnymede Borough Council Local Plan. It is for these reasons that it is considered that the applicant has considered renewable and low carbon energy as part of their development proposals.

7.14 Regarding other third party comments concerning the creation of a temporary roadway inside the site for lorries during construction and that entry gateway 1 will be very close to Holloway Hill with a sharp turn into the site at the hospital entrance, although the County Highway Authority recognise residents' concerns, according to the submitted Construction Phase Plan the site will be secure and that the entrance and exit gates will be manned to ensure that access isn't impeded, especially as the access is on a blue light route. A gate person will also monitor and oversee all deliveries which will be scheduled and the contractor will issue HGV routing details. In view of this it is not considered that backing up would occur to either compromise the junction or the blue light route.

7.15 The current proposal, although it would result in a floor area of just over 6000sqm it would in fact amount to approx.195sqm more than the existing ACU and is consistent with previous approved masterplans and outline consents and would not jeopardise the long-term development of the site. The environmental impacts of the proposal would also be very limited in their extent due to the previously developed status of the land and the physically contained nature of the site. The proposed development is integral to provide key, essential mental health care services. The project forms part of an ongoing programme to improve the 24/7 inpatient estate operated by the Trust, designed to make the estate fit for 21st century mental health care delivery. The proposal will support the continued service to the local community by the hospital in accordance with Policy SL1.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

8.1 In line with the Council's Charging Schedule the proposed development would not be CIL liable.

9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

9.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposed a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

10. CONCLUSIONS

10.1 The development is considered to have an acceptable design and appearance, with no implications for parking or highways. The development has been assessed against the following Development Plan policies –policies SL1, EE1, EE2, EE9, EE11, EE12, EE13, SD4, SD7, and SD8 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

11. FORMAL OFFICER RECOMMENDATION

The CHDMBC be authorised to grant planning permission subject to the following planning conditions:

1. Full application (standard time limit)

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

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

2. List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans & elevations

PL-A-201-0001 P2, PL-A-201-0002, P2 PL-A-201-0003 P2, PL-A-201-0004 P3, PL-A-201-0005 P4, A-201-0006 P3, A-201-0007 P2, A-201-0008 P2, A-201-0011 P2, A-201-0012 P2, A-201-0013_P2, DR-L-3001 P04, DR-L-3002 P03, SE-A-201-0014 P2, DR-L-1002 P05, DR-L-1001 P06, Flood Risk Assessment, Curtins, October 2021, revision P01, document reference:075726-CUR-00-XX-RP-D-92001, Drainage & SuDS Strategy, Curtins, October 2021, revision P02, document reference:075726-CUR-00-XX-RP-D-92001, Combined Phase 1 & 2 Geotechnical and Geo-environmental Investigation, Land Science, May 2019, revision V1.0, document reference: LS 4053, Construction HS Plan, LS4053 - St Peters Hospital V2 - Ground Investigation Part-1, LS4053 - St Peters Hospital V2 - Ground Investigation Part-2, Ecological Appraisal and Bat Survey Report, Planning Statement, D & A Statement, RE-L-0001 P04, Energy Strategy, Noise Impact Assessment, received 08/11/21, Quaife Woodlands AR-3649 AIMS-211125 Rev. A. received 29/11/21, A114598 Transport Statement - TT - Final - Dec 2021 received 14/12/21 and STP-IBI-WS-XX-PL-A-201-0005 P3 received 14/01/22.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

3. External materials (details required)

Before the above ground construction of the development hereby permitted is commenced, details of the materials to be used in the external elevations shall be submitted to and approved by the Local Planning Authority and no variations in such materials when approved. Development shall be carried out in accordance with the approved details.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

4. Landscaping Details

The hard and soft landscape proposals as shown on drawing numbers STP-TFC-XX-00-DR-L-1001 P06, STP-TFC-XX-00-DR-L-1002 P05, STP-TFC-XX-00-DR-L-3001 P04, STP-TFC-XX-00-DR-L-3002 P03 and in the approved Arboricultural Integration & Method Statement 25/11/21 REF: AR-3649 AIMS-211125 Rev. A shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority.

Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: To preserve and enhance the character and appearance and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.4. Travel Plan

5. Tree Protection

Prior to the commencement of any works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site tree protective measures shall be installed in accordance with the approved Arboricultural Integration & Method Statement 25/11/21 REF: AR-3649 AIMS-211125 Rev. A.

The works shall be carried out in accordance with the approved protection plan and method statement. The protective measures shall remain in place until all works are complete and all machinery and materials have finally left site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access, other than that detailed within the approved plans, be made without the written consent of the LPA.

There shall be no burning within six metres of the canopy of any retained tree(s). Where the approved protective measures and methods are not employed or are inadequately employed or any other requirements of this condition are not adhered to, remediation measures, to a specification agreed in writing by the LPA, shall take place prior to first occupation of the development, unless the LPA gives written consent to any variation.

Reason: To protect the trees to be retained and enhance the appearance of the surrounding area, to ensure that replacement trees, shrubs and plants are provided and to protect the appearance of the surrounding area and to comply with Policies EE1, EE9, and EE11 of the Runnymede 2030 Local Plan and guidance in the NPPF.

6. Travel Plan

The development hereby approved shall be in accordance with and subject to the St Peters Hospital Travel Plan (approved under RU.19/1732). The approved Travel Plan shall be implemented prior to occupation and for each subsequent occupation of the development, thereafter the Travel Plan shall be maintained and developed to the satisfaction of the Local Planning Authority.

Reason: To provide sustainable transport measures for visitors and staff and to ensure that the impact of the proposal on the free and safe flow of traffic on the local and strategic highway network is kept to a minimum in accordance with section 10 of the Highways Act 1989.

7. Construction Transport Management Plan

The development hereby approved shall be constructed in accordance with the Construction Phase Plan. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to satisfy Policies SD3 and SD4 the Runnymede 2030 Local Plan and guidance within the NPPF.

8. Prior to the piling or excavation of foundations for the development hereby permitted, details of the design of a surface water drainage scheme shall first have been submitted to and approved in writing by the 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 on SuDS. The required drainage details shall include:

- a. Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principals set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of **3.1l/s for the 1 in 1 year rainfall event and 11.7l/s for the 1 in 100-year (+CC) rainfall event.**
- 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 restriction 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 site will be protected from increased flood risk.
- d. Details of drainage 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 constructed to the National Non-Statutory Technical Standards for SuDS.

9. Ecological Enhancements

The ecological enhancements as detailed in Section 5.4 and mitigation strategy for bats as detailed in Section 5.3.1 of the Ecological Appraisal and Bat Survey Report and the proposed locations of bat boxes on trees (3 in total) and integrated bat bricks (5 in total) as shown on drawing number STP-IBI-WS-XX-PL-A-201-0005 P3 shall be implemented prior to the first use of the development hereby permitted and shall be retained thereafter.

Reason: To enhance the biodiversity of the site and to comply with Policies EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF

10. Energy Statement

The development hereby permitted shall be built in accordance with the Energy Strategy by Hulley and Kirkwood Consulting Engineers Ltd dated October 2021 and thereafter retained, maintained and operational with no variations to the approved measures or details made without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a minimum of 10% of the energy requirement of the development is produced by on-site renewable energy sources and to comply with guidance in the NPPF.

11. Renewable energy (heat pump)

Prior to the occupation of the development hereby approved, details of the heat pump to be installed shall be submitted to and approved in writing by the Local Planning Authority (LPA).

Details shall include acoustic data to demonstrate that there will be no increase in the background noise level and that there will be no tonal noise emitted from the unit, as well as details of the location of the unit(s) and the distance to the closest dwelling. The development shall thereafter be carried out in accordance with such details as may be approved or any other approved details as submitted to the LPA, if an alternative to the chosen renewable energy is to be installed.

Reason: To ensure sustainable design and to protect the amenities of neighbouring residential occupiers and to comply with Policies EE1 and SD7 of the Runnymede 2030 Local Plan and guidance within the NPPF.

12. Water efficiency

Prior to the first use/occupation of the development hereby permitted, details of the water efficiency measures and rainwater harvesting shall be submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented and retained for the lifetime of the development

Reason: In order to achieve water efficiency and sustainable development and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance within the NPPF.

13. External lighting and floodlighting

No external lighting shall be installed except in accordance with details that have first been submitted to and approved in writing by the local planning authority. Such details shall include proposed hours of use and measures to ensure that no direct light is projected into the atmosphere above the lighting installation. Development shall be carried out in accordance with the approved details and be retained as such thereafter.

Reason: To protect the amenities of occupiers of nearby properties and to protect wildlife and to comply with Policies EE2 and EE9 of the Runnymede 2030 Local Plan and guidance within the NPPF.

14. Noise

The development hereby permitted shall be built in accordance with the recommendations and mitigation measures as set out in the Noise Impact Assessment by Sweco dated 08/10/21 and thereafter retained, maintained and operational with no variations to the approved measures or details made without the prior approval, in writing, of the Local Planning Authority.

Reason: To protect the amenities of occupiers of nearby properties and to comply with Policy EE2 the Runnymede 2030 Local Plan and guidance within the NPPF.

Informatives:

1. The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.
2. Many trees contain wildlife such as bats and nesting birds that are protected by law. The approval given by this notice does not override the protection afforded to these species and their habitats. You must take any necessary steps to ensure that the work you are carrying out will not harm or disturb any protected species or their habitat. If it may do so you must also obtain permission from Natural England prior to carrying out the work. For more information on protected species please go to www.naturalengland.gov.uk
3. The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours: -
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

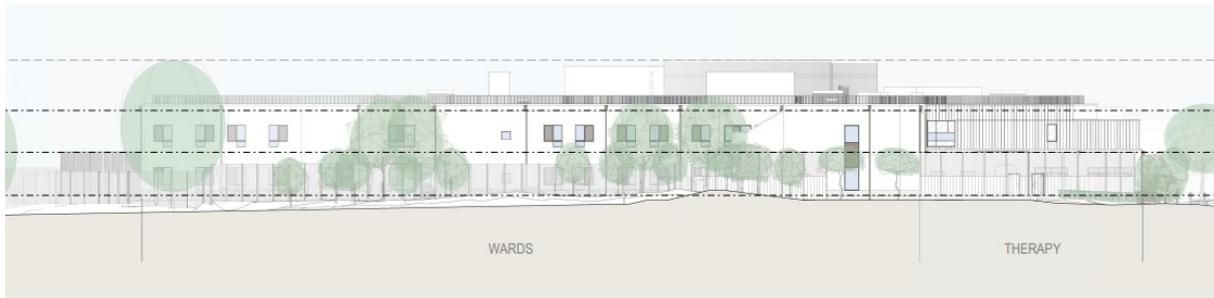
Location Plan



Proposed Site Plan

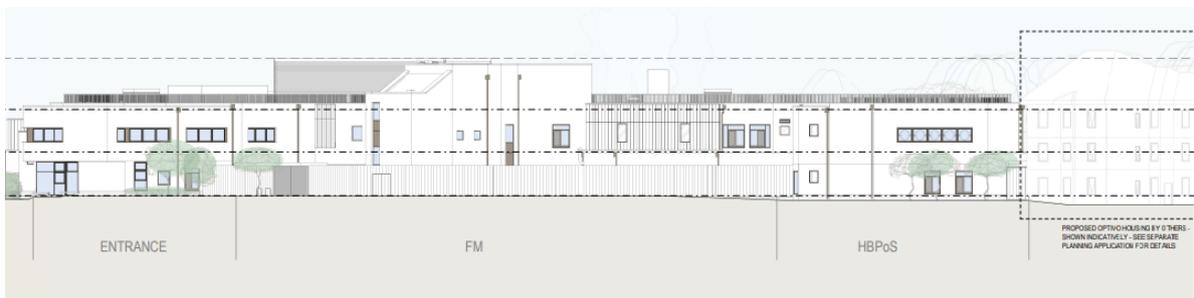


Proposed North West Elevation

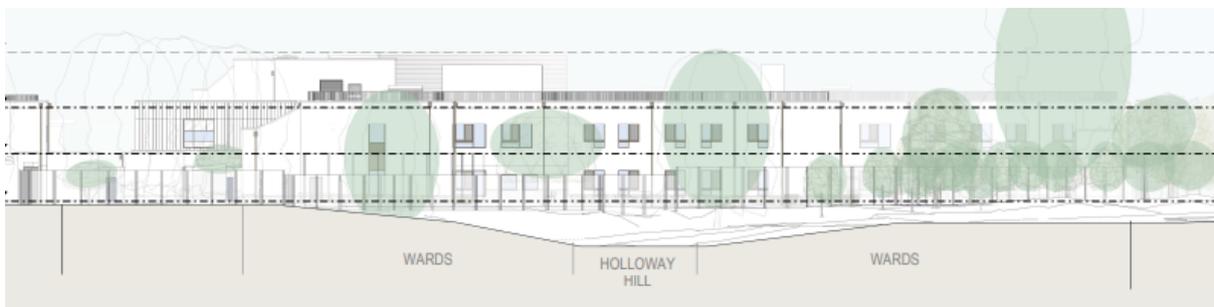


- North West

Proposed South East Elevation



Proposed North East Elevation



North East

Proposed South West Elevation



