Application No: 2016/3472
Application Type: FULL
Case Officer: Edward Chetwynd-Stapylton
Ward: Weybridge St Georges Hill Ward
Location: Whiteley Village Octagon Road Hersham Walton-on-Thames Surrey KT12 4EH
Proposal: Development comprising 30 residential care suites with communal and ancillary facilities and refurbishment and extension to Whiteley House to provide an extra 44 care home units, including communal and ancillary facilities (3,936.4 sq.m.)
Applicant: The Whiteley Homes Trust
Agent: Mr James Griffin
Hunter Page Planning
Thornbury House
18 High Street
Cheltenham
GL50 1DZ
Decision Level: If Permit – Sub Committee
If Refuse – Sub Committee
Recommendation: Permit subject to receipt of legal agreement

Representations:

16 representations have been received in respect of this application, comprising 8 objections and 8 letters of support.

The objections received are concerned with:
• Parking
• Traffic
• Change in tenure type for the proposed flats will change the make-up of the village
• Design of the proposal
• Loss of trees and habitats
• Loss of green belt
• Impact on Conservation Area
• Pressure on local, overstretched, GP services

The letters of support include one received from the Prince’s Foundation.

This application has been promoted by Councillor Foale if permit and Councillor Harman if refuse

Description

1. Whiteley Village is a unique planned self-contained 20th Century Village Community situated just south of Walton at the centre of a 225 acre estate. The buildings, effectively alms houses, were designed by eminent architects of the period and retain many original features. It is of both very high architectural and historic regional and national significance. The Village was designated as a Conservation Area by Elmbridge Borough Council on 6 March 1979. It is a philanthropic village built in Arts and Crafts style to a layout devised by the eminent architect Frank Atkinson. It was funded by a bequest of a million pounds in the will of William Whiteley, founder of the London retail store, who died in 1907. The aim of this was to present a combination of different styles in one harmonious group, avoiding institutional characteristics. All of the designed cottage style houses share the common Surrey vernacular materials of brick and tile and most are Statutory Listed Grade II.
2. Whiteley Village is owned and operated by The Whiteley Homes Trust, a charitable trust, entirely for the benefit of its 500 or so elderly residents of limited financial means. The Village is self-contained and has its own library and community facilities, providing a very pleasant and secure living environment for its residents who reside in a well-designed settlement which is of a very high landscape and architectural quality tailored for their needs.

3. The Village is an integral part of the care infrastructure for the elderly in Elmbridge and Surrey. The vast majority of the 500 or so residents who occupy the cottages (average age 82) qualify for and receive housing benefit. The small number of residents who do not qualify or claim housing benefit are of limited means, insufficient to maintain their independence without support. Whiteley Village is one of the largest providers of accommodation for older people in the Borough. It provides the equivalent of 24% of the sheltered housing stock for rent within Elmbridge Borough. Substantially all the admissions to the 114 bed care home are referred from the community outside the Village of which 60% are funded by Surrey Social Services. The Care Centre is a vital resource to Elmbridge. 30% of the extra care apartments in Huntley House are maintained for admissions referred by Surrey Social Services.

Constraints

4. The relevant planning constraints are:
   - Green Belt
   - Whiteley Village Conservation Area
   - Listed Buildings
   - Tree Preservation Orders
   - TBH SPA 5km zone

Policy

5. In addition to the National Planning Policy Framework and the National Planning Practice Guidance, the following local policies and guidance are relevant to the determination of this application:
   - The Planning (Listed Buildings and Conservation Areas) Act 1990
   - Core Strategy 2011
   - CS1 – Spatial strategy
   - CS2 – Housing provision, location and distribution
   - CS6 – Whiteley Village
   - CS14 – Green Infrastructure
   - CS15 – Biodiversity
   - CS17 – Local Character, Density and Design
   - CS19 – Housing type and size
   - CS20 – Older People
   - CS25 – Travel and Accessibility
   - Development Management Plan 2015
   - DM1 – Presumption in favour of sustainable development
   - DM2 – Design and amenity
   - DM4 – Comprehensive Redevelopment
   - DM6 – Landscape and trees
   - DM7 – Access and parking
   - DM8 – Refuse, recycling and external plant
   - DM9 – Social and Community Facilities
   - DM10 – Housing
   - DM12 – Heritage
   - DM17 – Green Belt (development of new buildings)
   - DM18 – Green Belt (development of existing buildings)
   - DM20 – Open Space and views
   - DM21 – Nature conservation and biodiversity
6. There is a very extensive planning history associated with this site. It should be noted that this application is accompanied by the requisite Listed Building Consent application (ref. 2017/3769) and also application ref. 2017/3471 for a development comprising 62 almshouses and a 40 unit care home including associated access, parking and landscaping, which is currently under consideration.

7. The planning history associated with Whiteley, Ingram and Huntley Houses is as follows:

**Whiteley House:**

<table>
<thead>
<tr>
<th>Ref</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1998/1825</td>
<td>Roof extension over existing internal courtyard</td>
<td>Permit - 02/03/1999</td>
</tr>
</tbody>
</table>
| 1998/1885   | Roof extension to existing internal courtyard formation of mezzanine floor and \  
balcony removal of first floor and balcony removal of first floor fire escape stairs and \  
internal works to existing window and brickwork | 02/03/1999 |
| 1998/0342   | Re-glazing and pitched roof to existing single storey link between Ingram House and the rear of Whiteley House | 27/05/1998 LBC |
| 1998/0349   | Re-glazing and pitched roof to existing single storey link between Ingram House and the rear of Whiteley House. Whiteley Homes Trust | 27/05/1998 PER |
| 1994/1302   | First and second floor corridor link glazed roof over internal courtyard internal and external alterations including the removal of internal windows and brickwork. The Whiteley Homes Trust | 04/01/1995 LBC |
| 1994/1322   | First and second floor corridor link and glazed roof over internal courtyard. The Whiteley Homes Trust | 04/01/1995 PER |

**Ingram House:**

<table>
<thead>
<tr>
<th>Ref</th>
<th>Description</th>
<th>Decision</th>
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<tbody>
<tr>
<td>1998/0349</td>
<td>Re-glazing and pitched roof to existing single storey link between Ingram House and the rear of Whiteley House. Whiteley Homes Trust</td>
<td>27/05/1998 PER</td>
</tr>
<tr>
<td>66/11318</td>
<td>Installation of new tank and lift motor room in roof</td>
<td>27/01/1966 A</td>
</tr>
<tr>
<td>84/1203</td>
<td>New roof to dormitory block</td>
<td>20/12/1984 PT</td>
</tr>
<tr>
<td>65/11149</td>
<td>Erection of single storey dormitory building with link to hospital</td>
<td>15/12/1965 PC</td>
</tr>
<tr>
<td>86/1421</td>
<td>Single storey extension to dormitory block</td>
<td>15/01/1987 PC</td>
</tr>
<tr>
<td>1998/0342</td>
<td>Re-glazing and pitched roof to existing single storey link between Ingram House and the rear of Whiteley House</td>
<td>27/05/1998 LBC</td>
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</tbody>
</table>
Huntley House:

<table>
<thead>
<tr>
<th>Ref</th>
<th>Description</th>
<th>Decision</th>
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</thead>
<tbody>
<tr>
<td>2003/1999</td>
<td>Provision of 4 buggy/parking shelters for disabled users (amendment to the design of those approved under planning permission 2002/0806)</td>
<td>28/10/2003 PER</td>
</tr>
<tr>
<td></td>
<td>Whiteley Village Development Co Ltd</td>
<td></td>
</tr>
<tr>
<td>2001/0348</td>
<td>Part two/part three storey building providing 50 units of very sheltered accommodation and shared facilities together with associated access/landscaping</td>
<td>30/10/2001 PER</td>
</tr>
<tr>
<td></td>
<td>Whiteley Homes Trust</td>
<td></td>
</tr>
<tr>
<td>2010/0338</td>
<td>2 rear and 2 front rooflights</td>
<td>13/04/2010 PER</td>
</tr>
<tr>
<td></td>
<td>Whiteley Homes Trust</td>
<td></td>
</tr>
<tr>
<td>2002/0806</td>
<td>Formation of 5 timber structures comprising 4 Buggy Park Shelters and 1 Bin Store and electrical sub station and gas meter houses</td>
<td>28/05/2002 PER</td>
</tr>
<tr>
<td></td>
<td>Whiteley Homes Trust</td>
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Proposal

8. Planning permission and associated listed building consent (ref. 2016/3769) is being sought for a development comprising 30 residential care suites with communal and ancillary facilities (the ‘Care Hub’) and the refurbishment and extension to Whiteley House to provide an extra 44 care home units, including communal and ancillary facilities (3,936.4 sqm) and Listed Building Consent for extension to Whiteley House to provide an extra 44 home care units including communal and ancillary facilities (2016/3769).

9. The planning application is accompanied by the following reports:
   - Arboricultural Reports prepared by LeDeWood LLP
   - Heritage Statement prepared by Richard K Morris and Associates
   - Design and Access Statement prepared by Levitt Bernstein
   - Desk Based Archaeological Assessment prepared by CgMs
   - Ecological Assessments prepared by All Ecology
   - Flood Risk Assessment and Drainage Strategy by Glanville
   - Masterplan and Vision Statement (including Landscape Vision) prepared by Hunter Page Planning, Levitt Bernstein and Richard K Morris and Associates
   - Statement of Community Involvement prepared by Hunter Page Planning/Levitt Bernstein
   - Transport Statement prepared by Bellamy Roberts
   - Energy Statement prepared by Qoda Consulting

10. The submission of this application follows a public exhibition where members of the local community were able to attend, view and comment upon the proposals. Full details of this community engagement can be found within the accompanying Statement of Community Involvement.

11. As set out in the Planning Statement submitted with the application, The proposal comprises a phased development comprising the provision of a new ‘Care Hub’ building to include 30 nursing care suites, communal and ancillary facilities (Use Class C2) as phase 1 and the refurbishment and extension of Whiteley House to provide a 44 unit extra care home including communal and ancillary facilities (Use Class C2) as phase 2.

12. The proposed ‘Care Hub’ would comprise the following:
   - 30 en-suite care suites for high dependency residents, arranged in 2 clusters of 15 rooms each organised around a shared open plan kitchen/living area
   - A new café space able to seat up to 80 residents and visitors
   - A range of flexible health spaces and consultation rooms for visiting practitioners
   - Ancillary space for support staff
   - New landscaped areas including a courtyard for the high dependency residents, and a shared landscape space for Ingram House and Whiteley House residents, and parking areas
Whiteley House would comprise:

- 44 new 1 and 2-bed Extra Care apartments arranged around a new naturally ventilated central atrium formed by installing a series of roof lights over the existing light wells in the building
- Communal dining space and lounge areas for residents
- Ancillary office, storage and kitchen space, and new parking areas

13. The new Care Hub will provide a new facility in the village, combining purpose built care suites, designed in collaboration with Trust staff, which will provide more intensive residential care with a homely, non-institutional feel for residents nearing the end of their life and for existing residents needing short term respite care after an illness, along with a wide range of care and social spaces. The new building, to be located in a part of the village identified for infill development, will be sensitively designed in an Arts and Craft style using high quality materials, including red brickwork and clay tile roofs to compliment the surrounding buildings, but will also include a new café/meeting space in an octagonal building located on a prominent corner of the site facing Octagon Road. The new café will feature highly glazed walls to create a welcoming, open character, and a distinctive new octagonal shaped metal roof, helping create a new landmark in this part of the village.

14. Whiteley House (Grade II listed) forms part of the current ‘care centre’ within the village along with Ingram House. The works to Whiteley House will involve the complete renovation and re-organisation of the existing building to bring it up to modern standards, along with sensitive new build extensions to the roof and rear of the building, replacing less sympathetic modern additions with high quality new accommodation designed to match the style of the original building.

15. As set out in the design and access statement submitted with the application, the proposals will provide new high quality specialist residential accommodation to help meet the needs of Elmbridge and the wider Surrey area. The proposals for Whiteley House will result in a reduction in more expensive traditional care beds and an increase in the principle of supporting people in their own home. The apartments will comprise a mix of large studio, 1-bed and 2-bed flats. The building will also provide assisted care facilities. The operating model will be as follows:

- All have a minimum age restriction of over 55s
- There will be an independent assessment of prospective residents needs at entry to understand the specific support and care package each resident will receive, which can be adapted depending on changing requirements.
- There will be a minimum care provision tailored to the individual needs of the residents.
- All communal facilities provided at the Whiteley Village will be available to the prospective residents of the extra care facility, plus those dedicated in the development.
- The provision of a meal service in the communal dining space.
- The building will have a 24/7 staff presence.

16. The new landscape works will build on the established character of the village, retaining many of the existing mature trees on the site of the new Care Hub, to provide a range of outdoor spaces for residents to meet and sit outside within a garden setting. Parking and service areas will be discretely integrated into the new works, to minimise their impact on the setting of the existing buildings, and range of new wheelchair accessible footpaths will be created to provide routes between the new facilities and parking areas.

17. Amended plans and updated supporting information comprising:

- Updated Landscape Vision – prepared by Levitt Bernstein
- Design Addendum and Landscape Mitigation Response – prepared by Levitt Bernstein
- Updated Tree Report – prepared by LaDellWood and Levitt Bernstein
- Responses to ecological comments – prepared by All Ecology
• Heritage note on Whiteley House – prepared by Richard K Morriss and Associates
• Statement of Public Benefits – prepared by Hunter Page Planning and Whiteley Homes Trust
• Whiteley House Condition Statement – prepared by the Whiteley Homes Trust
• Letter of support - provided by the Princes Foundation.
• Updated plans and drawings as follows:
  • New landscape arrangement plan
  • New landscape softworks plan

were accepted during the course of the application. These are all available to view on the public planning website via the following link:


Consultations

18. Environmental Health & Licensing Manager (Contaminated Land): No objection subject to suitably worded conditions

19. SCC Sustainable Drainage and Consenting Team: No objection, subject to suitably worded conditions

20. Planning (Conservation): No objections to the proposals for Whiteley House. With regard to the Care Hub, the location is considered to be appropriate and the changes made to the design of the care hub café roof are considered satisfactory. The previously requested changes have been incorporated into the scheme and there are no adverse comments subject to consideration of the impact of the development on the existing trees and future planting.

21. Planning (Heritage Landscape & Trees): Following the re-consultation on amended plans and documents, the majority of issues have been addressed in the Landscape Vision (March 2017), Design Addendum and Landscape Mitigation (March 2017) Softworks Plan, General Arrangement Plan and Tree Report. This research and analysis as presented will form the basis of a landscape masterplan and strategy for Whiteley Village which should be secured by way of a suitably worded condition as set out in the applicant’s cover letter dated 16 March 2017 within 12 months of the commencement of the development as approved.

22. Planning (Tree Officer): No objection, subject to conditions

23. Natural England: No objection. The applicant has agreed to pay the full SAMM contributions (based on the gross number of bed spaces). However concern remains regarding an appropriate SANG – this is discussed in the report below.

24. Surrey Bat Group: Most concerns overcome. However the critical issue of protecting the flightline of the brown long eared maternity roost has not. NB further consultation on this currently underway (26/04/17) and any response will be reported at the meeting.

25. Surrey Wildlife Trust: No comments received in respect of amended plans consultation. Notwithstanding that they recommend that the applicant be required to undertake all the recommended actions in Section 4.0 of the Care Hub Appraisal Report and Section 5.0 of the Whiteley House Appraisal Report for other mammals and nesting birds. With regard to bats SWT advise that all the concerns raised by the Surrey Bat Group are addressed. SWT are also concerned about the proposed loss of woodland and recommend that the applicant be required to plant replacement trees. A Landscape Management Plan is also recommended to protect and enhance the site’s biodiversity value.

26. SCC Transport Development Control: No requirements

27. SCC Conservation & Archaeology: No objection subject to a suitably worded condition
28. SCC Adult & Social Care: No comments received

29. Historic England: Historic England has concerns regarding the applications on heritage grounds, primarily in relation to the care hub and the design of the café. Historic England consider that these aspects of the scheme will cause some harm to the significance of Whiteley Village Conservation Area and listed buildings within it.

30. Head of Housing: No objection. Based on the information provided it would appear that the accommodation proposed within the care hub and Whiteley House can be considered to fall within use class C2 (Residential institutions). As neither element falls within use class C3 (Dwellinghouses), Policy CS21 (Affordable Housing) does not apply.

Positive and Proactive Engagement

31. In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of 186-187 of the NPPF by making available pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

32. Comprehensive pre-application advice has been provided to the Trust, most recently in April 2016 (Ref. PreApp1262293).

Planning Considerations

33. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and section 70 (2) of the Town and Country Planning Act 1990 requires that planning applications be considered in accordance with an up to date development plan unless material considerations indicate otherwise.

34. In this case, the Development Plan for consideration includes the Core Strategy (July 2011), the Development Management Plan (April 2015) and Supplementary Planning Documents (SPD) on Developer Contributions and Design and Character.

35. Also material to the consideration of the proposed works, and in particular with regard to the application site’s location within the Conservation Area, are the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990; Section 66(1) of the Act sets out the requirement that special regard is paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) of the Act also sets out the requirement that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

36. The main planning considerations in the determination of this application are:

- The principle of the development including impact on the Green Belt
- Design Considerations including heritage and provision of a suitable residential environment
- Heritage
- Landscape
- Trees
- Ecology
- Use class, affordable housing and other financial considerations
- Access and parking
- Flood risk

The principle of the development including impact on the Green Belt

37. Whiteley Village falls within the Hersham Settlement Boundary. However given the significance of the village within it benefits from its own bespoke Core Strategy Policy (Policy CS6). For ease of reference this is reproduced in full below:
CS6 - Whiteley Village

In recognition of Whiteley Village’s unique circumstances, the evolving needs of its elderly residents, and the desire to conserve and enhance its character and function and support its long-term sustainability, infill development will be permitted within the village boundary as identified on the proposals map provided that:

i. it is in accordance with PPG2;
ii. it supports the findings of the most up-to-date Strategic Review of Housing Provision for Older People or meets a specific identified need;
iii. it is at an appropriate scale in relation to the existing built up area, respects the distinct pattern and layout of the village and supports its integrity;
iv. it is of a high standard and seeks to complement and enrich the village's unique character, reflecting the visionary and architectural ideas of the original concept.
v. it takes full account of the conservation status of the village and the numerous heritage assets, as well as its impact on the Green Belt;
vi. adequate utility, community and other services are available;
vii. it is related to the concept and wishes of William Whiteley and provides accommodation for people with limited means.

In order to provide more detailed guidance on the future development of the village and ensure it is sensitive to its important historic, architectural, and landscape assets, a Conservation Area Appraisal and Management Plan will be produced by The Whiteley Village Trust, in association with the Council and English Heritage, with the aim of forming supplementary planning guidance.

In addition, the Council will support the Trust to develop the role of the village in meeting the needs of older people within the wider community and to increase public access and use to the surrounding open land.

38. As such the key policy consideration is whether the proposed development is acceptable having regard to the criteria, (i to vii) set out above.

39. With regard to criteria (i) above, it is of course recognised that the National Planning Policy Framework (NPPF) was published after the adoption of the Core Strategy and therefore takes precedence in terms of establishing the acceptability, or otherwise, of the development. However it is considered that Policy CS6 is consistent with the framework. Therefore whilst limited infilling will be considered acceptable within the village boundary (as shown on the proposals map) this has to be subject to the criteria set out in the policy especially the criteria requiring that development respect the unique character of the conservation area and ensuring that the development meets the ethos of the village by providing accommodation for people with limited means.

40. As set out in the pre-application advice response dated April 2016, there is in principle support for providing new and improved community facilities, notwithstanding the concerns expressed regarding the lack of a comprehensive development approach to include Ingram House.

41. With regard to the site's location within the Green Belt, it is considered that the proposals for Whiteley House would be appropriate development given the nature of the proposals comprising refurbishment and limited extensions. The extensions are considered to represent a modest overall increase in floor space and have been designed to be subservient to the existing building.

42. The proposed Care Hub development whilst comprising new building and therefore ‘inappropriate development’ within the Green belt is to be sited within an area identified in the Whiteley Village CAMP document as a ‘possible development opportunity site’. In addition it is considered to fall within the exception set out in the 5th bullet point to Paragraph 89 of the NPPF namely that it would comprise limited infilling in a village that is for local community needs as set out in policies within the Local Plan.
43. Notwithstanding this interpretation the applicant has also put forward very special circumstances to justify the development based on the local need for the provision of housing with care for elderly residents in the borough.

**Design considerations including heritage and provision of a suitable residential environment**

44. In terms of design, as set out above, the statutory test is that new development should preserve and enhance the setting of the Conservation Area. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the requirement that special regard is paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess and Section 72(1) sets out the requirement that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of listed buildings.

45. The development proposed within this application comprises the conversion of the Grade II listed former hospital building, Whiteley House, and the construction of a new ‘care hub’ building. The design and layout of this element of the scheme has evolved through the pre-application process and also during the course of the application.

46. In terms of the acceptability of the scheme, the material considerations are the acceptability of the scheme as reviewed by both Historic England and the Council’s own Listed Buildings Adviser. In this regard the Council’s adviser stated that with regards to the proposed extensions to Whiteley House, having been through a lengthy pre-discussion phase, these are satisfactory. With regard to the interior Historic England advised that further understanding should be sought regarding how the current proposals might impact on the legibility of evidence of its past use as a cottage hospital at this site. The additional documents and amend plans submitted during the course of the application explained that efforts had been made to find historic plans and documents to inform understanding of the evolution of the building up to the current arrangement, but that those could not be sourced. As such Historic England advised that the Council will need to decide whether there is sufficient information to be able to assess the impacts of the proposal on the significance of the listed building or whether an informed judgement, based on best available evidence, on the likely evolution of the internal layout of the building could be realistically provided to help decision making. In this regard the Council’s Historic Buildings Adviser is satisfied that as the building has been inspected and as its use has evolved since its original construction resulting in extensions and internal alterations over the years it is not considered that the proposed internal alterations would adversely impact on its heritage significance.

47. With regards to the site for the Hub/Café building, this is located in Character Area 2 identified within the Whiteley Village CAMP document. The CAMP document has recognised that the scale and grouping of existing buildings in this sub-area is distinct from the rest of the village and that there is an institutional character to these buildings. The siting of a care hub here would therefore not appear to be damaging to the overall character of this part of the conservation area or setting of listed buildings. It is not considered that the proposal would have a negative impact on the concept of development separated by the radial vistas emanating from the Whiteley monument at the centre of the octagon and nor would it be detrimental to the concept of the original layout (subject to impact of the development on the existing trees and future planting).

48. It was considered that the café element could work well as a contrasting element employing quite a lot of glass. The footprint of the café was amended at pre-application stage from a circular design to an octagonal one to reflect the layout of the village itself and we considered this to be an improvement. The shape of the roof, the open views out from the Café and its unique function within the layout justify the use of contrasting material for this small element of the development. All other materials in the schemes should however replicate the colour, tone and texture of the brick aesthetic elsewhere on the site.
49. Historic England however, in assessing these applications, refer to the National Planning Policy Framework (NPPF) which sets out the requirement on decision takers to place great weight on the conservation of heritage assets commensurate with their significance and highlights that significance can be harmed or lost through extension or alteration or through development within the setting of heritage assets (paragraph 132). Any harm to a heritage asset should be balanced by public benefits that clearly outweigh that harm (paragraph 134). Decision takers are also encouraged to seek opportunities for new development within the setting of heritage assets to enhance or better reveal their significance (Paragraph 137); and to consider favourably proposals that would respect local distinctiveness and achieve exemplary design (paras. 60, 131). In addition Policy CS6 of the Elmbridge Core Strategy, which specifically relates to Whiteley Village, sets out a number of principles that new development should adhere to. These refer to proposals being of an appropriate scale in relation to the existing built up area, to respect the distinct pattern and layout of the Village and to support its integrity. Development should be of a high standard and seek to complement and enrich the village's unique character, reflecting the visionary and architectural ideas of the original concept. This is further amplified in the Whiteley Village Conservation Area Character Appraisal and Management Plan (CACAMP) adopted in 2012. This highlights the key features of the conservation area including: a legible plan centred on the monument to William Whiteley; a consistent single storey scale with prominent rooflines as built forms; survival of pre-village trees woven into the village plan; tree groups softening the townscape in places and maintaining a picturesque character throughout. The CACAMP also recognises that Whiteley village has never been 'finished' as per its original plan and that there has been an aspiration to expand on the 'spokes' radiating from its central hub since the earliest proposals. It includes a plan showing the areas most likely to be subject to change, with potential limited infill development sites highlighted.

50. As originally submitted Historic England acknowledge that the proposal are at an advanced stage and are part of the Trust's draft vision and masterplan for the site which seeks to deliver a new model of care for the estate based on the current strategic need in Elmbridge and the wider Surrey area for extra care facilities providing more support and personal care into people's own homes. Historic England also acknowledge that the proposed locations for the new development are in areas identified in the CACAMP as being suitable for change or new infill.

51. On this basis, Historic England have not objected to the external alterations to Whiteley House, which are considered to be largely sensitive and in keeping with its historic appearance and the Arts and Crafts design ethos for the site. In terms of the internal alterations, they recognise that most of the original internal plan form, based on large wards, has been lost over the last century. However some of the significance of Whiteley House lies in its historic value, illustrating the development and popularity of cottage hospitals, and how the hospital was extended over a fairly short period of time to meet the growing and changing needs of the residents. In Historic England's initial response they recommended that in order to be able to fully understand how the current proposals might impact on the legibility of evidence of this past use, additional information be submitted illustrating how the internal historic layout has evolved and been altered over the years resulting in the current arrangement. As a result of further consultation, the additional submissions explain that efforts have been made to find historic plans and documents to inform understanding of the evolution of the building up to the current arrangement, but that these cannot be sourced.

52. It is noted that Historic England have raised no objection to the proposed external works to Whiteley House (Grade II listed) which they consider to be largely sensitive. At the request of Historic England, the applicant has attempted to obtain further information regarding the evolution of the building but has been unsuccessful. However, the Council's listed buildings adviser has considered that there have inevitably been numerous changes to the interior, which in any case was of simple institutional design and he is satisfied that we have sufficient information to make a positive decision. Both the applicant and the consultees [EBC and EH] agree that there are no existing internal features of particular significance that would be affected by this application.
53. With regards to the care hub and café building, officers recognise Historic England’s concerns. However, officers also recognise that the areas identified for possible development within Whiteley Village are very limited due to other planning constraints. Whiteley Village Character Appraisal and Management Plan [CAMP] document which was prepared and endorsed in July 2012 and the map on Page 105 of that document identifies areas likely to be subject to change including possible infill sites, development recently approved but not constructed and the infill boundary. Historic England were consulted on this document but raised no concerns with regards to the areas identified for possible infill.

54. The care hub and café would be sited in Character Area 2 of the Whiteley Village CAMP document. This sub-area includes Huntley House, Whiteley House and St Mark’s church. The CAMP document recognises that buildings in this area are distinctive for their scale, use and the way in which they add emphasis to the northern entrance along North Avenue into the village. The document further recognises that that the scale and grouping of these buildings is distinctive from the rest of the village and that there is an institutional character to these buildings. The proposed care hub and café would appear to be sympathetic to the character of this sub-area in terms of their nature and use.

55. It is recognised that the design and materials of the café building represent a departure from that of other buildings within Whiteley Village and officers agree with Historic England that the café would introduce a completely new architectural language for the design of buildings into the conservation area. However, as already stated, officers consider that the shape of the roof, the open views out from the Café and its unique function within the layout justify the use of contrasting material for this small element of the development. Nevertheless, officers consider that the design and materials for the café should not be replicated and that all other schemes within the Village should replicate the colour, tone and texture of the brick aesthetic elsewhere on the site.

56. On this basis, officers are satisfied that this proposal would lead to less than substantial harm to the significance of a designated heritage asset especially when weighed up against the public benefits of the proposal, namely being one of the largest providers of accommodation for older people in the Borough. It provides the equivalent of 24% of the sheltered housing stock for rent within Elmbridge Borough. Substantially all admissions to the 114 bed care home are referred from the community outside of the Village of which 60% are funded by Surrey Social Services. The Care Centre is a vital resource to Elmbridge. 30% of the Extra Care apartments in Huntley House are maintained for admissions referred by Surrey Social Services.

Landscape

57. Development Management Plan Policy DM6 requires development proposals to be designed to include an integral scheme of landscape, tree retention, protection and / or planting. This policy seeks to ensure that developers consider the local landscape at the outset of the design process and make sure this is reflected in the landscape proposals.

58. As set out in documents submitted with the application, the landscape design for the proposed development integrates new built form into a landscape setting in a manner which provides a new landscape structure. The proposed Care Hub facility will face onto The Octagon and will have a direct relationship with historic buildings of the village. The new landscape setting has therefore been designed to respond sensitively to balance the new and old components of the village.

59. With regard to the proposed landscaping, following the submission of amending plans, namely the Landscape Vision [March 2017] Design Addendum and Landscape mitigation [March 2017] Softworks Plan 337/D/CH/901 rev 5, General Arrangement Plan 3327/D/CH/900 rev 5 and Tree report Issue 7 the Council’s Heritage, Landscape and Tree manager is now satisfied that the research and analysis now presented to understand the historic and existing landscape and will form the basics of a landscape masterplan and strategy for Whiteley Village which can be secured by a suitably worded condition requiring submission for approval within twelve months of the commencement of the approved development.
Trees

60. With respect to trees the Council’s position as set out in Policy DM6 is that development proposals must not result in the loss of or damage to trees, including ancient woodland and veteran trees and hedgerows that are making a significant contribution to the character or amenity or the area unless in exceptional circumstance the benefits would outweigh the loss. As identified in the Design and Access statement submitted with the application there are approximately 89 trees within the application site of which approximately 26 Category A, B and C trees are proposed for removal along with a further 7 Category U trees.

61. The Council’s tree officer raised concerns to the initial consultation. However following the receipt of additional information and revised plans, the tree officer is now satisfied that the impact of the development can be adequately mitigated through the use of appropriately worded planning conditions.

Ecology

62. With regard to ecology, the Council’s ecological advisers, the Surrey Wildlife Trust, advise that the ecological information contained in the two Ecological Appraisal Reports by All Ecology dated April 2016, for Whiteley House and the proposed Care Hub (updated October 2016) sites, together with the Bat Activity Surveys Report dated October 2016 for the Care Hub, Bat Emergence and Pre-dawn Re-entry Survey Report dated August 2016 for Whiteley House and Care Hub Tree Assessment and Inspection Survey Report dated August 2016 also by All Ecology, which the applicant has provided in support of the above planning application, provides much useful information for the Local Authority to be able to assess the potential status of protected and important species on the proposed development site and the likely effect of the development on them. As such they recommend that if planning permission is to be recommended the applicant should be required to undertake all the actions recommended in these reports.

63. With regard to bats however the Surrey Bat Group initially had serious concerns regarding the loss of tree cover along the identified flight line of a bat roost. This has been addressed by the applicant with the submission of amending plans which show that existing ground finishes and levels to be retained in order to retain tree T3B to the north east of Whiteley House retained. An updated consultation response is expected from the Surrey Bat Group prior to the committee meeting.

Use Class, Affordable Housing and Other Financial Considerations

64. With regard to which use class the development falls within, officers consider that based on the information submitted with the application, the proposed accommodation in both the care hub and Whiteley House can be legitimately considered to fall with use Class C2 as the occupants are incapable of undertaking the tasks associated with running and living in a dwelling house. As such the scheme is not liable for affordable housing.

65. The Care Hub, which will comprise 30 care suites, will provide accommodation for residents with higher needs for care and support. It will complement existing and proposed provision at Whiteley Village and help ensure that as residents’ needs change these can be met within the Village. The Care Hub should help reduce bed blocking within hospital settings, provide respite care and act as “step down” provision for people after leaving hospital and before returning home.

66. The refurbishment and extension of Whiteley House to provide extra-care provision will lead to an improvement in the quality of accommodation offered and the overall shift from residential care to extra-care housing fits with the County Council’s strategies around supporting independence and providing care and support in a person’s own home rather than in an institutional setting. The provision of additional extra-care housing will fit with the findings of the Strategic Review of Older People’s Housing Provision in Elmbridge (completed in 2009) and policy CS20: Older People and will help address the needs of an ageing population. It is
understood that the extra-care provision will be provided for rent, and should therefore complement the proposed extra-care provision for sale incorporated within application 2016/3471 (under consideration).

67. However due to the application site being located within the Thames Basin Heath SPA 5km zone and on the basis that the purpose of the development is to provide care facilities for residents to enable them to recover, Natural England have taken the view that there would be scope for increased recreational activity within the SPA and its buffer zone. As such this additional impact will need to be mitigated against through the application of a financial contribution towards SAMM (Strategic Access Management and Monitoring). On this basis the requisite amount has been calculated as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 one bed units in the care hub – 30 x £514 SAMM rate per unit = £15,420</td>
<td></td>
</tr>
<tr>
<td>30 one bed/studio units in the remodelled Whiteley House – 30 x £514 SAMM rate per unit = £15,420</td>
<td></td>
</tr>
<tr>
<td>9 two bed units in the remodelled Whiteley House – 9 x £670 SAMM rate per unit = £6,030</td>
<td></td>
</tr>
<tr>
<td>Total SAMM charge of £36,870</td>
<td></td>
</tr>
</tbody>
</table>

68. As the applicant has agreed to provide a Unilateral Undertaking to secure this amount, Natural England have withdrawn their objection subject to the Council demonstrating that a contribution to an appropriate SANG (Suitable Accessible Natural Greenspace) within the catchment area will be secured. In this regard, there are two identified SANGS in Elmbridge: one at Esher Common and the other at Brooklands Community Park, both managed by the Borough Council.

69. However as SANG is defined as infrastructure it can only be funded through the Community Infrastructure Levy (CIL) and as the development proposed within this application falls within use class C2 it is exempt from CIL. It is the Council’s clear intention that SANG will be regarded as priority infrastructure, and the Council can demonstrate that sufficient funds can be collected from development across the Borough which would be able to provide and maintain sufficient SANG in perpetuity, as set out in some detail within the CIL Charging Schedule.

70. With regard to CIL generally, the Whiteley Village Trust are a registered not-for-profit charity (No. 1103056) and any monies generated through new development by the Trust have to be reinvested within the Village for the benefits of existing and future residents, in accordance with their core ethos and charitable purpose. Consequently, Regulation 43 of the Community Infrastructure Levy Regulations 2010 is applicable and provides the Trust with full CIL relief. This is a point acknowledged by the LPA in its written pre-application response.

Access and Parking

71. Whilst the proposed development could have an impact on the public highway network, Surrey County Council as highway authority are not objecting due to the increased number of car parking space for this development, about 13 car parking spaces being insignificant regarding the size of Whiteley Village. This increase will therefore not harm the local highway network. Bus stops are located within the Village and the bus route 564 serves the site with one bus every 80 minutes. The 564 bus route stops at Hersham railway station and Walton-on-Thames shopping centre. Users of the site have therefore the opportunity to travel by bus and alternative transport to the car towards London and other locations in Surrey. The proposed development does not pose any highway safety implications and therefore the County Highway Authority has no requirements.

Flood risk

72. The site is located in Flood Zone 1 (low risk of fluvial flooding) with parts of Octagon Road to the front of the site being within an area in the low / medium risk of Surface Water flooding. As such as this application is a ‘major’ development as defined and having regard to
paragraph 103 of the NPPF, the Sustainable Urban Drainage team at Surrey County Council were consulted and have advised that the proposed drainage scheme meets the requirements as set out in the submitted documents subject to the imposition of suitably worded conditions covering, inter alia, infiltration, drainage design, exceedance flow routes, to ensure that the SuDS is properly implemented and maintained throughout the lifetime of the development.

**Matters raised in Representations**

73. The matters raised by third party objectors, namely parking, traffic, change in tenure type for the proposed flats will change the make-up of the village, design of the proposals, loss of trees and habitats, loss of green belt and the impact on the Conservation Area are covered in the above report.

74. Hersham Surgery have lodged an objection on the basis that they are responsible for the vast majority of the residents of Whiteley Village and that the proposals will have an impact on already stretched GP resources. This comment is acknowledged and would normally be dealt with by securing infrastructure contributions through the CIL regime. However, as noted above there is no such CIL payment due on this application but it is recognised that the scheme would result in overall benefits that would outweigh the harm.

**Conclusion**

75. On the basis of the above, and in light of any other material considerations, the proposal is considered to be in accordance with the development plan. Accordingly, the recommendation is to grant permission subject to the receipt of a completed legal agreement to secure the SAMM payment.

**Recommendation: Grant Permission 106 Infrastructure Agreement**

**Conditions/Reasons**

1. **TIME LIMIT (FULL APPLICATION)**
   The development hereby permitted shall be begun before the expiration of three years from 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 be carried out in strict accordance with the following list of approved plans:
   
   **Whiteley House:**
   3327_D_WH_003; 010; 011; 012; 013; 015; 020; 021; 022; 030; 031; 051; 052; 053; 055; 080; 081; 100; 101; 102; 103; 104; 105; 120; 121; 122; 130; 131; 900 Rev. P3 (Received on 26th April 2017)
   
   **Care Hub:**
   3327_D_CH_120; 121; 122; 123; 124; 125; 126; 127; 128; 129; 130; 131; 132; 150; 000; 100; 101; 102; 103; 104; 900 Rev. P5 (Received on 17th March 2017); 901 Rev. P5 (Received on 17th March 2017).
   
   Reason: To ensure that the development is carried out in a satisfactory manner.

3. **USE CLASS LIMITATION**
   The premises shall only be used as a care home and for no other purpose (including any other purpose in Class C2 of the Town and Country Planning (Use Classes) Order 1987, or in any
provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification).

Reason: The use of the building for other purposes could have an adverse environmental impact on the surrounding area and would not comply with Policy DM2 of the Elmbridge Development Management Plan 2015.

4 MATERIALS SAMPLES
NO DEVELOPMENT SHALL TAKE PLACE UNTIL SAMPLES OF THE MATERIALS TO BE USED ON THE EXTERNAL FACES AND ROOF OF THE BUILDING HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE BOROUGH COUNCIL. DEVELOPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DETAILS.

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the use of satisfactory external materials goes to the heart of the planning permission.

5 LANDSCAPE MANAGEMENT PLAN
Within 12 months of the commencement of the development hereby approved a village wide Landscape Management Plan shall be submitted to the Local Planning Authority for approval.

The Landscape Management Plan shall be informed by the Landscape Vision and individual mitigation plans already produced and should set a strategy for landscape, woodland management, ecology and amenity management measures within the village. As such, the Landscape Management Plan shall form an integrated cohesive plan for the whole village and shall include the following components:

i. The identification of responsible parties for management and key management policies/ issues.
ii. A summary of planning policy and relevant guidance, particularly (yet not solely) relating to Biodiversity and Conservation.
iii. Additional historic research into the 1920's/30's landscape design intent for the Village Octagon.
iv. A strategy to preserve and enhance significant views across and within the Village.
v. A landscape character appraisal of the existing Village to identify strengths and vulnerabilities of each.
vi. A Village-wide ecological management plan, in conjunction with the woodland management plan, to identify and assess the habitats across the site, with proposals for habitat creation and habitat enhancement and a long term management plan.

vii. A Village-wide woodland management strategy to identify the woodland types and prepare a long term management plan in conjunction with the ecological management plan and assess the management costs and possible sustainable uses of the woodland products.
viii. A landscape management strategy for areas outside of woodland cover.
ix. Access strategy for visitors and residents to consider parking, events and security.
x. A landscape design code to address issues including (yet not limited to): paving, street furniture, signage and wayfinding, lighting, planting, boundary treatments, garden frontages and the treatments, garden frontages and the treatment of key landscape heritage components
xi. A review of sustainable approaches to drainage across the Village, to tie- in with new landscape design principles.
xii. A strategic approach to the provision of outdoor recreation for residents and visitors.
xiii. A system of monitoring and review to ensure the effectiveness and appropriateness of the LMP.

The Landscape Management Plan shall provide a timetable showing how implementation of the above components are to be matched to and delivered over the plan's period. A clear distinction shall be made between those works that will be carried out during the approved developments and those that shall be undertaken in the future. For the avoidance of doubt, the submitted timetable shall ensure that mitigation works to be provided during the approved
developments shall be commenced in the first planting season following the commencement of development.

The Landscape Management Plan shall also be informed by the Whiteley Village Conservation Area Character Appraisal and Management Plan and shall include maintenance specifications for each of the above components.

The timing of the delivery of each component or element of the Landscape Management Plan shall proceed strictly in accordance with the approved timetable.

The Landscape Management Plan shall thereafter be implemented in accordance with the details so approved.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

6 BIODIVERSITY MITIGATION
The development shall be carried out in accordance with all the recommended actions in Section 4.0 of the Care Hub Appraisal Report and Section 5.0 of the Whitley House Appraisal Report produced by All Ecology in April 2016 and updated October 2016.


7 LANDSCAPING - IMPLEMENTATION
ALL HARD AND SOFT LANDSCAPING WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DETAILS. ARBORICULTURAL WORK TO EXISTING TREES SHALL BE CARRIED OUT PRIOR TO THE COMMENCEMENT OF ANY OTHER DEVELOPMENT, OTHERWISE ALL REMAINING LANDSCAPING WORK AND NEW PLANTING SHALL BE CARRIED OUT PRIOR TO THE OCCUPATION OF ANY PART OF THE DEVELOPMENT OR IN ACCORDANCE TO THE TIMETABLE AGREED WITH THE BOROUGH COUNCIL. ANY TREES OR PLANTS, WHICH WITHIN A PERIOD OF FIVE YEARS OF THE COMMENCEMENT OF ANY WORKS IN PURSUANCE OF THE DEVELOPMENT DIE, ARE REMOVED, OR BECOME SERIOUSLY DAMAGED OR DISEASED, SHALL BE REPLACED AS SOON AS PRACTICABLE WITH OTHERS OF SIMILAR SIZE AND SPECIES, FOLLOWING CONSULTATION WITH THE BOROUGH COUNCIL, UNLESS THE BOROUGH COUNCIL GIVES WRITTEN CONSENT TO ANY VARIATION.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

8 LANDSCAPING - TREE PLANTING AND AFTERCARE
No works or development shall take place until full details of all proposed tree planting, the proposed times of planting, and arrangements for aftercare over a period of 5 years have been approved in writing by the Borough Council. All tree planting and aftercare shall be carried out in accordance with those details and at those times. If within a period of five years from the date of the planting of any tree, that tree, or any planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted in the same place, unless the Borough Council gives its written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

9 ADDITIONAL TREE INFORMATION AND PRE-COMMENCEMENT INSPECTION
NO DEVELOPMENT SHALL TAKE PLACE UNTIL FURTHER ARBORICULTURAL DETAILS HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE BOROUGH COUNCIL AND THESE WORKS SHALL BE CARRIED OUT AS APPROVED.
THIS SCHEME SHALL INCLUDE DETAILS OF:

B) THE MEASURES TAKEN TO PROTECT EXISTING TREES AND HEDGES DURING CONSTRUCTION, DEMOLITION, AND DELIVERY OF MATERIALS / MACHINERY, INCLUDING A TREE PROTECTION PLAN AND AN ARBORICULTURAL METHOD STATEMENT IN LINE WITH BS5837:2012 (SEE ARBORICULTURAL METHOD STATEMENT INFORMATIVE.)

C) THE SCHEME SHALL PAY PARTICULAR ATTENTION TO THE PRODUCTION OF AN ARBORICULTURAL METHOD STATEMENT OUTLINING THE SPECIFIC METHODOLOGY FOR HOW NON-INVASIVE HARD SURFACING WILL BE INSTALLED AND WHAT SPECIFICATION WILL BE USED.

D) PRIOR TO THE COMMENCEMENT OF WORKS ON SITE AND AFTER THE INSTALLATION OF THE TREE PROTECTION IN ACCORDANCE WITH (B) ABOVE THE APPLICANT SHALL ARRANGE A PRE-COMMENCEMENT MEETING BETWEEN THE BOROUGH COUNCIL AND THE APPLICANT'S PROJECT ARBORICULTURIST TO ALLOW INSPECTION AND VERIFICATION OF THE PROTECTION MEASURES.

Reason: This permission is granted on the basis that the trees would remain on site to mitigate the impact of the development and to preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the demolition and construction works could have implications for the future health and amenity of retained trees within the site.

10 TREE PROTECTION

In this condition “retained tree” means an existing tree, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the development.

a) no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Borough Council. Any pruning shall be carried out in accordance with British Standard 3998 (tree work) and in accordance with any supplied arboricultural method statement.

b) if any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Borough Council.

c) tree protection shall be maintained in-situ and not moved or removed until all construction has finished and equipment, materials, or machinery are removed from site.

d) any arboricultural protection information and plans submitted as part of the application, and listed in the approved plans condition, or submitted to meet a condition of consent shall be implemented and adhered to at all times during the construction process unless otherwise agreed in writing with the Borough Council. This shall include any requirement for arboricultural supervision and site monitoring. This condition may only fully be discharged on completion of the development subject to satisfactory written evidence of contemporaneous supervision and monitoring of tree protection throughout construction by the appointed arboriculturist.

Reason: This permission is only granted on the basis that the trees would remain on site to mitigate the impact of the development and to preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

11 FLOODLIGHTING

Details of any floodlighting, street lighting or car park lighting shall be submitted to and approved in writing by the Borough Council before the development hereby permitted is first occupied or brought into use. The lighting shall be carried out in accordance with the approved details and shall not subsequently be altered without the prior written approval of the Borough Council.

12 ARCHAEOLOGY - SCHEME OF WORKING
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 ARCHAEOLOGICAL INVESTIGATION WHICH HAS BEEN SUBMITTED TO AND AGREED IN WRITING WITH THE BOROUGH COUNCIL BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED.

Reason: The development proposed covers a large surface area and it is therefore considered likely that it will affect currently unknown archaeological information. It is important that the site is surveyed and work is carried out as necessary in order to preserve as a record any such information before it is destroyed by the development, in accordance with Policy DM12 of the Elmbridge Development Management Plan 2015.

13 POTENTIAL LAND CONTAMINATION
To ensure the potential for contamination has been investigated and the necessary action taken to make the development site suitable for its proposed use, the following steps must be completed to the satisfaction of the Council. No construction shall be commenced until step (a) has been completed by a competent person. Furthermore there shall be no occupation of any part of the site by any end user prior to meeting the terms of this condition in full.

a) Site Investigation, Method Statement and Remediation
(i) A preliminary investigation shall be carried out by a competent person to assess the condition of the land and building (in terms of potential for asbestos) to be re-developed, in respect of contamination. The preliminary investigation must, as a minimum, include a desk-based evaluation, site walkover and Conceptual Site Model. A written report of the investigation shall be submitted to the Council for written approval.

(ii) If the Council are satisfied that there is a significant possibility that the site could pose a significant risk under its proposed redevelopment use as a result of contamination, then a written site specific investigation plan using the information obtained from the preliminary investigation, providing details of the investigation for soil, gas and controlled waters where appropriate, shall be submitted to, and approved by, the Council.

(iii) The site investigation shall be undertaken in accordance with the scheme agreed by the Borough Council. The results of the site investigation, a refined conceptual model and a risk assessment of any contamination found shall be submitted in writing to, and approved by, the Council.

(iv) A written Method Statement detailing any remediation requirements shall be submitted to, and approved by, the Council.

b) Development in accordance with the Method Statement
The development of the site shall be carried out in accordance with the approved Method Statement, and any addenda submitted by the developer, and agreed in writing by the Borough Council. Any post remediation monitoring identified in the Method statement, shall be installed by the developer within the timescales identified in the Method Statement and maintained and operated for as long as identified by the Method Statement.

c) Unsuspected Contamination
If, during development, contamination not previously identified, is found to be present at the site then no further development shall be carried out until the developer has submitted, and had approved by the Council, a written addendum to the Method Statement detailing how the unsuspected contamination shall be dealt with.

d) Piling
Development approved by this permission shall not commence unless the method for piling foundations (if piling is to be used on site) has been submitted to, and agreed in writing, by the Borough Council. The piling shall be undertaken only in accordance with the approved method.
e) Imported material
Clean, uncontaminated rock, soil, brick rubble, crushed concrete or ceramic only shall be permitted as infill material. The developer shall not import any material until a sampling program, including appropriate import criteria for the proposed end use and frequency of sampling, has been submitted in writing, and approved by, the Council. The Developer shall carry out the approved sampling program to check that all imported material conforms to the agreed criteria. Where the permitted end use is residential, the sampling program shall also include samples taken from the imported material after final placement. Written confirmation of the suitability of all imported materials shall be provided to the Council as part of step (g). This shall include both the results of the sampling program and also details of the origin, transport, final deposition and any temporary stockpiling of the imported materials.

f) Completion of Remediation and Verification Report

Note: Verification by an independent, competent person must be carried out prior to occupation of any part of the site by any end user. It is recognised that in some large scale developments, defined areas will be phased to enable part site occupation prior to completion of the entire site. Where this approach has been implemented separate verification reports for each phase must be prepared and submitted to the Council for written approval prior to occupation of the defined area by any end user.

Upon completion of the remediation detailed in the Method Statement, and before occupation of any part of the site by any end user (see note above), a written Verification Report shall be submitted to, and agreed in writing by, the Council providing verification that the required works regarding decontamination and installation of post remediation monitoring, have been carried out in accordance with the agreed Method Statement and any addenda thereto. The verification shall be carried out and reported by an independent, competent person, stating that remediation was carried out in accordance with the approved remediation scheme and that the site is suitable for the permitted end use.

Reason: To avoid adverse effects from pollution on the environment, harm to human health or general amenity, in accordance with the National Planning Policy Framework.

14 SUDS - DETAILED LAYOUT
Prior to construction of the development hereby approved the following need to be submitted to and approved in writing by the local planning authority:

a. Detailed development layout at an identified scale;
b. A drainage layout detailing the exact location of SUDs elements, including finished floor levels; and
c. Details of all SuDS elements and other drainage features, including long and cross sections of soakaway, invert and cover level of manholes, pipe diameters including the details of the methods of flow control and respective levels and how these relate to submitted calculations. The development shall thereafter be carried out in accordance with the approved details.

Reason: It is considered necessary for this to be a pre-commencement condition to ensure that the design fully meets the requirements of the national SuDS technical standards and to comply with Policy CS26 of the Elmbridge Core Strategy 2011, Flood Risk SPD 2016 and the NPPF 2012.

15 SUDS - CONSTRUCTION PHASE
Prior to commencement of the development hereby permitted details of how the sustainable drainage system will be protected and maintained during the construction of the development shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in strict accordance with those approved details.

Reason: It is considered necessary for this to be a pre-commencement condition to ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System in accordance with the national technical standards for SuDS and to comply

16 SUDS MANAGEMENT AND MAINTENANCE
Prior to construction of the development hereby approved, details of the proposed maintenance regimes for each of the SuDS elements must be submitted to and approved by the local planning authority. The development shall thereafter be managed and maintained in accordance with the approved details.

Reason: It is considered necessary for this to be a pre-commencement condition to ensure the drainage system is maintained throughout its lifetime and to comply with Policy CS26 of the Elmbridge Core Strategy 2011, Flood Risk SPD 2016 and the NPPF 2012.

17 SUDS - EXCEEDANCE EVENTS
Prior to commencement of the development hereby permitted details of how the sustainable drainage system will cater for system failure or exceedance events, both on and offsite, must be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in strict accordance with those approved details.

Reason: It is considered necessary for this to be a pre-commencement condition to ensure that the proposal has fully considered the SuDS system failure in accordance with the national technical standards for SuDS and to comply with Policy CS26 of the Elmbridge Core Strategy 2011, Flood Risk SPD 2016 and the NPPF 2012.

18 SUDS VERIFICATION REPORT
Prior to occupation, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the local planning authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System is built in accordance with the approved details and to comply with Policy CS26 of the Elmbridge Core Strategy 2011, Flood Risk SPD 2016 and the NPPF 2012.

Informatives

1 ADVICE TO DEVELOPERS REGARDING CONTAMINATION ASSESSMENTS
Before carrying out any contamination investigation or remediation of a site, the developer is strongly recommended to contact the Environmental Health & Licensing Team for guidance on the requirements for such investigations or remediation. Investigations, in particular, which do not adequately fulfil these recommendations, may result in additional work having to be carried out.
Standard notes
1. OS map produced under license 100035207
2. All areas stated are GIA (m²)
5. Layouts subject to confirmation following measured survey
6. Measured tree survey by LaDellWood LLP dated October 2016

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.
This is a hybrid plan showing the LGF and GF site. The plan shows the following:

- **Garden Building Store**: Located towards the bottom of the plan.
- **Bin Store to be relocated**: Marked near the center of the plan.
- **New location of existing bin store**: Identified on the right side of the plan.
- **Sports Pitches**: Shown at the top of the plan.
- **Access Road**: Present on the bottom left.
- **Ingram House**: Located towards the bottom left.
- **Huntley House**: Positioned on the right.
- **Octagon Road**: Visible on the bottom right.

**Revision notes**:

- **P1 17/10/16 Planning draft RF**
- **P2 21/10/16 Planning final RF**

**Standard notes**:

1. OS map produced under licence 100035207
2. All areas stated are GIA (m²)
5. Layouts subject to confirmation following measured survey
6. Measured tree survey by LaDellWood LLP dated October 2016

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**Author**

- Levitt Bernstein

**Drawing notes**

- Development Boundary

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**Drawing scale** 1:250

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**Whiteley Futures**

- **Care Hub**

**Proposed Site Plan**

- **Care Hub**

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**Purpose of issue**

- **PLANNING**

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**Architects**

- Francis Roberts Architects

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**Whiteley Village, Surrey**

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**Architect**

- Francis Roberts

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**Client**

- Whiteley Village Trust

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**Project address**

- Whiteley Village, Surrey

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**Drawing number**

- A-000636

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**Drawing title**

- Proposed Site Plan

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**Purpose of issue**

- PLANNING

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**Checked**

- RF

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**Date**

- 17/10/2016

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**Revision**

- P1 17/10/16 Planning draft RF
- P2 21/10/16 Planning final RF

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