



Tel: 020 8541 9837
E-mail: andy.Stokes@surreycc.gov.uk

MICHELLE FIELDER
SURREY HEATH BOROUGH COUNCIL
SURREY HEATH HOUSE
KNOLL ROAD
CAMBERLEY
GU15 3HD

9 March 2017

Dear Michelle,

Application No.SU/12/0546
Princess Royal Barracks Brunswick Road Deepcut Camberley GU16 6RN
Proposed Deed of Variation to S106 Agreement Date 17th April 2004

The County Highway Authority have been consulted on an application by Skanska Infrastructure which seeks to vary the terms of the existing s106 Agreement. In transport terms the variation seeks to change the trigger date by which the access roundabout on Deepcut Bridge Road shall be built. The current trigger within the s106 relating to the roundabout requires:

- 2.1 *The Owner shall not Commence the Development until it has entered into a Highway Agreement in respect of the Highways Works generally in accordance with drawing number 2279-LE1263b in the Highway Works Drawings.*
- 2.2 *The Owner shall not Commence the Development until these works (including any necessary land dedications) are Substantially Complete to the satisfaction of the County Council.*

In this regard the variation focuses on paragraph 2.2. The obligation to enter into the Agreement before the developer commences development remains. A draft S278 Legal Agreement has already been agreed between the County Council and the developer and is expected to be completed within the next couple of weeks. The works have been technically approved for construction and are scheduled to commence at the beginning of May 2017, lasting for 6-9 months.

Notwithstanding the impending commencement of the roundabout works, the variation seeks to permit the commencement of other activities on site before the roundabout is complete. It is understood that this is to allow the first phase of the Spine Road to commence, the construction of housing to commence, and works to provide the SANGS to commence, all whilst the roundabout is being constructed.

The proposed paragraph 2.2 of the Deed of Variation states:

- 2.2 *The Owner shall Substantially Complete these works to the satisfaction of the County Council (including any necessary land dedications) within 9 months from the commencement of any works forming part of the Development Site, or prior to the First Occupation of any Dwelling on the Site whichever is the sooner. Once commenced these works shall be Substantially Complete within 9 months of their commencement.*

The Developer proposes that until the roundabout is complete, any construction traffic will exit via Somme Road, north of the Sports Ground, itself north of Dettingen Park. It is likely that this will predominantly accommodate construction traffic associated with the construction of Phase 1 of the Spine Road, and of course the roundabout itself. It is also possible that it will accommodate some construction traffic associated with the formation of the SANGS.

Construction activities that occur during the first 9 months of the development, (from the date of any works starting on site) will not be able to be served by the access roundabout. With the commencement of the roundabout taking place at beginning in May, the variation will dictate that it shall then be in place by January 2018 at the latest. Discussions with the developer regarding the S278 Agreement for the roundabout indicates that a 6 month construction period is likely, leading to its completion in September 2017.

The northern parcel of Phase 2 will require reserved matters and detailed layout approvals, which are unlikely to be in place until June or July at the earliest or more likely September. With all of this in mind it is unlikely that much construction activity associated with the building of the houses will occur before the new roundabout is able to provide those house builders with a means of access. There will however as mentioned above be some activity associated with the formation of the SANGS and the construction of the first part of the Spine Road that will use the Somme Road access. This alternative access for the interim period is acceptable to the Highway Authority.

In regard to other matters that have an impact on highways and transport, the delay in the delivery of the primary school, from prior to 199 dwellings to 350 dwellings, will have a small impact. This is due to the extra 151 households that have children of primary school age, that might have otherwise been able to attend the new school. Those children will generate travel movements to off-site schools rather than being contained within the development. This Despite this, these will be few in number and thus the associated transport impact of this change is negligible. Clearly this is only a temporary situation that will only occur during the time that it takes the additional 151 dwellings to be built or until the military withdraw from the site completely.

In conclusion I confirm that the Highway Authority have no objection to the proposed deed of variation.

Yours sincerely,



Andy Stokes

**Principal Transport Development Planning Officer
Planning & Development**