

LOCATION:	Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN,
PROPOSAL:	Reserved Matters application pursuant to Condition 4 for the provision of Accessible Natural Greenspace Standard (ANGST) and the allotments (Phases 5e, 5f and 5j) with access, layout, scale, appearance and landscaping being considered and the partial submission of details pursuant to conditions 16 (Ecological Mitigation and Management), 29 (Tree Retention and Protection), 32 (Hard and Soft Landscaping) and 33 (Landscape Management Plan) attached to 12/0546 as amended by 18/0619 and 18/1002 and Schedule 5 Parts 5 (Provision of ANGST Land) and 11 (Provision of Allotments) of the Section 106 agreement dated 17 April 2014 as varied in relation to these phases and also details of the Northern Access Route Road Network including access to Phase 4i (Care Home), Phase 5d (Sports Hub) and Phase 4d (residential parcel)
TYPE:	Reserved Matters
APPLICANT:	Secretary Of State Defence
OFFICER:	Sarita Bishop

This application is being reported to the Planning Applications committee as it is a major planning application (site area greater than 1 hectare) and given the terms of informative 22 on the hybrid permission which states that all reserved matters applications for Princess Royal Barracks will be referred to the Planning Applications committee for determination.

RECOMMENDATION: GRANT, subject to conditions

1.0 SUMMARY

- 1.1 The proposal is for the provision of allotments with associated works, the provision of natural and semi natural open space to the Accessible Natural Greenspace Standard (ANGST) with upgrading of the local highway network.
- 1.2 The provision of allotments and informal recreation space, landscape enhancements and improved connectivity are important component parts of the community, public open and recreational space provision required to serve the Mindenhurst development and the wider community. The scheme meets these objectives and are also in accordance with the Deepcut SPD, the hybrid permission and the Section 106 agreement as varied.
- 1.3 The application is therefore recommended for approval, subject to conditions.

2.0 CURRENT POSITION

- 2.1 The Princess Royal Barracks site has an overall site area of some 114 hectares. This former military site has permission for a major residential development totalling 1,200 new dwellings, with associated public open space, community facilities, a primary school, retail and commercial uses and access and highway works.
- 2.2 The redevelopment is divided into 6 phases, three non residential (1, 3 and 5) and three delivering housing (2, 4 and 6).
- 2.3 Phase 1 which includes the provision of the spine road (now Mindenhurst Road), the Village Green, pond and play areas, the Green Swathe, the Green Swale and the Central SANG are generally complete except for some outstanding remediation and landscaping works.
- 2.4 Phase 2, comprising Phases 2a and 2b, provides a total of 342 dwellings. Phase 2b is complete with Phase 2a nearing completion.
- 2.5 Phase 3 comprises phases 3a-3e inclusive. Phase 3a (the primary school) is complete. It has been handed over to Surrey County Council and opened at the beginning of September. Phase 3c (the public house) opened in May 2022. The formal park (phase 3b) and the church hall (phase 3d) have been approved. The remaining phase (phase 3e) for the village centre has yet to be the subject of a reserved matters application.
- 2.6 Phase 4 comprises phases 4a-4i inclusive. A total of 21 dwellings have been completed by Trivselhus (phase 4a) and are occupied. The conversion of the former Headquarters Building (phase 4e) has commenced with a view to completion this autumn/winter. Phase 4g for the conversion of the former Sergeants Mess into flats has full permission but has not yet commenced. Phases 4b, 4c, 4d, 4f, 4h and 4i are yet to the subject of reserved matters applications.
- 2.7 Phase 5 comprises phases 5a-5k inclusive. Phases 5a, 5b, 5c, 5g, 5h and 5k have reserved matters approvals and provide the Southern SANG and link, the Blackdown ANGST, sport pitch and play area and the Loop Road. Phase 5d (the Sports Hub excluding the sports pavilion) is the subject of a current reserved matters application, see paragraph 4.8 below. There are a number of outstanding matters to be resolved so this application is currently scheduled to be determined by late autumn. Phase 5i (the supermarket) has to be the subject of a reserved matters application. The remaining phases, (5e, 5f and 5j) are the subject of the application under consideration in this report.
- 2.8 Phase 6 comprises phases 6a-6e inclusive. Phase 6e relates for the conversion of the former Officers Mess into flats has full permission but has not yet commenced. The remaining phases are yet to be the subject of applications.

3.0 SITE DESCRIPTION

- 3.1 This application relates to Phases 5e, 5f and 5j. The site, of just over 17 hectares, is located to the north and east of Dettingen Park, a housing estate built in the late 1990's, which has its main access points on Deepcut Bridge Road. The site is also to the north of Alma Gardens, south of Aisne Road and to the east of Dettingen Road. These areas were originally built as military housing mainly in the 1960's/1970's to serve military establishments in the area but are now largely boarded up. Deepcut Bridge Road forms the western site boundary with the Frimley Fuel Allotments beyond with a wire fence forming the boundary to the east with adjoining land also within the control of the applicant. The proposed care home site (phase 4i) adjoins Somme Road at the northern end of the site. A proposed housing parcel (phase 4d) is proposed between the southern boundary (allotments/North Dettingen ANGST) and the northern boundary with Dettingen Park. The proposed Sports Hub (phase 5d) is located between the two ANGST areas and allotments, the subject of the current application. Further detail is provided at paragraph 4.8 below.

3.2 The application site is irregular in shape and comprises the following:

- open grass land with tree planting predominantly to its' edges, formerly used as football/cricket pitches by the military and currently for general recreation such as dog walking with part used as a site compound;
- overgrown tennis courts;
- sections of tarmac military highways and temporary haul road for construction traffic known as Minorca Road, Somme Road and Cyprus Road which are linked by an unnamed road;
- a cleared demolition site which was previously occupied by the Officers Mess and its landscaped grounds. This includes a gated vehicular access onto Deepcut Bridge Road;
- areas of mixed woodland to the south and east of Aisne Road, a Site of Nature Conservation Importance, and west of Deepcut Bridge Road; and
- an informal parking area used by residents of Dettingen Park.

3.3 The application site is currently viewed as three separate areas. The first area is to the west and south of Somme Road/Minorca Road and east of Deepcut Bridge Road. It is enclosed by secure fencing and includes the demolition site. There is a difference in level across this part of the site of about three metres from the highest point on northern boundary at Somme Road to the lowest point on the common boundary to the south with Dettingen Park. The second area is to the east of Cyprus Road and south of the temporary haul road used for access and construction traffic. This part of the site largely comprises existing sports pitches and is generally level. The former access road which linked Somme Road and Cyprus Road is barriered off and is currently used by pedestrians and cyclists. This link will be considered as part of the Sports Hub application. The land to the south of the temporary haul road comprises redundant road and open grass land with a number of established trees. The third area is the existing woodland in the north east corner of the site. This part of the site is about a metre higher than the eastern site boundary and about two metres higher than the site boundary with the western boundary with Dettingen Road. The majority of the site lies within the 400 metre buffer zone for the Thames Basin Heaths Special Protection Area located beyond the site to the east.

4.0 RELEVANT HISTORY

4.1 12/0546

Hybrid planning application for a major residential led development totalling 1200 new dwellings with associated public open space, community facilities, a primary school, retail and commercial uses, access and highways works. Approved 6 April 2014. The Section 106 agreement for this application was signed on 17 April 2014.

As this was a hybrid application full planning permission was granted for the residential conversion of the Officers Mess building (now Phase 6e), the Sergeants Mess building (now Phase 4g) and the Headquarters of the Director or Logistics building (now Phase 4e) to provide a total of 81 flats. There is no requirement to provide affordable housing for these phases.

The outline element of the application included the approval of means of access and the following matters to be the subject of later reserved matters applications:

- 1,119 new build dwellings of which 35% would be affordable; (Officer note this would equate to an overall provision of 420 dwellings as it would also address the non provision on the converted buildings);
- A 2 form entry Primary School, together with a nursery facility;

- A foodstore;
- Local shops;
- Space for medical facilities to accommodate GPs/dentists;
- A library building with co-located police desk and village visitor centre;
- A public house
- Retention of the Garrison Church of St Barbara as a religious facility with a replacement church hall;
- Provision of 69.12 hectares of public open space comprising;
 - 35 hectares of Suitable Alternative Natural Greenspace (SANGs) and 1.07 hectares of link between the Southern and Central SANGs;
 - 19.85 hectares of semi natural open space (ANGST);
 - A 2 hectare Village Green;
 - 1.16 hectare Allotments;
 - 2.54 hectares of formal Parkland;
 - Areas of amenity green space within the residential areas;
 - Dedicated play spaces within the residential areas.
- A care home;
- Improved footpaths, cycleways, public transport linkages and highway improvements; and
- A Sustainable Urban Drainage system.

Condition 14 on this permission, as varied, and the Section 106 agreement secured a maximum ANGST of 19.85 hectares. Condition 18 and the Section 106 agreement secured allotments with a maximum area of 1.16 hectares to include an area for car parking. The Section 106 agreement defined allotments as:

“the allotment plots and associated car park as shown indicatively shaded brown on Plan 1 comprising a total area of 1.16 (one point one six) hectares and complying with all relevant allotment legislation and set up along the guidelines of the National Society of Allotment and Leisure Gardeners Ltd, (now known as the National Allotment Society) such allotments to be available at a nominal rent charge for the benefit of the residents of the Deepcut Area and shall be laid out, levelled, topsoiled and fenced and connected to a mains water supply”

The Deepcut Area is defined in the agreement as being “the area within a 1 (one) mile radius of Deepcut”.

Schedule 5 Part 5 of the Section 106 agreement, details the provision of the ANGST with Part 5 and secured the provision of the allotments prior to the occupation of the 449th dwelling.

4.2 20/0327/DTC

Submission of details, in part, to comply with condition 55 (contaminated land) attached to planning permission 12/0546 dated 4 April 2014 (as amended by 18/0619 dated 19 July 2019 and 18/1002 dated 14 November 2019) in respect of Phases 3b (formal park), 4d (Parcel F) and Phase 5 (Bellew ANGST, Sports Hub, North Alma ANGST, Care home,

Allotments, North Dettingen ANGST, Loop Road and Brunswick Road and Roadsides). Approved.

- 4.3 21/0353/DTC Submission of details, in part, to comply with condition 52 (programme of archaeological evaluation) attached to planning permission 12/0546 dated 4 April 2014 (as amended by 18/0619 dated 19 July 2019 and 18/1002 dated 14 November 2019) in respect of Phases 3b, 5a, 5b, 5c, 5d, 5e, 5f, 5h, 5j and 5k. Approved.
- 4.4 21/1003/MPO Application to vary the section 106 agreement, as varied, in respect of hybrid permission 12/0546, as amended by 18/0619 and 18/1002 to amend the delivery or occupation or payment triggers for the completion of the Village Green and combined NEAP/LEAP, the provision of the Sports Hub, the Formal Park, the Allotments, the Basingstoke Canal Towpath contribution, shared pedestrian/cycle infrastructure, various highway works, bus infrastructure; to amend the clauses to Junction 3 M3 to allow for a payment of a contribution in lieu of works; to amend the highway layout at the junction of Frimley Green Road with Wharf Road and Guildford Road to provide a roundabout scheme, the phased provision of the Southern SANG, update clauses on Central SANGs, amend the mortgagee clauses, option to extend the management company for the SANGs to all non residential land areas, amend the Bellew Road Closure Contribution clause and consequential amendments to the definitions, clauses and plans. Approved. This agreement amended the area of ANGST, excluding SANGS Land) to be provided from a total area of 19.85 hectares across the Mindenhurst site to a *minimum* of 19 hectares across the site. It also amended the area for the allotments from an area of 1.16 hectares to a *minimum* area of 1.16 hectares. The occupation restriction for the provision of the allotments was increased from the 449th dwelling up to the 599th dwelling.
- 4.5 21/0968/NMA Application for non material amendment to permission 12/0546 as amended by 18/0619 and 18/1002 (hybrid application for a major residential led development totalling 1200 dwellings) to vary conditions 10 (care home), 17 (village green), 18 (allotments) and 19 (formal parks or gardens to address an inconsistency in site area for the care home between the condition and the section 106 agreement, introduction of minimum site area for the village green, introduction of minimum site area for allotments and reduction in site area for formal park(s) or gardens. Approved. This revised condition 18 on the hybrid permission secured an allotment provision with a minimum area of 1.16 hectares including car parking.
- 4.6 22/0640/DTC Submission of details to comply with condition 55 (contaminated land - submission of remediation scheme) attached to planning permission 12/0546 dated 4 April 2014 (as amended by 18/0619 dated 19 July 2019 and 18/1002 dated 14 November 2019) in respect of the Sports Hub, the Allotments, Sports Hub ANGST and ANGST (Phases 5d, 5e, 5f and 5j). Approved.

- 4.7 22/0903/DTC Change of use of former military land to Accessible Natural Greenspace with associated hard and soft landscaping works to be incorporated into the North Alma ANGST. This relates to a piece of land located to the east of the current application site and to the north of Dettingen Road. Approved.
- 4.8 22/1123/RRM Reserved Matters application pursuant to Condition 4 for the provision of the Sports Hub, Phase 5d, (excluding the sports pavilion) with access, layout, scale, appearance and landscaping being considered and the partial submission of details pursuant to conditions 16 (Ecological Mitigation and Management), 21 (Provision of LEAP) 29 (Tree Retention and Protection), 32 (Hard and Soft Landscaping) and 33 (Landscape Management Plan) attached to 12/0546 as amended by 18/0619 and 18/1002 and Schedule 5 Part 7 (Provision of Sports Hub) of the Section 106 agreement dated 17 April 2014 as varied. Under consideration.
- 4.9 22/1144/DTC Submission of details to comply with condition 61 (construction environmental management plan) (CEMP) attached to planning permission 12/0546 dated 4 April 2014 (as amended by 18/0619 dated 19 July 2019 and 18/1002 dated 14 November 2019 in respect of the Sports Hub, the Allotments, the Sports Hub ANGST and the Alma ANGST (Phases 5d, 5e, 5f and 5j). Under consideration

5.0 THE PROPOSAL

- 5.1 This is a reserved matters application for the provision of ANGST and the allotments (Phases 5e, 5f and 5j) pursuant to condition 4 (reserved matters, access, layout, scale, appearance and landscaping) and the partial submission of details pursuant to the following conditions:
- Condition 16 (detailed ecological management strategy & management plan);
 - Condition 29 (tree retention and protection plans);
 - Condition 32 (hard and soft landscaping); and
 - Condition 33 (landscape management plan).

attached to 12/0546 dated 04 April 2014, as amended by 18/0619 and 18/1002. In the interests of clarity when the application was considered in 2014, Natural England identified the three underlying principles of ANGST as being:

- Improving access to green spaces.
- Improving naturalness of green spaces.
- Improving connectivity with green spaces.

Using these principles the standard can be applied for

- Protection, enhancement and management of existing green spaces;
- Planning new spaces; and
- Protecting vulnerable spaces.

- 5.2 A submission is also made under the Town and Country Planning (Modification and Discharge of Planning Obligations) 1992 in respect of in the following parts of Schedule 5 of the Section 106 agreement as varied:
- Part 5 (ANGST);
 - Part 11 (Provision of allotments)

- 5.3 For ease of reference and for the purposes of this report, the ANGST areas are defined as the North Dettingen ANGST located to the north of Dettingen Park, south of Somme Road and west of the temporary haul road with the North Alma ANGST being located to the north of Alma Gardens, east of Cyprus Road and west of Dettingen Road. The DIO Roads comprise Minorca Road, Somme Road and Cyprus Road.
- 5.4 The North Dettingen ANGST is largely proposed to be woodland (retained and new planting) interspersed with amenity grass areas. The existing vehicular access onto Deepcut Bridge Road is proposed to be closed and re-landscaped. The existing gravel footpath along the northern boundary with Somme Road/Minorca Road is proposed to be resurfaced with tarmac. As originally submitted a new 2 metre wide footpath finished in Coxwell gravel was originally proposed to extend from the northern boundary with Somme Road to the southern boundary with Dettingen Park. The County Highway Authority sought an increase in width to 3 metres for dual use by pedestrians and cyclists. However, following consultation with the Council's Arboricultural Officer there was a concern that this would adversely affect the trees to be retained. As a consequence, the footpath has been increased to a typical width of approximately 2.5 metres. This footpath also bifurcates in two areas, approximately 67 metres from the southern boundary with phase 4d and 9 metres from the southern boundary with the informal parking area which is currently being used by residents of Dettingen Park. New 2.5 metre wide footpaths are also proposed to the north and south of the allotments to link the footpaths within the North Dettingen ANGST to the Sports Hub footpath/cycleway and the wider community beyond. A maintenance access is also to be provided onto the upgraded haul road
- 5.5 Although the DIO roads and access to other land parcels were shown on the plans submitted with the application, they were excluded from the original description of development. The applicant subsequently amended the terms of the application to include works to Somme Road, Minorca Road in part and Cyprus Road in part. These works include:
- the creation of grass verges, footways/cycleways and new access points to serve the care home, the allotments, the Sports Hub and phase 4d;
 - resurfacing and provision of raised tables;
 - the removal of the tarmac area at the junction of Minorca Road and Minorca Avenue and its' replacement with a landscaped area and the relocation of the electricity substation from the care home site and the widening; and
 - the incorporation and upgrading of the temporary haul road into the main highway road network.
- 5.6 The North Alma ANGST comprises two distinct areas: the retained woodland, having an area of some four hectares, to the east of Aisne Road and north of Dettingen Road, and the open grassland bounded by Dettingen Road to the east, Cyprus Road to west and Alma Gardens to the south. New and existing footpaths are proposed within this ANGST area having a typical width of three metres. The two existing informal paths through the woodland, one adjoining the common boundary with 23 and 25 Aisne Road and the other some 50 metres to the east of this boundary, are to be formalised in a Coxwell gravel finish, using the existing track alignments. The one closest to Aisne Road would link into the Sports Hub. The second one would link into open grass land to the south in proximity to Dettingen Road which links into the footpath link approved under application 22/0903/FFU, see paragraph 4.7 above. The remainder of this ANGST is largely to be retained as existing as open grass land with small areas of trees. A new footpath is proposed to cross the main open grass land from Cyprus Road close to its junction with Alma Gardens in the south west corner to the north east corner by the retained woodland. The central part of this footpath which would include the Outdoor Gym, would be located within the Sports Hub. Amended plans have been received which secures the provision of additional tree planting within this space, particularly in proximity to the boundaries with Cyprus Road and Alma Gardens. An attenuation basin

is shown within the open grass land to extend along the length of the common boundaries with

Alma Gardens and Dettingen Road. As surface water drainage falls to be considered under condition 40 of the hybrid permission, this basin is considered to be indicative for the purposes of this application. Its exact location and design are proposed to be dealt with under the condition 40 submission.

- 5.7 The proposed allotments are located to the west of the haul road. As originally submitted, the layout was largely rectangular in shape with two areas excluded along part of the northern and north eastern boundaries. A total of 31 allotment plots were proposed with a central belt of trees retained which resulted in 11 plots to the north of the tree belt with the remainder to the south. The plot sizes were uniform in size and shape, based on the recommendations of the National Allotment Society (NAS) with each plot having a standard size of approximately 10 metres by 25 metres. The allotment site would be enclosed by a 1.1 metre high timber post and rail fence with wire mesh to prevent access from animals such as rabbits. A native hedge was also proposed to screen the fence. Paths finished in Coxwell gravel, were and, are proposed to enable wheelchair access to plots on the eastern side of the proposed allotments with grass paths being provided for the remainder. A car park with access from the upgraded haul road was proposed to the south of the allotments and would have provided 14 spaces. A further two spaces and access were also proposed to be provided centrally within the upgraded haul road frontage. As originally submitted, four freestanding water taps were proposed to serve the southern allotments with four to be provided to serve the northern ones. Various drainage features including an attenuation basin on the eastern boundary are also shown. However as set out above, these features area considered to be indicative for the purposes of this application and are proposed to be dealt with under the condition 40 submission.
- 5.8 Having regard to consultation responses received on the application and following an assessment of what was proposed, concerns were raised about the number of access points, the layout in terms of being able to offer flexibility to future users, potential overshadowing of the plots to the north as a result of the retained tree belt, fencing being of inadequate height to prevent access by deer and similar animals, lack of storage and disabled parking provision. Amended plans have been received to address the issues raised and as such the application now includes the following:
- the re-siting of the southern part of the allotments further south resulting in separation distances varying between 9.5 metres and approximately 18 metres to the southern site boundary with Phase 4d;
 - the provision of a communal composting and delivery location close to the main access into the allotments;
 - the provision of 21 allotment plots, measuring 10.5 metres by 25 metres and 8 plots measuring approximately 10 metres by 12 metres to the south of the retained tree belt and 3 of the larger and 4 of the smaller plots to the north (36 in total);
 - the resiting of part of the northern part of the allotments to the north east corner to minimise the potential from overshadowing from the retained tree belt;
 - The provision of space for a communal shed to the north of the tree belt;
 - Lockable gated pedestrian access points along the north, east and south fence lines;
 - the removal of the central access point;
 - an increase in the number of parking spaces to the southern car park to provide 17 spaces including one for disabled use and improved layout;
 - height restriction barrier to allotment car parking
 - seven freestanding water taps to serve the southern allotments with two to serve the northern allotments;
 - the replacement of the post and rail fence with 1.8 metre high weld mesh fencing, a change to the northern boundary with one of the areas excluded increasing in size and
 - removal of hedging from the allotment fence line.

- 5.9 A total of 24 trees/groups are proposed to be removed in whole or part. Of these 3 are Category A (a Copper Beech to the east of Deepcut Bridge Road, part of a mixed group of trees to the south of Minorca Road and part of a woodland group to the east of Aisne Road), 12 are Category B, (two English Oaks, two Sycamores, a Copper Beech, a Sweet Chestnut, four Scots Pines and two mixed groups of trees) 4 are Category C (a Horse Chestnut, a Norway Maple, a Scots Pine and a mixed group of trees) and 5 are unclassified. A total of 101 trees are proposed to be retained. Of these 12 are Category A, 46 are Category B, 35 are Category C and 8 are unclassified. Following the comments received from the Council's Arboricultural Officer and Green Spaces team, replacement and supplementary planting has been increased within the site to include English Oak, Scots Pine, Field Maple, Common Hornbeam, Small leaved Lime and orchards to the north and south of the allotments.
- 5.10 The following documents have been submitted in support of this application. Relevant extracts from these documents will be referred to in section 7 of this report: a Design and Access statement, an Arboricultural Assessment, an Ecology Mitigation Strategy and Management Plan, a Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment Northern Area, a Preliminary Ground Level Roost Assessment of a tree survey, a Landscape Management Plan Northern Area, a Northern Area Landscape Material Schedule and a Wildfire Management Plan.

6.0 CONSULTATION RESPONSES

- 6.1 The following external consultees were consulted and their comments are summarised in the table below:

External Consultation	Comments Received
County Highway Authority (CHA)	No objections are raised regarding highway safety and capacity or on parking grounds. Conditions are recommended to secure the works proposed. (See Annex A for a copy of their response).
Surrey Wildlife Trust (SWT)	Advises that the Ecological Mitigation Strategy and Management Plan and Landscape Management Plan are appropriate for the purposes of condition 16. It also advises that various works should be included within the Construction Environmental Management Plan required by condition 61.
Sport England	As the development does not fall within its statutory or non statutory remit, it has not provided detailed response in this case but refers to general advice.
Surrey Fire and Rescue	Provides general advice concerning fire safety.
Active Travel England	Has no comment to make on this proposal as it predates their remit which commenced on 1 June 2023.

6.2 The following internal consultees were consulted and their comments are summarised in the table below:

Internal Consultation	Comments Received
Arboricultural Officer	No objection subject to conditions relating to details of the orchard planting and further details to be provided in the landscape management plan and the wildflower planting areas in the former tennis court area. (See Annex B for a copy of these responses)
Urban Design Consultant	No objection.
Greenspaces Team	Seeks increase to height of allotment fencing, no hedging to allotment fencing, cover for cycle rack, fruit orchard planting, additional pedestrian access, information on the ditch, accessibility to the car parking spaces, more tree and landscape planting particularly to boundaries, provision of more paths in the wooded area to the north, provision of bins, benches and information boards, vehicular access points for grass cutting and maintenance, height barrier restriction to parking area, removal of all manmade material within the woodland, understorey clearance of invasive and non invasive species, provision of tree surveys and all recommendations completed. <i>(Officer comment: The applicant has amended the proposal to address the majority of the matters raised as set out at paragraph 5.8 above.. Conditions are proposed relating to bins and benches and covers for the cycle parking. Any outstanding matters would be dealt with under other conditions such as contaminated land or as part of any future land transfer</i>
Environmental Health	No comment to make.
Contaminated Land Officer	Advises of the need to follow the requirements of the remediation method strategy approved under 22/0640/DTC i.e. to provide either an engineered cover system or placement of clean soils as per the approved specification.

7.0 REPRESENTATION

- 7.1 A total of 1215 individual letters of notification were sent out on 11 January 2023. The Mytchett, Deepcut and Frimley Green Society and the Deepcut Neighbourhood Forum were also notified of this application and the amended plans received in May. Four site notices were displayed on site on 10 January 2023 with press notices being put in the Camberley News on 18 January 2023 and the Surrey Advertiser on 20 January 2023. Amended plans were received in April. Addresses predominantly to the north of Royal Way were re-notified on 9 May 2023. Four site notices were displayed on site on 4 May 2023 with press notices being put in the Camberley News on 17 May 2023 and the Surrey Advertiser on 19 May 2023. Three comments were received in relation to the proposed allotments including two from the Camberley and District Horticultural Society (CDHS), who is responsible for managing and maintaining the Council's allotments in the west of the borough, which raised the following matters:

Representation made	Officer Response
<p>Please provide secure fencing, exclusive parking for allotment holders, access set back from main road, more parking spaces, access wide enough for a trailer, toilets, communal compost, secure storage, community shed, communal greenhouse, sufficient water taps, borehole with solar panels/water main, all plots to have an area of 125 square metres, no trees to maintain, soil checked for contamination, provision of plot markers, grass paths not gravel and prefer recycled plastic edging instead of wood for plot edgings (CDHS)</p>	<p>The scheme has been amended to make provision for secure fencing, exclusive parking for allotment holders, the setting back of the access from the upgraded haul road, additional parking spaces, revised access into the allotment area to accommodate a trailer, a communal compost area, a secure storage/shed and an increase in the number of water taps.</p> <p>In respect of the outstanding requests, public toilets are to be provided in the pavilion required as part of the adjoining Sports Hub. These which will be accessible from the outside of the building. There is space between the two allotment areas for a communal greenhouse should this be identified by future allotment holders. The site will be connected to the water main but the provision of borehole with solar panels is not considered to be proportionate/necessary for the general operation of the allotments. The standard plot size is 125 square metres but please see comments below on the provision of smaller plots. Trees are proposed to be retained within the allotments in the interests of the visual amenities of the area. This and the provision of plot markers would be a management issue to be agreed with the Council's Greenspaces team once the allotments are transferred to the Council. The site is subject to condition 55 of the hybrid permission which deals with contaminated land and the need to provide soil which is fit for purpose as allotments, see paragraph 6.2 above. The</p>

	majority of the paths are to be provided in grass. The applicant proposes wood edgings which is acceptable for this purpose.
In responding to the amended plans received in April, the CDHS welcomed the changes to the fencing, reiterated its request for a number of smaller plots and better positioning of the water taps.	Smaller ones are proposed to meet a variety of community needs but they can be combined to provide an allotment of 125 square metres if demand requires. Taps are provided across the site.
A community allotment should be provided with areas for communal composting, shared spaces for growing seedlings, areas for equipment etc	The terms of the hybrid permission secured the provision of allotments, as set out above at paragraph 4.1. The current proposal is in compliance with these provisions. The allotments will be used by the local community and amended plans have been received which provides areas for composting and storage of equipment.
Should have a shared model especially around things like waste/compost disposal/re-use and sharing overrun produce, water collection etc	Amended plans have been received which provides areas for composting. Allotment holders are generally known to share excess produce with each other and the wider community and it is anticipated that this would be the case at Deepcut. Water butts for the storage building may be secured by condition.
Communal/shared model also has a more open feeling with the elimination of individual “grow houses” and composters/tools that normally clutters the typical allotment (and the one being proposed)	In securing the provision of allotments it was accepted that there would be functional needs to be met which could require temporary structures which would be typically seen and expected on an allotment. The communal composting and storage areas should minimise the need for individual facilities being provided on plot.

8.0 PLANNING CONSIDERATION

- 8.1 This application is considered against advice contained within the National Planning Policy Framework (NPPF) where there is a presumption in favour of sustainable development. Regard will be given to Policies CP4 (Deepcut), CP11 (Movement), CP14A (Biodiversity and Nature Conservation), DM11 (Traffic Management and Highway Safety) and DM16 (Provision of Open Space and Recreation Facilities) of the adopted Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP). In addition, regard will be given to the adopted Supplementary Planning Documents (SPD) including Deepcut and the Residential Design Guide 2017 (RDG). The County Council’s Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development November 2023 and Healthy Streets for Surrey are also relevant.
- 8.2 As the principle of development has been established by the hybrid planning permission, the main issues to be considered with this application are:
- Proposed layout and design
 - Tree retention and landscaping
 - Residential amenity

- Highway impacts
- Biodiversity
- Other matters

8.3 Proposed layout and design

8.3.1 The NPPF 2021 supports safe and accessible green infrastructure and layouts. The Deepcut SPD recognises that the provision of open space is a vital component of the Deepcut vision. The new village will deliver a mix of public open space incorporating:

- Formal space in the form of sports fields, parks, playgrounds and allotments
- Informal space in the form of natural and semi natural areas, village green and other amenity green space

The extended village will be served by an extensive network of linked green spaces and a circular walk around the village will be promoted. The SPD also sets an ANGST provision of 3.53 hectares per 1000 population.

8.3.2 The eastern part of the site is located within the Sports Hub Character Area as defined by the Deepcut SPD. The overarching design principle for this area is to be the focus of the village's sport facilities, with a flexible multi use sports facility which provides formal sports and informal sports playing areas. The tree avenues are to be maintained and reinforced with the band of woodland adjoining Deepcut Bridge Road reinforced and extended northwards with gaps in the landscaping to provide views towards Dettingen Park.

8.3.3 The terms of the hybrid permission and associated Section 106 agreement, as varied, established the principle that the Sports Hub, the allotments, ANGST and areas for residential development and a care home would be located to the north of Dettingen Park and Alma Gardens, to the south of Minorca Road and Aisne Road, to the west of Dettingen Road and the east of Deepcut Bridge Road. The current proposal reflects these principles and is acceptable subject to detailed consideration as follows.

The provision of ANGST

8.3.4 The proposal aims to retain and enhance the characteristics of existing green space and makes it more accessible to existing and future users, whilst retaining the significant tree cover within and along the perimeters of the site. The main layout changes relate to the provision and formalisation of the pedestrian routes through the North Dettingen and Alma ANGSTs. They would link the open and recreational space to existing and proposed residential development within the village and Mindenhurst to the south and Heatherside and the wider borough to the north. They would be well integrated and of natural character. As such they would support the accessibility, community and sustainable travel objectives of the SPD and be acceptable.

8.3.5 The SPD also identifies the contribution the North Alma View makes to the existing street scene in that it provides a setting to the Dettingen Park and Alma Gardens areas. The view is centred on an area within the Dettingen Park recreation area close to the 90 degree bend on Cyprus Road. From here, it primarily runs in an arc across the open space north of Alma Gardens and Dettingen Park. The open space to the north of Alma Gardens would remain as open space either as ANGST or sports pitches under the terms of the Sports Hub reserved matters application, currently under separate consideration.

Proposed supplementary tree planting along road edges would reinforce and focus this view. On this basis the proposal is acceptable in terms of safeguarding the North Alma View.

The provision of allotments

- 8.3.6 The Allotments Act 1922 sets out what the definition of an allotment is, how it is to be used and what duties are placed on local authorities and landlords in respect of their sites. Any proposal would also have to comply with this legislation. The general premise is that an allotment is wholly or mainly cultivated by the occupier for the production of vegetable or fruit crops for consumption by themselves or their family.
- 8.3.7 The National Allotment Society (NAS) sets out that site facilities should include clearly defined plots, accessible water supply and secure fencing or hedging, all of which are proposed. The hybrid permission also requires the provision of on-site car parking for the allotment holders which is proposed together with a drop off area for compost, tools etc at the main entrance into the allotments. Two different plot sizes are proposed to provide the maximum flexibility in terms of provision e.g. for experienced and novice allotment holders including children, those plot holders who wish to downsize as a result of age or physical restriction and allotment holders with disabilities. Communal composting facilities are proposed in addition to a communal storage building. As the detailed design of this building has yet to be agreed, the applicant has requested that the provision of this building is secured by way of condition.
- 8.3.8 The proposed layout is considered to be acceptable in that public open and recreational space and allotments would be provided to meet the recreational and community needs of existing and future residents. The proposal would improve accessibility and connectivity within the village and provide an important community facility, all of which are supported. Subject to the imposition of appropriate conditions, no objection is raised to the proposal on layout and design terms.

8.4 Tree retention and landscaping

- 8.4.1 The Arboricultural Officer is generally satisfied with the amended details and layout for the ANGST and allotment areas, subject to an amendment to the wildflower planting in the vicinity of the former tennis courts within the North Dettingen ANGST. This may be dealt with by condition. Given the presence of deer in the locality, all new trees will require protection from potential browsing damage. This may be secured by condition. The Arboricultural Officer has also requested that the proposed orchards remain open as a community asset. To this end, it is proposed to impose a condition removing the ability to erect fencing or any other boundary treatment within the North Dettingen ANGST without permission. No detailed information has been provided on the species of trees to be planted in the proposed orchards. The applicant has asked for these details to be secured by way of condition.
- 8.4.2 In accordance with the terms of condition 29, the applicant has submitted tree information with the first reserved matters application for each phase. However, the Arboricultural Officer has sought further information concerning the types of supports to be used and location of tree protection. The applicant has asked for these details to be secured by way of condition.

- 8.4.3 The application is accompanied by a hard and soft landscaping plan pursuant to condition 32. The submitted scheme, which includes additional tree planting, orchards and a wildflower meadow, provides an enhanced landscape setting for this part of the development and is acceptable for the purposes of condition 32.
- 8.4.4 The application is also accompanied by Landscape Management Plans relating to the ANGST areas and the allotments for the purposes of condition 33. The Arboricultural Officer is generally satisfied with these plans but has requested further information on the sourcing of trees, specification of trees and shrubs, a watering regime, pruning/training of fruit trees, maintenance of tree guards and disease management. The applicant has requested for these details to be secured by way of condition. Subject to this, the submitted Landscape Management Plans are acceptable for the purposes of condition 33.

8.5 Residential amenity

- 8.5.1 It is recognised that whilst the development is being implemented there is the potential for noise, disturbance, inconvenience and disruption to local residents and businesses. The hybrid permission is subject to a number of conditions which seek to mitigate these impacts e.g. hours of working, the submission of construction management plan etc. Subject to compliance with these conditions it is not considered that the proposal would give rise to further impacts not previously considered at the hybrid permission stage.
- 8.5.2 As the open space remains in recreational use, the impact on adjoining residents from the proposals is not considered to be materially different from when it was in use by the military. There will be increased levels of activity and disturbance arising from the new footpaths and cycleway. However, given that the new footpaths and cycleway are located away from existing residential boundaries the resultant impacts are not considered to be materially harmful to these residents. In the unlikely event that any potential anti-social behaviour issues arise they will be dealt with under the relevant legislation.
- 8.5.3 Environmental Health has raised no objection to the proposal. Any potential odour issue arising from the compost heap will be dealt with under their legislation. In all other respects the use of the land for allotments is considered to be a quiet use and as such no objection is raised to the proposal in this regard.

8.6 Highway impacts

- 8.6.1 The Deepcut SPD advises that existing footpaths will be expected to be made more visible and accessible through improved signage, accessibility improvements and the management of vegetation. All cycle routes will be expected to be safe and suitable and easy to use.
- 8.6.2 The CHA have assessed the submitted plans and are satisfied that they would meet the vehicle, pedestrian and cyclist movements associated with future development. They have assessed the footways, cycleways, carriageway and visibility splays and are of the view that they are all sufficient to meet the future need for the purposes of this reserved matters application. They raise no objection to the proposal subject to the imposition of conditions to secure car parking, public access for all footpaths and cycle routes, access and electric vehicle charging for the allotments and an additional footpath link to Deepcut Bridge Road, please see paragraph 8.6.4 for further commentary on this provision.

- 8.6.3 As part of its role as the highway authority, the CHA has also been undertaking detailed design checks for the proposed works which are now at an advanced stage. The proposed works would be subject to approval under section 38 of the Highways Act 1980. It is normal practice for changes to arise as part of the section 38 process. Given this and to minimise potential delays, the applicant has requested that the final design of the upgraded highway network be secured by way of condition. This is considered to be an acceptable approach.
- 8.6.4 The existing access on Deepcut Bridge Road which served the former Officers Mess is to be closed. This is supported. However, given the distance along Deepcut Bridge Road between Somme Road and the boundary with Dettingen Park is in excess of 420 metres, the absence of any pedestrian access along this frontage is considered to conflict with the sustainable travel, accessibility and permeability objectives set out in the Deepcut SPD and chapter 9 of the NPPF. The Local Planning Authority and the CHA consider that a new footpath access should be provided from Deepcut Bridge Road, for example, in the general area of the closed access to link into the proposed north/south footpath in the North Dettingen ANGST. The applicant has agreed to the provision of this link but its precise location is yet to be determined. With the applicant's agreement, it is proposed to secure this additional link by way of condition.
- 8.6.5 Subject to the imposition of the conditions referred to above, no objection is raised to the proposal on highway grounds.

8.7 Biodiversity

- 8.7.1 Paragraph 174 of the NPPF and Policy CP14A of the CSDMP are relevant as they seek to conserve and enhance biodiversity
- 8.7.2 The application is supported by an Ecology Mitigation Strategy and Management Plan, a Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment Northern Area (PEA), a Preliminary Ground Level Roost Assessment of a tree survey, a Landscape Management Plan Northern Area. The ecology surveys confirm the presence of bats in the area with one possible badger sett being identified. The SWT are satisfied with the Ecology Mitigation Strategy and Management Plan for the purposes of condition 16 but have requested that further information should be included within a Construction Environment Management Plan in relation to reptiles and implementing a precautionary approach to tree felling to include an inspection for bat roosts prior to any works taking place. This will be dealt with under the current application under consideration in respect of condition 61, 22/1144/DTC.

8.8 Other matters

- 8.8.1 The application includes submissions pursuant to Schedule 5 Parts 5 (ANGST) and 11 (Allotments) of the Section 106 agreement, as varied. The application confirms the retention of these spaces for open space and recreational uses. Subject to the resolution of the matters considered above, the Greenspaces team raise no objection to the proposal in this regard. The proposed level of ANGST as proposed by this application is a significant contribution to the minimum requisite provision of 19 hectares and is acceptable for the purposes of Part 5. The proposed allotments have an area of 1.21 hectares which is acceptable for the purposes of Part 11.
- 8.8.2 There is a gated access route from the adjoining military land, which leads to Pirbright Barracks, into the North Alma ANGST by Aisne Road. As vehicular access from this military area was not considered as part of the hybrid permission, it is appropriate to impose a condition to ensure that this access is not used for vehicular traffic except in the case of emergency.

9.0 PUBLIC SECTOR EQUALITY DUTY

- 9.1 Under the Equalities Act 2010 the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with due regard to the Public Sector Equality Duty. The proposal is not considered to conflict with this duty.

10.0 CONCLUSION

- 10.1 The proposed provision of allotments and informal recreation space, surrounding tree cover and improved connectivity are important component parts of the requisite community, public open and recreational space provision required to serve the Mindenhurst development and the wider community. The proposals are also considered to be in accordance with the Deepcut SPD, the hybrid permission and the Section 106 agreement as varied.

11.0 RECOMMENDATION

GRANT subject to the following conditions:

1. Subject to the provisions of conditions 2, 3, 4, 5, 6, 7, 8, 9 and 10 above the proposed development shall be built in accordance with the following approved plans and documents:

Site location and topographical plans

DC2-WTM-CX-001-XX-DR-03-0106 PS04
DC2-WTM-CX-001-XX-DR-03-0103 PS04
DC2-WTM-CX-001-XX-DR-03-0104 PS02
DC2-WTM-CX-001-XX-DR-03-0105 PS03

Northern Area Landscape General Arrangement Plan Overview

DC2-WTM-LX-001-XX-DR-04-1000 PS17

North Dettingen ANGST

DC2-WTM-LX-216-XX-DR-04-1100 PS14 subject to the wildflower mix for the tennis court being an EM7 mix
DC2-WTM-LX-216-XX-DR-04-1101 PS13

DC2-WTM-LX-216-XX-DR-04-5100 PS01
DC2-WTM-LX-216-XX-DR-04-5101 PS03

Allotments

DC2-WTM-LX-115-XX-DR-04-1000 PS14
DC2-WTM-LX-115-XX-DR-04-1001 PS10

DC2-WTM-LX-115-XX-DR-04-5000 PS02
DC2-WTM-LX-115-XX-DR-04-5001 PS02
DC2-WTM-LX-115-XX-DR-04-5002 PS03
DC2-WTM-LX-115-XX-DR-04-5003 PS03 (rabbit proof fencing part superseded)

North Alma

DC2-WTM-LX-216-XX-DR-04-1000 PS10
DC2-WTM-LX-216-XX-DR-04-1001 PS11
DC2-WTM-LX-216-XX-DR-04-1002 PS09

DC2-WTM-LX-216-XX-DR-04-5000 PS01
DC2-WTM-LX-216-XX-DR-04-5001 PS01
DC2-WTM-LX-216-XX-DR-04-5003 PS02

DIO Roads

DC2-WTM-CH-121-XX-DR-03-0104 TA11
DC2-WTM-CH-121-XX-DR-03-0105 TA10

Documents

DC2-SWT-EC-000-XX-PL-04-0006 PS14 Ecological Mitigation Strategy and Management Plan
DC2-WTM-LX-115-XX-RP-04-0001 PS05 Landscape Management Plan Allotments subject to the provisions of condition 13 above
DC2-WTM-LX-216-XX-RP-04-0001-PS03 Landscape Management Plan North Dettingen and North Alma ANGST subject to the provisions of condition 13 above
DC2-WTM-LX-001-XX-SH-04-0001-PS02 Northern Area Landscape Materials Schedule
DC2-SWT-EC-001-XX-RP-04-0002-PS02 Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment
DC2-WFAS-ZX-000-XX-RP-121-000 PS02 Wildfire Management Plan 3861-56 Preliminary Ground Level Roost Assessment of Tree Survey dated 10/02/2023
DC2-FPCR-AB-115-XX-RP-00-0002 - R04 Arboricultural Assessment

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

2. Prior to the North Dettingen ANGST being made available for public use, details of an additional footpath link into the north/south footpath as shown on drawing numbers DC2-WTM-LX-216-XX-DR-04-1100 revision PS14 and DC2-WTM-LX-216-XX-DR-1101 revision PS13 shall be submitted to the Local Planning Authority for approval. The approved footpath network shall be completed prior to the North Dettingen ANGST being made available for public use and thereafter retained and maintained for its designated purpose.

Reason: To ensure that appropriate pedestrian and cycle connectivity is provided from Deepcut Bridge Road into the North Dettingen ANGST , existing and proposed communities and the proposed sports facilities and to promote active modes of travel having regard to Policies DM9, CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Deepcut Supplementary Planning Document, and the National Planning Policy Framework 2021.

3. Having regard to the site parameters for the allotments as shown on drawing numbers DC2-WTM-LX-115-XX-DR-04-1000 PS14
DC2-WTM-LX-115-XX-DR-04-1001 PS10, details of a secure storage shed to include siting, external appearance and the provision of water butt(s), bins, location of benches, the vehicular access restrictor gate and a weatherproof structure to protect the cycle parking to be provided within the allotments shall be submitted to the Local Planning Authority for approval. The allotments shall be provided in accordance with

the approved details under the terms of condition 1 and this condition and the occupation trigger in the Section 106 agreement.

Reason: To ensure that appropriate allotments are provided to meet the objectives of the hybrid planning permission 12/0546 as amended, the associated Section 106 agreement as varied, policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012, and the Deepcut Supplementary Planning Document.

4. Following the completion of the Section 38 process under the Highways Act 1980, where appropriate updated details of roads, footpaths, footways, cycle routes, verges, drainage, lighting, signage, road markings, service margins or other land that form part of the proposed adoptable highway space, shall all be submitted to the Local Planning Authority and the County Highway Authority for approval.

Once agreed, such details shall be provided in accordance with the general requirement of Surrey County Council's roads adoption and road safety auditing processes.

Reason: In the interests of the visual and residential amenities of the area and public/highway safety having regard to policies DM9, DM11 and CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2021.

5. The proposed allotments shall not be brought into first use unless and until the proposed vehicular access hereby approved has been constructed and provided with visibility zones and a gated entrance into the car parking area, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users having regard to Policies DM9, CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2021.

6. Dropped kerbs and associated tactile paving shall be provided at the southwestern corner of the North Dettingen ANGST where the proposed path connects in two locations to the existing road adjacent to number 24 Drifters Drive, Dettingen Park. Such details shall also include corresponding dropped kerbs and tactile paving within the existing footway on the southern side of the road, all in accordance with details to be first agreed with the local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to extend pedestrian/cycle connectivity to promote sustainable forms of transport having regard to Policies DM9, CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2021.

7. Prior to the first use of the proposed North Dettingen ANGST and subject to the requirements of condition 2 above, the existing vehicular access from Deepcut Bridge Road into the former Officers Mess shall be permanently closed to vehicular traffic in accordance with details to be agreed with the Local Planning Authority. Such details shall include the removal of the existing kerbed radius and hard surfacing and reinstatement the channel line kerbing and grass verge to match existing, in accordance with the requirements of the County Highway Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users having regard to Policies DM9, CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2021.

8. The existing access and lockable barrier leading from Aisne Road into the proposed North Alma ANGST shall be retained for emergency purposes only. In the interests of clarity for the purposes of this condition, emergency means a serious, unexpected situation requiring immediate action by the civilian Police Service and/or Fire and Rescue Service and/or Ambulance Service and their military counterparts as required.

Reason: To ensure that the proposed North Alma ANGST is available for use as a natural/semi natural space in accordance with the hybrid permission 12/0546 as amended, the Section 106 agreement as varied and the Deepcut SPD and is not used to provide vehicular access to Pirbright Barracks.

9. Subject to the occupation trigger in the Section 106 agreement, the proposed allotments shall not be brought into first use unless and until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users having regard to Policies DM9, CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2021.

10. Subject to the occupation trigger in the Section 106 agreement, unless otherwise agreed in writing, the proposed allotments shall not be brought into first use unless and until 50% of the proposed parking spaces are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phasededicated supply) and the remaining parking spaces are provided with cabling for the future provision of charging points. To be in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 and in compliance with Surrey County Council's Local Transport Plan having regard to Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

11. All pedestrian and cycle routes approved under the terms of this application shall be provided in accordance with the approved details before any of the ANGST areas are made available for public use. These routes shall retained, maintained and remain permanently open to public use at all times. Unless approved by this permission no further boundary treatment, including gates, fencing or hedging may be erected in the ANGST areas without the prior approval of the Local Planning Authority.

Reason: To ensure that unrestricted public pedestrian and cycle connectivity is retained and maintained through these public open spaces to promote active modes of travel, permeability and accessibility having regard to Policies DM9, CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Deepcut Supplementary Planning Document and the National Planning Policy Framework 2021.

12. Prior to the planting of any trees within the orchards shown on the approved plans, details of the proposed trees (to be a mix of heritage/rare and native and standard fruit species both soft and hard fruit) shall be submitted to the Local Planning Authority for approval. If within a period of five years from the date of completion of said planting any tree approved under this condition is removed, uprooted is destroyed or dies, or becomes seriously damaged or defective and where its long term viability is unlikely, another tree of the same species and size as that originally planted shall be planted in the immediate vicinity, resetting the 5 year maintenance period unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area and to promote biodiversity having regard to Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Deepcut SPD and the National Planning Policy Framework 2021.

13. Notwithstanding the provisions of the Landscape Management Plans approved under condition 1 for the ANGST and allotment areas, the following details shall be submitted to the Local Planning Authority for approval in respect of both management plans:

- (i) a plan showing the trees to be fenced;
- (ii) the replacement of the cross bar for hessian tree tie support and details for inspection and replacement of restraints;
- (iii) an updated watering regime;
- (iv) confirmation that no formative pruning outside of removal of dead branches is to occur within 18 months of planting, no branches greater than one third parent branch to be removed and re-balancing of canopies is deleted;
- (v) a specification/requirements for the pruning/training of fruit trees after establishment to promote fruit development and a specific management plan for the orchards;
- (vi) details of maintenance for the tree guards used for the fruit trees and removal of competing vegetation within them;
- (vii) details of disease management for the fruit trees;
- (viii) the means of protection from grazing mammals and associated maintenance;
- (ix) confirmation that trees are to be sourced by UK grown stock and be free of pest and diseases and only sourced outside of the UK where all other options for stock have been extinguished. Where stock is sourced outside the UK it must follow the requirements of a plant passport and phytosanitary certificate and be made available to the Local Authority when requested.
- (x) details of mulching for the fruit trees;
- (xi) confirmation that all trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 4043:Transplanting root-balled trees & BS8545:2104 Trees from Nursery to Independence in the landscape - recommendations.
- (xii) please list and state all British Standards within the management plans.
- (xiii) measures to rabbit proof the fencing enclosing the allotments

Reason: To ensure that the landscaping is appropriately maintained and managed so that it contributes positively to, the character and appearance of the area and to promote biodiversity having regard to Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Deepcut SPD and the National Planning Policy Framework 2021.

14. Notwithstanding the requirements of the County Highway Authority in respect of streetlighting, no other street or other external lighting shall be installed on the site

unless and until a Sensitive Lighting Management Plan and details of the proposed lighting has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of that part of the development to which they relate.

Reason: To ensure that the impact on protected species is minimised in accordance with Policy CP14A of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2021.

Informative(s)

1. The applicant is advised that all surface water drainage information shown on the submitted plans is considered to be indicative for the purposes of this application. The acceptability of the surface water drainage system including the location of any drainage assets will be dealt with by a submission under condition 40 of the hybrid permission.
2. In order to comply with the above conditions, land outside the application site but shown as within the applicant's control may be affected. In progressing the delivery of other adjacent land parcels the applicant is advised to ensure that the County Highway Authority's requirements can first be met.
3. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council
4. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management-permit-scheme> The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice

5. For the purposes of condition 13 above in respect of the watering regime required , the following advice is provided:

Watering trees: water trees during dry periods for at least once every 7 days during spring and summer and increase watering rates for any period without substantial rainfall for 14 days or more, until trees are successfully established or 2 years post planting for trees. Water at a rate of 40+ litres per tree position, in to watering tubes or bags (where shown) or across the root ball/mulched area. Apply water at a frequency of once per fortnight from April to the end of September (to a minimum of 15 visits in any one year). The landscape management contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the adopting organisation and agreeing the timing of any additional watering visits if required. where restrictions are placed on the use of water, sources and costs of obtaining second class water. The landscape management contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract.

6. For the purposes of condition 12 and 13 above the BS8545 Stock shall be materially undamaged, sturdy, healthy and vigorous, of good shape and without elongated shoots, and free from pests and diseases, discolouration, weeds and physiological disorders at point of delivery. The trees are to be inspected at point of delivery and any stock found to be of poor quality or poor form will be rejected on a like for like basis, this will need to be auditable as part of the landscape management plan. Any stock found upon inspection by the tree officer to not conform to these requirements will need to be replaced, any planting condition can only be discharged upon agreement that all requirements of the above are met.
7. The applicant is advised that there are a number of matters raised within this application which fall to be considered under the provisions of condition 61 in relation to the Construction Environment Management Plan.
8. The applicant is reminded that, having regard to the boundaries of the red line application site for this application and those relating to Phase 2a, 18/1027, that a further reserved matters application is required for the upgrading of Cyprus Road and its environs between its junction with Alma Gardens and the access road to the rear of 1-19 Malta Road inclusive. This requirement also applies to part of Newfoundland Road. This is in addition to any consent which may be required under the Highways Act 1980.
9. In complying with condition 2 above, it is acknowledged that the link will be provided on land wholly within the applicant's ownership.