

<b>APPLICATION NUMBER</b>	<b>SU/23/1202</b>
---------------------------	-------------------

**DEVELOPMENT AFFECTING ROADS**  
**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992**

**Applicant:** Newfoundland Developments Ltd.

**Location:** Princess Royal Barracks , Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN

**Development:** Reserved matters application pursuant to condition 4 for the change of use of former museum building to provide a foodstore (Class E(a)) and flexible retail/community use (Use Classes E and F2) (Phase 5i), with access, layout, scale, appearance and landscaping being considered and the submission of partial details in relation to phase 5i pursuant to conditions 16 (ecological mitigation and management), 23 (visibility splays), 25 (off-street parking), 29 (tree retention and protection plan), 32 (landscaping), 33 (landscape management plan), 34 (hedges and hedgerow), 40 (surface water drainage), 41 (wetland features) and 43 (foul water drainage) attached to 12/0546 (as amended by 18/0619 and 18/1002 ).

<b>Contact Officer</b>	Matthew Strong	<b>Consultation Date</b>	6 December 2023	<b>Response Date</b>	4 March 2024
------------------------	----------------	--------------------------	-----------------	----------------------	--------------

The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who having assessed the application on safety, capacity and policy grounds, recommends the following conditions be imposed in any permission granted:

1. Prior to the proposed food store opening to the public, the proposed timber bollards to prevent vehicle access between Newfoundland Road and the proposed car park shall be installed in accordance with the details shown on drawing number PD-13 rev P4 and thereafter retained and maintained for their designated purpose. There shall be no vehicular access to the site from Newfoundland Road.
2. Prior to the proposed food store opening to the public, the proposed 2.1 metre high timber fence and kerbing to prevent vehicle access from the proposed service turning area into the former Headquarters Building site to the east shall be erected/installed in accordance with the details shown on drawing number PD-13 rev P4 and thereafter retained and maintained for their designated purposes. There shall be no vehicular access from the application site into the former Headquarters Building site.
3. Prior to the proposed food store opening surface painted walking routes shall be provided within the car park to provide safe walking routes from the proposed car parking spaces to the store entrance ramps and steps. Such routes shall first be submitted to and agreed in writing by the Local Planning Authority. Once provided, such routes shall be permanently maintained and refreshed when necessary, all to the satisfaction of the Local Planning Authority.

4. Prior to the site becoming operational, elevational details of the proposed cycle stores and e-bike charging points shall be submitted to the Local Planning Authority for approval. The stores and charging points shall be made available for use prior to the first use of the building to the public and thereafter retained and maintained for their designated purposes.

5. Prior to the proposed food store opening staff cycle parking, (including charging sockets for E-bikes), lockers and changing facilities shall be provided within the building for staff use at all times. Once provided such facilities shall be permanently retained and maintained free of any impediment to their designated use to the satisfaction of the Local Planning Authority.

6. Prior to the proposed food store opening details of a pedestrian connection route to a minimum width of 2.0m, from the proposed car park to Mindenhurst Road shall be submitted to the Local Planning Authority for approval. Once approved, the footway shall be provided prior to the food store opening to the public and thereafter permanently retained and maintained free of any impediment to its designated use to the satisfaction of the Local Planning Authority.

7. The means of access to the development hereby approved shall be from Mindenhurst Road only.

### **Reasons**

The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2023.

### **Policy**

Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2023.

### **Informatives**

1. Details of the highway requirements necessary for inclusion in any application seeking approval of the above matters may be obtained from the Transportation Development Planning team of Surrey County Council.

2. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

3. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.

4. The the identified car parking spaces have been 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 phase dedicated supply) and a further 20% are provided with cabling for the future provision of charging points.

5. The applicant is advised that in preparing and submitting the Construction and Transport Management Plan required by condition 12 above, the CTMP will also need to comply with Condition 61 of the hybrid planning permission, requiring the consideration of additional transport measures.

### **Note to Planner**

**Update 4th March 2024:** Following the submission of revised drawings, the above response supersedes the CHA's previous reports submitted on 25th January 2024 and 22nd February 2024. Conditions have been amended to specifically refer to an approved drawing. Condition 6 is required to provide increased permeability between the site and the surrounding area. Whilst a

large number of visitors will access the site via Newfoundland Road and Mindenhurst Road, there will also be a high level of visitors from residents of Deepcut Bridge Road, Woodend Road, Blackdown Road etc. Visitors will take the shortest route possible in/out of the site, and should a link not be provided, this would lead to a trodden down, muddy area. The provision of a pedestrian access will prevent this.

Please contact the officer shown in the above table if you require additional justification for the CHA's recommendation on this planning application.

Surrey County Council's 'Transportation Development Control Good Practice Guide' provides information on how the County Council considers highways and transportation matters for development proposals in Surrey.