

<b>APPLICATION NUMBER</b>	<b>SU/22/1123/R RM</b>
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**DEVELOPMENT AFFECTING ROADS**  
**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992**

**Applicant:** Secretary Of State For Defence

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

**Development:** 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.

<b>Contact Officer</b>	Matthew Strong	<b>Consultation Date</b>	11 September 2023	<b>Response Date</b>	5 March 2024
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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:

**Conditions**

1. Prior to the proposed Sports Hub opening to the public, space shall be laid out within the site in accordance with the approved plans, Drawing No. DC2-WTM-LX-107-XX-DR-04-1000 Rev PS15, for vehicles to be 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.

2. Prior to the proposed Sports Hub opening to the public, the provision of pedestrian routes, with a minimum width of 2m, shall be provided in the following locations within the site:

- (i) The north-western corner of the site from the cycle route to the northern boundary of the car park; and
- (ii) The south-western corner of the site with extended footway to connect to the tennis courts.

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.

3. Prior to the proposed Sports Hub opening to the public, surface painted walking routes shall be provided within the car park to provide safe walking routes from the proposed car parking spaces to the Sports Hub. 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 proposed Sports Hub opening to the public, additional hardstanding shall be provided adjacent to the proposed bus parking areas, to provide additional space for passengers and drivers to board/alight coaches. Such areas shall first be submitted to and agreed in writing by the Local Planning Authority. Once provided, such areas shall be permanently maintained to the satisfaction of the Local Planning Authority.
5. Prior to the proposed Sports Hub opening to the public, secure, undercover, illuminated cycle parking, (including charging sockets for e-bikes) shall be provided within the site. 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 Sports Hub opening to the public, at least 50% of the proposed parking spaces shall be provided with fast-charge Electric Vehicle charging points (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply). The remaining spaces shall be 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.
7. Prior to the proposed Sports Hub opening to the public, pedestrian visibility splays measuring 2m by 2m shall be provided at all intersections. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
8. Prior to the proposed Sports Hub opening to the public, the proposed vehicular accesses shall be constructed and provided with visibility zones and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

### **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. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2023. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

3. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

4. A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

**Note to Planner**

Please contact the officer shown in the above table if you require additional justification for the County Highway Authority'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.