

LOCATION:	Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN,
PROPOSAL:	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.
TYPE:	Reserved Matters
APPLICANT:	Secretary Of State For 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 a Sports Hub with a Neighbourhood Equipped Area of Play, car parking and associated works.
- 1.2 The provision of these sports and play facilities 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 SITE DESCRIPTION

- 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. The redevelopment is divided into 6 phases, three non residential (1, 3 and

5) and three

delivering housing (2, 4 and 6). A number of these phases have been, or are in the process of being, delivered with the remaining phases subject to current or future reserved matters applications.

- 2.1 This application relates to Phase 5d. The site, of just over 7 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 the proposed North Alma Accessible Natural Greenspace Standard (ANGST) and Alma Gardens, south of the proposed North Alma ANGST woodland and Aisne Road, to the west of the proposed North Alma ANGST and Dettingen Road and to the east of Somme Road, the proposed allotments and North Dettingen ANGST. Aisne Road, Alma Gardens and Dettingen Road 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. The proposed care home site (phase 4i) adjoins Somme Road to the north west of the site. A proposed housing parcel for up to 15 dwellings (phase 4d) is proposed to the south west adjoining Dettingen Park.
- 2.2 The application site is irregular in shape and comprises open grass land with tree planting predominantly to its northern, eastern and western edges, formerly used as football/cricket pitches by the military. It is currently used for general recreation such as dog walking with part used as a site compound. The site includes the tree lined former access road which serves to divide the open grass land. 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.

3.0 RELEVANT HISTORY

- 3.1 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.
- The outline element of the application included the approval of means of access and a series of reserved matters applications. This included the Sports Hub including built facilities eg changing rooms of 7 hectares and play space:
- Condition 20 on this permission, as varied secured the provision of the Sports Hub and play facilities as follows:
- The Sports Hub to be provided as part of this application and subsequent Reserved Matters applications shall be provided on a site of 7ha and shall include:
- a) sports pitches, as shall be determined by an Outdoor Sports Strategy which shall be submitted to and agreed in writing by the

Local Planning Authority prior to the Reserved Matters application which includes the Sports Hub

The Sports Hub shall also include:

- b) Multi-Use games area (MUGA)
- c) a combined Neighbourhood Equipped Play Area and Local Equipped Area of Play (NEAP/LEAP)
- d) and adult Outdoor Gym
- e) a Pavilion building containing changing rooms, showers, kitchen and seating areas

Reason: To ensure the development accords with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

Hub The Section 106 agreement defined the Sports Hub and its component elements to be:

Sports Hub means the sports hub to be provided by the Owner in the relevant Phase as shown indicatively on Plan 1, comprising an area of at least 7 (seven) hectares and which shall include 1 (one) Combined NEAP/LEAP, the MUGA, the Outdoor Adult Gym, the Sports Pavilion, the Sports Pitches, the Tennis Courts and associated landscaping;

MUGA means the multi-use games area within the Sports Hub which is to be provided by the Owner in accordance with the MUGA Specification

MUGA Specification means a specification complying with the requirements for the MUGA as set out in Appendix 2 to this Deed and with Sport England's publication: "A Guide to the Design, Specification and Construction of Multi Use Games Areas" (as amended or updated from time to time);

Sports Pitches means a dual-use pitch for cricket and football and 2 (two) junior football pitches within the Sports Hub which are to be provided by the Owner pursuant to **Error! Reference source not found.** of **Error! Reference source not found.**;

Sports Pitches Specification means a specification for the Sports Pitches which complies (as appropriate) with the "Recommended Guidelines for the construction preparation and maintenance of cricket pitches and outfield at all levels of the game" as published by the England and Wales

Cricket Board and the Football Foundation Technical Guidance Note: "Natural Grass Pitches" both as amended from time to time;

Tennis courts means the 4 (four) tennis courts within the Sports Hub which are to be provided by the Owner pursuant to **Error! Reference source not found.** of **Error! Reference source not found.**;

It also restricted the size of the proposed pavilion, to be the subject of a separate reserved matters application, to have a maximum building footprint of no more than 450 square metres.

The Section 106 agreement also secured the provision of two combined Neighbourhood Equipped Area of Play (NEAP) and Local Equipped Area of Play as follows:

means the 2 (two) new combined Neighbourhood Equipped Area for Play and Local Equipped Area for Play as shown indicatively on Plan 3 which are to be provided by the Owner in the Phase containing the Sports Hub or as applicable containing the Village Green (1 (one) at the Sports Hub and 1 (one) at the Village Green) in accordance with the Combined NEAP/LEAP Specification;

The Combined NEAP/LEAP Specification;

means a specification complying with the requirements for the Combined NEAP/LEAP as set out in **Error! Reference source not found.** to this Deed and detailing the size, materials, nature of equipment, surfacing and all other relevant details necessary for the provision of the 2 (two) Combined NEAP/LEAPs:-

- (a) to be visually interesting and attractive; and
- (b) to be largely with a rural character;

Appendix 2 included the following sports and play space requirements:

Combined NEAP/LEAP (Super Leap) means Play area to be completed to the NEAP Fields in Trust Standard and levels of play equipment to the Fields in Trust Standard but not featuring an additional hard ball play area.

MUGA is to be constructed to Sport England Macadam Type 1 Standard (see Sport England's A Guide to the

Design, Specification and Construction of Multi Use Games Areas” suitable in size (37m x 18.5m) to accommodate 5 a side football).

Outdoor Adult Gym to include minimum 7 pieces of exercise equipment each designated to provide a different fitness opportunity. Items to be arranged in a suitably spaced circle facing towards the middle (where applicable) and spaced 5 metres apart. Each item to be set in a hard-wearing soft surface (wet pour or similar) extending 1.5 metres in all directions.

Sports Pitches to be constructed in accordance with the “Recommended Guidelines for the construction, preparation and maintenance of cricket pitches and outfielders at all levels of the game” published by the England and Wales Cricket Board in October 2011 and the guidance published by the Football Foundation entitled “Natural Grass Pitches”.

Schedule 5 Part 7 of the Section 106 agreement, required the provision of the Sports Hub and secured these facilities prior to the occupation of the 450th dwelling.

This part also secured the Sports Hub Maintenance Contribution which means the sum of £1,047,689.40 (one million, forty seven thousand, six hundred and eighty nine pounds and forty pence) (Index Linked) which shall be paid by the Owner to the Council in accordance with the provisions of **Error! Reference source not found.** of **Error! Reference source not found.**;

It is also noted that Schedule 5 Part 1 of the Section 106 agreement secured a financial contribution of £300,000 (index linked) defined as the Sport England Contribution towards the provision and/or enhancement of a 3G pitch at Frimley Lodge Park and/or a 4G rugby facility at Watchetts Recreation Ground. In the event that this contribution (or part thereof) has not been expended or committed for expenditure by the Council off site within 5 years of receipt, the Council may apply this contribution (or balance thereof) towards the delivery of new sports pitches or other sports facilities on the Mindenhurst site. This contribution was secured as the military artificial grass pitch (AGP) was not being replaced on site as part of the hybrid application.

Since the approval of this hybrid permission there have been a series of reserved matters applications, details to comply with conditions and amendment applications submitted. Only the key applications relating to the Sports Hub are given below:

- 3.2 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.
- 3.3 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.
- 3.4 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 the Sports Hub to be provided from 7 hectares to a *minimum* of 7 hectares. The occupation restriction for the provision of the Sports Hub was increased from the 450th dwelling up to the 600th dwelling unless otherwise agreed in writing. This agreement also permitted the use of a management entity for the future management of the non residential areas subject to additional clauses being added to deal with the steps/works/funding which would be required if these areas of land are to be transferred to a Management Entity.

- 3.5 21/1196/DTC Submission of details to comply with condition 20 a. a) (Outdoor Sports Strategy) attached to planning permission 12/0546 dated 4th April 2014 as amended by 18/0619 dated 19th July 2019 and 18/1002 dated 14th November 2019. Approved
- 3.6 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.
- 3.7 22/1066/RRM 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). Approved and implemented. This permission approved the two vehicular access points on Somme Road to serve the Sports Hub.
- 3.8 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). An amended report has recently been received and is under consideration.
- 3.9 23/1178/FFU Proposed change of use of former road to residential garden land (C3) and the erection of a close-boarded fence on land to the rear of 19 Crofters Close. Approved.
- 3.10 24/0080/DTC Submission of details to comply with conditions 40 (surface water drainage), 41 (wetland features) and 43 (foul water drainage) 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 (phase 5d), Allotments (phase 5e), Accessible Natural Greenspace Standard

(ANGST) (Phases 5f and 5j) and Northern Access Route Road Network. Under consideration.

- 3.11 24/0212/RRM Reserved matters application pursuant to Condition 4 for the provision of the Sports Hub, Phase 5d, (the sports hub pavilion only) 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. This is currently invalid.

4.0 THE PROPOSAL

- 4.1 This is a reserved matters application for the provision of the Sports Hub (excluding the pavilion) 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 21 (provision of a LEAP)
- 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.

- 4.2 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 Part 7 (Provision of Sports Hub) of the Section 106 agreement as varied:

- 4.3 The area between Somme Road and the tree lined former military access road is proposed to provide the following:

- A MUGA measuring 37 metres by 18.5 metres enclosed by 3 metre high open fencing with matching 1.2 metre high gate. Four 15-17 metre high columns with floodlights are proposed to be located in each corner. The MUGA would also be marked to allow for use as a basketball court.
- The NEAP/LEAP comprising two turning tyres, three jumping discs, a cableway with ramp, a cross scales, a twin swing, two cradle nests, a hut combination and a totterbeam. This area would be enclosed by playtime timber fencing (0.9 metres high) and include three 2 metre long benches
- Four tennis courts enclosed by 3 metre high open fencing with matching 1.2 metre high gate. Six 15-17 metre high columns and floodlights are proposed to be located, one in each corner and two in the middle. Two of the courts would also include markings to allow for their use as netball courts.
- A substation.
- A car park providing 68 spaces including 12 spaces provided with electric vehicle charging facilities and 4 for disabled drivers, 2 of which would also be

provided with electric charging facilities. Two bus parking spaces would also be provided. Vehicular access would be from Somme Road (as approved under 22/1066/RRM). Streetlighting within the car park would be a combination of eight single and 4 double 6 metre high columns and 20 bollard lighting posts

- Cycle parking for 20 cycles.
- Additional tree and shrub planting including three Field Maple and four Silver Birch and three replacement Horse Chestnut along the southern boundary.
- Creation of a landscaped mound to the southern boundary.

The area to the east of the tree lined former military access road is proposed to provide the following:

- Dual use pitch for cricket and football
- Two junior size football pitches
- Two practice cricket nets with artificial cricket wickets
- The adult gym providing 9 pieces of different equipment comprising a gum station, two trinity cycles, a DDA accessible pull ups, an air skier, a leg press, a lat pull/chest press, an air walker, a rower and a balance beam spaced at regular intervals within a general oval layout. A footpath/cycleway is provided to the north with a footpath to the south which both link into the wider footpath/cycleway network approved for the North Alma ANGST.
- Space reserved for the provision of the sports pavilion (the subject of reserved matters application which is currently invalid)
- A footpath along the northern boundary linking into the woodland area within the North Alma ANGST to include the provision of six 2 metre long benches
- Additional tree planting including seven Wild Cherry, three Lime, seven Scots Pine, five Silver Birch, nine Hornbeam and five English Oak.
- Landscaped mounds to the south and east of the junior size football pitches.

The former tree lined former military access road is to be re-used as a combined pedestrian cycleway.

- 4.4 Two unclassified trees (a Silver Birch and a Horse Chestnut) and parts of three Category B (medium quality) groups of trees (two from G7, one from G11 and one from G12, all comprising a mix of Horse and Red Chestnut) are proposed to be removed as a result of this development.
- 4.5 During the course of the application amended and additional details have been received to respond to comments received from the County Highway Authority, the Council's Arboricultural and Heritage Consultant, Environmental Health and Sport England.
- 4.6 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, a Bat Presence/Likely Absence Survey and Preliminary Ground Level Roost Assessment, a Preliminary Ground Level Roost Assessment of tree survey, a Lighting Lux map, an Ecology Review of Lighting Plan, a Noise Assessment, a Technical Note – Development Noise Levels and Mitigation Options, a Boundary Risk Assessment – Cricket Balls, a Landscape Management Plan Sports Hub, a Sports Hub Landscape Specification, a Wildfire Management Plan and a Wildfire Response Plan.

4.7 It is anticipated that the Sports Hub will be offered to the Council for adoption. However, the Section 106 agreement as varied provides either for the adoption of the Sports Hub by the Council and the payment of the Sports Hub Maintenance Contribution (index linked) or for the applicant to appoint a Management Entity. In such circumstances the owner would need to submit details of the Management Entity to the Local Planning Authority for approval including how it will be funded both in the short and long term.

5.0 CONSULTATION RESPONSES

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

External Consultation	Comments Received
County Highways Authority	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	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	No objection subject to conditions on ground conditions for the proposed football and cricket pitches, a management and maintenance scheme for the playing field/pitches. (See Annex B for a copy of their response)
Surrey Fire and Rescue	No views received.
Farnborough Airport	No objection
Surrey Playing Fields Association	No views received
Active Travel England	Has no comment to make on this proposal as it predates their remit which commenced on 1 June 2023.

Thames Water	No comments to make
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5.2 The following internal consultees were consulted and their comments are summarised in the table below:

Internal Consultation	Comments Received
Arboricultural and Landscape Consultant	No objection subject to conditions and amended plans relating to the location of the lighting columns within the car park, change to tree species and mix and updated details within the landscape management plan. See Annex C for a copy of his response.
Urban Design and Heritage Consultant	No objection subject to conditions to widen the entrance from the car park into the Sports Hub and details of car park lighting.
Greenspaces Team	No objection in principle but seeks further details on the noise mitigation measures proposed. <i>[Officer comment: The applicant has requested that the noise mitigation measures are dealt with by condition. Any outstanding matter would be dealt with as part of any transfer of land]</i>
Environmental Health	No objection subject to conditions to mitigate potential noise and light impacts. See Annex D for a copy of this response.

6.0 REPRESENTATION

6.1 A total of 753 individual letters of notification were sent out on 11 May 2023. The Mytchett, Deepcut and Frimley Green Society and the Deepcut Neighbourhood Forum were also notified of this application. Three site notices were displayed on site on 11 May 2023 with press notices being put in the Camberley News on 24 May 2023 and the Surrey Advertiser on 26 May 2023. One representation was received which supported the proposal.

6.2 Additional noise information was submitted in February 2024. 13 Aisne Road and properties in Crofters Close and Durham Drive were notified of this submission on 9 February 2024. At the time of the preparation of this report, no letters of representation have been received. Any views received will be provided as an update to the Planning Applications committee. However, it is noted that noise mitigation measures will be secured by condition.

7.0 PLANNING CONSIDERATION

7.1 This application is considered against advice contained with 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), DM9 (Design Principles), 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 Deepcut Supplementary Planning Document (SPD) including the Deepcut SPD. The County Council's Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development November 2023 is also relevant.

7.2 The main issues to be considered with this application are:

- Principle of the development
- Proposed layout and design
- Tree retention and landscaping
- Residential amenity
- Highway impacts
- Biodiversity
- Other matters

7.3 Principle of the development

7.3.1 The Deepcut SPD, the hybrid permission and section 106 legal agreement require appropriate infrastructure to support the redevelopment of the Princess Royal Barracks. Policy DM16 states the Council will encourage new and enhanced opportunities for formal and informal recreation including promotion of dual use facilities or through the provision of new green infrastructure. New residential development will be expected to provide or contribute towards open space, equipped play spaces including teen facilities and outdoor sports facilities.

7.3.2 The proposal is for the provision and retention of public open and recreational space to support the Mindenhurst development. As such the principle of development is acceptable. However, as the pavilion, an integral and requisite part of the Sports Hub, is yet to be the subject of a valid reserved matters application, a condition is to be imposed precluding the opening of the pitches, courts and play space until the pavilion is completed and made available for use to ensure full compliance with the hybrid permission, the Section 106 agreement and to meet the objectives of Policy CP4 of the CSDMP and the Deepcut SPD.

7.4 Proposed layout and design

7.4.1 Sections 8 and 12 of the NPPF are relevant as they promote healthy and safe communities and high quality designed places.

7.4.2 The Deepcut SPD recognises that the provision of open space is a vital component of the Deepcut vision. It will create a plentiful and diverse public open space network throughout the village that contributes to the green, spacious character of the settlement which links into the surrounding heathland areas

without harming nature conservation interests. 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.

- 7.4.3 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.
- 7.4.4 The terms of the hybrid permission and associated Section 106 agreement, as varied, established the principle that the Sports Hub, the NEAP, 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.
- 7.4.5 In approving this phase of development as a Sports Hub, in combination with the detailed specifications set out in the hybrid permission and the Section 106 agreement as varied, it was recognised that there would be a major change in the visual and functional character of this site particularly in terms of the provision of the MUGA, tennis courts, NEAP/LEAP, car park and pavilion. With the exception of the pavilion which is the subject of a separate application, the proposal accords with the requirements of the hybrid permission and the Section 106 agreement as varied. The football and cricket pitches aim to retain and enhance the characteristics of existing green space and make it more functional for users whilst retaining and supplementing the tree cover within and along the perimeters of the site. Measures are recommended to mitigate noise impacts which include an acoustic fence and other barriers. This is to be controlled by way of condition. The floodlighting columns are proposed at a height of 15-17 metres. The proposed height is considered overly high in this location but is to be the subject of a condition which secures the submission of a detailed floodlighting scheme. Sport England raises no objection to the proposal subject to conditions as set out in Annex B.
- 7.4.6 The Urban Design and Heritage Consultant is satisfied with the submitted layout subject to the pedestrian entrance into pavilion and sports pitches from the car park being widened to the south to provide a strong sense of arrival, to improve

functionality, provide good wayfinding and a strong sense of place, the installation of collapsible bollards at the interface between the car park and the entrance to into pavilion and sports pitches and the installation of an appropriate bollard lighting scheme. Subject to the conditions securing these, the proposal would support the sports and play space objectives of the SPD and be acceptable.

- 7.4.6 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, as approved under reserved matters application 22/1066/RRM or sports pitches under the terms of this reserved matters application. 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 having regard to Policy CP4 of the CSDMP and the Deepcut SPD.

7.5 Tree retention and landscaping

- 7.5.1 The Arboricultural and Landscape Consultant is generally satisfied with the landscaping details and layout for the proposed Sports Hub but notes that there is a lack of detail. It is proposed to address this omission by the imposition of conditions as set out below.
- 7.5.2 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 and Landscape Consultant has sought further information on pruning, the relocation of the lighting columns away from trees to be retained at the entrance/exit to the car park, the service runs for the lighting columns and protective fencing. The applicant has asked for these matters to be dealt with by condition.
- 7.5.3 The recommended mitigation measures to address potential noise impacts on residents in Aisne Road details the erection of a 2 metre high acoustic fence. Whilst the detailed mitigation measures are to be dealt with by condition, given the relationship of this fence to trees within and adjoining the site, it is appropriate to seek an Arboricultural Method statement for the erection of this fencing. This is to be secured by condition.
- 7.5.4 The application is accompanied by a hard and soft landscaping plan pursuant to condition 32. The submitted scheme is acceptable in principle subject to variation to and additional tree planting. Further details on the proposed shrub planting and the landscaped mounds are also required. The applicant has asked for these matters to be dealt with by condition. Subject to the imposition of these conditions, the proposal provides an enhanced landscape setting for this part of the development and is acceptable for the purposes of condition 32.
- 7.5.5 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 and Landscape Consultant is generally satisfied with these plans but has requested further information on the watering regime for the hedgerow, tree pits, soil volumes, means of restraint and disease management. The

applicant has asked for this to be dealt with by condition. Subject to this, the submitted Landscape Management Plans are acceptable for the purposes of condition 33, having regard to Policies CP4 and DM9 of the CSDMP and the Deepcut SPD.

7.6 Residential amenity

7.6.1 Paragraph 135 of the NPPF and Policy DM9 of the CSDMP are relevant.

7.6.2 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 a construction management plan etc. Subject to compliance with these conditions it is not considered that the implementation of the proposed development would give rise to further impacts not previously considered at the hybrid permission stage.

7.6.3 The introduction of a number of sports and play facilities will have an impact on residents in the vicinity of the site, particularly in relation to noise and light impacts. The closest residents are in Aisne Road to the north, which share a common boundary with the site, future residents of Phase 4d, located a minimum of 20 metres to the south/south west of the proposed tennis courts and residents of 18, 19 and 20 Crofters Close and 12 Durham Drive, also located to the south/south west, with minimum separation distances proposed in excess of 47 metres between property boundaries and the tennis courts. Whilst 18 and 19 Crofters Close and 12 Durham Drive have fenced rear gardens towards the Sports Hub, the front elevation for 20 Crofters Close overlooks the Sports Hub with a low front boundary wall with railings. 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.

7.6.4 The submitted noise assessment concluded that all existing noise receptors would experience noise levels below the 55 dB LAeq,16hr, which is the World Health Organisation's (WHO) threshold level for residential amenity. While noise from sports ground is variable in nature, the assessment follows the guidance issued by Sport England Artificial Grass Pitch (AGP) Acoustics - Planning Implications which incorporates practical planning considerations. With the Sports Hub being fully operational neighbouring dwellings would experience noise levels below 50 dBLAeq,1hr (i.e. the guidance level recommended by Sports England), except for a number of dwellings in Aisne Road, Crofters Close and Durham Drive. The noise from the Sports Hub would become more noticeable in the evening period (i.e. after 19:00) due to lower prevailing background noise level.

7.6.5 To mitigate the potential noise impacts, the following mitigation measures are

recommended:

- Aisne Road – a 2 metre high acoustic fence with a restriction on the hours for the full size football pitch ie not after 7pm
- Crofters Close and Durham Drive - Provision of additional mitigation to the courts, such as provision of a green willow barrier or clear Plexiglas barrier or acoustic quilting adjoining or attached to fencing at the southern end of the tennis and netball courts could be considered. Further measures could include provision of low noise netball/basketball backboard, EPDM rubber surfacing type 3 and management controls (restriction in hours/day of use etc).

Furthermore, development proposals for Phase 4d will be required to take the noise contours projection presented in these assessment reports into account to minimise noise exposure to future residents of this phase. It is also considered likely that intervening development on Phase 4d would screen 18 Crofters Close and 12 Durham Drive from the Sports Hub.

- 7.6.6 The proposed noise mitigation measures are supported in principle by the Council's Environmental Health service and Greenspaces team (as the anticipated operator of the Sports Hub). The assessment includes various options which could be provided to mitigate the potential noise impacts. To ensure that an appropriate noise environment is secured whilst also ensuring an acceptable visual solution is achieved, it is proposed to impose a condition to secure the details of the final option to be implemented. Environmental Health also recommends the imposition of conditions to secure a noise management plan to include but not be limited to hours of operation and how this may be reviewed and the erection of the acoustic fence along the Aisne Road boundary.
- 7.6.7 The need for noise mitigation measures was not identified at the hybrid application stage. Until the final option is decided, it is not possible to confirm what the likely maintenance and management strategy would be nor the associated costs in perpetuity. To ensure appropriate measures are in place, it is proposed to impose a condition securing the submission of these details. Subject to the imposition of the conditions as set out above, no objection is raised to the proposal on noise grounds having regard to Policy DM9 of the CSDMP.
- 7.6.8 Floodlighting is proposed to serve the MUGA and the tennis courts. The submitted lux plan demonstrates that the light spill arising from their use will not have an adverse impact on future or existing residents. Whilst the principle of the floodlighting is acceptable, Environmental Health is seeking a detailed lighting design, validation of the scheme before it becomes operational and a lighting management plan which may be secured by conditions. It is also proposed to impose a condition requiring the floodlighting to be switched off by 9pm in the interests of residential amenity. Subject to the imposition of these conditions no objection is raised to the proposal on potential light impacts or associated activity arising from the operation of the floodlights, having regard to Policy DM9 of the CSDMP.
- 7.6.9 Subject to the imposition of the above conditions, and having regard to the terms of the hybrid permission and Section 106 agreement which secured the provision of the Sports Hub on the application site, no objection is raised to the proposal on residential amenity grounds, having regard to Policy DM9 of the CSDMP.

7.7 Highway impacts

- 7.7.1 Paragraph 114 of the NPPF and Policies DM11 and CP11 of the CSDMP are relevant.
- 7.7.2 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. The vehicle access points to serve the development was approved under the terms of reserved matters application 22/1066/RRM.
- 7.7.3 The SCC Vehicular, Cycle and Electric Vehicle Parking Guidance for new Development 2023 is also relevant. Based on this guidance, this would generate a requirement of 45 spaces for the sports pitches and 16 spaces for the tennis courts. There is no parking standard for a MUGA or a pavilion, which would also be served by the proposed car park. The proposal provides 68 spaces including 12 spaces provided with electric vehicle charging facilities and 4 for disabled drivers, 2 of which would also be provided with electric charging facilities. Two bus parking spaces would also be provided. The CHA is satisfied with this level of provision to serve all the uses required within the Sports Hub.
- 7.7.4 The CHA has assessed the submitted plans and are satisfied that they would meet the vehicle, pedestrian and cyclist movements associated with future development subject to the provision of additional pedestrian routes to the north west and south west. The applicant has asked that this provision is dealt with by condition. They raise no objection to the proposal subject to the imposition of conditions to secure the provision of the car park before the Sports Hub is opened to the public, the provision of surface painted walking routes within the car park, electric vehicle charging, cycle parking and visibility zones. It is not proposed to impose recommended condition 7 as this is a duplicate of condition 24 on the hybrid permission.
- 7.7.5 Subject to the imposition of the conditions referred to above, no objection is raised to the proposal on highway grounds, having regard to Policies CP4, CP11 and DM9 of the CSDMP

7.8 Biodiversity

- 7.8.1 Paragraph 180 of the NPPF and Policy CP14A of the CSDMP are relevant.
- 7.8.2 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. No objection is raised to the proposal having regard to Policy CP14A of the CSDMP.

7.9 Other matters

7.9.1 The application includes a submission pursuant to Schedule 5 Part 7 (Sports Hub) of the Section 106 agreement, as varied. The proposed facilities are in accordance with this Part albeit it is noted that a further submission will be required for the pavilion to ensure full compliance with the requirements of this part. Subject to this, no objection to the proposal in this regard.

7.9.2 The application is supported a boundary risk assessment to assess the potential of cricket balls surpassing the boundaries of a cricket pitch. The report advises that the trajectory analysis shows that for recreational cricket, the distance to the boundary, pavilion and road provides sufficient mitigation without the need for additional ball stop fencing or netting. Notwithstanding this additional tree planting is proposed adjacent to the road boundary to the south west of the cricket square.

8.0 PUBLIC SECTOR EQUALITY DUTY

8.1 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.

9.0 CONCLUSION

9.1 The proposal would provide a NEAP/LEAP, the MUGA, an outdoor adult gym, sports pitches, tennis courts and associated landscaping. Subject to the imposition of relevant conditions, the scheme would provide an important component part of the requisite sports and play space provision required to serve the Mindenhurst development and the wider community. It would be acceptable in visual and residential amenity terms, make appropriate car parking and sustainable travel provision and safeguard biodiversity interests. The proposals are also considered to be in accordance with the Deepcut SPD, the hybrid permission and the Section 106 agreement as varied.

10.0 RECOMMENDATION

10.1 GRANT subject to the following conditions:

1. Subject to the provisions of the conditions below, the proposed development shall be undertaken in accordance with the following approved plans and documents:

DC2-WTM-CX-107-XX-DR-03-0101 rev PS03 Existing Ground Topo Showing RMA Boundary Sports Hub

DC2-WTM-CX-107-XX-DR-03-0104 rev PS05 Sports Hub and Pitches Location Plan

DC2-WTM-CX-107-XX-DR-03-0105 rev PS03 Hybrid Planning Application Boundary Sports Hub

DC2-WTM-LX-107-XX-DR-04-0001 rev PS07 Sports Hub Landscape GA Plan Overview Plan

DC2-WTM-LX-107-XX-DR-04-1000 rev PS16 Sports Hub Landscape General Arrangement Plan Sheet 1 of 5

DC2-WTM-LX-107-XX-DR-04-1001 rev PS11 Sports Hub Landscape General Arrangement Plan Sheet 2 of 5

DC2-WTM-LX-107-XX-DR-04-1002 rev PS14 Sports Hub Landscape General Arrangement Plan Sheet 3 of 5

DC2-WTM-LX-107-XX-DR-04-1003 rev PS10 Sports Hub Landscape General Arrangement Plan Sheet 4 of 5

DC2-WTM-LX-107-XX-DR-04-1004 rev PS12 Sports Hub Landscape General Arrangement Plan Sheet 5 of 5

DC2-WTM-LX-107-XX-DR-04-5001 rev C01 Sports Hub Typical Details

DC2-WTM-LX-107-XX-DR-04-5002 rev C01 Sports Hub Typical Details Sheet 2

DC2-WTM-LX-107-XX-DR-04-5003 rev C01 Sports Hub Typical Details Sheet 3

DC2-WTM-LX-107-XX-DR-04-5005 rev C01 Sports Hub Interface Details Sheet 5

DC2-WTM-LX-107-XX-DR-04-5006 rev C01 Sports Hub Furniture Details Sheet 6 query cycle shelter

DC2-WTM-LX-107-XX-DR-04-5007 rev C01 Sports Hub Furniture Details Sheet 7 query cycle shelter

DC2-WTM-LX-107-XX-DR-04-5008 rev C01 Sports Hub NEAP Play Equipment Sheet 8

DC2-WTM-LX-107-XX-DR-04-5009 rev C01 Sports Hub NEAP Play Equipment Sheet 9

DC2-WTM-LX-107-XX-DR-04-1100 rev PS08 Sports Hub NEAP AND LEAP

DC2-WTM-CH-107-XX-DR-03-1100 rev c02 Sports Hub Kerbing, Footways & Paving

DC2-WTM-LX-107-XX-DR-04-5010 rev C01 Sports Hub Gym Equipment Details Sheet 10

DC2-WTM-LX-107-XX-DR-04-5011 rev C01 Sports Hub NEAP Fencing Typical Details Sheet 11

DC2-WTM-LX-107-XX-DR-04-5013 rev C01 Sports Hub Tree Pit Typical Details Sheet 13

DC2-WTM-LX-107-XX-DR-04-5014 rev C01 Sports Hub Car Park Interface Typical Details Sheet 14

DC2-WTM-LX-107-XX-DR-04-5015 rev C01 Sports Hub Gym Equipment Details Sheet 15

DC2-WTM-LX-107-XX-DR-03-0122 rev C01 Sports Hub Sections Sheet 2

DC2-WTM-CH-107-XX-DR-03-1400 rev PS02 Sports Hub Lighting Lux Map

DC2-WTM-CX-001-XX-DR-03-0130 rev PS01 Wildfire Management Zones Northern ANGST

DC2-WTM-CX-001-XX-DR-03-0133 rev PS01 Wildfire Response Plan Northern ANGST

Documents

DC2-SWT-EC-001-XX-RP-04-0002-PS02 Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment

DC2-SWT-EC-000-XX-PL-04-0006-PS14 Ecology Mitigation Strategy and Management Plan

3861-56 Preliminary Ground Level Roost Assessment of Tree Survey

3861-61 Bat Presence/Likely Absence Survey and Preliminary Ground Level Roost Assessment

3861-53 Review of Sports Hub Phase 5d Lighting Plan

Sports Hub Play Equipment Details by Richter Spielgerate

DC2-WTM-EN-107-XX-RP-04-001-PS01 Mindenhurst Deepcut Village Phase 5d Sports Hub Noise Assessment

DC2-WTM-EN-107-XX-04-002-R01 Technical Note- Development Noise Levels and Mitigation Options

LSUK.21-0504 Land at Deepcut Surrey - Boundary Risk Assessment (cricket balls)

Specification for MUGA fencing by Steelway

Specification for Pharos bollard by Schreder

DC2-WFAS-ZX-000-XX-RP-121-001 rev PS02 Wildfire Management Plan

DC2-FPCR-AB-107-XX-RP-00-0017 rev R08 Arboricultural Assessment

DC2-WTM-LX-107-XX-RP-04-0001-PS06 Landscape Management Plan Sports Hub

DC2-WTM-LX-107-XX-SP-04-0001 issue C01 Sports Hub Landscape Specification

DC2-WTM-LX-107-XX-SH-04-0001-PS03 Sports Hub Landscape Materials Schedule

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. Notwithstanding any information submitted with this application, no works or development shall take place until an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) specific to this scheme, has been submitted to and approved in writing by the Local Planning Authority. The TPP and AMS shall be written in accordance with, and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations, once approved all development shall be undertaken in entire accordance with the approved plans, documents and particulars.

Specific issues to be dealt with in the TPP and AMS (where applicable):

- a) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees (if applicable).
- b) Location and installation of services/utilities/drainage
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) a full specification for the installation of boundary treatments within the RPA including site security hoarding.
- e) A full specification for any specialist foundations proposed within RPA's, details shall include a relevant cross section through them.
- f) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include a relevant cross section through them.
- g) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses and highways.
- h) A specification for protective fencing and ground protection to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- i) Tree protection during construction indicated on a TPP and construction activities clearly identified as prohibited in this area, details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.
- j) Methodology and detailed assessment of root pruning (if proposed)
- k) Arboricultural supervision and inspection by a suitably qualified tree specialist. details of the satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during construction shall be submitted to and approved in writing as per the submitted schedule by the Local Planning Authority.

Nothing shall be stored or placed in any area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, the protective fencing shall be retained intact, for the full duration of the demolition and development and shall not be removed or repositioned without the prior written approval of the Local Planning Authority. Thereafter the works shall be carried out in full accordance with the approved details until completion of the development.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3. Prior to the commencement of any works (including site clearance, demolition and construction works) at least 5 working days' notice shall be given to the Local Planning Authority to attend a pre-commencement site meeting to inspect all tree protection measures and to confirm that they have been installed in the correct location and to the specifications as shown in the submitted and approved documents. These details will need to be approved in writing from the Local Planning Authority. Alternatively, photo evidence can be submitted to and approved in writing from the Local Planning Authority which

clearly demonstrates that all elements of the tree protection, including ground protection and any other measures specified have been installed in accordance with the approved tree report.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. Notwithstanding any information submitted with this application, prior to completion or first occupation of the development hereby approved, whichever is the sooner, full details of both hard and soft landscape works, will need to be submitted to and approved in writing by the Local Planning Authority, these works shall be carried out as approved within the first planting season (September - April) following completion or first occupation of the development, whichever is sooner and retained thereafter in accordance with the approved details.

Details shall include:

A detailed scaled plan(s) showing all existing vegetation and landscape features to be retained, trees and plants to be planted and mounds to be created;

Location, type and materials to be used for hard landscaping and boundary treatments including specifications, where applicable for:

- (i) Permeable paving
- (ii) Tree pit design including the use of underground modular systems and soil volumes
- (iii). Sustainable urban drainage integration use within tree Root Protection Areas (RPAs);
- (iii) Any proposed level changes within RPA's

A detailed written soft landscape specification detailing the quantity, density, size, species, position and the proposed time or program of planting of all trees, shrubs, plants, hedges, mounds and grasses etc. and sufficient specification to ensure successful establishment and survival of new planting, including a landscape management plan and a comprehensive watering program, covering maintenance schedules for a minimum period of 5 years.

Specifications for operations associated with plant establishment and maintenance that are compliant with best practise.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of any retained tree unless agreed in writing by the Local Planning Authority.

If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its written consent to any variation.

Reason: To protect trees and landscapes which contribute to the visual amenities of the site and surrounding area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

5. Notwithstanding any information submitted with this application, prior to the first use of the Sports Hub hereby approved, a noise management plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to hours of operation and how this may be reviewed and revised, the noise mitigation measures to be implemented based on the Technical Note Development Noise Levels and Mitigations Options, the long term maintenance and management of the approved noise mitigation measures, the procedure of receiving, recording, investigating complaints, and improvement / corrective measures as required, warning mechanism to identified users who cause repeated issues to the local community, the responsible person(s) who will manage and monitor complaints and implement any required corrective actions.

Reason: To safeguard the residential amenities of adjoining occupiers and those in the vicinity of the Sports Hub having regard to Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. Notwithstanding the provisions of condition 5 above and with the exception of the NEAP/LEAP, the maximum hours of operation for the Sports Hub shall be between 7am to 9pm.

Reason: To safeguard the residential amenities of adjoining occupiers and those in the vicinity of the Sports Hub having regard to Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7. Notwithstanding the provisions of condition 5 above and having regard to the information contained in the Technical Note Development Noise Levels and Mitigations Options details of the location, specification and appearance of the proposed 2 metre high acoustic fence to be located in the vicinity of the common boundary with properties in Aisne Road to the north of the Sports Hub to include details of its long term management and maintenance, an updated Arboricultural Method Statement and replacement/supplementary landscaping as appropriate shall be submitted to and approved in writing by the Local Planning Authority for approval. Once approved the fence shall be erected in accordance with these details and thereafter retained and maintained to the reasonable satisfaction of the Local Planning Authority.

Reason: To safeguard the residential amenities of adjoining occupiers and those in the vicinity of the Sports Hub and to maintain an appropriate landscape setting for the Sports Hub and the wider character of the area having regard to Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

8. Notwithstanding the details submitted with the application prior to any lighting on the site becoming operational a detailed scheme of lighting design (floodlighting and general street/car park lighting), issued by qualified and competent person(s), must be submitted to and approved in writing by the

Local Planning Authority in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light GN01-20. This scheme shall include, as appropriate, details of service runs, an updated layout, an updated lux map and an updated ecology review of the lighting plan and shall be implemented in full prior to the first use of that part of the Sports Hub to which it relates.

Reason: In the interests of the visual amenities of the area, to safeguard the residential amenities of adjoining occupiers and those in the vicinity of the Sports Hub and to ensure that the impact on protected species is minimised in accordance with Policies DM9 and CP14A of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2023

9. Subject to the provisions of condition 8 above before commencement of operation of the approved floodlighting scheme, the applicant shall appoint a suitably qualified person to validate the approved lighting scheme and provide a verification report to the Local Planning Authority.

Reason: To demonstrate that the floodlighting scheme has been installed in accordance with the approved scheme in the interests of the visual amenities of the area, to safeguard the residential amenities of adjoining occupiers and those in the vicinity of the Sports Hub and 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 2023

10. If the Sports Hub is not transferred to the ownership of the Council, prior to commencement of operation of the Sports Hub a scheme to manage floodlighting impacts shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to procedure of receiving, recording, investigating complaints, and improvement / corrective measures as required, the responsible person(s) who will manage and monitor complaints and implement any required corrective actions. The floodlighting shall be operated in accordance with the approved scheme whilst it is operational.

Reason: In the interests of the visual amenities of the area, to safeguard the residential amenities of adjoining occupiers and those in the vicinity of the Sports Hub and 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 2023

11. Notwithstanding the details submitted with the application no development of the MUGA/courts shall commence until details of the design and layout of the MUGA/courts have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The MUGA/courts shall not be constructed other than in accordance with the approved details.

Reason: To ensure the MUGA/courts are fit for purpose and sustainable and to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Deepcut SPD and the National Planning Policy Framework 2023.

12. Notwithstanding the details submitted with the application no development of the playing pitches for football and cricket shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the football and cricket pitches which identifies constraints which could adversely affect playing field quality; and
(ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Deepcut SPD and the National Planning Policy Framework 2023.

13. Notwithstanding the details submitted with the application before the playing field/pitches is brought into use, a management and maintenance scheme for the playing field/pitches including a programme for implementation for a minimum period of five years starting from the commencement of use of the playing field and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the playing field/pitches.

Reason: To ensure that the playing field is first established as a functional playing field to an adequate standard and is fit for purpose and to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Deepcut SPD and the National Planning Policy Framework 2023.

14. 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 PS16, 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.

Reason: To ensure that in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2023.

15. 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.

Reason: To provide an appropriate pedestrian environment, to promote sustainable travel choices and to ensure that in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2023.

16. 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.

Reason: To provide an appropriate pedestrian environment and to ensure that in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2023.

17. Prior to the proposed Sports Hub opening to the public, additional hardstanding, or other suitable landscaping solution as may be agreed, 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.

Reason: To ensure that the development has an appropriate landscape setting, to provide an appropriate pedestrian environment for bus users and to ensure that in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2023.

18. 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.

Reason: To promote sustainable forms of transport in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2023

19. 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.

Reason: To promote sustainable forms of transport in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2023

20. 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.

Reason: To ensure that in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2023.

21. Prior to the commencement of work on the MUGA, tennis courts and sports pitches, details of the proposed football goalposts/nets, tennis court nets, basketball backboards/baskets, netball goalposts/nets and cricket nets must be submitted to and approved in writing by the Local Planning Authority. Once approved the requisite equipment will be made available for use prior to the first use of the sports facility to which they relate and thereafter retained and maintained for their designated purpose.

Reason: To ensure that the sports facilities are provided to an adequate standard, are fit for purpose and to ensure their maximum use for the benefit of the community and to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Deepcut SPD and the National Planning Policy Framework 2023.

22. With the exception of the NEAP/LEAP, the development hereby approved shall only be made available to the public concurrently with the pavilion required to be provided within Phase 5d.

Reason: To ensure that all the Sports Hub facilities required under the terms of the hybrid permission and the Section 106 agreement are provided in an appropriate and timely manner and to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the Deepcut SPD

23. Notwithstanding the provisions of condition 8 above, the floodlighting to serve the MUGA and tennis courts shall be switched off between the hours of 9pm and 8am.

Reason: In the interests of the visual amenities of the area, to safeguard the residential amenities of adjoining occupiers and those in the vicinity of the Sports Hub and to ensure that the impact on protected species is minimised in accordance with Policies DM9 and CP14A of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2023

Informative(s)

1. Bats: All bats found in Britain are protected under Schedule 8 of the Wildlife and Countryside Act 1981. It is an offence to kill any bats or disturb their roosts. If bats are discovered during inspection or subsequent work. Natural England must be informed immediately
2. All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.
3. This Decision Notice is a legal document and therefore should be kept in a safe place. A replacement copy can be obtained, however, there is a charge for this service.
4. The applicant is advised that in complying with condition 5, if the ownership of the Sports Hub is to be offered to the Council a financial contribution will be required for maintenance and management of the approved noise mitigation measures in perpetuity. This will be secured through a section 106 agreement.

If the Sports Hub is to be transferred to another third party, evidence will be required to demonstrate that sufficient monies have been secured to fund the maintenance and management of the noise mitigation measures in accordance with the details required under condition 5.

5. The applicant is advised that this approval remains subject to the conditions imposed on the hybrid permission 12/0546 as amended and further relevant submissions to comply with conditions on the hybrid permission will be needed.
6. The applicant is advised that whilst the approved details are acceptable for the purposes of the hybrid permission and reserved matters approval,

this does not necessarily mean that they are acceptable for adoption purposes which is a separate process.

7. The applicant is advised that the design and layout of the MUGA/courts should comply with the LTA's Technical Design Guidance, including guidance published by Sport England.
8. The applicant is advised that the scheme should comply with the relevant industry Technical Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to 'Natural Turf for Sport', (Sport England, 2011).
9. It is recommended that the maintenance schedule and programme for implementation is developed by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled 'Natural Turf for Sport' (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.
10. 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.
11. 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.
12. 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. 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.
13. In the interests of clarity any reference to the MUGA or tennis courts includes their dual use for other sports

