

LOCATION:	Princess Royal Barracks , Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN
PROPOSAL:	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).
TYPE:	Reserved Matters
APPLICANT:	Newfoundland Developments Ltd.
OFFICER:	Sarita Bishop

This application is being reported to the Planning Applications committee as informative 22 on the hybrid permission 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 food store and flexible commercial/community space with associated landscaping and car/cycle parking.
- 1.2 One of the objectives of the hybrid permission and the Deepcut supplementary planning document (SPD) was to provide a food store to serve the Mindenhurst development and the wider community. Whilst the hybrid permission and the Deepcut SPD envisaged that the site would be redeveloped with a new building, the re-use and refurbishment of the former museum building is acceptable and secures this important provision for the benefit of the local community. Sustainable travel choices are also promoted through the proposed pedestrian/cycleways and cycle parking facilities to be provided on site.
- 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 being delivered with the remaining phases subject to current or future reserved matters applications.

2.2 This application relates to Phase 5i. The site, of about 0.75 hectares, is located at the junction of Deepcut Bridge Road, Newfoundland Road and Mindenhurst Road. It adjoins a major roundabout with arms to Deepcut Bridge Road (north and south), Mindenhurst Road and Blackdown Road. The application site is irregular in shape and comprises the following:

- A single storey brick built building with a pitched roof located to the north of the site;
- Existing hardstanding and car parking to the west and south of the building;
- An undeveloped green space to the south of the former Headquarters Building;
- Two vehicle access points, one from Mindenhurst Road to the south and the other from Newfoundland Road to the north.
- Trees to the north, south and west boundaries

There is a difference in levels across the site with the most notable change in level being a difference of about 3 metres between the northern (highest) and southern (lowest) boundaries.

2.3 Alma House, a large detached two storey dwelling, with a substantial rear garden, lies to the north of the application site. The former Headquarters Building, which is in the process of being converted to flats, adjoins the site to the east and north. This is a two storey building and is defined as a Building of Merit in the Deepcut SPD. The Camberley Manor care home, a substantial three storey building, is located on Deepcut Bridge Road to the south of the roundabout and Mindenhurst Road. Semi-detached two storey dwellings on Deepcut Bridge Road lie to the west of the roundabout.

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 a food store.

Condition 5 attached to this permission requires the submission of all reserved matters applications within 10 years of the date of the permission (6 April 2014).

The following conditions on the permission, as varied, specifically relate to the food store as follows:

Condition 44

The development hereby approved and subsequent reserved matters applications shall include a retail food store of no more than 2,000sqm with a net tradable area of no more than 1,400spm. The food store shall thereafter be used primarily for the sale of convenience goods within the definition of Use

Class A1 of the Town and Country Planning (Use Classes) Order 1987, as amended, with a minimum of 85% of the net sales area being for the sale of convenience goods.

Reason: To create a sustainable development and 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.

Condition 45

The food store hereby approved shall only be open to the public between the hours of 07:00 and 22:00 Monday to Saturday and between the hours of 08:00 and 21:00 on Sundays and Public Holidays. Servicing and deliveries to the retail unit shall only take place between the hours of 07:00 and 22:00 on Mondays to Saturdays and between 08:00 and 21:00 on Sundays, Bank and Public Holidays.

Reason: In the interests of residential amenities and to accord with the Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Condition 58

Before the first and each subsequent occupation of the food store, a scheme shall be submitted to and agreed in writing with the Local Planning Authority detailing measures to minimise noise disturbance from the operation of the food store to residential properties. The scheme shall include details for minimising noise from delivery vehicles and for locating noise generating uses, plant or equipment within the envelope of the building where possible. Once agreed the measures included within scheme shall be implemented on the site.

Reason: In the interest of residential amenities and to accord with Policy CP4 and Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

Since the approval of this hybrid permission there have been a series of reserved matters applications submitted. Only the key applications relating to the food store are given below.

3.2 17/0774

Section 73 application for a Minor Material Amendment to reserved matters permission 15/1062 (pertaining to the Spine Road, Central SANGS and Village Green), pursuant to condition 4 of hybrid permission 12/0546 (as amended - hybrid application for a major residential led development totalling 1,200 dwellings) to permit changes to conditions 10 and 17 of permission 15/1062 to, in respect of: Condition 10 - Confirm the principle of SUDS to the southern SUDS area; and Condition 17 - Amend, withdraw, substitute, provide new plans to:, Amend the shape and size of the Village Green and pond, Update the SANGS management and maintenance schedule, and update the SANGS management plan , Update highways drawings to allow changes to alignment of the Spine Road,

cycleways, footpaths and provide connection to future retail area, Provide details of, and seek agreement on, the provision of a substation along the Spine Road and, provide SUDS infrastructure plan and minor changes/corrections to the wording of conditions 2,7, 11 and 19. Approved. This permission provided the vehicular access into the application site from Mindenhurst Road.

- 3.3 20/0330/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 the foodstore (Phase 5i). Approved
- 3.4 23/1079/DTC Submission of details to comply with condition 55 (1) and (2) (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 Phase 5i (the food store). Approved.
- 3.5 24/0039/NMA Application for non material amendment to condition 45 attached to hybrid permission 12/0546 dated 04 April 2014 (as amended) to amend the opening hours for the foodstore to 07:00 and 23:00 Monday to Saturday and 07:00 and 23:00 on Sundays and Public Holidays (Phase 5i). This application is elsewhere on this agenda.

4.0 THE PROPOSAL

4.1 This is a reserved matters application pursuant to condition 4 for the change of use of former museum building to provide a foodstore (Class E(a) – display or retail sale of goods, other than hot food) and flexible retail/community use (Use Classes E and F2) (Phase 5i), with access, layout, scale, appearance and landscaping being considered the partial submission of details pursuant to the following conditions:

- 16 (detailed ecological management strategy & management plan);
- 23 (visibility splays)
- 25 (off street parking)
- 29 (tree retention and protection plans);
- 32 (hard and soft 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 dated 04 April 2014, as amended by 18/0619 and 18/1002.

- 4.2 In the interests of clarity Use Classes E and F2 as set out in the Town and Country Planning (Use Classes) Order 1987 as amended comprise the following:

Use Class E

- E(a) Display or retail sale of goods, other than hot food
- E(b) Sale of food and drink for consumption (mostly) on the premises
- E(c) Provision of:
 - E(c)(i) Financial services,
 - E(c)(ii) Professional services (other than health or medical services), or
 - E(c)(iii) Other appropriate services in a commercial, business or service locality
- E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- E(f) Creche, day nursery or day centre (not including a residential use)
- E(g) Uses which can be carried out in a residential area without detriment to its amenity:
 - E(g)(i) Offices to carry out any operational or administrative functions,
 - E(g)(ii) Research and development of products or processes
 - E(g)(iii) Industrial processes

Use Class F2

- F2(a) Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres
- F2(b) Halls or meeting places for the principal use of the local community
- F2(c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
- F2(d) Indoor or outdoor swimming pools or skating rinks.

- 4.3 The proposal seeks permission to convert the majority of the former museum into a food store. This unit would total 416 square metres in area comprising 279 square metres of retail floor area and 137 square metres of back of house space. (For ease of comparison, the retail floor area would be about three quarters the size of the retail floor area of the Sainsburys Local on Heatherside). The new food store would be accessed from the south elevation of the building. Given the changes in site level a new entrance ramp and steps are proposed to provide level access into the food store. New cycle parking would be provided adjacent to the food store entrance. The proposed food store will be operated as an Asda Express store once the development is completed.
- 4.4 The remaining space within the building (268 square metres) would be proposed as a flexible commercial/community space (Use Classes E/F2). It would re-use the former museum entrance located on north elevation of the building. Pedestrian and cycle access would be provided either from a new footpath leading from the proposed footpath /cycleway to the west which links the proposed car park to the south with Newfoundland Road to the north or directly from Newfoundland Road to the north. Additional cycle parking would be provided adjacent to the north elevation of the building to serve to commercial/community space.
- 4.5 To facilitate the conversion of the building, a new open entrance canopy, with a pitched roof, with new entrance/service doors and windows are proposed on the south elevation. The existing opening on the east elevation is proposed to be bricked up. No elevational changes are proposed to the north or west elevations or to the roof. A new store/plant area enclosed by a 2.1 metre high fencing is proposed to be sited on the west side of the building.
- 4.6 Two Category C Silver Birch trees are proposed to be removed as part of this proposal. New and replacement tree planting predominantly to the west and south of the building is

proposed, resulting in an overall net gain of trees on the site. The open area to the east of the internal access road and to the south of the former Headquarters Building is to be retained as open space primarily as habitat.

- 4.7 Vehicular access is proposed from the approved and implemented access from Mindenhurst Road. A three metre wide shared pedestrian/cycleway would be provided immediately to the west of this access and connecting into the wider Mindenhurst shared pedestrian/cycleways to the south. The existing vehicular access from Newfoundland Road is closed to vehicular traffic and modified for use by pedestrians and cyclists only. This would have a typical width of five metres reusing the existing access and hardstanding. The “desire” line footpath located to the north of the building is to be retained as an informal footpath to avoid works within the root protection areas of protected trees.
- 4.8 A total of 24 car parking spaces are proposed to serve the development, 2 of which are designated for disabled drivers. They are to be located to the west of the existing building. Five of the proposed spaces, including one of the disabled spaces will be provided with electric vehicle charging points. Five Sheffield cycle standards (10 cycles) are proposed for both units and will be located adjacent to their entrance doors. They will be covered and lit.
- 4.9 The service area for the food store adjoins the south east corner of the building and is accessed from an eastern spur from the internal access road. A timber fence and new kerbing are proposed on the common boundary with the former Headquarters Building by the proposed service/turning area. Due to the change in site level the service/turning area will have a maximum gradient of 1:20. The gradient will be lower at the eastern end of the turning head where the levels of the turning head and the hardstanding outside the store will meet in order to facilitate the wheeling of deliveries into the store. A 10 metre rigid vehicle is the largest expected delivery vehicle to service an Asda convenience store.
- 4.10 The following documents have been submitted in support of this application. Relevant extracts from these documents will be referred to in section 7 of this report: a Planning Statement, a Design and Access statement, a Transport Statement, a Tree Survey and Impact Assessment, a Landscape Maintenance and Management Plan, an Ecology Mitigation Strategy and Management Plan, a Preliminary Ecological Appraisal, Energy performance documents and a Drainage Strategy and Management and Maintenance Requirements.

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 Highway Authority (CHA)	No objections are raised regarding highway safety and capacity or on parking grounds. Conditions are recommended to secure the works proposed. (See Annex A for a copy of their response).
Lead Local Flood Authority	No objection
Retail Consultant	Advises that in the absence of an updated household survey the size of convenience store proposed has not been fully justified

	by the applicant, and that it will not address the identified retail need at the site. <i>[Officer comment: it is clear from the marketing exercise that was undertaken for a food store of 2000 square metres that the retail operators are not prepared to provide a store of this size based on the site constraints and viability. Further commentary is given on these matters at paragraphs 7.7.2 - 7.3.7 below.]</i>
Surrey Wildlife Trust (The SWT)	Advises that the Ecological Mitigation Strategy and Management Plan and Landscape Management Plan are appropriate for the purposes of condition 16. It also advises that measures to ensure the protection of the confirmed bat roost within the museum building from loss or disturbance should be included within the Construction Environmental Management Plan required by condition 61.
Thames Water	No objection.
Surrey Police	No views received

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 further information on the provision of the footpath to the north of the building, the pruning regime and soil/organic materials to be used. (See Annex B for a copy of his response)
Urban Design and Heritage Consultant	No objection subject to conditions on landscaping and boundary treatment.
Planning Policy	No objection
Environmental Health	No objection subject to the imposition of a condition to replicate the provisions of condition 58 of the hybrid permission to the flexible use areas within the proposal.
Drainage Officer	No views received

6.0 REPRESENTATION

6.1 A total of 126 individual letters of notification were sent out on 8 December 2023. The Mytchett, Deepcut and Frimley Green Society and the Deepcut Neighbourhood Forum were also notified of this application. A site notice was also displayed on 8 December 2023. Three representations were received which were generally in support of the proposal but raised the following matters:

Representation made	Officer Response
The store needs to be bigger to serve the local community including the vulnerable and the elderly who can't drive.	The hybrid permission secured the provision of a food store. However, this is dependent on the food retailers being prepared to provide a store which met their business requirements. Please see section 8.3 for further commentary on this issue.
Residents were promised a 2,000 square metre food store and now we are getting something which is not even 25% that size	The terms of the hybrid permission included a restriction on the maximum level of floor space for the food store but no minimum. Please see section 8.3 for further commentary on this issue.
Car parking is not adequate which will result in on street parking in the area	The County Highway Authority has considered the level of car parking proposed and is satisfied that the number of spaces proposed is appropriate for the proposed uses. Please see paragraph 8.7.4 below for further commentary on this issue.
Please confirm the store is to be operated by Asda rather than an independent franchise	Asda is named as the proposed operator of the foodstore.
Are plans available to show where double yellow lines will be applied to Newfoundland Road to ensure that there is no increase in traffic on the no through road and to avoid on street parking by the barrier	There are currently no plans to apply double yellow lines in Newfoundland Road. If on-street or inconsiderate parking becomes an issue, appropriate and proportionate action would be taken to remedy the situation.

6.2 Amended plans and documents were received in February relating to the layout of the site, drainage and landscaping. Occupiers adjoining and in the immediate vicinity of the site (Alma House, 130 and 131-135 Deepcut Bridge Road odds and Aquinna Homes as the developer of the former Headquarters Building) were notified on 23 February have been notified of these amendments with a 7 day response period. 137 Deepcut Bridge Road was inadvertently omitted from the original consultation. Although a site notice was displayed, an individual letter has been sent out expiring on 15 March 2024. No representations have been received at the time of the preparation of this report.

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 terms of the hybrid permission and the adopted Deepcut Supplementary Planning Document (SPD). Surrey 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 (including re-use of existing building, quantum of proposed retail floor space and uses proposed)
- Proposed layout and design
- Tree retention and landscaping
- Residential amenity
- Highway impacts
- Biodiversity
- Other matters

7.3 Principle of the development including re-use of existing building, quantum of proposed retail floor space and uses proposed

Re-use of existing building

- 7.3.1 The Deepcut SPD and the hybrid permission require the provision of a food store to serve the new development and the wider community. The SPD recognises that day to day facilities including food retailers play an essential part in creating sustainable communities and helping to develop a sense of place. Location and viability are key to the success of these uses. It is recognised that the SPD and the hybrid permission envisaged that the former museum building would be demolished and the site redeveloped. However, the re-use of the existing building is not precluded by either the hybrid permission or the SPD. On this basis there is no objection to the re-use of the building to provide the food store.

Quantum of proposed retail floor space

- 7.3.2 When the hybrid application was being considered, and having regard to the Retail Needs Assessment undertaken in 2010 as part of the evidence base for the CSDMP and the applicant's retail assessment, the food store was indicatively proposed with a floor area of 2,000 square metres with a retail sales area of 1400 square metres. In the officer report considered by Full Council sitting as the Planning Applications committee the commentary explained the need to ensure that the convenience retail offer met residents' day to day shopping needs within the village, whilst not resulting in excessive visits to the store from outside of the local area. It also noted that the applicant's retail assessment that a store of 2,000 square would be appropriate to serve the needs of the new community and that any significant reduction in size would be likely to result in more trips from residents leaving the village for food shopping.
- 7.3.3 In 2020 the site was the subject of a comprehensive marketing exercise for the provision of a 2000 square metres food store. This was undertaken by Avison Young (AY) on behalf of Skanska and included publication in Estates Gazette, details uploaded onto various industry websites and a mail shot to the Shop Agents Society (SAS). Targeted marketing was also done to all the major food retailers.
- 7.3.4 The resultant AY report on this marketing exercise published in April 2021, concluded that there was not a demand for a larger food store, mainly due to the land being too small and the layout/configuration being too challenging. In addition, the volume of built housing, and proposed, did not support some of the larger format occupiers. The report did conclude that the retail demand for this site was for the convenience store format. An operator was chosen and discussions progressed. However, the operator withdrew from the purchase in 2022. It is understood that Asda did not pursue the site as part of the original marketing exercise as at that time its business model concentrated on large format stores. However, following a change in ownership in 2023, Asda is expanding into "convenience stores being located at the heart of communities".
- 7.3.5 The current proposal for the food store with a floor area of 416 square metres comprising 279 square metres of retail sales area and 137 square metres of back of house space, clearly a significant reduction when compared to that considered when the hybrid application was assessed. The Council's Retail Consultant has advised that, in his view, the size of the proposed store has not been fully justified through an updated household survey. Furthermore, whilst there is a large number of smaller convenience retail stores

in the area, the provision of a store of the floor space proposed will not fully reflect the retail need previously identified.

- 7.3.6 It is evident from the above commentary that the proposed store is smaller than that envisaged at the hybrid application stage and it will not fully reflect the retail need previously identified. The Council could seek further information to justify the size of the store proposed. However, it is clear that retail operators are not prepared to support a large food store on this site. It is also noted that shopping patterns have changed since 2014 particularly with the rise of online food shopping for the main food shop with an increase in “top up” shopping for daily essentials like bread and milk. Asda do not consider that a food store larger than the one currently proposed would be viable given the size of the population it is anticipated the store will serve.
- 7.3.7 On balance, it is concluded that the proposed food store reflects current market conditions, having regard to the size of store retail operators would be prepared to provide on this site and noting the increase in online food shopping. It would provide a food store to serve the local community and meet daily shopping needs. Furthermore, given the site’s accessible location, the improved walking and cycling infrastructure being provided as part of the Mindenhurst development and the level of cycle parking being provided within the site, the proposal is considered to contribute towards creating a sustainable community for Deepcut.

Proposed uses

- 7.3.8 With regard to the flexible use of the remainder of the building, the proposed uses would provide opportunities for community activities or complementary uses providing services to the community. As this space would also be under Asda’s control there would also be potential for the expansion of the food store should local demand arise. No objection is raised to the proposal in this regard.
- 7.3.9 In conclusion, the proposal is considered to provide an appropriate level of retail provision and would contribute to the objective of delivering a sustainable community having regard to Policy CP4, the Deepcut SPD and the hybrid planning permission.

7.4 Proposed layout and design

- 7.4.1 Sections 8 and 12 of the NPPF are relevant they promote healthy and safe communities and high quality designed places.
- 7.4.2 The Deepcut SPD sets out the aspirations for a supermarket that meets local needs and creates sustainable shopping patterns. Guidance is provided on the design of the built form and parking areas (compact, green and visually interesting), relationships to neighbouring land uses especially Buildings of Merit and access/traffic impacts on Deepcut Bridge Road.
- 7.4.3 The site is located within the Newfoundland Character Area as defined by the Deepcut SPD. This area is expected to accommodate a mix of uses including retail and residential. The existing museum site and associated car parking area would be the focus for the provision of a supermarket. It explains what would be expected from the design of a new building on this site in terms of roofscapes, articulation, relationships to adjoining buildings including the location of service areas and the provision of car parking. Further guidance is also given on access arrangements and the realignment of the road network.
- 7.4.4 As the existing building is to be re-used, minimal elevational changes are proposed to the building. They are proportionate in scale and design to the existing building and also to the uses proposed within it. The Council’s Urban Design and Heritage Consultant also supports the re-use of the building from an urban design perspective. The proposed plant/refuse store area which would be visible on the west of the building is proposed to be screened by shrub planting. This is an acceptable approach to minimise the visual

impact of the plant/refuse store area required to serve the building and is supported.

- 7.4.5 The main visual and functional changes arising from this development relate to the internal access arrangements, the car parking area, the provision of level access to the food store and the retained open space. The majority of the existing car parking area is to be reconfigured to accommodate the proposed internal access arrangements and parking layout. It is noted that the position of the internal access road has been determined by the location of the approved and implemented vehicular access to serve the site from Mindenhurst Road. Given this, the changes in site level and the need to provide an accessible entrance into the food store, a ramp with railings and retaining walls is proposed to the south of the building. These works would be visible from within and beyond the site. However, given the general open design achieved by the use of railings, and the accessibility benefits which would result, the proposed works would be acceptable in principle.
- 7.4.6 The Council's Urban Design and Heritage Consultant requested further details of the design of the walls and railings which have been received and are considered to be acceptable. To promote social interaction, benches are recommended to the north of the building which may be secured by condition. No objection is therefore raised to the proposal on layout and design terms having regard to Policies CP4 and DM9 of the CSDMP and the Deepcut SPD.

7.5 Tree retention and landscaping

- 7.5.1 Two Category C Silver Birch trees are proposed to be removed to facilitate the provision of the new internal access road. The Council's Arboricultural and Landscape Consultant Officer raises no objection to the removal of these trees. The re-use of the existing access road to provide the new combined footpath/cycleway linking the car park and Newfoundland Road removes the need to remove existing hardstanding from root protection areas of retained trees. Whilst this would result in a footpath/cycleway wider than the typical width of 3 metres for this facility, this approach is supported as a benefit to minimise works in proximity to retained trees. The retention of the informal path to the north of the building is supported subject to the imposition of a condition seeking the submission of details of any hardsurfacing of this footpath to safeguard trees proposed to be retained.
- 7.5.2 In accordance with the terms of condition 29, the applicant has submitted tree information with the first reserved matters application for this phase. The Council's Arboricultural and Landscape Consultant is satisfied with the submitted details for the purposes of condition 29.
- 7.5.3 The application is accompanied by a hard and soft landscaping plan pursuant to condition 32. The submitted scheme includes additional tree planting, new boundary hedges, new shrub planting, an above ground rain garden planter and a wildflower meadow. The area to the east of the internal access road and south of the Headquarters Building is to be retained in a natural state for habitat enhancement. It is noted that if a larger store were to be provided on this site, this area would most likely be required to provide car parking. Its' retention as a green open space is a benefit to the character of the area, the landscape setting of the site and the former Headquarters building and habitat enhancement.
- 7.5.4 The Urban Design and Heritage Consultant recommended that the grass strips adjacent to the access road be replaced by planting, the hedging to follow boundaries, the plant area to be screened by planting and the provision of planting to screen the boundary fence by the service/turning area. Amended plans have been received which largely show these amendments. However, no planting has been proposed to screen the boundary fence for the service/turning area. Given the planting which is to be provided to the south of this area and recognising the operational and practical reasons why such

planting could not be provided no objection is raised to the proposal in this regard.

- 7.5.5 Subject to the extension of the proposed native mixed hedge within the landscaped area to screen the approved close boarded fence along eastern common boundary with the former Headquarters Building which may be secured by condition, the submitted landscaping scheme provides an enhanced landscape setting for this part of the Mindenhurst development and is acceptable for the purposes of condition 32.
- 7.5.6 In accordance with the terms of condition 34, the applicant has submitted details of hedges to be retained. The Council's Arboricultural and Landscape Consultant is satisfied with the details submitted for this condition.
- 7.5.7 The application is also accompanied by Landscape Management Plan for the site for the purposes of condition 33. The Council's Arboricultural and Landscape Consultant is generally satisfied with this plan but has requested further information on the pruning of hedging and soil/organic materials to be used. This is awaited and an update will be given to the meeting. Subject to this, the submitted Landscape Management Plan is 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 In granting the hybrid permission it was acknowledged that the operation of the food store could potentially have an impact on the amenities of future residents/occupiers adjoining, and in the vicinity of, the proposed food store. This resulted in the imposition of conditions which restricted hours of operation/servicing and also controlled potential noise disturbance arising from the operation of the food store, please refer to the planning history above. It is noted that there is a current application, 24/0039/NMA, to amend the hours of operation but this application falls to be determined based on the hours approved under the hybrid permission.
- 7.6.3 The closest residents to the proposed food store would be the future occupiers of the former Headquarters Building adjoining the site to the east. There is a separation distance of approximately 9 metres between the two buildings. When these sites were in military use the two sites were linked by an internal access road. The boundary treatment approved for the former Headquarters Building included the erection of a 1.8 metre high close boarded timber fence along the length of the common boundary with the current application site. Part of the soft landscaping details approved for the former Headquarters Building included the removal of hardstanding used as part of the internal access road and its replacement with soft landscaping and grass. The implementation of these approved details will preclude access between the two sites. Furthermore, the applicant is also providing a 2.1 metre high timber fence within the application site by the service/turning area.
- 7.6.4 Prior to conversion, the west elevation of the former Headquarters Building had a total of twenty two windows and a door serving offices, stores and toilet/shower accommodation. The residential scheme approved in 2014 retained the existing doors and windows in the west elevation to serve two bedrooms, a kitchen, a kitchen/dining/living room, a bathroom and a store on each floor (Units 1 and 2 at ground floor, Units 11 and 12 above). The scheme approved under reference 22/0277/NMA amended the west elevation to swap a ground floor door and a window in Unit 1 and replaced a window with a door in Unit 2 and provided patios and grassed areas for these units. The approved accommodation included a door serving the kitchen/dining living area for Unit 1, a door and a window serving the kitchen/dining living area for Unit 2, five windows serving three bedrooms and two windows serving a bathroom and an ensuite at ground floor and five windows serving

three bedrooms six windows serving the two kitchen/dining living areas and one serving an ensuite at first floor.

7.6.5 The hybrid permission required the provision of a food store on this site. The food store envisaged on this site at the hybrid stage in a purpose built building arguably would have had a greater impact on future residents/occupiers than the current proposal. The submitted scheme is for a food store to be provided in an existing storey building with a

large open green area retained to the south. Environmental Health has raised no objection to the proposal subject to the provisions of condition 58 applying to the flexible uses proposed. This may be secured by condition.

7.6.6 Having regard to these comments and the residential layout and boundary treatment approved for the former Headquarters Building and as proposed within the site, the likely levels of activity and disturbance associated with the proposal are not considered to result in a materially different impact or loss of amenity to future residents/occupiers adjoining or in the vicinity of the site to that considered at the hybrid stage when considering the indicative strategic masterplan which identified the locations, uses and sizes of the proposed development parcels. However, given the location of the service bay/turning area and restricted nature of the site, it is considered appropriate to impose a condition removing the ability to run home deliveries from this site. A condition is also considered appropriate to require the submission of lighting details as security and other lighting can be a source of disturbance.

7.6.7 In the wider context, it is recognised that whilst the development is being implemented there is the potential for noise, disturbance, inconvenience and disruption to local residents and businesses. The hybrid permission is subject to a number of conditions which seek to mitigate these impacts e.g. hours of working, the submission of construction management plan etc. Subject to compliance with these conditions it is not considered that the proposal would give rise to further impacts not previously considered at the hybrid permission stage

7.6.8 For information, this site has a licence under the Licensing Act 2003 for the provision of late night refreshment between 11pm and midnight and the sale of alcohol between the hours of 6am and midnight. Please note these hours cannot be operated if there are controls in place under other legislation e.g a condition restricting hours on a planning permission. It is also noted that this site would also be subject to the statutory nuisance provisions of the Environmental Protection Act 1990.

7.6.9 Subject to the imposition of the conditions referred to above, 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 Mindenhurst Road, as a defined secondary road, will provide the key links into residential areas, whilst serving a number of local facilities, in this case, the food store. Whilst this part of the network will need to accommodate relatively high levels of pedestrian, cycle and vehicular movements it is expected to maintain a green, soft character. All cycle routes will be expected to be safe and suitable and easy to use. The vehicle access not implemented to serve the development was approved under the terms of reserved matters application 17/0774. The CHA raises no objection to the scheme in relation to this vehicular access or highway capacity matters.

7.7.3 The SCC Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2023 is also relevant. Based on this guidance and the proposed floor areas and available information, this would represent a maximum requirement of 14 parking spaces for the Class E(a) use; 9 parking spaces for the flexible Class E/F2a use; or 13 parking spaces for the F2(b) use resulting in an overall maximum requirement of 27 spaces.

- 7.7.4 The proposal would provide a total of 24 parking spaces, including two for disabled use. Whilst the car parking provision would be below the maximum stated in the County standard based on a Class E(a)/F2(b) use of the site, the CHA is satisfied with the proposed car parking provision for this site for the purposes of condition 25.
- 7.7.5 Similarly, the SCC guidelines provide maximum provisions for cycle parking. Based on the proposed floor areas and available information, this would generate a maximum requirement of 4 cycle parking spaces for the Class E(a) use; 2 for the flexible Class E/F2(a) use; and, with not specific standard for the Class F2(b) use.
- 7.7.6 The proposal would provide a total of 20 cycle parking spaces including one for disabled use to be located to the front of the food store which is an acceptable level of provision. The CHA requires that cycle parking should be covered and lit with provision made for the charging of E bikes, staff cycle parking and facilities should be provided. These matters may be secured by conditions. Subject to the imposition of these conditions, the submitted details are considered to be acceptable for the purposes of condition 27.
- 7.7.7 The County standard for the provision of electric vehicle (EV) charging is for 50% of available spaces to be fitted with a fast charge socket, i.e. in this case 12 spaces. Building Regulations Part S (requirement S5) requires that buildings undergoing renovation provide one parking space with a charge point and cable routes to 20% of spaces i.e. in this case 5 spaces. The proposal would provide 5 electric vehicle charging points including one located to serve one of the disabled spaces.
- 7.7.8 The applicant has also provided information in relation to the availability of power supply to justify the level of EV charging provision proposed explaining that it is not possible to provide more chargers without compromising the power available to the food store. Notwithstanding this, it is also noted that all the new dwellings within the Mindenhurst development will be provided with EV charging facilities. Furthermore, public charging facilities will also be provided within the car parking areas serving the church hall, the allotments and the Sports Hub and are available at the Frog public house. The CHA raises no objection to this provision. The submitted details are therefore considered to be acceptable for the purposes of condition 26.
- 7.7.9 The CHA has commented on the internal layout and seeks the provision of a pedestrian link between the car park and Mindenhurst Road to the west to provide increased permeability for future users of the site. 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 and Blackdown Road. Pedestrians will invariably take the shortest route possible in/out of the site, and should a link not be provided, this would compromise the proposed landscaping and potentially result in a trodden down, muddy area. The provision of a pedestrian access will prevent this. Due to the changes in site level and to minimise the impact on the proposed landscaping of the site, this condition is extended to also include the roundabout on Deepcut Bridge Road. The CHA also requires the closure of vehicular access onto Newfoundland Road and through to the former Headquarters building site and the provision of safe walking routes through the car park. These matters may be secured by conditions.
- 7.7.10 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, DM11 and CP11 of the CSDMP and the Deepcut SPD.

7.8 Biodiversity

- 7.8.1 Paragraph 180 of the NPPF and Policy CP14A of the CSDMP are relevant.
- 7.8.2 The submitted Ecological Mitigation Strategy and Management Plan confirms that the

additional surveys set out in the ecology appraisal in relation to habitat, bats, great crested newts and reptiles have largely been undertaken. It is noted that not all reptile/presence/likely absence survey have been completed. However, the submitted mitigation strategy and management plans has assumed presence (although no reptiles have yet to be identified on site). It is also noted that the former museum building is a confirmed bat roost.

- 7.8.3 The SWT advises that measures to ensure its protection from loss or disturbance should therefore be included in the construction environment management plan. This may be secured by condition as a supplement to condition 61 on the hybrid permission. The SWT is satisfied that the Preliminary Ecological Appraisal and the Ecology Mitigation Strategy and Management Plan details the results of up to date habitat and species surveys and include mitigation and management strategies for the proposed retained and created habitats and are acceptable for the purposes of condition 16. Subject to condition the proposal therefore complies with Policy CP14A.

7.9 Other matters

- 7.9.1 With regard to conditions 40, 41 and 42, the application is supported by a Drainage Strategy and Management and Maintenance Requirements and associated details. The proposals will provide a discharge rate of 13.6l/s which shall be achieved with the installation of a hydrobrake unit with associated geocellular attenuation tank. The surface water scheme has been designed to accommodate for the 1:100 year event with a 40% allowance for climate change. Downpipe planters are also incorporated into the scheme. The proposed surface water drainage system will be maintained to ensure the discharge rate can be maintained. Foul water is to discharge into the foul sewer on Mindenhurst Road via the connection provided on site. The Lead Local Flood Authority and Thames Water raise no objection to the proposal on surface or foul water drainage grounds. Any views received from the Council's Drainage Officer will be updated at the meeting.
- 7.9.2 With regard to energy and sustainability the proposal is for the re-use and refurbishment of an existing building. As such the provisions of condition 36 attached to the hybrid permission, which requires all new buildings should be designed to achieve BREEAM "very good", is not relevant to this site. However, the application is supported by detailed energy calculations which demonstrate that the food store is proposed to achieve an EPC rating of A with the flexible space achieving an EPC rating of B. Furthermore, the provision of EV charging points and new cycle parking will promote sustainable modes of travel.

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 secures the important provision of a food store for the benefit of the Mindenhurst development and the wider community and the commercial/community uses would complement this retail use. With the provision of new and enhanced pedestrian/cycleways and cycle parking facilities, sustainable travel choices are also promoted. community. The proposals are also considered to reflect the objectives of the Deepcut SPD and the hybrid permission.

10.0 RECOMMENDATION

GRANT subject to the following conditions:

1. The proposed development shall be undertaken in accordance with the following approved plans and documents:

Drawing numbers

795-SL01 Site location plan

PD-01 rev P2 Existing ground floor and roof plans

PD-02 rev P1 Existing elevations

PD-03 rev P1 Existing site plan

PD-11 rev P4 Proposed ground floor and roof plans

PD-12 rev P5 Proposed elevations

PD-13 rev 4 Proposed site plan

PJC.1280.001 rev F Landscape General Arrangement Plan

PJC.1280.002 rev F Landscape Detailed Planting Plan

PJC.1280.004 rev F Landscaping & Ecological Enhancement Plan

PJC.1280.003 rev A Landscape Detail: Tree Pit Detail

2159-KC-XX-YTREE-TPP01RevB Tree Protection Plan

23-158_SKC01 Drained Areas

23-158_C01 rev G External Levels Drawing

23-158_C02 rev C Drainage Layout

23-158_C03 Hardstanding Details

23_158_C04 Private Drainage Construction Details

23-158_C05 P.C. Ring Catchpit Construction Detail

23-158_C06 Typical Polystorm Attenuation Tank

Documents

Tree Survey and Impact Assessment rev B

PJC.1280.005 Rev C Soft Landscape Specification

PJC.1280.006 Rev A Landscape Maintenance and Management Plan

Mitigation Strategy and Management Plan V1.0

Preliminary Ecological Appraisal V1.0

Drainage Strategy and Management & Maintenance Requirements rev A

BRUKL Report Community Unit

EPC Document - Community Unit

EPC Document - Retail Unit

SBEM Report

EPC Energy Supporting Letter

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

2. Prior to the site becoming operational, details of the siting and appearance of two wooden benches to be located to the north of the building shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented in full prior to the food store opening to the public and thereafter retained and maintained for their designated purpose to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory form of development and to promote opportunities for social interaction as part of the new sustainable community envisaged by the Deepcut SPD having regard to Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies Document 2012

3. The bricking up of the door in the east elevation of the building and the entrance ramps/steps hereby approved, shall be constructed in bricks to match those of the existing building. The proposed railings shall have a black colour finish.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. Prior to the site becoming operation details of all external lighting shall be submitted to the Local Planning Authority for approval to include a Sensitive Lighting Management Plan for bats. The approved details shall be implemented in full prior to the first occupation of that part of the development to which they relate.

Reason: To safeguard the residential amenities of adjoining occupiers 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.

5. As part of the submission to comply with condition 61 of hybrid permission 12/0546 as amended by 18/0619 and 18/1002 which requires the submission of a Construction Environmental Management Plan (CEMP) details of measures to protect the confirmed bat roost from loss or disturbance during the implementation of this reserved matters approval shall also be submitted. Construction of this phase of development shall not be carried out otherwise if accordance with the approved CEMP.

Reason: To ensure that the impact on protected species is minimised in accordance with Policy CP14A of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework 2023.

6. Prior to the first opening of the food store to the public, the mixed hedge shown on drawing number PJC.1280.002 rev F to the east of the access road adjoining the common boundary with the former Headquarters Building shall be extended for the length of the common boundary fence which forms the eastern site boundary. Any plants which within a period of 5 years from the date of planting, die or are removed or become seriously damaged or diseased shall be replacement in the next planting season with others of similar size and species and agreed with the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and 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.

7. Before the first and each subsequent occupation of that part of the building which is to benefit from the Use Class E/F2 uses hereby approved, as defined by the Town and Country Planning (Use Classes Order 1987 as amended,, a scheme shall be submitted to and agreed in writing with the Local Planning Authority detailing measures to minimise noise disturbance from the operation of the Use Class E/F2 uses to residential properties. The scheme shall include details for minimising noise from delivery vehicles and for locating noise generating uses, plant or equipment within the envelope of the building where possible. Once agreed the measures included within scheme shall be implemented on the site.

Reason: In the interest of residential amenities and to accord with Policy CP4 and Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

8. 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.

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.

9. 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.

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.

10. Prior to the opening of the proposed food store surface painted walking routes shall be provided within the car park to provide safe walking routes from the proposed car parking spaces to the food 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

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.

11. 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.

Reason: In the interests of the visual amenities of the area and to promote sustainable transport choices having regard to Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012

12. 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.

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.

13. 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 or the roundabout on Deepcut Bridge 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.

Reason: To ensure that the development has an appropriate landscape setting and would not prejudice highway safety nor cause inconvenience to other highway users and promoted sustainable forms of transport in accordance with Policies DM9, CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2023.

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

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. No home delivery service shall operate from this site.

Reason: In the interests of the residential amenities of adjoining occupiers and, having regard to the potential conflict between home deliveries, servicing and users of the car park, in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies DM9, CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2023.

16. The flexible uses hereby approved shall only be open to the public between the hours of 07:00 and 22:00 Monday to Saturday and between the hours of 08:00 and 21:00 on Sundays and Public Holidays. Servicing and deliveries to the flexible uses shall only take place between the hours of 07:00 and 22:00 on Mondays to Saturdays and between 08:00 and 21:00 on Sundays, Bank and Public Holidays.

Reason: In the interests of residential amenities and to accord with the Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

17. Unless otherwise approved by this reserved matters approval, no hardsurfacing shall be laid on this site.

Reason: To safeguard retained trees in the interests of the visual amenities of the area and 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.

18. The erection of fencing for the protection of any retained tree and any other protection specified shall be undertaken in entire accordance with the agreed Arboricultural Method Statement/impact assessment and tree protection plan, along with the approved plans and particulars and before any equipment, machinery or materials (including demolition and all preparatory work) are brought on to the site, and thereafter maintained until all construction work, equipment, machinery

and surplus materials have been permanently removed from the site. No development, demolition or other operations shall take place except in complete accordance with the approved plans. Any additional protection measures specified shall be undertaken in complete accordance with BS:5837:2012, the tree protection plan (TPP) and arboricultural Documents (AMS/AIA) as submitted.

- A. Nothing shall be stored or placed in any area fenced 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 as shown shall be retained intact, for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.
- B. No fires are to be lit within 6m of the furthest extent of the canopy of any tree or tree group to be retained as part of the approved scheme.
- C. All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998: 2010 - Recommendations for Tree Works. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.
- D. Contemporaneous monitoring of the agreed AMS shall take place throughout the development by an appointed and qualified tree specialist. Full details of the contemporaneous monitoring report shall be submitted too and agreed in writing by the LPA. The reports shall be submitted as per the AMS/AIA schedule throughout the demolition & construction period for the development or during periods of any external works in proximity to the existing trees on site.

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.

19. 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 precommencement 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 within the approved tree report.

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.

20. Notwithstanding the requirements of other conditions and prior to the installation of any services, details of all service runs including an assessment on the impact on trees and habitats with any requisite mitigation shall be submitted to the Local Planning Authority for approval. Once agreed the development will be undertaken in accordance with the approved details including any approved mitigation measures.

Reason: To ensure that an accurate assessment of the impact of the proposed service runs on trees may be fully considered having regard to Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012

Informative(s)

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. Whilst the cycle store and electric vehicle charging facilities are acceptable in principle, submissions pursuant to conditions 26 and 28 on the hybrid permission 12/0546 as amended will be required to fully comply with these conditions. The applicant is also reminded that of the need to comply with all the relevant conditions on the hybrid permission prior to the commencement of works or the site becoming operational
5. In the interests of highway safety and not to cause inconvenience to other highway users, the applicant is advised to include the following information in its submission pursuant to condition 61 of the hybrid permission 12/0546 as amended.

No HGV movements to or from the site shall take place between the hours of 8.30 and 9.00 am and 2.45pm and 3.15pm

No HGVs associated with the development at the site are to be laid up, waiting on Mindenhurst Road or Deepcut Bridge Road at any time.