

LOCATION: PRINCESS ROYAL BARRACKS, BRUNSWICK ROAD, DEEPCUT, CAMBERLEY, GU16 6RN

PROPOSAL: Application for the Approval of Reserved Matters for Infrastructure (Spine Road), Central SANGS, and Village Green submitted pursuant to Condition 4 (Reserved Matters: internal access arrangements, layout, scale, appearance, landscaping), and the partial submission of details pursuant to Conditions 16 (Detailed Ecological Management Strategy & Management Plan), 29 (Tree Retention and Protection Plans), 32 (Hard and Soft Landscaping) and 33 (Landscape Management Plan) of planning permission ref: 12/0546 dated 04 April 2014 (as amended).
(Amended information recv'd 9/12/15). (Amended information rec'd 11/12/15). (Amended plans and information recv'd 18/12/15 & 22/12/15). (Amended and Additional plans and information recv'd 25/5/16).

TYPE: Reserved Matters

APPLICANT: Skanska UK plc

OFFICER: Michelle Fielder

Member consideration of this application is dependent upon approval of the Site Wide Design Code, the Regulatory Plan and Infrastructure Design Code. In the event Members do not approve the design codes officers will seek deferral of this application from the agenda such that any design code concerns can be addressed and the applicant be given the opportunity to amend this application to ensure it complies with the design code(s).

RECOMMENDATION: GRANT subject to conditions

- 1.1 The application site is located within the village of Deepcut; it extends to approximately 114ha and currently comprises the Princess Royal Barracks. This application is the first reserved matters application (RMA) to be submitted for the site following the approval of 12/0546 (as amended by 12/0546/1, 12/0546/2 and 15/0676) which granted planning permission for the comprehensive redevelopment of the site for up to 1,200 dwellings and associated infrastructure. This application also seeks to part discharge a number of planning conditions.
- 1.2 The consideration therefore before the Council is therefore whether the reserved matters details provided for:
 - The spine road and main access points;
 - Central SANGS; and,
 - Village Green

comply with the parameters set out in the hybrid approval (as amended) and the aims and objectives of the Deepcut SPD and the Core Strategy and Development Management Policies 2012. Consideration should be given to compliance with the Design Codes which were the subject of Member consideration in an earlier agenda item.

This report will also consider whether the details provided in relation to the conditions detailed below (in so far as the RMA being considered requires) are acceptable:

- 16 (detailed ecological management strategy and management plan)
- 29 (tree retention and protection)
- 32 (hard and soft landscaping)
- 33 (landscape management plan)

- 1.3 This application has been subject to design review by Design South East and this report therefore concludes that the development proposed closely accords with the requirements of the Deepcut SPD, the relevant policies of the CSDMP, the extant hybrid planning permission and the Design Codes.

2.0 SITE DESCRIPTION

- 2.1 The application site (the PRB Site) is located within the village of Deepcut; it extends to approximately 114ha and currently comprises the Princess Royal Barracks and associated lands which is currently the headquarters of the Royal Logistic Corps of the British Army and the Defence School of Logistics. The application site is split into three linked areas, The Main Barracks Area, The Northern Area and the Western Area.

3.0 RELEVANT PLANNING HISTORY

- 3.1 12/0546 - Hybrid planning application for a major residential-led development totalling 1,200 new dwellings. Approved.
- 3.2 12/0546/1 - NMA application to allow for the approved roundabout access at Deepcut bridge Road; Blackdown Road and Newfoundland Road and the spine road to be re-aligned. Approved.
- 3.3 12/0546/2 - NMA application to allow for the approved roundabout access at Deepcut bridge Road; Blackdown Road and Newfoundland Road and the spine road to be re-aligned. Approved.
- 3.4 15/0676 – Variation of condition 35 to allow for a change to the code for sustainable homes the development is to achieve. Resolution to approve – this application was however withdrawn in favour of NMA 12/546/3 which is pending.
- 3.5 The Council has, and is in the process of, considering various submissions for details to comply with conditions imposed on 12/0546 and 12/0546/2; of these the design codes pursuant to condition 12/00546 1(2) and 2, are to be considered elsewhere on this agenda.

4.0 THE PROPOSAL

- 4.1 This reserved matters application seeks detailed planning permission for the northern access roundabout and internal spine road (these elements are however largely fixed by the details agreed under 12/0546 and 12/0546/1), the finer detail of the central SANG and the Village Green. Paragraphs 9.3.2 - 9.8.9 of this report explain the detail of this submission.
- 4.2 Details pertaining to conditions have also been submitted. In so far as conditions 16 and 29 are concerned there is an explicit requirement for this information to be provided as detailed in the wording of the conditions themselves (detailed below):

16. The first reserved matters application for each phase shall be supported by a detailed Mitigation Strategy and Management Plan for protected species which shall be in general accordance with the Ecological Management Strategy and should be based on up to date species surveys undertaken in accordance with good practice guidelines which are current at the time of the survey. Where habitats are created as mitigation for development, management plans for the habitat shall also be provided detailing how the areas are to be managed in the longer term. Once approved the mitigation and management plans shall be undertaken in accordance with the approved details.

29. The first reserved matters applications for each phase of development, shall include a Tree Retention and Protection Plan which shall include:

a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree

b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree

c) details of any proposed remedial or management surgery works of any retained tree

d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread or root protection area [RPA], (whichever is the greater), of any retained tree

e) details of the specification and position of fencing, ground protection and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

These details will be considered within the sections of this report which considered the proposals impact on character and appearance and ecological impacts.

- 4.3 In addition to the details required by conditions 16 and 29, the applicant has also submitted information for conditions 32 (Hard and Soft Landscaping) and 33 (Landscape Management Plan), and the description of development given to the application reflects this. These elements would ordinarily be delegated to officers and the consideration of the information submitted being heavily reliant on the technical advice of consultees.

- 4.4 This application was submitted to the LPA in December 2015, however it has been held in abeyance pending resolution of a number of concerns regarding the Design Codes. As detailed in the report regarding that matter this has now been resolved and subject to review of the additional information set out in section 6 of the report for the approval of the design codes it is considered these provide a robust framework against which this application should be assessed. The additional work on the design codes has driven a fundamental review of this application and approximately 90% of the material submitted with the application in December 2015 has been revised and resubmitted in late May 2016 and a full re-consultation under taken.
- 4.5 The hybrid application referenced 12/0546 was an EIA development and was supported by an Environmental Statement. The detail of this reserved matters application was screened in December 2015 to assess whether it was necessary for it to be supported by a further Environmental Statement. The Council concluded that this application would not give rise to any effects not already considered and concluded that this reserved matters application was not, itself, and EIA development.

5.0 CONSULTATION RESPONSES

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| 5.1 | SCC Transportation Development Control | Detailed comments provide 2nd March 2016; no objection. |
| 5.2 | SCC Countryside | No objection subject to conditions (18/1/2016) |
| 5.3 | SCC Archaeological Officer | Maintain comments made in relation to 12/0546 and need to compliance with relevant condition, otherwise no objection (17/12/15 and again on 17/6/2016). |
| 5.4 | SHBC Drainage Engineer | Holding comment provided on 20/1/2016 – notes details to be forthcoming by planning condition. |
| 5.5 | SHBC Environmental Health Officer | No objection (11/12/15, 12/01/2016 and 15/6/2016). |
| 5.6 | SHBC Arboricultural Officer | In general terms the tree removal and protection plans are acceptable, however a pre-commencement condition is required. The proposed landscaping submission lacks the required detail and this must be addressed by planning condition. |
| 5.7 | Environment Agency | No comment to make (22/12/15) and no objection raised (28/1/16) and again on 9/6/2016. |
| 5.8 | Thames Water | No comments to make on application (24/12/15) |
| 5.9 | Highways England | No objection (14/12/15) – revised comment on 10/6/2016 of no objection received. |
| 5.10 | Sport England | No comment received. |

5.11 Basingstoke Canal Society	Objection (30/12/15) – this objection related in large part to the information originally submitted pursuant to condition 41 which the application wished included in the scope of this reserved matters application. This is however now being pursued separately.
5.12 Surrey and Hampshire Canal Society LLFA	No comment received. Generally satisfied with principles proposed but raised objection to the detail provided in respect of condition 41. As detailed above this is being dealt with separately and no longer forms part of the considerations for this RMA.
5.13 Surrey Wildlife Trust	No objection (4/2/16) but references concerns raised by Surrey Badger Group. A concern has been raised by Surrey Badger Group regarding the presence of a previously unidentified active badger sett. Revised details have been submitted and are being reviewed by West Surrey Badger Group.
5.14 Natural England	No objection (16/12/15)
5.15 Network Rail	No comment (21/12/15)
5.16 Guildford Borough Council	No comment received.
5.17 Woking Borough Council	No comments 14/6/2016
5.18 Rushmoor Borough Council	No objection (22/12/15)
5.19 West End Parish Council	No comment received.
5.20 Windlesham Borough Council	No comment received.
5.21 Deepcut Liaison Group	No comment received.
5.22 Mytchett, Frimley Green and Society	Deepcut No comment received.
5.23 The Church of England	Detailed comments made in relation to landscaping proposal and accessibility for cyclists and disabled users. Comments on lighting and signposting and links to wider pedestrian and cycle networks. A significant portion of the comments made relate to issues outside of the redline of the application site and will need to be addressed by later phases of the development. (21/12/15)

8.0 REPRESENTATION

8.1 At the time of preparation of this report a total of 18 representations had been received; of these 14 raise objections to the development while 4 are in support of the application. The main issues raised can be summarised as follows:

8.2 Reasons given for objection:

- Infrastructure (proposed and existing) is inadequate *[officer comment: this is not material to this reserved matters application]*
- Time of application submission (in holiday period) is underhand *[officer comment : the council has no control over when the application was submitted]*
- Traffic chaos will ensue *[officer comment: the traffic impacts of the development were considered under the hybrid application and fall outside of the scope of this application]*
- Concerned regarding traffic mitigation including 4way lights at Frimley Green *[officer comment: this falls outside of the scope of this application]*
- Concerned about plans showing additional housing in non-approved areas – how will these be accessed? / Landscape loses *[officer comment: there is no new housing proposed in this infrastructure reserved matters application]*
- Woodland play area is inappropriately sited – too close to new gateway into the development *[officer comment: the play areas have been relocated and are considered appropriate]*
- Timber shelter would lead to a antisocial behaviour *[officer comment: the facilities to be provided in the play areas are subject to detailed consideration by way of planning condition]*
- Tree losses / destruction of Brunswick Woods and its wildlife *[officer comment: the impact of developing Brunswick Woods was fully considered at hybrid permission stage]*
- Concerned regarding location of school *[officer note [officer comment: this has not changed since hybrid permission being granted, and falls outside of the scope of this application]*
- Impact on local highway network *[officer comment: please see section 9.4]*
- Sustainability credentials of development has been reduced *[officer comment: this is not relevant to this application]*
- Concern regarding lack of updated tree survey supporting application 12/0546 and the fact Brunswick Woods is to be built upon, concerns regarding the decisions to allow this area to be included in the developable area of the site *[officer comment: the impact of developing Brunswick Woods was fully considered at hybrid permission stage]*

- Submitted plans show a highway running through Brunswick Woods [*officer comment: this is outside of the area the RMA application, however it has been removed for clarity*]
- It is against European law to build within 5km of designated heathland [*officer comment: the wider development proposal mitigates its impact on the TBH SPA*]

Reasons given for support:

- None given

9.0 PLANNING CONSIDERATION

9.1 This application seeks planning permission for the northern access roundabout, the spine road, village green and central SANGS all of which were detailed in the hybrid planning permission 12/0546 (as amended). The location and alignment of spine and roundabout have been fixed, or rather approved, as part of the earlier hybrid permission and so this application simply repeats much of what has already been agreed. It does however provide some further detailing in relation to hard and soft landscaping and the interface of these elements in so far the proposal allows at this early stage of seeking reserved matters approval in respect of 12/0546. The location of the central SANGS was also fixed at outline stage due to the need to the SANGS mitigation to be largely agreed before planning permission could be granted. Similarly the status of 'indicative plans' as approved plans and the wording of imposed conditions on 12/0546 means that hybrid approval, while outline in large part is more prescriptive in fixing the locations of key elements of the development that might ordinarily arise. With this in mind the location and size of the village green accords with approved hybrid plans and the condition and s106 requirements.

9.2 The planning policy considerations have not materially changed since the determination of the hybrid approval in 2013 and there has been no change, as is relevant to the determination of this application, in the National Planning Policy Framework (NPPF) or the suite of documents forming the Councils Development Plan. In light of this the principal consideration in the determination of this application is conformity with the hybrid permission and the specific requirements of Policy CP4 of the Core Strategy and Development Management Policies 2012, the Deepcut SPD and approved design codes with regards to the following main topic headings:

- Impact on the character and appearance of the area;
- Highways and traffic;
- Ecological considerations;
- Amenity considerations; and,
- Flooding and drainage

9.3 Impact on the character of the area

9.3.1 The Deepcut SPD advises that the development should deliver clear character areas and should include a consistent system of streets with a clear hierarchy. The Design and Access Statement and illustrative masterplan submitted with the outline application indicated compliance with this objective and this was to be taken forward in the Design Coding for the site. The approach to be taken to design coding has been considered by the Committee and found to be sound. In order to ensure subsequent RM applications delivered this objective a condition was imposed on 12/0546 (and later amended by NMA 12/0546/2) which required the applicant to submit a design code to the LPA for approval prior to the relevant RM being submitted. The Site Wide Design Code, a Regulatory Plan and Infrastructure Design Code to support this application have been submitted and are being considered elsewhere on this agenda.

The Spine Road

9.3.2 The path, alignment and nature of the spine road was largely fixed and agreed by 12/0546 and subsequently amended (along with the alignment of the northern roundabout) by NMA 12/0456/1 and the detail submitted with this RM complies with the previous approvals. In this regard the spine road is retained to the west of the wider PRB site and the baseline levels changes across its length of approximately 20m (from 110m a.o.d at the northern point to 89 a.o.d to the south). The nature of this element of the proposal and the need for it to serve as a principal means of access to the new dwellings and facilities in many way dictates its form; however, notwithstanding this it is clear that the Council's aspiration is that the spine road, as a major piece of built infrastructure which travels through a number of character areas, needs to balance the need for functionality with the aspiration of the development to have a green, organic and village character. The detailed guidance in the SPD advises that this green character is to be achieved by the provision of green amenity space along this road boundary; the provision of varied verges width and public footpaths taking a non-linear meandering route has been taken forward in the approved Design and Access Statement and the Design Code.

9.3.3 The submitted plans show the alignment of the road and roundabout accords with the approved plans. The roundabout is to be flanked by new and retained trees and planting and softened by areas of open space and green infrastructure. The required cycleway and proposed footpath runs, in part closer to the highway and in a more linear manner than was originally hoped, however it is considered on balance that the set back and alignment achieved will facilitate a soft green character as encapsulated in the Deepcut Vision. However the detail of the landscaping treatment will need to be secured by condition on any approval.

The Village Green

9.3.4 The established criteria for the village green is that it is around 2ha in size and is able to function as heart of the village and from where community activity will spread throughout the village. The area is required to be loosely enclosed and is noted as being the largest and most publically visible area within the PRB site. The area is intended to be maintained, predominately, as open grass land interspaced with areas of mature trees. Pathways, seating and children's' play areas are, however, required and the area is expected to be able to function both in an informal manner; say for picnics as well as being able to hold planned community events, such as fetes. As the heart of the village the green must be accessible to walkers and cyclists. The interplay between the spine road and the village green needs to be sensitively treated with the overspill of green pockets, rather than the engineered spine road being the visually dominant feature.

9.3.5 The details submitted accord with the size requirements for the green and the area is shown flanked by new and retained planting. A village pond is proposed and this will deliver both the required water feature and part of the wider drainage solution for the site. This feature has been amended and in the revised plans for consideration has a more informal, natural appearance and is proposed to the south west corner of the site. The village is also to accommodate the combined neighbour equipped area for play and local equipped area for play (NEAP/LEAP) which is traversed by a footpath. A series of informal gravel paths are shown to traverse the green and when reference is made back to the design code and regulatory plan it becomes clear that these provide a number of routes across the green and will link into the wider sustainable travel network. The landscaping proposed seeks to retain boundary trees where possible and provides for a mix of grassland comprising acid grassland, damp meadow grassland and heather heathland. This mix is in response to officer advice and the aspiration for the development to respond to its heathland setting. While the principle of the proposed landscaping is acceptable the submission in this RMA is not sufficiently detailed and accordingly this will need to be addressed by condition.

The central SANGS

- 9.3.6** The requirement to deliver an acceptable SANGS solution is, in general terms, an ecological one and its delivery, functionality and appearance is governed and controlled by a number of planning conditions and s106 requirements. The timing of the SANG delivery is set out in the s106 agreement and the delivery of the central SANG as part of a first phase infrastructure delivery programme has been agreed as a deed of variation to that agreement in consultation with Natural England. A small portion of the central SANG is behind the MOD wire and this will come forward in later phases of development; however the area to be delivered in the first phase will provide ample mitigation to ensure the delivery of the first phase of residential development does not impact on the integrity and again this has been agreed with Natural England.
- 9.3.7** The central SANG is approximately 13ha and will be a mosaic of habitats created by the sensitive thinning of the coniferous woodland to allow for the natural regeneration of heathland. The area will include a 2.3km circular walkway. A site hut for staff will be provided and 10 parking spaces are also proposed. The detail of the SANG hut has not been provided, however, this can be secured by condition as its general specification is set by the s106 agreement. There is also a need, as set out in the design codes and SPD for 'wildfire proofing', of the development and particularly large areas of open space. The information provided in support of the SANGS element of this RMA does not provide this finer detail, however it is considered that this information can be secured by condition.
- 9.3.8** Discussions between Natural England and the developer teams have identified an opportunity for a stand alone building (approximately 4m high by 4m by 5m) to provide bat roosting opportunities and again this could be secured by planning condition.
- 9.3.9** The development as a whole will obviously impact on the landscape profile and character of the area and there are tree losses associated the provision of large scale infrastructure. However, the losses associated are considered the minimum necessary to comply with the outline planning permission and to deliver the s106 and condition requirements. The development of the site also has the potential to impact on designated heritage assets such as the Grade II listed St Barbara's Church and the Basingstoke Canal Conservation Area and these designations along with the desire to retain key views have been considered at hybrid permission stage. The reserved matters application now being considered would not undermine any of the former considerations. Moreover, the design principles employed are considered to respond to the sensitivity of the receiving landscape and officers recommend that no objection to the detail provided be raised on character grounds.

9.4 Highways and Traffic

- 9.4.1** The implementation of this reserved matters application will have an impact on the local road network however this has already been addressed by the LPA imposing condition 61 on the decision for the hybrid application. Similarly the Council cannot look behind the hybrid approval and re-open matters pertaining to highways improvements and mitigation already secured by the s106.
- 9.4.2** Comments from the Highways Authority on the revised submission are awaited, however, it is not anticipated any objection will be raised. This is because highways has been party to application discussions held with the applicant, but more importantly the details submitted accord with the hybrid permission and s106 requirements. Any comments provided will be reported by way of an update.

9.5 Ecological considerations

- 9.5.1** The wider PRB site has ecological value and large parts of it are designated as a Site of Nature Conservation Importance (SNCI) and the Basingstoke Canal is also designated as a Site of Special Scientific Interest (SSSI). A large part of the wider site also lies within the 400m exclusion zone to the Thames Basin Heaths SPA.
- 9.5.2** The hybrid application submission considered the development proposals impact upon the above designations. Documents underpinning the application submission also noted the site was home to bats, common lizards, slow worms, grass snakes and badgers.
- 9.5.3** At the time of writing final comments are awaited from West Surrey Badger Group and these will be reported by way of update.

9.6 Amenity considerations

- 9.6.1** Any development has the potential to give rise to temporary effects which can cause inconvenience and disruption to residents and businesses. The hybrid permission sought to address this by imposing planning conditions to control amongst other things, delivery routes, piling techniques, dust suppression techniques and hours of working. Subject to compliance with the planning conditions already imposed it is not considered the development proposed would give rise to conditions not considered at hybrid application stage.

9.7 Drainage

- 9.7.1** The hybrid application noted that the site is not located in an area which is at high risk of flooding, however, additional surface water run-off would arise and this would need to be managed. The submitted and approved Flood Risk Assessment indicated a Sustainable Urban Drainage Strategy (SUDS) indicated how the surface water could be managed; this utilises a mixture of new and existing drainage channels which generally flow in the direction of the Basingstoke Canal. The submitted details in this reserved matters application follow this principle and the detailed design of SUDS system is subject of planning conditions to be reviewed by relevant consultees. On this basis of the information forming this reserved matters application it is not considered any conflict with the already approved details will arise.

**10.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT)
ORDER 2012 - WORKING IN A POSITIVE/PROACTIVE MANNER**

10.1 In assessing this application officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the National Planning Policy Framework; this included;

- a) Providing pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Providing feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Suggested and negotiating amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Proactively communicating with the applicant through the process to advise of progress, timescales and recommendation.

11.0 CONCLUSION

11.1 This development in accordance with the aims and objectives of the permission referenced 12/0546. The proposed development in this reserved matters application will deliver the first phase of infrastructure and itself enable the delivery of the first phase of housing. This will be the subject of pre-application discussions in coming months with the wider site design code (considered by Members earlier on this agenda) providing a further robust layer of guidance and ensuring that the delivery of a high quality and sustainable development is delivered in accordance with the Council vision as set out in the Deepcut SPD. Officers recommend that this application be approved.

RECOMMENDATION

GRANT subject to the following conditions:-

1. The development hereby approved shall commence within two years of the date of this decision as required by condition 5 of planning permission 12/0546.

Reason: To prevent an accumulation of unimplemented planning permissions and to comply with Article 4 of the Town and Country Planning (General Development Procedure) Order 2010 (or any order revoking and re-enacting that Order) and Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 (2) of the Planning and the Compulsory Purchase Act 2004.

2. The development hereby approved, in addition to the remaining elements of planning approvals 12/0546, 12/0546/1 and 12/0546/2 shall deliver the SANGS mitigation comprising the southern SANG, central SANG and SANGs link in accordance with Figure 3.7a, 3.7b and 3.8 of Section 3, Volume 2 of the submitted Environment Statement and shall be delivered in accordance with the Phasing Scheme required by Condition 2 of 12/0546 (as amended by 12/0546/2).

Reason: To secure mitigation for the potential impact on the TBH SPA the development accords with Policy NRM6 of the South East Plan 2009 and Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

3. The development hereby approved shall be undertaken, and retained, in strict accordance with the details to be agreed pursuant to condition 13 of permission 12/0546 – as set out below:

- Prior to the submission of the first reserved matters applications, a detailed SANG Management Plan covering both the Southern and Central SANGs shall be submitted and agreed by the Local Planning Authority in consultation with Natural England. The SANG Management Plan shall be in accordance with the principles set out in Appendix 12C – SANGs Allocation and Implementation Strategy and Figures 3.7 (Southern SANGS) and 3.8 (Central SANGS) of the Environment Statement. Once agreed the SANG Management Plan shall be implemented in accordance with the approved details and there shall be no variation from the approved Plan without the prior written approval of the Local Planning Authority.

Reason: To secure mitigation for the potential impact on the TBH SPA the development accords with Policy NRM6 of the South East Plan 2009 and Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

4. The development hereby approved shall be undertaken in accordance with the details approved pursuant to condition 15 of 12/0546 (Ecological Management Strategy) and the Ecology Technical Note prepared by NPA and submitted to the LPA pursuant to application 15/1062 on 28 June 2016 at 2043hrs.

Reason: In the interests of biodiversity and to ensure the development accords with Policy CP4 and Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

5. Notwithstanding the details shown on the approved plans; prior to the commencement of any development associated with the permission for the Village Green hereby given, details of the play equipment to be provided to the combined NEAP/LEAP shall be submitted to and approved by the Local Planning Authority.

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.

6. The development hereby approved shall be undertaken in strict accordance with the details to be agreed pursuant to condition 61 (Construction Management) and 62 (hours of working) of planning permission 12/0546.

Reason: In the interest of residential amenities and highway safety to accord with Policy CP4, Policy DM9 and Policy CP11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

7. Prior to any commencement of works associated with the central SANGS hereby approved a fully detailed hard and soft landscaping scheme shall be submitted to and approved by the LPA in writing. The details to be submitted shall detail all surfacing materials to the car parking areas (and soft landscaping to the same) and all measures and means to be employed to ensure that the development is wildfire proof and shall build upon the principles of the relevant Design Code. This submission will also need to address the requirements of condition 13 of 12/0546 and condition 4, above and build upon the principles of the Central SANGS landscaping scheme submitted to the LPA on 28 June 2016 at 1536hrs.

Reason: To secure mitigation for the potential impact on the TBH SPA and to ensure a satisfactory and safe form of development in accordance with Policy NRM6 of the South East Plan 2009, Policy CP4 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

8. Prior to any commencement of works associated with the central SANGS hereby approved details of the proposed bat roost, including its proposed location, shall be submitted to and approved by the LPA in writing.

Reason: To secure mitigation for the potential impact on the TBH SPA and to ensure a satisfactory and safe form of development in accordance with Policy NRM6 of the South East Plan 2009, Policy CP4 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

9. Prior to any commencement of works associated with the central SANGS hereby approved details of the proposed SANGS Hut shall be submitted to and approved by the LPA in writing.

Reason: To secure mitigation for the potential impact on the TBH SPA and to ensure a satisfactory and safe form of development in accordance with Policy NRM6 of the South East Plan 2009, Policy CP4 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

10. Notwithstanding any detail in / on any approved plan or document, this planning permission does NOT grant permission for any works or development to, or in the southern SUDS area.

Reason: to ensure that approval of this application does not stymie any consideration of the detailed design of drainage, SUDS, or wetland features under the relevant conditions imposed on 12/0546 and to comply the NPPF and the Core Strategy and Development Management Policies 2012.

11. Within three months of the date of this decision notice details showing the location and treatment of any parking along Midenhurst Road (the spine road), together with a indicative plan showing the proposed layout and access arrangements for the Village Green car park and cycle parking shall be submitted and approved in writing by the LPA. The details to be submitted will include an indicative date for the delivery of the submitted detail.

Reason: To ensure a satisfactory form of development and in the interest of highways safety and ensuring adequate parking provision, and to accord with the NPPF 2012, the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the Approved Design Codes.

12. Notwithstanding the detail shown on the approved plans, details of the proposed bollards or other means of preventing any authorised incursion onto the Village Green shall be submitted to and approved in writing by the Local Planning Authority prior to any development associated with this area commencing. Once approved the bollards shall be installed and retained in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to accord with the NPPF 2012, the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the Approved Design Codes.

13. Notwithstanding the detail shown on the approved plans, details of all street furniture (seating, bins, cycle stands, signage and lighting) proposed to the Village Green and Midenhurst Road (the spine road) shall be submitted to and approved in writing by the Local Planning Authority prior to any development on this area commencing.

Reason: To ensure a satisfactory form of development and to accord with the NPPF 2012, the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the Approved Design Codes.

14. Notwithstanding any details shown on the approved plans / documents details of all hard surfacing materials to be used in any part of the development hereby approved shall be submitted to and approved by the Local Planning Authority in writing prior to their first use on the application site. Details to be submitted shall include a physical sample of the material along with a full description of its make and specification and a plan showing where and how it is proposed to be used.

Reason: To ensure a satisfactory form of development and to accord with the NPPF 2012, the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the approved Design Codes.

15. Notwithstanding any details shown on the approved plans / documents all cycleways and footways shall be designed to be 3m wide unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory form of development and to promote sustainable transport methods in accordance with the NPPF 2012, the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the approved Design Codes.

16. Notwithstanding details shown on the approved plans the detailed design of the proposed footway linking the formal park (around St Barbara's Church) and the Village Green shall be submitted to and approved in writing by the Local Planning Authority prior to any works or development on the Village Green commencing.

Reason: To ensure a satisfactory form of development and to promote sustainable transport methods in accordance with the NPPF 2012, the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the approved Design Codes.

17. Unless otherwise stated in this decision notice the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Site location plan DC1-NPA-LX-000-00-DR-04-300 R2
- Phase 1 Infrastructure Strategy diagram DC1-NPA-LX-000-00-DR-04-101 R4
- Central SANGS General Arrangement DC1-NPA-LX-104-00-DR-04-301 R0
- Central SANGS General Arrangement DC1-NPA-LX-104-00-DR-04-302 R0
- Mindenhurst Road General Arrangement 1/12 DC1-NPA-LX-102-00-DR-04-301 R1
- Mindenhurst Road General Arrangement 02/12 DC1-NPA-LX-102-00-DR-04-302 R1
- Mindenhurst Road General Arrangement 03/12 DC1-NPA-LX-102-00-DR-04-303 R1
- Mindenhurst Road General Arrangement 04/12 DC1-NPA-LX-102-00-DR-04-304 R2
- Mindenhurst Road General Arrangement 05/12 DC1-NPA-LX-102-00-DR-04-305 R2
- Mindenhurst Road General Arrangement 06/12 DC1-NPA-LX-102-00-DR-04-306 R3
- Mindenhurst Road General Arrangement 07/12 DC1-NPA-LX-102-00-DR-04-307 R2
- Mindenhurst Road General Arrangement 08/12 DC1-NPA-LX-102-00-DR-04-308 R2
- Mindenhurst Road General Arrangement 09/12 DC1-NPA-LX-102-00-DR-04-309 R1
- Mindenhurst Road General Arrangement 10/12 DC1-NPA-LX-102-00-DR-04-310 R2

- Mindenhurst Road General Arrangement 11/12 DC1-NPA-LX-102-00-DR-04-311 R1
- Mindenhurst Road General Arrangement Key Plan 12/12 DC1-NPA-LX-102-00-DR-04-312 R1 Mindenhurst Road & Village Green Plant Schedule DC1-NPA-LX-102-00-DR-04-501 R1
- Primary Street Landscape Management Plan DC1-NPA-LX-102-00-RP-04-801 R1
- Northern Access Roundabout Planting Plan DC1-NPA-LX-101-00-DR-04-501 R2
- Typical Hard Landscape Details DC1-NPA-LX-000-00-DR-04-701 R0
- Typical Tree Pit Details DC1-NPA-LX-000-00-DR-04-710 R0
- Village Green Landscape Masterplan DC1-NPA-LX-103-00-DR-04-301 25.05.16
- Village Green General Arrangement DC1-NPA-LX-103-00-DR-04-302 R1
- Village Green Landscape Management Plan DC1-NPA-LX-103-00-DR-04-302 R1
- Village Green Landscape Management Plan DC1-NPA-LX-103-00-RP-04-801
- Village Green Contours and Cross Sections DC1-NPA-LX-103-00-DR-04-401 R1
- Village Green Pond Sections 01/03 DC1-NPA-LX-103-00-DR-04-402 R1
- Village Green Pond Sections 02/03 DC1-NPA-LX-103-00-DR-04-403 R1
- Mindenhurst Road Soft Landscape Management and Maintenance Schedule DC1-NPA-LX-102-00-SH-04-802 R1
- Mindenhurst Road Hard Landscape Management and Maintenance Schedule DC1-NPA-LX-102-00-SH-04-803 R1
- Village Green Soft Landscape Management and Maintenance Schedule DC1-NPA-LX-103-00-SH-04-802 R1
- Village Green Hard Landscape Management and Maintenance Schedule DC1-NPA-LX-103-00-SH-04-803
- And is so far as the alignment of Mindenhurst Road together with the siting and alignment of all cycleways and footpaths are concerned:
- Spine Road General Arrangement DC1-ODM-CH-102-XX-DR-03-0001 T0
- S38 Coloured Plan Sheet 1 of 3 DC1-ODM-CH-102-XX-DR-03-0002 T03

- S38 Coloured Plan Sheet 2 of 3 DC1-ODM-CH-102-XX-DR-03-0003 T03
- S38 Coloured Plan Sheet 3 of 3 DC1-ODM-CH-102-XX-DR-03-0004 T03
- Spine Road Removal Plans and Schedule V2 combined Dec 2015
- Spine Road Retention and Protection Plans and Schedule V2 combined 2015
- Village Green Removal Plans and Schedule V1 combined Dec 2015
- Village Green Retention and Protection Plans and Schedule V1 combined Dec 2015
- Ecological Mitigation and Management Plan April 2016
- Ecology Technical Note (30 June 2016)

unless the prior written approval has been obtained from the Local Planning Authority.

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

18. A minimum of 14 working days before any development, including any works of demolition or site clearance, a pre-commencement meeting must be arranged with the Arboricultural Officer. The purpose of this meeting is to agree the extent of any facilitation or management tree works, tree and ground protection, demolition, storage of materials and the extent and frequency of Arboricultural site supervision.

Prior to this meeting being undertaken all trees identified for removal to enable the development hereby approved to be implemented, together with all trees and understory to be removed as part of the works to eradicate Japanese Knotweed, will have been physically marked such that these can be checked and agreed by the Arboricultural Officer at the meeting detailed above.

In all other regards the development shall proceed in accordance with the supplied documents.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

19. No development shall take place to any part of Mindenhurst Road (the Spine Road) until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved.

All plant material shall conform to BS3936:1992 Parts 1 – 5: Specification for Nursery Stock. Handling, planting and establishment of trees shall be in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape

The details to be submitted shall include an updated landscape management plan which shall include maintenance schedules for all landscape area / areas of open space abutting or associated with Mindenhurst Road and which do not form part of the central SANGS or Village Green.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

20. No development shall take place to any part of the Village Green until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved.

All plant material shall conform to BS3936:1992 Parts 1 – 5: Specification for Nursery Stock. Handling, planting and establishment of trees shall be in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape

The details to be submitted shall include an updated landscape management plan which shall include maintenance schedules for the Village Green.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.