

APPENDIX 2

2012/0546 – PRB Deepcut, Deepcut Bridge Road, Deepcut
Schedule of Conditions

General Conditions and Implementation																																													
1.	<p>The development hereby permitted shall be carried and in accordance with the following approved plans:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Drawing Title</u></th> <th style="text-align: left;"><u>Drawing Number</u></th> </tr> </thead> <tbody> <tr> <td>Site Location</td> <td>22729-L849.dwg smitv</td> </tr> <tr> <td>Means of Access – Deepcut Bridge Road / Blackdown Road Improvement Scheme (Figure 11.5)</td> <td>22729-LEA1157a.dwg</td> </tr> <tr> <td>Means of Access – Internal Spine Road (Figure 11.1b)</td> <td>22729-LEA850a.dwg</td> </tr> <tr> <td>Southern SANGS (Figure 3.7a)</td> <td>22729-LEA860.dwg bernb</td> </tr> <tr> <td>Central SANGS (Figure 3.8)</td> <td>22729-LEA864.dwg bernb</td> </tr> <tr> <td>Indicative Street Hierarchy</td> <td>22729-L842a.al broor</td> </tr> <tr> <td>Indicative Character Area</td> <td>22729-L843a.ai smitv</td> </tr> <tr> <td>Indicative Scale</td> <td>22729-L824c.al smitv</td> </tr> <tr> <td>Indicative Density</td> <td>22729-L825c.al smitv</td> </tr> <tr> <td>Indicative Sports and Play Space Provision</td> <td>22729-L840a-Play Areas.dwg smitv</td> </tr> <tr> <td>HQ Building</td> <td>Location Plan</td> </tr> <tr> <td>HQ Building</td> <td>Block Plan Proposed</td> </tr> <tr> <td>HQ Building</td> <td>Elevations 01 Proposed</td> </tr> <tr> <td>HQ Building</td> <td>Elevations 02 Proposed</td> </tr> <tr> <td>HQ Building</td> <td>Ground Floor Proposed</td> </tr> <tr> <td>HQ Building</td> <td>First Floor Proposed</td> </tr> <tr> <td>HQ Building</td> <td>Roof Plan Proposed</td> </tr> <tr> <td>Building 34 (Sergeants Mess)</td> <td>Location Plan</td> </tr> <tr> <td>Building 34 (Sergeants Mess)</td> <td>Block Plan Proposed</td> </tr> <tr> <td>Building 34 (Sergeants Mess)</td> <td>Elevations 01 Proposed</td> </tr> <tr> <td>Building 34 (Sergeants Mess)</td> <td>Elevations 02 Proposed</td> </tr> </tbody> </table>	<u>Drawing Title</u>	<u>Drawing Number</u>	Site Location	22729-L849.dwg smitv	Means of Access – Deepcut Bridge Road / Blackdown Road Improvement Scheme (Figure 11.5)	22729-LEA1157a.dwg	Means of Access – Internal Spine Road (Figure 11.1b)	22729-LEA850a.dwg	Southern SANGS (Figure 3.7a)	22729-LEA860.dwg bernb	Central SANGS (Figure 3.8)	22729-LEA864.dwg bernb	Indicative Street Hierarchy	22729-L842a.al broor	Indicative Character Area	22729-L843a.ai smitv	Indicative Scale	22729-L824c.al smitv	Indicative Density	22729-L825c.al smitv	Indicative Sports and Play Space Provision	22729-L840a-Play Areas.dwg smitv	HQ Building	Location Plan	HQ Building	Block Plan Proposed	HQ Building	Elevations 01 Proposed	HQ Building	Elevations 02 Proposed	HQ Building	Ground Floor Proposed	HQ Building	First Floor Proposed	HQ Building	Roof Plan Proposed	Building 34 (Sergeants Mess)	Location Plan	Building 34 (Sergeants Mess)	Block Plan Proposed	Building 34 (Sergeants Mess)	Elevations 01 Proposed	Building 34 (Sergeants Mess)	Elevations 02 Proposed
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2.	<p>Prior to the commencement of any development or the submission of any reserved matters application, a Phasing Scheme for the delivery of the entire development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Scheme shall include an Indicative Strategic Masterplan for the development of this site identifying the phases of development and shall include details of the land uses and quantum of development to be delivered by each phase. The development shall thereafter be carried out in accordance with the approved phasing scheme unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: To secure the appropriate delivery of the development and to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and to accord with the objectives of the Deepcut SPD.</p>
3.	<p>Prior to the submission of any reserved matters applications Design Codes which are in substantial compliance with the approved parameter plans and the submitted Design and Access</p>

	<p>Statement shall be submitted for each of the Character Areas. The Design Code shall include the following:</p> <ul style="list-style-type: none"> a) built-form strategies to include density and massing, street grain and permeability, street enclosure and active frontages, type and form of buildings and landmarks and vistas b) design strategies for principal buildings or land uses within the character area, including where appropriate the primary school, the sports hub sites c) a strategy for a hierarchy of streets and spaces d) principles for the alignment, width, lighting and surface materials proposed for all footways, cycleways, roads and vehicular accesses to and within the site e) design of the public realm, including layout and design of squares, areas of public open space, areas for play, street furniture and sustainable urban drainage f) principles for determining quality, colour and texture of external materials and facing materials for roofing and walls of buildings and structures including a consideration of opportunities for using locally sourced and/or recycled construction materials g) principles for hard and soft landscaping including the inclusion of important trees and hedgerows h) on-street and off-street residential and commercial vehicular parking, off-street turning (where required) and/or loading areas i) cycle parking and storage <p>The Reserved Matters applications shall thereafter accord with the approved Design Codes for the site.</p> <p>Reason: To secure a high quality of design in the development to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and to accord with the objectives of the Deepcut SPD.</p>
4.	<p>Details of the internal access arrangements, layout, scale, appearance and landscaping (herein after called “the reserved matters”) of the development hereby approved at outline shall be submitted to and approved in writing before any of the outline development within that phase commences.</p> <p>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.</p>
5.	<p>The application for the approval of reserved matters of the first phase, as defined by the Phasing Scheme required by condition 2 shall be made within three years of the date of this permission; an application for the approval of the all other phases identified by the Phasing Scheme shall be made within 10 years of the date of this permission. Development of each phase shall commence within two years of the approval of the final reserved matters of that phase.</p> <p>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.</p>
6.	<p>The development comprising the conversion of the Officers Mess, Sergeants Mess and the Head Quarters of the Director of Logistics Building to residential units shall only be undertaken within the relevant phase, as may be agreed within the Phasing Scheme required by Condition 2.</p> <p>Reason: To ensure appropriate mitigation is delivered and to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and to accord with the objectives of the Deepcut SPD.</p>

7.	<p>The development comprising the conversion of the Officers Mess, Sergeants Mess and the Head Quarters of the Director of Logistics Building to residential units shall not commence until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.</p> <p>Reason: In the protecting the character of the buildings to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and to accord with the objectives of the Deepcut SPD.</p>
	Housing
8.	<p>The development hereby approved and subsequent reserved matters applications shall include no more than 1,200 dwellings.</p> <p>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.</p>
9.	<p>Prior to the commencement of the development of each phase, an Affordable Housing Strategy for that phase shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include</p> <ul style="list-style-type: none"> a) the numbers, type, tenure of the affordable housing provision to be made within that phase b) a plan identifying the location of the affordable units with the development and their tenure <p>Each phase of development shall thereafter be implemented in accordance with the approved strategy unless otherwise agreed in writing with the Local Planning Authority.</p> <p>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.</p>
10.	<p>The development hereby approved and subsequent reserved matters applications shall include a site of up to 1.2ha for a Care Home falling within Use Class C2 as defined by the Town and Country Planning (Use Classes) Order 1987, as amended.</p> <p>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.</p>
	Primary School and Nursery
11.	<p>The development hereby approved and subsequent reserved matters applications shall include a site of up to 2ha for a 2FE Primary School and Nursery Facility.</p> <p>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.</p>
	Suitable Alternative Natural Greenspace (SANG) and Accessible Natural Greenspace Standard (ANGST)
12.	<p>The SANGs hereby approved, (including the southern SANG, central SANG and SANGs link) shall be completed in accordance with Figure 3.7a, 3.7b and 3.8 in Section 3 of Volume 2 of the</p>

	<p>submitted Environment Statement and shall be delivered in accordance with the Phasing Scheme required by Condition 2.</p> <p>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.</p>
13.	<p>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.</p> <p>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.</p>
14.	<p>The development hereby approved and subsequent reserved matters applications shall include a maximum 19.85ha of ANGST.</p> <p>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.</p>
	Protected Species and Biodiversity
15.	<p>Prior to the submission of the first reserved matters application, an Ecological Management Strategy detailing the habitat and species mitigation for all phases shall be submitted to and approved in writing by the Local Planning Authority. The Management Strategy shall provide a site wide framework for ecological mitigation and should include wildlife corridors to facilitate movement wildlife between different areas of the site. It shall also include details of how urbanising effects upon species and habitats will be managed to ensure that the nature conservation value of the site is maintained and wherever possible is enhanced.</p> <p>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.</p>
16.	<p>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.</p> <p>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.</p>

	Public Open Space
17.	<p>The development hereby approved and subsequent reserved matters applications shall include a Village Green with an area of 2ha and shall include a combined Neighbourhood Equipped Play Area and Local Equipped Area of Play.</p> <p>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.</p>
18.	<p>The development hereby approved and subsequent reserved matters applications shall include a maximum of 1.16ha of allotments which shall include an area for car parking.</p> <p>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.</p>
19.	<p>The development hereby approved and subsequent reserved matters applications shall include a minimum of 1.3ha but not more than 2.54ha of formal park(s) or gardens.</p> <p>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.</p>
	Sports Provision and Play Space
20.	<p>The Sports Hub to be provided as part of this application and subsequent Reserved Matters applications shall be provided on a site of 7ha and shall include:</p> <ul style="list-style-type: none"> a) a dual use pitch for cricket and football b) two junior football pitches c) four tennis courts d) a Multi-Use games area e) a combined Neighbourhood Equipped Play Area and Local Equipped Area of Play f) and adult Outdoor Gym g) a Pavilion building containing changing rooms, showers, kitchen and seating areas <p>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.</p>
21.	<p>Prior to the commencement of development within each phase, details of the layout and equipment for the children's play areas (LAP's and LEAP's) serving that phase shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.</p> <p>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.</p>
22.	<p>The development hereby approved and subsequent reserved matters applications shall retain Blackdown Road equipped play space and playing fields in their existing use.</p> <p>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.</p>

	Transport, Highways and Parking
23.	<p>All proposed vehicle and cycle accesses shall prior to their first use shall be designed, constructed and provided with visibility zones, all in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Once provided all accesses and visibility zones shall be permanently maintained to a specification to be agreed in writing with the Local Planning Authority.</p> <p>Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users or adversely affect the amenity of existing residents and to accord with Policy CP11 of the Surrey Heath Core Strategy and Development Management Policies 2012.</p>
24.	<p>Before any development within each phase is occupied pedestrian inter-visibility splays of 2m by 2m shall be provided on each side of all vehicle and cycle accesses, the depth measured from the back of the footway or verge and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.</p> <p>Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users or adversely affect the amenity of existing residents and to accord with Policy CP11 of the Surrey Heath Core Strategy and Development Management Policies 2012.</p>
25.	<p>No new development shall be occupied within each phase until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the provision off street car parking for all non-residential land uses in accordance with Surrey County Councils Vehicular and Cycle Parking Guidance January 2012 and the adopted Deepcut SPD.</p> <p>Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users or adversely affect the amenity of existing residents and to accord with Policy CP11 of the Surrey Heath Core Strategy and Development Management Policies 2012.</p>
26.	<p>Prior to their first occupation and use all land uses within the development shall be provided with electric vehicle charging points in accordance with the requirements of the Local Planning Authority, the Surrey County Council Parking Guidelines and the adopted Deepcut Supplementary Planning Document.</p> <p>Reason: To encourage sustainable modes of transport and to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.</p>
27.	<p>Prior to their first occupation each dwelling shall be provided with dedicated cycle parking in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority which shall accord with Surrey County Councils Vehicular and Cycle Parking Guidance January 2012 and the adopted Deepcut SPD. Such provision for flats and apartments may be communal whereas for single dwellings the cycle parking shall be integral to the main structure of each dwelling separately accessible from any garaging.</p> <p>Reason: To encourage sustainable modes of transport and to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.</p>

28.	<p>High quality, covered, lit and prominent cycle parking shall be provided for each non-residential land use (including the care home) prior to their first occupation in accordance with the requirements of the County Council. Once provided such provision shall be permanently retained for its future use.</p> <p>Reason: To encourage sustainable modes of transport and to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.</p>
	<p>Trees and Landscaping</p>
29.	<p>The first reserved matters applications for each phase of development, shall include a Tree Retention and Protection Plan which shall include:</p> <ul style="list-style-type: none"> 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 <p>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.</p> <p>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.</p>
30.	<p>The erection of fencing for the protection of any retained tree within a phase of development shall be undertaken in accordance with the current British Standard BS5837 and the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of that phase of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site of that phase. 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 without the written consent of the Local Planning Authority.</p> <p>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.</p>
31.	<p>From 5 years of the commencement of each phase, no retained tree within that phase shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with the</p>

	<p>current British Standard 3998: Tree Work Recommendations. If any retained tree is removed, uprooted or destroyed or dies within a period of 5 years from the date of completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.</p> <p>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.</p>
32.	<p>Prior to the commencement of development of each phase, full details of both hard and soft landscape proposals for that phase shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate, means of enclosure, hard surfacing materials, water features and minor artefacts and structures (e.g. street furniture, boardwalks, signs, street lighting, external services, etc). Soft landscaping details shall include a planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. Details of trees shall include the size, species, cultivated variety, whether container grown, containerised or root balled [no bare root stock] and final positions or density of all trees to be planted, together with the proposed time of planting. All hard and soft landscape works shall be carried out in accordance with the approved details.</p> <p>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.</p>
33.	<p>A Landscape Management Plan for each phase of the development, including a programme for implementation, long term design objectives, long term management responsibilities, proposals for structural planting, green space linkages, timescales and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the development of each phase. The Landscape Management Plan shall be carried out as approved.</p> <p>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.</p>
34.	<p>All hedges or hedgerows on the site, unless shown as being removed within the reserved matters applications, shall be retained and protected in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the duration of works on land. In the event that hedges or hedgerows become damaged or otherwise defective a scheme of remedial action, including timetable for implementation shall be submitted to the local planning authority for approval. The approved scheme shall be implemented in accordance with the approved timetable. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species and agreed by the Local Planning Authority.</p> <p>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.</p>
	Sustainable Design and Construction
35.	Unless otherwise agreed in writing with the Local Planning Authority, each of the residential units

	<p>shall achieve at least Code Level 4 of the Code for Sustainable Homes and shall achieve CO2 reduction and water efficiency measures in line with Code Level 5. No dwelling shall be occupied until a final Code Certificate for it has been issued confirming compliance with these requirements or those other requirements as had previously been agreed with the Local Planning Authority.</p> <p>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.</p>
36.	<p>Unless otherwise agreed in writing with the Local Planning Authority, all new non-residential buildings shall be designed to achieve BREEAM 'very good' certification or such equivalent scheme and standard that shall operate at the time of construction of that building. No such building shall be occupied until the relevant certificate of compliance has been issued confirming compliance with these requirements or those other requirements as had previously been agreed with the Local Planning Authority.</p> <p>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.</p>
37.	<p>All dwellinghouses, and buildings containing multiple dwellings, shall incorporate dedicated spaces for the storage of refuse and recyclable materials in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Once approved the development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.</p> <p>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.</p>
38.	<p>Before the first occupation of each dwelling with a garden, a water butt of not less than 200 litres shall be installed to facilitate rainwater collection unless it has been demonstrated to the reasonable satisfaction of the Local Planning Authority that it is not practicable to accommodate it within the curtilage of the building.</p> <p>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.</p>
39.	<p>No new dwelling shall be occupied until it has been provided with ducting that shall enable the connection of broadband or similar technologies.</p> <p>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.</p>
	Drainage and Water Management
40.	<p>Development shall not begin within each phase until the surface water drainage scheme for that phase, has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system details shall include attenuation of 1:100 year event at 30% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.</p> <p>Reason: To ensure a satisfactory development and to accord with Policies CP4 and DM10 of the</p>

	Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.
41.	<p>Development shall not begin within each phase until detailed designs for any wetland features within that phase (e.g. ponds, swales and balancing features) have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory development and to accord with Policies CP4 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.</p>
42.	<p>Unless previously agreed in writing with the Local Planning Authority, no soakaways shall be constructed more than 2m below existing ground level and shall not penetrate the water table or be constructed through contaminated material.</p> <p>Reason: To ensure a satisfactory development and to accord with Policies CP4 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.</p>
43.	<p>Development shall not commence within each phase until details of the proposed means of foul sewerage disposal serving that phase have been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. This shall include details of all foul sewerage works to be undertaken on and off site. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory development and to accord with Policies CP4 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.</p>
	Retail
44.	<p>The development hereby approved and subsequent reserved matters applications shall include a retail foodstore of no more and no less than 2,000sqm with a net tradable area of 1,400sqm. The foodstore 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.</p> <p>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.</p>
45.	<p>The foodstore hereby approved shall only be open to the public between the hours of 07:00 and 23:00 Monday to Saturday and between the hours of 08:00 and 22:00 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.</p> <p>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.</p>
46.	<p>The development hereby approved and subsequent reserved matters applications shall include a parade of local shops which shall have a maximum combined gross floor area of 180sqm. The local shops shall be used for uses falling within Use Class A1, A2, A3 and A5 of the Town and</p>

	<p>Country Planning (Use Classes) Order 1987, as amended, with no more than 60sqm to be in uses for A5 uses at any one time.</p> <p>Reason: To secure a balanced retail provision 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.</p>
47.	<p>The local shops hereby approved shall only be open to the public between the hours of 07:00 and 23:00 Monday to Saturday and between the hours of 08:00 and 22:00 on Sundays and Public Holidays.</p> <p>Reason: In the interests of residential amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.</p>
	Community Facilities
48.	<p>The development hereby approved and subsequent reserved matters applications shall include a Library Building with a maximum gross floor area of 150sqm which shall be used to provide uses falling within Use Class D1 of the Town and Country Planning (Use Classes) Order 1987, as amended, and may include library services, village police desk, village visitor and information centre, or other such used as may be agreed in writing with the Local Planning Authority.</p> <p>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.</p>
49.	<p>The development hereby approved and subsequent reserved matters applications shall, unless otherwise agreed in writing with the Local Planning Authority, include Medical Services Building with a maximum gross floor area of 380sqm which shall be used to provide uses falling within Use Class D1 of the Town and Country Planning (Use Classes) Order 1987, as amended, and may include GP's consulting rooms and/or dentist's consulting rooms with associated patient waiting rooms and administrative areas.</p> <p>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.</p>
50.	<p>The development hereby approved and subsequent reserved matters applications shall include a Church Hall Building with a maximum gross floor area of 125sqm which shall be used to provide uses which are associated with or ancillary to the used of the Church of St Barbara and fall within Use Class D1 of the Town and Country Planning (Use Classes) Order 1987, as amended.</p> <p>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.</p>
51.	<p>The development hereby approved and subsequent reserved matters applications shall include a Public House with a maximum gross floor area of 220sqm and shall be located on a site of not more than 0.12ha which shall provide a use falling within Use Class A4 of the Town and Country Planning (Use Classes) Order 1987, as amended. Once occupied the building and land shall be used for no other purpose, other than those falling within Use Class A4.</p> <p>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</p>

	objectives of the Deepcut SPD.
	Archaeology and Historic Buildings
52.	<p>Prior to the submission of the first reserved matters applications for each phase of the development, the applicant, or their agents or successors in title, will secure and implement a programme of archaeological evaluation work in accordance with a written scheme of investigation for that phase of development which has been submitted to and approved in writing by the Local Planning Authority. The results of that evaluation will be used to inform the reserved matters application for that phase, which should provide for the insitu preservation of any archaeological remains of national or regional importance should they occur on the site and the archaeological investigation, recording and analysis of remains of lesser importance.</p> <p>Reason: In the interests of protecting the historic environment and ensure the development accords with Policy CP4 and Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.</p>
53.	<p>Prior to the demolition of the 41 Squadron Lines buildings, these buildings shall be recorded in the form of a Level 3 Building Record as set out in the English Heritage Guide to Understanding Historic Buildings. Once completed the completed 3 copies of the record shall be submitted to the Local Planning Authority.</p> <p>Reason: In the interests of protecting the historic environment and ensure the development accords with Policy CP4 and Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.</p>
54.	<p>The development comprising the conversion of the Officers Mess, Sergeants Mess and the Head Quarters of the Director of Logistics Building to residential units shall not commence until a Level 1 Building Record as set out in the English Heritage Guide to Understanding Historic Buildings. Once completed the completed 3 copies of the record shall be submitted to the Local Planning Authority.</p> <p>Reason: In the interests of protecting the historic environment and ensure the development accords with Policy CP4 and Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.</p>
	Land Contamination
55.	<p>Unless otherwise agreed in writing by the Local Planning Authority, no development within each phase shall commence (other than that required to be carried out as part of an approved scheme of remediation) shall be carried out until steps 1 to 3 have been complied with.</p> <p><u>1. Site Characterisation</u></p> <p>An Investigation and Risk Assessment, to support the assessment provided with the planning application must be completed in accordance with a scheme to be agreed in writing with the Local Planning Authority to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The Investigation and Risk Assessment must be undertaken by competent persons and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority and must include:</p> <ul style="list-style-type: none"> a) a survey of the extent, scale and nature of contamination b) an assessment of the potential risks to human health, property (existing or

	<p>proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archeological sites and ancient monuments</p> <p>c) an appraisal of remedial options, and proposal of the preferred option(s)</p> <p>The site characterisation must include a detailed quantitative risk assessment and must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.</p> <p><u>2. Submission of Remediation Scheme</u></p> <p>A detailed Remediation Scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p> <p><u>3. Implementation of Approved Remediation Scheme</u></p> <p>The approved Remediation Scheme must be carried out in accordance with the approved details prior to the commencement of development, other development required to carry out the remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the Remediation Scheme works. Following completion of measures identified in the approved remediation scheme, a Verification Report that demonstrates the effectiveness of the remediation carried out must be produced, and shall be submitted to and agreed in writing of the Local Planning Authority. This shall also include a Long Term Monitoring and Maintenance Plan for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the Verification Report, and for the reporting of this to the Local Planning Authority.</p> <p>Reason: To ensure the risk from contamination is managed and to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.</p>
56.	<p>If, during development, contamination not previously identified is found to be present at the site then no further development within that phase shall be carried out, unless otherwise agreed in writing by the Local Planning Authority, until the developer has submitted to and received written approval from the Local Planning Authority for an amendment to the Remediation Strategy detailing how any unsuspected contamination is to be dealt with.</p> <p>Reason: To ensure the risk from contamination is managed and to accord with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.</p>
	Noise
57.	<p>The building envelopes of the residential properties shall be constructed so as to provide sound attenuation against external noise that maintains the internal environment of bedrooms at no greater than 35dB(A) and living rooms at no greater than 40 dB(A) as detailed in BS8233:199 as "reasonable", with windows shut.</p> <p>Reason: In the interest of residential amenities and to accord with Policy CP4 and Policy DM9 of</p>

	the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.
58.	<p>Before the first and each subsequent occupation of the foodstore, 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 foodstore 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.</p> <p>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.</p>
59.	<p>Any fixed plant to be provided to serve the non-residential buildings shall be installed so as to operate without exceeding the background noise level when measured at the nearest existing receptor.</p> <p>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.</p>
60.	<p>The community use buildings hereby approved shall be designed and constructed so that the internal noise levels do not exceed the noise level criteria contained within BS8233:1999 during daytime hours.</p> <p>Reason: In the interest of users of the buildings 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.</p>
	Construction Management
61.	<p>Before each phase of the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) in respect of that phase shall be submitted to and approved in writing by the Local Planning Authority. Construction of each phase of the development shall not be carried out otherwise than in accordance with each approved CEMP. Each phase CEMP shall include the following matters:</p> <ol style="list-style-type: none"> a) a construction travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors b) a delivery and haulage travel plan including details of the routes of delivery vehicles, the timings of deliveries and other HGV movements and areas for loading and unloading of plant and materials c) piling techniques d) storage of plant and materials e) provision of boundary hoarding and lighting f) details of proposed means of dust suppression and noise mitigation g) details of measures to prevent mud from vehicles leaving the site during construction h) details of any site construction office, compound and ancillary facility buildings i) lighting on site during construction j) procedure for monitoring and review of the CEMP; k) measures for the implementation of the CEMP through an environmental management system;

	<p>l) details of the temporary surface water management measures to be provided during the construction phase</p> <p>m) appointment of a Construction Liaison Officer</p> <p>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.</p>
62.	<p>Unless first agreed in writing with the Local Planning Authority, the construction of the development hereby approved, including the operation of any plant and machinery, shall not be carried out on the site except between the hours of 8am and 6pm on weekdays and 8am and 1pm on Saturdays and none shall take place on Sundays and Public Holidays. For the avoidance of doubt 'Public Holidays' include New Years Day, Good Friday, Easter Monday, May Day, all Bank Holidays, Christmas Day and Boxing Day.</p> <p>Reason: In the interests of the amenities of adjoining residential occupants and to accord Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.</p>
	<u>Informatives</u>
1.	This decision notice is a legal document and therefore should be kept in a safe place as it may be required at a later date. A replacement copy can be obtained however there is a charge for this service.
2.	This Planning Permission is subject to a Legal Agreement and this Decision Notice should be read in conjunction with the Legal Agreement which includes further requirements and obligations.
3.	The Medical Services Building required to be provided by Condition 49 need not be included in the Reserved Matters application in the event that the developer has paid the Health Care Contribution in accordance with the procedure set out in the Legal Agreement.
4.	The Council will consider any requests for reductions in the requirements of Conditions 35 and 36 on their merits at the time the request is made. The Council would expect such requests to be supported by Feasibility Studies and will have due regard to the impact on these requirements on the viability of the development.
5	The completion of the highway works and the provision of the Frith Hill cycle route will require private land currently owned by the applicant to be dedicated as publicly maintained highway. The applicant is advised that any Highway Agreement or Agreements required to undertake these works will require the land owner to be party to any Agreement.
6.	Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority, the adopted SPD and the Design Code.
7.	The Highway Authority has no objection to the proposed development, subject to the above conditions and obligations but if it is the applicant's intention to offer any of the new roads, footways, cycleways or verges for adoption as publicly maintainable highways, their adoption will be subject to the requirements of Surrey County Council's Roads Adoptions Policy. Permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 or 278 of the Highways Act 1980.

8.	The applicant is advised that any works offered for adoption as publicly maintainable highway shall be subject to the County Councils application of its Commuted Sums Policy.
9.	Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning at Surrey County Council.
10.	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.
11	Any bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the County Council under Section 177 or 178 of the Highways Act 1980.
12.	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 County Council.
13.	The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that an Agreement or licence must be obtained from the County Council before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
14.	When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the County Council will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
15.	The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
16.	When access is required to be 'completed' before any other operations, the Highway Authority will normally agree that wearing course material and in some cases edge restraint may be deferred until construction of the relevant phase of the development is virtually complete, provided all reasonable care is taken to protect public safety.
17	The applicant is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture and equipment.
18.	The Local Planning Authority is committed to working with the developers of this site in a positive and proactive way and would welcome pre-application discussions prior to the submission of reserved matters applications or the submission of details required by this Notice.