

APPLICATIONS FOR PLANNING PERMISSION & RELATED APPLICATIONS FOR CONSIDERATION BY COUNCIL

NOTES

Officers Report

Officers have prepared a report for the planning application on the Index which details:-

- Site Description
- Relevant Planning History
- The Proposal
- Consultation Responses/Representations
- Planning Considerations
- Conclusion

Council makes a decision:

The Council's decision on the application can be based only on planning issues. These include:

- Legislation, including national planning policy guidance and statements.
- Policies in the adopted Surrey Heath Local Plan and emerging Local Development Framework, including Supplementary Planning Documents.
- Sustainability issues.
- Layout and design issues, including the effect on the street or area (but not loss of private views).
- Impacts on countryside openness.
- Effect on residential amenities, through loss of light, overlooking or noise disturbance.
- Road safety and traffic issues.
- Impacts on historic buildings.
- Public opinion, where it raises relevant planning issues.

Council cannot base decisions on:

- Matters controlled through other legislation, such as Building Regulations e.g. structural stability, fire precautions.
- Loss of property value.
- Loss of views across adjoining land.
- Disturbance from construction work.
- Competition e.g. from a similar retailer or business.
- Moral issues.
- Need for development or perceived lack of a need (unless specified in the report).
- Private issues between neighbours i.e. boundary disputes, private rights of way. The issue of covenants has no role in the decision to be made on planning applications.
- **Reports will often refer to specific use classes. The Town & Country Planning (Use Classes) Order 1995 (as amended) is summarised for information below:**

A1. Shops

Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors.

A2.	Financial & professional Services	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
A3.	Restaurants and Cafes	For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes.
A4.	Drinking Establishments	Public houses, wine bars or other drinking establishments (but not nightclubs).
A5.	Hot Food Takeaways	For the sale of hot food consumption off the premises.
B1.	Business	Offices, research and development, light industry appropriate to a residential area.
B2.	General Industrial	Use for the carrying on of an industrial process other than one falling within class B1 above.
B8.	Storage or Distribution	Use for the storage or as a distribution centre including open air storage.
C1.	Hotels	Hotels, board and guest houses where, in each case no significant element of care is provided.
C2.	Residential Institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A.	Secure Residential Institutions	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3.	Dwelling houses	Family houses or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
C4.	Houses in Multiple Occupation	Small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
D1.	Non-residential Institutions	Clinics, health centres, crèches, day nurseries, day centres, school, art galleries, museums, libraries, halls, places of worship, church halls, law courts. Non-residential education and training areas.
D2.	Assembly & Leisure	Cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).
	Sui Generis	Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards, garden centres, petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, laundrettes, dry cleaners, taxi businesses, amusement centres and casinos.

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

PROPOSAL: Hybrid planning application for major residential-led
development totalling 1,200 new dwellings.

TYPE: Full Planning Application

APPLICANT: Mr J Taylor
Defence Infrastructure Organisation, on behalf of the Secretary
of State for Defence

OFFICER: Paul Sherman

1.0 SUMMARY

- 1.1 The application site is located within the village of Deepcut; it extends to approximately 114ha and currently comprises the Princess Royal Barracks. The MoD will be vacating the site this Hybrid Planning Application seeks permission for a major residential-led development totalling 1,200 new dwellings with associated public open space, community facilities, primary retail and commercial uses, and access and highways works.
- 1.2 The PRB Site is an allocated development site and the principle of the development and the number of the units has been established through the adoption of the Core Strategy and Development Management Policies 2012 (CSDMP). The Council has also adopted a Deepcut Supplementary Planning Document (SPD) which is intended to guide the determination of planning applications for the PRB site.
- 1.3 The development proposed will deliver a high quality residential led development which will deliver valuable new community services to the village of Deepcut and the associated infrastructure and mitigation will ensure that the development is accommodated without significant impact on the environment or existing Deepcut residents. The report therefore concludes that the development proposed closely accords with the requirements of the Deepcut SPD and complies with the relevant policies of the CSDMP.

2.0 RECOMMENDATION

Subject to the completions of a suitable Legal Agreement to secure the appropriate delivery of the matters set out in the Outline Heads of Terms, the Executive Head – Regulatory be authorised to GRANT planning permission subject to the conditions listed in the Schedule of Planning Conditions.

3.0 ATTACHMENTS

- 3.1 Skeleton Head of Terms for Legal Agreement.
- 3.2 Schedule of Planning Conditions.
- 3.3 SCC Transportation Development Control consultation response.

4.0 SITE DESCRIPTION

- 4.1 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.
- 4.2 The Main Barracks Area is located east of Deepcut Bridge Road and is bounded by Newfoundland Road to the north and the Basingstoke Canal to the south. This part of the site comprises most of the buildings within the application site and includes the Headquarters of the Director of Logistics Building, the Officers Mess, the Royal Logistics Corps Museum and the Church of St Barbara. The area is heavily wooded with the buildings located in clearings in the woodland however there are also large areas of green space including the sports ground on the Minden Plateau and a large open grassed area close to the main access on Brunswick Road. This part of the site includes significant changes in level with the Minden Plateau being some 31m higher than Deepcut Bridge Road which also falls towards the lowest part of the site at the point when meets the canal.
- 4.3 The Northern Area is also east of Deepcut Bridge but is separated from the Main Barracks site by the modern housing development known as Dettingen Park and military housing located at Alma Gardens and Dettingen Road. To the north this area adjoins more military housing at Minorca Avenue and the site also directly adjoins military training land which forms part of the Thames Basin Heaths Special Protection Areas. The Northern Area currently comprises large areas of open spaces some of which has been used for military sports pitches and the site retains a cricket pitch and a pavilion close to Deepcut Bridge Road. The site also includes a large detached building known as the Officers Club which has a dedicated access from Deepcut Bridge Road.
- 4.4 The Western Area is located within a section of land formed by Deepcut Bridge Road, Blackdown Road and Bellew Road. This part of the site is mostly formed of mature woodland but also includes the Sergeants Mess Building, which architecturally mirrors the Officers Mess within the Main Barracks Site, and also includes publicly accessible playing pitches and a children's play area located on Blackdown Road.

5.0 RELEVANT PLANNING HISTORY

- 5.1 There is no planning history specifically relevant to the consideration of the current application.

6.0 THE PROPOSAL

- 6.1 The application is a Hybrid Planning Application for a major residential-led development totalling 1,200 new dwellings with associated public open space, community facilities, primary retail and commercial uses, and access and highways works. As the application is a Hybrid application, part of the application seeks Full Planning Permission and part of the application seeks Outline Planning Permission.
- 6.2 Full planning permission is sought for the conversion of the Officers' Mess building, the Sergeants' Mess building and the Head Quarters of the Director of Logistics building to provide a total 81 flats (falling within Use Class C3) and the full application includes the all the associated details associated with this part of the development. Full planning permission is also sought for the proposed means of access to the wider development

site and this includes the creation of a roundabout in place of the existing junction at Deepcut Bridge Road, Blackdown Road and Newfoundland Road.

6.3 The remainder of the proposed development, and the majority of the development proposed, is sought at Outline only. The application for Outline planning permission includes:

- 1,119 new build dwellings (Class C3) of which 35% would be affordable
- A 2 form entry Primary School, together with a nursery facility (Class D1)
- a foodstore (Class A1)
- local shops (Class A1 / A2 / A3 / A5)
- space for medical facilities to accommodate GPs/dentists (Class D1)
- a library building with co-located police desk and village visitor centre (Class D1)
- a public house (Class A4)
- retention of the Church of St Barbara as a religious facility with a replacement Church Hall (Class D1)
- provision of 69.12ha of public open space comprising:
 - 35ha of SANGs and a 1.07ha SANGs link
 - 19.85ha semi natural open space (ANGSt)
 - 2ha Village Green
 - 1.16ha of Allotments
 - 2.54ha of formal Parkland
 - areas of amenity green space with the residential area
 - dedicated play spaces within the residential area
- a care home (Class C2)
- improved footpaths, cycleways, public transport linkages and highway improvements
- a Sustainable Urban Drainage system

6.4 For those elements which are to be considered at outline, only the means of access to the wider site are to be considered by this application. The applicant has provided indicative plans which show how the site could be developed to accommodate the level of development proposed. However matters of layout, scale, appearance and landscaping of these elements will be subject of later reserved matters applications and are not considered by this application.

7.0 CONSULTATION RESPONSES

7.1	SCC Transportation Development Control	No objection subject to the completion of a legal agreement and imposition of planning condition (full response attached).
7.2	SCC Archaeological Officer	No objection subject to recording of buildings and archaeological monitoring.
7.3	SHBC Planning Policy	No objection subject to planning conditions and completion of a legal agreement.
7.4	SHBC Drainage Engineer	No objection subject to planning conditions to secure detailed surface water drainage scheme.
7.5	SHBC Housing Services Manager	No objection.
7.6	Environment Agency	No objections subject to planning conditions to secure detailed drainage scheme.
7.7	Thames Water	No objection subject to planning condition to secure foul water drainage scheme.
7.8	Highway Agency	No objection.
7.9	Sport England	No objection subject to completion of a legal agreement and imposition of planning conditions to secure a 7ha Sports Hub and a financial contribution to an off-site Artificial Grass Pitch.
7.10	Basingstoke Canal Society	Objects to the development due to impact on Canal and development not making provision for additional water supply to Canal.
7.11	Surrey and Hampshire Canal Society	Concern regarding potential impact of the development on the Basingstoke Canal.
7.12	Surrey Wildlife Trust	No objection subject to the development securing suitable biodiversity mitigation and enhancements.
7.13	Guildford Borough Council	No objection however considers that impact on highway network, Basingstoke Canal and biodiversity should be carefully addressed.
7.14	Woking Borough Council	No objection.
7.15	Rushmoor Borough Council	No objection subject to mitigation for the impacts of the development on the highway network, hospitals, the Basingstoke Canal and railway stations.
7.16	West End Parish Council	Objects due to impact of additional traffic, lack of availability of secondary school places and lack of sufficient water supply for new dwellings.
7.17	Windlesham Borough Council	Objects due to impact of additional traffic on outlying villages.

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| 7.18 | Deepcut Liaison Group | Objects due to impact of additional traffic and lack of mitigation, lack of public transport options, size and location of the supermarket, removal of trees and development south of Brunswick Road. |
| 7.19 | Mytchett, Frimley Green and Deepcut Society | Objects due to the impact on traffic, lack of new public transport services and lack of security of delivery of the proposed health centre. |

8.0 REPRESENTATION

8.1 At the time of preparation of this report a total of 177 representations had been received; of these 172 raise objections to the development while 5 are in support of the application. The main issues raised can be summarised as follows:

8.2 Reasons given for objection:

- Number of proposed units is too high.
- Insufficient secondary school provision.
- Outline application means there is little information to consider.
- Lack of Green Space within development.
- Too many trees to be removed.
- Loss of trees south of Brunswick Road.
- Loss of currently open areas.
- Impact on wildlife.
- Lack of deliverability of Medical Centre.
- Insufficient public transport to be provided.
- Need for railway station within Deepcut.
- Concern over end users of retail units.
- Lack of deliverability of the Public House.
- Overprovision of affordable housing.
- Supermarket is too large to cater for local needs.
- Supermarket will attract traffic from surrounding areas.
- Location of Supermarket is inappropriate.
- Supermarket will detrimentally impact surrounding retail areas
- Density of new housing is too high
- Inappropriate range of density / location of high density areas.

- Too many flatted units / inappropriate location of flats.
- Height of the proposed houses is not appropriate to the area.
- Development will worsen existing traffic problems.
- Existing roads / junctions incapable of supporting additional traffic.
- Adverse impact on highway safety / increase in road accidents.
- Development should include new relief road / bypass.
- Lack of parking provision for proposed dwellings / buildings / uses.
- Proposed road improvements are insufficient to mitigate impact.
- Junction improvements are to be delivered to late in the development.
- Impact of construction traffic on existing roads / residents.
- Failure to assess traffic impact on surrounding villages.

Reasons given for support:

- Provision of new houses.
- Greater range of uses in village.

8.3 Members are reminded that the number of representations received, either for or against a proposal, is not a material consideration and should not be used as an indication of the planning merits of the proposal. The relevant planning considerations are set out below.

9.0 PLANNING CONSIDERATION

9.1 The application site located within the rural village of Deepcut and application site largely accords with the Princess Royal Barracks Site allocated for development by the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). Policy CP4: Deepcut sets the framework for the consideration of applications for this strategic site. However Policy CP2: Sustainable Development and Design, Policy CP5: Affordable Housing, Policy CP6: Dwelling Size and Type, Policy CP7: Gypsies and Travellers and Travelling Show people, Policy CP11: Movement, Policy CP12: Infrastructure Delivery and Implementation, Policy CP13: Green Infrastructure, Policy CP14: Biodiversity and Nature Conservation, Policy DM9: Design Principles, Policy DM10: Development and Flood Risk, Policy DM11: Traffic Management and Highway Safety, Policy DM14: Community and Cultural Facilities, Policy DM16: Provision of Open Space and Recreational Facilities, and Policy DM17: Heritage are also relevant to the consideration of this application.

9.2 The National Planning Policy Framework (NPPF) comprises an overarching set of planning policies for England and details how the Government expects them to be applied; it provides guidance for drawing up Local Plans but is also relevant to the consideration of individual planning applications. The fundamental aim of the NPPF is to deliver sustainable development and document sets a strong presumption in favour of development which is economically, socially environmentally and sustainable.

9.3 Following the publication of the NPPF the Secretary of State The South East Plan 2009 (SEP) was revoked by the Secretary of State however Policy NRM6: Thames Basin Heaths Special Protection Area (TBH SPA) was retained and therefore this policy remains part of the Development Plan. This retained policy is also relevant to the consideration of this application as is the Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (SPD) which builds on Policy NRM6 and provides further guidance on mitigating the impact of development on the TBH SPA.

9.4 The Council has also adopted the Deepcut SPD which is intended to guide developers and in order to guide the future development of the Deepcut Area. The Deepcut SPD was subject to extensive community consultation and is a material consideration which should be afforded significant weight in the determination of this application. The SPD identifies 'The Deepcut Vision' which is:

"The Deepcut area will accommodate a sustainable expanded settlement formed out of the former PRB site and the existing Deepcut village. This will be distinct and separate from the urban areas to the west and north but linked to them in a sustainable manner.

The expanded Deepcut will be characterised by the rural heathland landscape within which it sits. Open space will thread through the built up area, as well as providing much of the setting of the village. The Basingstoke Canal will play a more significant role providing a recreational and landscape resource and a major walking and cycling link to nearby centres and rail facilities.

The expanded settlement will be a socially vibrant community supporting a sustainable lifestyle, where occupants can live, work and play whilst allowing for organic change and flexibility. The quality of design and the general environment will be high, reflecting a contemporary interpretation of Surrey village patterns, incorporating local features of character, especially those having a military or canal association, as well as reflecting the heathland setting."

9.5 Principal Considerations

9.5.1 The site has been allocated for development and quantum of development has largely been determined through the adoption of the CSDMP and the Deepcut SPD. This has determined that the site is suitable to deliver 1,200 dwellings and therefore no objection can reasonably be raised to the number of units to be delivered. It is also important to note that much of the application has been submitted at Outline with most of the details to the subject of later Reserved Matters applications.

9.5.2 Councillors should however be aware that the following matters are not for consideration at this stage:

- The detailed layout of the site
- The location of key buildings and land uses
- The design of individual buildings
- End users of the buildings to be delivered
- The landscaping of the site and the retention or removal of specific landscape features

Below is an assessment of the material considerations which have informed the recommendation to Full Council set out in Section 2.

9.6 Layout of the development and street hierarchy

9.6.1 While the majority of the development is proposed at outline only, with layout reserved, it is reasonable to consider whether the level of built form and other land uses could be accommodated on the site in an appropriate manner. In particular, that the requirements of Policy CP4 can be met and that the development would be in compliance with the more detailed design guidance set out in the Deepcut SPD.

9.6.2 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 submitted reflects these areas and details how each of these would be provided an individual yet complementing character and also included details of the hierarchy of streets. Together with the other parameters set out in the Design and Access Statement the applicant has produced an indicative Masterplan for the site. While this is to not be considered as a definitive solution for the layout of the site it is considered that it demonstrates that the quantum of development could be delivered in an appropriate way and this is sufficient for the consideration of this application.

9.6.3 In order to ensure that the development is delivered in an acceptable form the, planning conditions are recommended to require Design Codes are submitted for each character area prior to the submission of any Reserved Matters applications. The Design Codes would be agreed with the Local Planning Authority and then inform the preparation of the layout and design of each of the character areas. Subject to these conditions it is considered that this aspect of the development would be in accordance with Policy CP4 and would meet the objectives of the Deepcut SPD.

9.7 Density, plot ratios and height

9.7.1 The Deepcut SPD advises that the development should deliver a range of housing densities across the site with an average density across the site of no more than 30dph. It also advises that plot ratios (ratio between garden space and building floor space) should generally be 1:1 with building heights generally being 1.5 and 2 storeys with feature buildings of 2.5 to 3 storey's in appropriate locations.

9.7.2 While the majority of the application is at outline, the density of the residential development is largely determined by the range and quantum of land uses. Accordingly while it is not possible to know the density of specific areas of the site the overall density is largely fixed due by the extent of the site to be given over to residential development as opposed to other land uses. The applications provides for approximately 40ha of land for the residential units (including the associated roads and open spaces) which equates to an average density of 30dph and the density parameter plan shows how the density of development could be varied across the site with higher density areas (35-45+dph) around the village centre and lower density (>15dph) development around the edges and in more secluded areas. It is therefore considered that the application complies with the density requirements in the Deepcut SPD and no objection should be raised to the proposals on these grounds.

9.7.3 The Design and Access Statement also includes parameters for building heights and shows that all the residential development, with the exception of the retained buildings, would be limited to a height of 8.5m with variation in buildings between different areas of the site. The Deepcut SPD advises that buildings should predominantly be 1.5 or 2 storeys with some instances of 2.5 storey buildings. It is considered that the maximum heights set out in the application would meet the requirements of the Deepcut SPD. However, it will be important for future reserved matters applications to ensure that there

is variation in heights and that not all buildings are built toward the upper end of the limits to be established. This is however a matter for future applications.

9.7.4 Details of the plot ratios for the residential units are not known at this time. However, the Design and Access Statement confirms that all houses would be provided with rear gardens and the front gardens would vary in depth from 2.5m to 10m depending on the location of the units. It is considered, from the information provided, that the development would be capable of meeting the plot ratio criteria included in the Deepcut SPD and as such no objection should be raised on this point. This issue will need to be further addressed in later reserved matters applications.

9.7.5 It is therefore considered that, subject to conditions to secure the submission of Design Codes for each of the character areas this aspect of the application is in accordance with Policy CP4 and meets the objectives of the Deepcut SPD.

9.8 Transport, highways mitigation measures and parking

9.8.1 Both Policy CP4 and the Deepcut SPD identify a requirement for improvements in the local highway infrastructure and the creation of sustainable travel options in any application for the development of the PRB site. The applicant has provided a detailed Transport Assessment (TA) which assesses the potential traffic generation from the proposed development and identifies mitigation which is required to ensure the safe and efficient operation of the highway.

9.8.2 Surrey County Council, as Highway Authority, has considered the Transport Assessment provided by the applicant and has concluded that the following transport mitigation is required:

Highway Works:

- Deepcut Bridge Road / Blackdown Road access roundabout
- New internal Spine Road with new highway infrastructure
- Red Road / The Maultway / Upper Chobham Road roundabout improvements
- Frimley Green Road / Stuart Road / Wharf Road junction improvements
- Red Road / A322 junction improvements
- Gole Road / Dawney Hill traffic signal works
- Junction 3 M3 / A322 Guildford Road junction improvements
- The Bridge, Deepcut Bridge Road traffic signalling
- Environmental improvements to Deepcut Bridge Road

Cycling Infrastructure

- Cycling routes and infrastructure with the development area
- Brookwood Cycle Parking
- Frith Hill to Tomlinscote School Cycle Path
- Improvements to the Basingstoke Canal Tow Path
-

Bus Services

- New bus stops on the spine road
- Improvements to bus infrastructure in the area
- A contribution of up to £4.8m towards supporting additional bus routes

The full response from the Transportation Development Control Department at Surrey County Council is appended to this report and this includes further detail on the mitigation required.

- 9.8.3 All of the above requirements of Country Highway Authority are to be included in the legal agreement and they advises that, subject to the completion of these works, the development will not adversely impact on the safe and efficient operation of the highway.
- 9.8.4 Parking for residential units and each of the non-residential land uses will be considered at the reserved matters stage however the Design and Access Statement shows that the development would use a mixture of on plot and on street parking and would could also use parking in housing squares and to the rear of the apartments. It is considered that sufficient information has been provided to demonstrate that parking could be accommodated in an acceptable way and no objection should be raised on these grounds. Future reserved matters applications will also be expect to include details of cycle parking for the residential properties and other land uses.
- 9.8.5 Having regard to the above and subject to securing the required transportation infrastructure and junction improvement as required by the County Highway Authority, it is considered that the development would deliver an appropriate package of highway mitigation and would ensure that the development would give rise to an unacceptable highway impacts. As such the development is considered to comply with the requirements of Policy CP4 and DM11 of the CSDMP and the requirements of the Deepcut SPD.

9.9 Affordable housing requirements and specialist housing provision

- 9.9.1 The application includes the provision of 1,200 new residential units and Policy CP4 of the CSDMP requires that 35% of the proposed residential units shall be affordable. This equates to a requirement for 420 affordable units.
- 9.9.2 The applicant is proposing the following affordable housing mix:

	1-bed	2-bed	3-bed	4-bed	Total
Social Rented	63	63	52	32	210
Intermediate	22	104	84	-	210
Total	85	167	136	32	420

- 9.9.3 The Councils Housing Services Manager has considered the tenure and the mix of units proposed by the application and advises that the development would be appropriate to meet the housing needs in the area. According it is considered that the number and range of affordable housing to be delivered meets the requirements of Policy CP4 of the CSDMP and the Deepcut SPD.
- 9.9.4 The Deepcut SPD also includes guidance on the design and distribution of affordable housing. It seeks to ensure that this accommodation is indistinguishable from the market housing and that it is provided in an even way across the site. With this in mind the

applicant has agreed to ensure that 35% of each phase of development is affordable and this will be included in the requirements of the Legal Agreement. The precise siting and design of the units and the “pepper-potting” of the affordable units will be addressed through affordable housing schemes to be submitted for each phase of development and this is to be secured by condition.

9.9.5 The application does not make any provision for gypsy and traveller sites and the Deepcut SPD does state that the development should make some provision for this section of the community. The Council currently has a significant under supply of sites for gypsy and travellers; the 2008 Gypsy and Traveller Accommodation Assessment (GTAA) identified a need for 19 pitches in the period up to the period to 2011 and Policy CP7 of the CSDMP requires a further 19 pitches to be provided up to the period to 2027. The Council has not delivered any of these pitches and currently has not allocated sites to meet or contribute to this provision.

9.9.6 In light of the need for sites and given that the requirement of the Policy CP7 of the CSDMP and the Deepcut SPD it is considered that the development of the PRB Site should ensure adequate consideration is given to the provision of gypsy and traveller plots with the new development. The applicant advises that they have considered the option to provide plots for gypsies and travellers however they advise that these have not been included in the application due to strong public opposition. They now consider that these sites should be allocated though the forthcoming Site Allocations DPD. Accordingly the application includes no provision and it is unlikely that any provision on this site could be secured in the future.

9.9.7 The application therefore fails to fully comply with the specialist housing requirements of the Deepcut SPD in that it does not include any provision for gypsy and traveller accommodation and this lack of provision does weigh against the application. It is however noted that there is no specific requirement in the Development Plan policies that the PRB Site must provide gypsy and traveller accommodation, therefore while this is a material consideration it is not fatal to the acceptability of the scheme and should be weighed against the other benefits and accommodation which is to be provided. In particular the Council does not currently have an identified 5 year housing land supply and the delivery of 1,200 new residential units should be given significant weight.

9.10 SANGs provision and the impact on the Thames Basin Heaths Special Protection Area

9.10.1 The Thames Basin Heaths Special Protection Area (TBH SPA) was designated in 2005 as a Site of Special Scientific Interest for its interest features of European importance which include three species of ground nesting birds. The TBH SPA comprises a network of heathland sites which many of which lay wholly or partly within the Bough of Surrey Heath.

9.10.2 It is now generally accepted that increased urbanisation and, in particular the introduction of additional housing has the potential to adversely impact of the TBH SPA through increased recreational use of the protected sites. Natural England, the Government’s advisory body on ecological matters, advise that new residential development within 5km of the TBH SPA has the potential to adversely impact on the protected site, either alone or in combination with other development, and that the impact of such development must be mitigated. Natural England also advises that development within 400m of the TBH SPA cannot normally be mitigated.

9.10.3 Policy NRM6 of the South East Plan provides a framework for mitigation measures which are required to prevent negative impacts from additional residential development on the TBH SPA. This includes creating or contributing to Suitable Alternative Natural Green Space (SANGs) and measures to manage access to the TBH SPA. Surrey Heath Borough Council also adopted the TBH SPA Avoidance Strategy SPD in January 2012

which provides additional guidance on mitigating the potential impact on developments. This includes a requirement that large developments (over 100 dwellings) shall deliver their own on site SANGS and sets out criteria for the delivery of SANGs. In addition to SANGs the SPD requires that developments contribute to Natural England's Strategic Access Management and Monitoring (SAMM) project.

- 9.10.4 The application site is wholly within the 5km zone of influence of the TBH SPA and part of the site is also within the 400m zone. The development therefore clearly has the potential to adversely impact on the TBH SPA and prior to granting planning permission it must be demonstrated that the potential impact of the development will be mitigated.
- 9.10.5 The application includes the provision of 35ha of SANGs to be located in two areas of the site, known as the Southern SANGs and the Central SANGs. These two areas would be joined by a SANGs link which although does not form part of the SANGs provision would have much the same character and would serve to link the two areas and provided extended walking routes. Much of the land to be used as SANGs is currently woodland and grassland however a significant area of the southern SANGs is currently developed and includes buildings and large areas of hard surfacing which are required to be removed with this area being reinstated to woodland and grassland. Vehicle access to the SANGs and small car parking areas would be available from Deepcut Bridge Road for the Southern SANGs and from Royal Way for the Central SANGs however there would be extensive linkages from the proposed residential development to the SANGs and the Southern SANGs would also give access from the development to the Basingstoke Canal located to the south of the site. The applicant has also provided a SANGs management plan (Appendix 12c of the Environmental Statement) which outlines the set up and management of the SANGs.
- 9.10.6 Natural England has considered the details of the SANGs and has advised that subject to completion of the SANGs in accordance with the submitted details and to the future management and maintenance of the SANGs in perpetuity, then the development would not be likely to have a significant adverse effect on the interest features for which the TBH SPA is designated.
- 9.10.7 All of the land which would form the SANGs is within the ownership of the applicant and it is expected that this land would be set up as SANGs by the developer and transferred to the Council for its management and maintenance in perpetuity. The developer would also need to provide a financial contribution of £5,085,622 to cover the Council's costs in the undertaking function. The applicant has confirmed that they have no objection to this provision in the Legal Agreement but have also requested an option that would enable the developer to set up a private land trust or body to manage and maintain the SANGs. While this is a less preferable option it is considered that the Local Planning Authority cannot reasonably object to this option provided that it can be demonstrated that the SANGs could be managed and maintained in acceptable fashion in perpetuity and it is noted that the Thames Basin Heaths SPA SPD makes provision for privately owned SANGs.
- 9.10.8 In order to demonstrate that the SANGs could be secured in perpetuity by a private body the applicant has proposed that any land trust or other body set up by a developer to manage the SANGs would be agreed in writing with the Local Planning Authority prior to the commencement of any development and that once established that body would undertake the management in accordance with an agreed management strategy. In addition the developer would be required to provide a bond equal to the cost to the Council of managing the SANGs and to grant step in rights to the Council to take over management at any point that management fell below the required standard or the trust failed. At this point the Council would receive the funds required to manage the SANGs and would take over ownership of the land. It is considered that provided that a bond to

the total value of the Councils costs is provided and the provisions for step-in rights are included in the legal agreement it can be determined that the SANGs would be available in perpetuity and therefore meets the requirements of the Habitat Regulations. The detailed mechanism for the future ownership and transfer of the SANGs is to be included in the Legal Agreement.

- 9.10.9 In addition to SANGs the applicant has agreed to provide SAMP contributions for all of the residential units, however given that the final unit mix of the development is not currently known this is included to be included in the Legal Agreement in the form of a formula with contributions to be determined and paid prior to the commencement of each phase of development.
- 9.10.10 It is therefore considered that subject to planning conditions and the completion of a legal agreement to secure the SANGs, its management and maintenance in perpetuity, and the SAMP contributions, the development would meet the requirements of the Habitat Regulations and accords with Policy NRM6 of the SEP, Policy CP4 and CP14 of the CSDMP, the Deepcut SPD and the Thames Basin Heaths SPA SPD.

9.11 Biodiversity

- 9.11.1 In addition to the TBH SPA adjoining the site, a large part of the application site is designated as a Site of Nature Conservation Importance (SNCI) and the Basingstoke Canal is also designated as a Site of Special Scientific Interest (SSSI). Both of these elements are included within the SANGs areas of the development and the SANGs management plan recognises the need to retain the biodiversity value of these designate sites. There are other habitats and records of protected species in wider site and the detailed designs will need to account for the protection or mitigation of these biodiversity features.
- 9.11.2 It is therefore recommended that any planning permission be conditional on the submission of an Ecological Management Strategy for the entire site be submitted before the first reserved matters application. Each phase of development shall then delivery a detailed Mitigation Strategy and Management Plan in order that protected species and habitats are protected and enhanced and where impacts arise that these are suitably mitigated. Subject to these conditions it can be concluded that the development would not have an adverse impact on protected species within the site and that suitable biodiversity enhancements can be delivered the proposed development.

9.12 Public open space and sports provision

- 9.12.1 In addition to the SANGs and ANGST to be provided there is a requirement to provide formal areas of public open space as well as outdoor sports facilities. The application site currently includes large areas of sports pitches which have been used in connection with the military uses the site although some of these areas have not been used in the recent past. Very few of the existing facilities have any public access and most have been used exclusively for training or recreation by the military community at Deepcut.
- 9.12.2 In order to deliver a suitable level of outdoor sports provision to serve the expanded village and to mitigate the loss of the existing sports pitches, the application includes the provision of a 7ha Sports Hub indicatively shown to be located in the northern area of the site. The Sports Hub is shown to include football pitches, a cricket pitch, tennis courts, a multi-use games area, a combined Neighbourhood Equipped Play (NEAP) and Local Equipped Area of Play (LEAP), an outdoor gym and a pavilion containing changing rooms and associated facilities. It is considered that the Sports Hub to be provided would be a high quality and flexible use outdoor sports facility which would meet the

needs of the development and would be a valuable feature to the existing residents of Deepcut.

- 9.12.3 One element of the existing sports provision on the PRB site which is not to be replaced on the site is the artificial grass pitch (AGP) which is located on the existing military sports ground. The borough has a limited supply of AGP pitches, however given the objective of the Sports Hub is to be a local resource rather than a borough resource it is considered inappropriate to locate an AGP within the sports hub as this would have a wide catchment area. It is considered to be more appropriate to secure a financial contribution to an off-site facility which would be accessible for the occupants of the new development but would not draw increased movements into the village. Accordingly the applicant has offered a financial contribution of £300,000 towards the cost of providing or upgrading an AGP at either Frimley Lodge Park or Watchetts Recreation Ground and this is considered sufficient to meet the needs of the development and to offset the loss of the existing AGP on the site.
- 9.12.4 Sport England has been consulted on this application and is satisfied that the level of sports provision is appropriate to serve the needs of the development and the existing village and has raised no objection to the loss of the existing sports pitches. This is, however, conditional on the delivery of the Sports Hub and its sports pitches and that the contribution towards the AGP is used only for delivery of additional pitch capacity. This will be secured through the legal agreement and planning conditions.
- 9.12.5 In addition to the formal sports area to be provided the development would include areas of amenity green space. The Design and Access Statement indicates that these would be predominantly in the form of linear spaces radiating out from a Village Green which would be the primary amenity Green Space in the development. The Village Green would be 2ha and in addition to serving a visual feature would have a quasi-recreational use and include a co-located NEAP and LEAP which would give the area vibrancy. The development also includes the retention of the Blackdown Road equipped play area and playing fields, a new formal park shown indicatively to be provided adjacent to the church, and an area for allotments indicatively shown adjacent to the sports hub.
- 9.12.6 The main children's and younger peoples equipped play areas would be the two co-located NEAP's and LEAP's located at the Sports Hub and the Village Green. Additional LEAP's and smaller Local Areas of Play (LAP's) would be dispersed throughout the residential areas. The location and specification of these are to be determined by future applications and through the planning conditions.
- 9.12.7 All of the sports provision and public open space would be transferred to the Council to maintain and the developer would also be providing financial contributions totalling some £3.5m to cover the cost to the Council in managing maintaining these facilities. This is to be secured through the Legal Agreement.
- 9.12.8 Having regard to the above it is considered that the public open space and sports provision to be delivered by the application is consistent with the requirements of Policy CP4 and the Deepcut SPD. The level of public open space and sports provision is considered to be sufficient to meet the needs of the expanded village of Deepcut and to ensure that the development does not adversely impact on existing sports provision and public open space in the wider area.

9.13 Impact on Heritage Assets, buildings of merit and archaeology

- 9.13.1 The application site includes The Garrison Church of St Barbara which is a Grade II Listed building and therefore is a designated Heritage Asset as is the Basingstoke Canal Conservation Area which adjoins the site to the south. In addition to the designated Heritage Assets the site also includes other buildings of merit. These include the

Officers Mess located on Brunswick Road, the Sergeants Mess located on Bellow Road and the Headquarters of Director of Logistics located on Newfoundland Road. All of these buildings are visually attractive and provided historical links to the military history of the area.

- 9.13.2 St Barbara's Church is located on the main barracks adjacent to Deepcut Bridge Road and is probably the most recognisable building in Deepcut. The Church was built in c.1901 and was constructed to serve the military community. It is one of a few remaining churches designed to be demountable and its national significance is reflected by its Grade II Listing.
- 9.13.3 The application includes the retention of St Barbara's Church in its current use, which is an objective of the Deepcut SPD and there are no physical alterations to the church building proposed as part of this application. The application does include the replacement of the Church Hall, the creation of a new car park and a formal public open space both of all of which are indicatively shown to the north of the Church. The Graveyard to the south will remain associated with the Church and there are no proposals to alter this area of the site. It is however considered that the development proposed could be delivered without harm to the setting or significance of this building and the Council's Historic Buildings Advisor has raised no objection to the application on these grounds.
- 9.13.4 The application includes full details of the conversion of the Officers Mess, Sergeants Mess, and the Headquarters of Director of Logistics buildings. The proposed conversions will deliver a total of 81 one and two bedroom units and the conversions would include very few external alterations to the main facades. Parking and areas of amenity space would be provided in the external areas around each building. The special character and impressive appearance of these buildings would be retained and these buildings would provide an important link to the military history of the site when or if the remainder of the PRB is developed. While there would inevitably be some alteration to the appearance and setting of these buildings this would not be such that their significance would be lost and accordingly no objection should be raised to the conversion on heritage grounds. It is however considered that these buildings should be recorded prior to conversion and a suitable condition is included.
- 9.13.5 While the Officers Mess would be located within the proposed SANGs area and would be isolated from the new development both the Sergeants Mess and the Director of Logistics building are shown to have new development around them. The siting and design of this development will need to have regard to the special interest of the retained buildings. However, this would be addressed through the reserved matters applications. The Council's Historic Buildings Advisor has advised that subject to a suitable design the development could be accommodated without detriment to the setting of these buildings.
- 9.13.6 The Basingstoke Canal runs along the southern boundary of the site and passes through the proposed SANGs area. This area of the site is to be subject to little alteration and includes the removal of the depot area, with this area returning to a semi-natural state. This will further remove development from the vicinity of the Canal. The indicative layout provided shows significant separation between the proposed residential units and the Canal. It is therefore considered that the development can be accommodated without harm to the setting of this designated Heritage Asset.
- 9.13.7 Another set of buildings of historic interest within the site is the 41 Squadron Lines buildings which date from the 1930's or 1940's. These are of interest for their utilitarian appearance and because they reflect the military development of the site. While these have been extensively remodelled and are therefore not suitable or worthy of retention, they should be recorded prior to demolition and this is to be secured by condition.

9.13.8 The applicant has undertaken a desk based assessment of the archaeological potential of this site which concludes that the chance of finding archaeological artefacts is low. While this is accepted by the County Archaeological Officer, they recommend that a program of archaeological monitoring is implemented during the development and this can be secured by a planning condition.

9.13.9 Having regard to all of the above it is considered that the development would safeguard the buildings of significant historic interest and would not harm the setting or the special interest of the designated heritage assets within the site. Accordingly the development complies with Policy CP4 and Policy DM17 of the CSDMP and meets the objectives of the Deepcut SPD.

9.14 Provision of retail and commercial facilities

9.14.1 The existing village contains some retail provision which includes a parade of shops which include a newsagent, a hairdresser and various hot food outlets. There is also a small SPAR convenience store located on Newfoundland Road. In terms of commercial facilities the village currently includes a vehicle repair centre and various small office units located on Deepcut Bridge Road.

9.14.2 The existing retail and commercial offer in the village is extremely limited and both the CSDMP and the Deepcut SPD identify the need to deliver appropriate facilities in order to create a sustainable community. In particular there is a need to ensure that the convenience retail offer in the village is sufficient to ensure that local residents are able to undertake reasonable day-to-day shopping within the village. There is also, however, a competing objective which is to ensure that the size of any convenience store provided does not serve to attract excessive visits to the store from outside the local area.

9.14.3 The application proposes a food store of 2,000sqm with a retail sales area of 1,400sqm, this is indicatively shown close to the junction of Blackdown Road and Deepcut Bridge Road. However, the exact location and design is not to be determined by this application. The applicant's retail impact assessment has concluded that a store of this size would not result in an adverse impact of other retail centres in the wider area and would be appropriate to serve the needs of the expanded Deepcut community. It is also noted that the size of the food store has been reduced during the pre-application consultation process to reflect local concerns.

9.14.4 Neither Policy CP4 of the CSDMP nor the Deepcut SPD define the size for the food store. However, the Council retail assessment prepared for the CSDMP suggested that a food store of some 2,800sqm would not be inappropriate. While that study drew data from a larger area than just Deepcut, the store now proposed is significantly smaller and it is considered that the size now proposed is appropriate to meet the needs of the expanded village of Deepcut. The Council Planning Policy Manager has raised no objection to the size of the food store or its retail impact.

9.14.5 There is no evidence to suggest that the food store would draw significant trade from areas outside of Deepcut and it is essential to the creation of a sustainable village that the food store is of sufficient size so that it may be used by residents for their day today shopping needs. Any significant reduction in the size of the food store is likely to result in more vehicle movements from residents leaving the village for food shopping and result unsustainable shopping patterns. It is therefore considered that no objection should be raised to the size of the food store proposed subject to conditions to control the class of goods, opening hours and noise from the unit.

9.14.6 In addition to the food store the application includes the provision of a local parade of shops of up to 180sqm combined floorspace which is likely to equate to 3 local shops. These could be occupied by A1, A2, A3 or A5 uses and would further add to the variety of

the shopping in the village and should be supported. In order to ensure a range of uses is delivered a condition should be included so that no more than 60sqm (1 unit) may be used as hot food takeaway.

- 9.14.7 While no office or other commercial units are to be provided by the development it is accepted that at this time demand for such uses in this area is likely to be extremely limited. As such it would not be reasonable to require the applicant or the future developer to include these uses within the development. It is however considered that the delivery of a successful development which includes residential, retail and community uses is likely to draw in further investment in the existing area and at that time offices or other commercial uses may be delivered by the market.
- 9.14.8 Having regard to the above it is considered that the development would deliver an appropriate level of retail provision and would foster sustainable travel patterns to contribute to the objective of delivering a sustainable rural community. Accordingly it is considered that the development complies with this section of Policy CP4 and the Deepcut SPD.

9.15 Provision of community and cultural facilities

- 9.15.1 The provision of new community facilities within the extended village is essential to ensure that the vision of a sustainable village is realised and community facilities also helps foster community cohesion. These include facilities for Education, Health, Places of Worship, Library Services, and a Public House.
- 9.15.2 The application includes a site of 2ha for a 2 form entry primary school which would also include a nursery facility for pre-school aged children. The school site is indicatively shown to be located to the rear of the church, however the detail siting and design of the school and nursery is to be determined reserved matters applications. The delivery and specification of the school is to be secure by the Legal Agreement and subject to the delivery of a suitable primary school the impact of the development on local primary school places would be mitigated. The development will also increase pressure on local secondary schools. It is noted that Tomlinscote, which is the closest school to the site, is currently operating at capacity. The application therefore seeks to ensure that appropriate mitigation is provided for secondary school places and this is to take the form of a financial contribution towards increasing capacity at existing secondary schools. The figure required is to be calculated from the child yield of the development. Given that the final mix of units is not known this will be included in the Legal Agreement in the form of a calculation. This is, however, likely to be in the region of £2.8m.
- 9.15.3 The application includes the allocation of a site for a medical facility of some 380sqm and the applicant has agreed to build a facility to a suitable specification to be occupied by as General Practitioner's (GP) Surgery. At this time however the Primary Care Trust has advised that they are not able to confirm that they would be willing to take on this building and have advised that this can only be considered along with a business case from a GP at the time that the services are to be delivered. Without commitment to the facility from the PCT or other commission body it would not be reasonable to require the future developer to deliver a building for which there is potentially no end user. Accordingly it has been agreed that the Legal Agreement shall require the developer to serve a notice on the appropriate healthcare body at the time of the development offering the construction of the building to a specification as may be agreed at that time. In the event that the building is required by the commissioning body this will be delivered by the developer. However, if the building is not required or a response is not received then the building will not be built. In the event that no building is provided on site then the developer will provide a contribution of £331,866 to the Local Planning Authority to allocate to off-site healthcare provision that benefits the local area.

- 9.15.4 The existing village of Deepcut contains no library facility and the new development will add to the pressure on library facilities in the local area. In order to meet the needs of the new development for library services it is considered that a library building should be provided in the new village. Surrey County Council Library Services have advised that a building of 137sqm is required. The application includes a Library Building of 150sqm and it is proposed that the over provision in floor space be used to co-located other community uses such as a local police desk and a village visitor centre. The précises design and location of the Library Building is to be agreed at the reserved matters stage, however the delivery of the building is to be secured in the Legal Agreement. When built this will be transferred to Surrey County Council for future management.
- 9.15.5 The only religious use building in the village is the Church of St Barbara which although currently closely associated with the military community is also used and attended by the wider community. In addition to the church building there is a small prefabricated building which functions as a church hall located north of the main church; this is in a somewhat poor state of repair. The application proposes the retention of the Church for faith uses and also includes the replacement of the existing church hall. The end user of the Church is not known at this time, and this is not a material planning consideration. However, given that the application includes the retention of the Church in its current use it is considered that this would fulfil the requirement for a place of worship within the village. The church hall is a desirable addition however it is not essential to the success of the scheme and accordingly the developer will not be compelled to deliver this part of the development. It will be for the future owner or occupier of the church to decide if they wish to implement the new church hall, planning permission would be secured by this and future reserved matters applications.
- 9.15.6 An increasingly recognised feature of successful communities are local Public Houses and the application also includes the provision of a site for a public house, shown indicatively to be located next to the village green in the south of the site. A public house is, however, a private facility and delivery of this element of the scheme will be reliant on a user committing to the development of the site. It would be unreasonable to require the developer to provide this facility for an end user to operate commercially and it would be unreasonable to require the construction of the building if there was no demand for the building at the time of delivery. It would however be reasonable to require the development to make the site available and to market the site to potential operators at an appropriate price. Accordingly, this has been included in the requirements of the Legal Agreement. In the event that it is not possible to deliver a Public House any alternative land uses would require planning permission and accordingly this would be considered on its merits at such time.
- 9.15.7 Having regard to all of the above, it is considered that the community facilities to be delivered by the development would contribute to the creation of a sustainable and harmonious community and would not overburden the existing community facilities in the wider area. Accordingly it is considered that the development complies with the relevant sections of Policy CP4 and DM14 of the CSDMP and the Deepcut SPD.

9.16 Drainage and the risk of flooding

- 9.16.1 The application site is not located in an area which is at high risk of flooding however the development proposed would result in a significant increase in the coverage of the site with impermeable areas and as such the additional surface water run-off from the site will need to be managed.
- 9.16.2 The applicant has submitted Flood Risk Assessment and an indicative Sustainable Urban Drainage Strategy (SUDS) which details 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. Neither the Environment Agency nor the Councils Drainage Engineer has raised an objection to the principle of the drainage strategy. However, the detailed design of the scheme including the design of wetland features, such as streams and ponds, will be controlled by planning condition and will need to reflect the detailed design of the development to emerge through the Reserved Matters applications.

- 9.16.3 The Basingstoke Canal currently suffers from a shortage of water and it is an aspiration of the Deepcut SPD and of the relevant canal groups that the development of the PRB site should supplement water supply to the Basingstoke Canal. The Basingstoke Canal would be a significant visual amenity feature and recreational resource for the future development and it is reasonable that the development should seek to contribute to improving the water supply to the canal which would be of benefit to the development. The applicant has considered options to increase water supply and while the development would deliver some increase in water to the canal, the volumes of water to be discharged from the development are not sufficient as to overcome the water supply problems at the canal.
- 9.16.4 In addition to the small volumes of additional water to be provided to the canal through the surface water drainage strategy, the applicant is also offering a financial contribution of £50,000 towards the cost of providing a borehole, or other capital drainage project, to further supplement the water supply to the Basingstoke Canal. It is considered that the application delivers all that can reasonably be expected to supplement water supply to the canal and it is expected that the increased surface water combined with a new capital project would significantly improve water supply in the longer term.
- 9.16.5 With regard to foul drainage, the applicant has identified a lack of capacity in the existing public sewer system to cope with the additional demand from the development and this has been confirmed by Thames Water and the Environment Agency. As such conditions are also required to secure details of the foul drainage system and infrastructure improvements for each phase prior to commencement of development within each phase.
- 9.16.6 Subject to the imposition of suitable planning conditions it is considered that the development would not result in an increased risk of flooding to people and that surface and foul water could be managed in an acceptable way. As such the development is considered to comply with Policy CP4 and Policy DM10 of the CSDMP and the Deepcut SPD and therefore no objection is raised to the proposal on these grounds.

9.17 Trees and landscaping

- 9.17.1 The application site contains extensive areas of trees and the trees and other areas of landscaping within the application site help to define the character of the existing village. The retention of existing mature landscaping in appropriate locations and the provision of new landscaping within the new developed areas will be essential to ensure that the desired character of a heathland village is delivered by the development.
- 9.17.2 Those areas of the application which are to be considered in full, namely the conversion of the buildings and the highway works, can largely be accommodated without significant tree removal. Within the area of the site to be considered at outline many of the trees and landscape features are located on slopes within the development area or form part of the SANGs which is to be delivered as part of the development and are therefore likely to be retained. The area of the SANGs will also include significant additional planting when an area currently used as a depot is to be returned to a natural appearance.
- 9.17.3 The indicative Masterplan does however show the removal of an area of trees south of Brunswick Road and that this area would be developed for housing. While individually significant trees could be retained in the new development, if this was the design chosen,

there would be a significant change in the character of this part of the site. It is however considered that a development of this scale is bound to change the character of an area and it is not likely to be possible to produce an acceptable scheme without requiring some level of tree removal. The indicative Masterplan, although requiring some level of tree removal, would result in a development which would have an acceptable balance between the retention of the existing trees and landscaped areas and facilitating a much needed development.

- 9.17.4 The detailed design of the development and the landscaping of the site, including those features to be retained or removed, is to be determined by future reserved applications. It is however considered that based on the information provided a scheme could be delivered which meets the landscaping requirements of Policy CP4 of the CSDMP and the Deepcut SPD.

9.18 The impact on the residential amenities enjoyed by existing local residents

- 9.18.1 The application site covers a large area and most of the existing residents of Deepcut would be close to one part or another of the proposed development. The redevelopment of the PRB will significantly alter Deepcut as a place to live, however, these planned changes to the character of an area are not reasons to withhold planning permission even if some existing residents do not wish the character of their village to be altered.
- 9.18.2 The only elements of the application which are to be considered in detail at this time are the conversions of the retained buildings and the creation of the access points to the site and the internal spine road. It is considered that the buildings to be converted are a sufficient distance away from surrounding properties for the development not to materially impact on the amenities these residents currently enjoy. Likewise it is considered that while the highway alterations to give access to the site, and those which are located off site, will result in visual and outlook changes to those properties in close proximity to the highway works, the development will not give rise to such an impact on the residential amenities of the occupants of these properties such as to warrant the refusal of the planning permission on these grounds.
- 9.18.3 The remainder of the development is proposed at outline and therefore the siting and scale of the proposed buildings are not known at this time. The applicant has provided an indicative layout plan which shows how the site could be developed and this plan shows a number of locations where new development adjoins existing residential properties. It is however noted that where this is the case, significant gaps can be achieved between the new development and the existing development and accordingly it demonstrates that the proposed development could be accommodated without causing significant harm to the amenities enjoyed by existing residential properties.
- 9.18.4 Planning conditions are to be included to ensure that a scheme for mitigating the noise from the food store to existing properties is submitted to the Local Planning Authority before first occupation of the building. Conditions are also included to ensure that any fixed plant in the new development does not increase noise to existing residential properties and to ensure that the new properties are suitable insulated against road and other background noise.
- 9.18.5 Having regard to the above it is considered that the development could be designed so as not to impact on the residential amenities enjoyed by the existing residents and as such it is considered that the application complies with Policy CP4 and DM9 of the CSDMP and the Deepcut SPD.

9.19 Sustainable design and construction

- 9.19.1 A key objective of the CSDMP and the Deepcut SPD is to ensure that the expanded village to be delivered is sustainable and this includes ensuring that the design and construction of the buildings are to a high level of environmental sustainability. Policy CP4 of the CSDMP requires that new residential development shall achieve CO2 reduction and water reduction in line with Code Level 6 [since updated to now be Code Level 5] of the Code for Sustainable Homes and that other buildings should be achieve zero carbon and efficient use and recycling of materials in line with national requirements. This would be secured by conditions of the planning permission.
- 9.19.2 The Design and Access Statement advises that the proposed residential units would be constructed to Code Level 4. However, this falls below the requirements of Policy CP4 and no evidence has been provided to demonstrate that it would not be possible to meet the requirements of the policy. In the absence of any justification to depart from the policy requirement it is considered that a condition should be included to secure the CO2 and water efficiency measure required by the policy. It is however accepted that such a requirement may have an impact on viability or could potentially be undeliverable due to some currently unforeseen circumstance. Therefore it is considered that the condition should include a mechanism whereby the future developer could agree and alternative level of sustainability with the Local Planning Authority which could be considered on its merits at the time.
- 9.19.3 With regard to the non-residential buildings it is considered that the buildings should be constructed to achieve BREEAM 'very good' certification however it is again considered that this should include some element of flexibility so that the Local Planning Authority may agree to a lower level should circumstances dictate at the time the development is to be undertaken.
- 9.19.4 The design of the scheme and building units as well as the use of any micro-generation or other power solutions will be the subject of later applications. Therefore subject to the imposition of suitable planning conditions it is considered that the development meets the objectives of Policy CP4 of the CSDMP and the Deepcut SPD.

9.20 Public art

- 9.20.1 The inclusion of Public Art within a development helps to create a sense of place and can provide reference points within a development to improve the legibility of an area. Public Art can take the form of sculptures, relief work, mosaics, murals, metal work or could be in the form of bespoke seating, signage or lighting.
- 9.20.2 The applicant has undertaken to provide a Public Art Strategy for the site which would inform the design and delivery of a number of pieces of public art across the site in a manner which would be agreed in writing with the Local Planning Authority. This would be secure by the Legal Agreement and therefore subject to the completion of this agreement the development would comply with this requirement of the Deepcut SPD.

10.0 ENVIRONMENT IMPACT ASSESSMENT

- 10.1 The application is for 'EIA Development' falling within paragraph 10(b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011.

10.2 The application is supported by an Environment Statement (ES) which assesses the potential impacts of the development and identifies those areas where mitigation is to be required. These are summarised in Table 3.3 in Chapter 3 of Volume 2 of the ES and can be summarised as follows:

- Traffic;
- Air Quality;
- Noise and Vibration;
- Community and Socio-Economic;
- Landscape and Visual;
- Historic Environment;
- Biodiversity;
- Water Resources;
- Land Quality.

10.3 The recommendations of the ES have been incorporated in proposed conditions the legal agreement which will accompany any grant of planning permission.

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

11.1 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.

12.0 CONCLUSION

12.1 The development proposed will deliver a high quality residential led development which will deliver valuable new community services to the village of Deepcut. The associated infrastructure and mitigation will ensure that the development is accommodated without significant impact on the environment or existing Deepcut residents. The development proposed closely accords with the requirements of the Deepcut SPD and complies with the relevant policies of the CSDMP.

