

LOCATION:	Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN
PROPOSAL:	Application for approval of reserved matters for the loop road phase 5k pursuant to condition 4 (reserved matters, access, layout, scale, appearance and landscaping) and the partial submission of details pursuant to conditions 16 (detailed ecological management strategy & management plan), 29 (tree retention and protection plans), 32 (hard and soft landscaping) and 33 (landscape management plan) of planning permission ref: 12/0546 dated 04 April 2014 (as amended) and Schedule 5 Part 8 (Provision of the Other Open Space) of the Section 106 agreement dated 17 April 2014 as varied.
TYPE:	Reserved Matters
APPLICANT:	Secretary Of State For Defence
OFFICER:	Sarita Bishop

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 Subject to the clarification of the landscape and highway matters discussed below, the proposed development is considered to provide an appropriate Loop Road which is a strategic part of the provision of green and highway infrastructure to support and serve the residential phases comprising 4f, 6a, 6b, 6c and 6d (some 581 dwellings) within Mindenhurst and is compatible with the objectives of the Deepcut SPD, the hybrid permission and the Section 106 agreement as varied.

2.0 SITE DESCRIPTION

- 2.1 The Princess Royal Barracks site has an overall site area of some 114 hectares. This former military site has permission for a major residential development totalling 1,200 new dwellings, with associated public open space, community facilities, a primary school, retail and commercial uses and access and highway works.
- 2.2 The redevelopment is divided into 6 phases, three non residential (1, 3 and 5) and three delivering housing (2, 4 and 6).
- 2.3 Phase 1 which includes the provision of the spine road (now Mindenhurst Road), the Village Green, pond and play areas, the Green Swathe, the Green Swale and the Central SANG are generally complete except for some outstanding remediation and landscaping works.
- 2.4 Phase 2 comprising Phases 2a and 2b and Phase 4a comprising a total of 363 dwellings are under construction and nearing completion.
- 2.5 Phase 3a (the primary school) is complete and has been handed over to Surrey County Council. Phase 3c (the public house) opened in May 2022.
- 2.6 This application relates to Phase 5k. This site is located on the east side of Mindenhurst Road and has a linear shape in the general form of a backward "C". It includes former

military roads and buildings, some of which are in the process of being demolished, grassed landscaped areas and part of the Central SANG. The site is largely behind the wire which separates the active development sites from the former military site. The area beyond the wire comprises a section of road that has been constructed between Mindenhurst Primary School and Phase 4f and part of the Central SANG which are located to the north west and east of the site respectively. This part of the open space is included to ensure the site levels between the Loop Road and the Central SANG provide a satisfactory transition between these areas in landscape, amenity and highway terms. There is a significant difference in levels within the site with the western site boundaries with Mindenhurst Road being over 17 metres lower than the eastern site boundary with the Minden Plateau, Phases 6b/6d.

- 2.7 In addition to the residential phases, the primary school and Central SANG referred to above, there are also a number of former military buildings which adjoin the site. These buildings will be demolished as part of the redevelopment of the residential phases in due course.
- 2.8 The remainder of Phases 3 and 4, Phases 5d, 5e, 5f and 4j and all of Phase 6 have not yet been the subject of reserved matters applications.

3.0 RELEVANT HISTORY

- 3.1 12/0546 Hybrid planning application for a major residential led development totalling 1200 new dwellings with associated public open space, community facilities, a primary school, retail and commercial uses, access and highways works. Approved 6 April 2014. The Section 106 agreement for this application was signed on 17 April 2014.

As this was a hybrid application full planning permission was granted for the residential conversion of the Officers Mess building (now Phase 6e), the Sergeants Mess building (now Phase 4g) and the Headquarters of the Director or Logistics building (now Phase 4e) to provide a total of 81 flats. There is no requirement to provide affordable housing for these phases.

The outline element of the application included the approval of means of access and the following matters to be the subject of later reserved matters applications:

- 1,119 new build dwellings of which 35% would be affordable; (Officer note this would equate to an overall provision of 420 dwellings as it would also address the non provision on the converted buildings);
- A 2 form entry Primary School, together with a nursery facility;
- A foodstore;
- Local shops;
- Space for medical facilities to accommodate GPs/dentists;
- A library building with co-located police desk and village visitor centre;
- A public house
- Retention of the Garrison Church of St Barbara as a religious facility with a replacement church hall;
- Provision of 69.12 hectares of public open space comprising;
- 35 hectares of SANGs and 1.07 hectares of link between the Southern and Central SANGs;
- 19.85 hectares of semi natural open space (ANGST);
A 2 hectare Village Green;
1.16 hectare Allotments;
2.54 hectares of formal Parkland;
Areas of amenity green space within the residential areas;

Dedicated play spaces within the residential areas.

- A care home;
- Improved footpaths, cycleways, public transport linkages and highway improvements; and
- A Sustainable Urban Drainage system.

This permission also approved an indicative street hierarchy which indicated that the Loop Road would be a residential street.

- 3.2 12/0546/1/NMA An application for a non material application to allow for the approved roundabout access at Deepcut Bridge Road; Blackdown Road and Newfoundland Road and the spine road to be re-aligned. Approved. This permission introduced the use of raised tables into the highway layout.
- 3.3 15/1062 Application for the Approval of Reserved Matters for Infrastructure (Spine Road), Central SANGS, and Village Green submitted pursuant to Condition 4 (Reserved Matters: internal access arrangements, layout, scale, appearance, landscaping), and the partial submission of details pursuant to Conditions 16 (Detailed Ecological Management Strategy & Management Plan), 29 (Tree Retention and Protection Plans), 32 (Hard and Soft Landscaping) and 33 (Landscape Management Plan) of planning permission ref: 12/0546 dated 04 April 2014 (as amended). Approved
- 3.4 17/0774 Section 73 application for a Minor Material Amendment to reserved matters permission 15/1062 (pertaining to the Spine Road, Central SANGS and Village Green), pursuant to condition 4 of hybrid permission 12/0546 (as amended - hybrid application for a major residential led development totalling 1,200 dwellings) to permit changes to conditions 10 and 17 of permission 15/1062 to, in respect of: Condition 10 - Confirm the principle of SUDS to the southern SUDS area; and Condition 17 - Amend, withdraw, substitute, provide new plans to:, Amend the shape and size of the Village Green and pond, Update the SANGS management and maintenance schedule, and update the SANGS management plan , Update highways drawings to allow changes to alignment of the Spine Road, cycleways, footpaths and provide connection to future retail area, Provide details of, and seek agreement on, the provision of a substation along the Spine Road and, provide SUDS infrastructure plan and minor changes/corrections to the wording of conditions 2,7, 11 and 19. Approved
- 3.5 18/1002 Section 73 application to vary condition 50 (church hall) Phase 3d of the hybrid permission to allow for a larger church hall with an increase in floor area from 125 square metres to 250 square metres. Approved 14 November 2019. The section 106 legal agreement was amended to link this permission to the original obligations (the fourth variation)
- 3.6 19/0735/RRM Phase 1 reserved matters application to replace permission 15/1062 (as amended by 17/0774) pursuant to hybrid permission 12/0546 (as amended by 18/0861) for the internal access, layout, scale, appearance and landscaping pursuant to condition 4 of the central SANGS, Village Green, Spine Road, landscaping, Green Swathe, Southern SUDS and for the partial discharge of Conditions 16 (ecological management strategy), 21 (LAPS and LEAPS), 23 (visibility zones), 28 (cycle parking), 29 (tree retention and protection), 32 (hard and soft landscaping), 33 (landscape management), 40 (surface water drainage), 41 (wetland features) and 43 (foul

- sewerage). This is awaiting the completion of a section 106 legal agreement in relation to surface water drainage.
- 3.7 20/0327/DTC Submission of details, in part, to comply with condition 55 (contaminated land) attached to planning permission 12/0546 dated 4 April 2014 (as amended by 18/0619 dated 19 July 2019 and 18/1002 dated 14 November 2019) in respect of Phases 3b (formal park), 4d (Parcel F) and Phase 5 (Bellew ANGST, Sports Hub, North Alma ANGST, Care home, Allotments, North Dettingen ANGST, Loop Road and Brunswick Road and Roadsides). Approved.
- 3.8 21/0353/DTC Submission of details, in part, to comply with condition 52 (programme of archaeological evaluation) attached to planning permission 12/0546 dated 4 April 2014 (as amended by 18/0619 dated 19 July 2019 and 18/1002 dated 14 November 2019) in respect of Phases 3b, 5a, 5b, 5c, 5d, 5e, 5f, 5h, 5j and 5k.
- 3.9 21/1003/MPO Application to vary the section 106 agreement, as varied, in respect of hybrid permission 12/0546, as amended by 18/0619 and 18/1002 to amend the delivery or occupation or payment triggers for the completion of the Village Green and combined NEAP/LEAP, the provision of the Sports Hub, the Formal Park, the Allotments, the Basingstoke Canal Towpath contribution, shared pedestrian/cycle infrastructure, various highway works, bus infrastructure; to amend the clauses to Junction 3 M3 to allow for a payment of a contribution in lieu of works; to amend the highway layout at the junction of Frimley Green Road with Wharf Road and Guildford Road to provide a roundabout scheme, the phased provision of the Southern SANG, update clauses on Central SANGs, amend the mortgagee clauses, option to extend the management company for the SANGs to all non residential land areas, amend the Bellew Road Closure Contribution clause and consequential amendments to the definitions, clauses and plans. Approved.
- 3.10 21/1163/RRM Reserved Matters application pursuant to Condition 4 for the Formal Park (Phase 3b) with access, layout, scale, appearance and landscaping being considered and the partial submission of details pursuant to conditions 16 (Ecological Mitigation and Management), 21 (LAP's and LEAPs), 29 (Tree Retention and Protection), 32 (Hard and Soft Landscaping) and 33 (Landscape Management Plan) attached to 12/0546 as amended by 18/0619 and 18/1002 and Schedules 5 Part 10 (formal park) and 9 Part 9 (LEAPS and LAPS) of the Section 106 agreement dated 17 April 2014 as varied. This is awaiting the submission of the application for the proposed church hall
- 3.11 21/1227/DEM Application to determine if prior approval is required under Class B, Part 11, of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the demolition of Buildings 11F, 11D, 9A-109, 12, 13, 14, 17, 22 and E. Prior approval required and given. This relates to the buildings that are to be demolished to facilitate the Loop Road, the subject of this application. This is in the process of being implemented.
- 3.12 21/1288/RRM Reserved Matters application for Blackdown Road ANGST and Sports Pitches (Phases 5g and 5h) pursuant to condition 4 (reserved matters, access, layout, scale, appearance and landscaping) and the partial submission of details pursuant to conditions 16 (detailed ecological management strategy & management plan), 21 (LAPS and LEAPS) 29 (tree retention and protection plans), 32 (hard and soft landscaping), 33 (landscape management plan) and 43 (foul sewage) attached to

12/0546 dated 04 April 2014 (as amended) 12/0546 as amended by 18/0619 and 18/1002 and Schedules 5 Parts 5 (ANGST), 9 (LEAPS and LAPS) and 12 (Blackdown Playing Field and Upgrade to Blackdown Planning Field) of the Section 106 agreement dated 17 April 2014 as varied pursuant to the T&CP (Modification and Discharge of Planning Obligations) 1992. This application is elsewhere on this agenda.

- 3.13 22/0038/DTC Submission of details to comply with condition 61 (construction environmental management plan) attached to planning permission 12/0546 dated 4 April 2014 as amended by 18/0619 dated 19 July 2019 and 18/1002 dated 14 November 2019 in respect of the Loop Road (phase 5k). This is under consideration.
- 3.14 22/0233/RRM Application for approval of reserved matters for the Southern SANG and SANGS link (phases 5a, 5b and 5c) pursuant to condition 4 (reserved matters, access, layout, scale, appearance and landscaping) and the submission of details pursuant to condition 13 (SANG management) and partial details pursuant to conditions 16 (detailed ecological management strategy & management plan), 29 (tree retention and protection plans), 32 (hard and soft landscaping) and 33 (landscape management plan) of planning permission ref: 12/0546 dated 04 April 2014 (as amended) and Schedule 5 Part 2 (Provision of SANG land) of the Section 106 agreement dated 17 April 2014 as varied. This is under consideration.

4.0 THE PROPOSAL

- 4.1 The proposal is a reserved matters application pursuant to Condition 4 for the provision of the Loop Road (Phase 5k) with access, layout, scale, appearance and landscaping being considered. The proposed Loop Road is to be provided to the east of Mindenhurst Road. As originally submitted the proposal was to include a retaining wall between the site and the Central SANG. However, amended plans have been received which grade the site levels and as such a retaining wall is not now required. Two access points are proposed leading to Mindenhurst Road, one to the north of the Mindenhurst Primary School to connect into the section of road which has already been constructed with the other provided to the south to form a crossroads with Mindenhurst Road and Forest Drive. The Loop Road will provide vehicular, pedestrian and cycle access to the adjoining residential parcels and be an integral part of the overall movement strategy for Mindenhurst. A landscaped drainage swale is also proposed adjacent to the southern access onto Mindenhurst Road.
- 4.2 A total of 46 trees are proposed to be removed as a result of this proposal, of which 3 are Category A, 14 are Category B, 24 are Category C and 5 are Category U. The application is supported by a landscape strategy which includes the planting of 43 replacement trees, the provision of amenity and meadow grass areas, grass verges and wetland/pond areas.
- 4.3 The road has been designed with a general width of 5.5 metres and accommodates a 2 metre footpath generally the western side/inside of the bend in the Loop Road and a 3 metre shared footpath/cycleway generally to the east/outside of the bend. The width of the road increases to 7 metres in the vicinity of the primary school with shared footpath/cycleways (3 metres wide) being proposed on both sides of the road in this area. Nine vehicular access points are proposed to serve the future residential phases. It is proposed that no more than 150 homes would be served by a single access point. The road would be subject to a 20 mph speed limit. Raised tables in block paving are proposed in eight locations along the road to provide traffic calming. The roads and footpaths would be surfaced in bituminous surfacing materials.
- 4.4 The Loop Road will be used as the main conduit to distribute utilities to the adjoining residential parcels. New statutory gas, water, BT Openreach and electricity infrastructure will

be provided. This will include two square brick built substations (4.04 metres by 4.04 metres) with pitched roofs finished in slate imitation roof tiles. Both substations will be located at the southern end of the Loop Road. A new foul sewer pipe will also be provided within the Loop Road but this will be considered pursuant to condition 43, please see paragraph 4.7 below.

- 4.5 The application also includes a partial submission of details pursuant to conditions 16 (Ecological Mitigation and Management), 29 (Tree Retention and Protection), 32 (Hard and Soft Landscaping) and 33 (Landscape Management Plan) and Schedule 5 Part 8 (Provision of the Other Open Space) of the Section 106 agreement as varied
- 4.6 The application is supported by Design and Access statement, a supporting statement, an Arboricultural Assessment, an Ecology Mitigation Strategy and Management Plan, an Ecological Desk Study, an Ecology Report, an Ecological Appraisal, a Biodiversity Net Gain Strategy for the Loop Road and a Landscape Management Plan.
- 4.7 As originally submitted the application also included details to comply with conditions 40 (surface water drainage), 41 (wetlands) and 43 (foul sewage). This included the submission of a drainage strategy. Whilst the drainage consultees were satisfied with the principle of what was being proposed, there was insufficient detail submitted for the conditions to be approved in relation to site levels, capacity and assets to be used within the drainage system. The applicant withdrew these conditions from this application to enable the determination of this application and also to prepare the detailed information required for a further submission pursuant to these three conditions. It is noted that these conditions are pre commencement of any works starting on this phase of development.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority (CHA) No objection subject to conditions. *A copy of their response is attached as Annex A.*
- 5.2 Greenspaces Team No objection.
- 5.3 Arboricultural Officer Further information required on the landscaping scheme, the tree assessment and mitigation measures and the landscape management plan
- 5.4 Environmental Health No views received.
- 5.5 Lead Local Flood Authority Further information required on drainage. *[Officer comment: The drainage conditions have been withdrawn and will be the subject of a future conditions submission]*
- 5.6 Drainage Officer Further information required on drainage. *[Officer comment: The drainage conditions have been withdrawn and will be the subject of a future conditions submission]*
- 5.7 Surrey Wildlife Trust (SWT) No objection
- 5.9 Thames Water No comments to make. *[Officer comment: As this is part of overall drainage scheme which will be the subject of a future conditions submission, it is premature to agree these details at this time. The applicant agrees with this approach]*
- 5.10 Contaminated Land Officer Further submissions pursuant to condition 55 will be required.

6.0 REPRESENTATION

6.1 A total of 4 individual letters were sent to Trivselhus, (the developer of Phase 4a), the Mytchett, Deepcut and Frimley Green Society, the Deepcut Neighbourhood Forum and the Mindenhurst Primary School. Two site notices were displayed on site on 4 February 2022 with press notices being put in the Surrey Advertiser on 18 February 2022 and the Camberley News on 16 February 2022.

6.2 At the time of the preparation of this report no representations have been received.

7.0 PLANNING CONSIDERATION

7.1 The planning policy considerations, including the suite of documents forming the Council's Development Plan, have not materially changed since the granting of the hybrid approval in 2014. The National Planning Policy Framework (NPPF) 2021 and the County Council's Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development November 2021 are also relevant. The Council has adopted a Residential Design Guide 2017 (RDG) which establishes the principles for residential development in the Borough. The principal considerations in the determination of this application are conformity with the hybrid permission, Policies CP4 (Deepcut), CP11 (Movement), CP14A (Biodiversity and Nature Conservation), DM9 () and DM11 (Traffic Management and Highway Safety) of the Surrey Heath Core Strategy and Development Management Policies 2012 and the Deepcut SPD with regards to the following matters:

- The principle of the development;
- Proposed layout and design;
- Tree retention and landscaping;
- Amenity considerations;
- Highway considerations; and,
- Ecological considerations

7.2 The principle of the development

7.2.1 The Deepcut SPD, the hybrid permission and Section 106 legal agreement require appropriate infrastructure to support the redevelopment of the Princess Royal Barracks. The proposal is for highway infrastructure to support four residential parcels. As such the principle of development is acceptable.

7.3 Proposed layout and design

7.3.1 The NPPF 2021 advises that proposals for development should create places that are safe, secure and attractive which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter and give priority first to pedestrian and cycle movements both within the scheme and with neighbouring areas. It also states that planning decisions should ensure that streets are tree lined, that opportunities are taken to incorporate trees elsewhere in developments, appropriate measures are in place to secure the long term maintenance of newly planted trees and that existing trees are retained wherever possible.

7.3.2 The Deepcut SPD recognises that much of the character of the village will be set by the design and layout of the streets and their importance in placemaking. They serve many functions not only the circulation of cars, pedestrians and cyclists but also as visual corridors which help define the overall character of the development. As such streets will need to reflect the overarching vision for Deepcut and be sustainable, rural based, high quality and inclusive spaces.

7.3.3 Appendix 3 in the Deepcut SPD provides street design guidelines. This identified a residential street as being 4.8 metres wide with a footway on one side and no cycleway. Whilst the approved indicative street hierarchy indicated that the Loop Road should be a residential street, there was concern expressed by both the Local Planning Authority and the

County Highway Authority that given the number of dwellings (581) to be served by the Loop Road, a residential street as defined by the SPD would not be adequate to address the highway movements associated with this number of dwellings nor would it meet the SPD's objectives on pedestrian and cycle accessibility through this part of the site and the wider Mindenhurst site beyond. The submitted proposal more closely reflects the design guidelines for a secondary road which has a carriageway width of 5.5-6 metres with footways and cycleways.

- 7.3.4 The site is located within the Minden Ridge and Slopes Character Area as defined by the Deepcut SPD. Two separate road access points are required, and are proposed, to cross the ridgeline and serve the housing on the plateau behind (the Minden Plateau Character Area). The location of the proposed Loop Road is largely fixed by the hybrid permission which approved two access points on the east side of Mindenhurst Road to serve the residential development to the east. As a consequence, this also largely determined the alignment the Loop Road would follow. However, given the site topography and having regard to the queries raised by both the Council's Arboricultural Officer and the drainage consultees on site levels, it is considered appropriate to impose a condition to secure details of site levels to ensure that the Council retains appropriate controls over this issue. Subject to this, the Loop Road is considered to have an appropriate layout for a distributor road within the wider Mindenhurst site and is acceptable.

7.4 Tree retention and landscaping

- 7.4.1 The application is accompanied by a hard and soft landscaping scheme pursuant to condition 32. A number of mature trees and hedges exist within the site. The proposal will necessitate the removal of 46 trees of which 3 are Category A, 14 are Category B, 24 are Category C and 5 are Category U. The proposed landscaping scheme includes the planting of 43 replacement trees. The Council's Arboricultural Officer has sought amendments to the proposed landscaping scheme which the applicant is currently considering. An update will be given to the meeting.
- 7.4.2 The terms of condition 29 require the submission of tree information with the first reserved matters application for each phase. The applicant has done this. However, the Arboricultural Officer has raised further queries about the amended Arboricultural Method Statement which was submitted to address previous queries raised in relation to the trees to be retained including ensuring that the retained trees would be appropriately safeguarded during construction. The applicant is amending this report and an update will be given to the meeting. However it is noted that having regard to the proposed levels condition as set out at paragraph 7.3.4 above some of the matters addressed by this condition are not able to be clarified until the levels issue is resolved. To avoid further delays in considering this application and to ensure any potential delays in dealing with site levels along the proposed Loop Road are minimised, it is therefore proposed to impose a tree condition on the reserved matters approval based on condition 29 to ensure that all tree matters are appropriately controlled. Notwithstanding this no detailed information has been provided in relation to utility/service runs in relation to trees. This information is important to ensure that in providing statutory undertaker infrastructure the impact on trees is appropriately considered and controlled. This may be secured by way of condition.
- 7.4.3 The application is also accompanied by a Landscape Management Plan for the purposes of condition 33. The Arboricultural Officer has requested various changes relating to this document which the applicant is currently considering. An update will be given to the meeting.

7.5 Amenity considerations

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

7.6 Highway considerations

- 7.6.1 As set out at paragraph 7.3.3 the proposed Loop Road is at variance with the approved indicative street hierarchy and the Deepcut SPD. The CHA have assessed the submitted plans and are satisfied with the design of the Loop Road to meet the vehicle, pedestrian and cyclist movements associated with future development. They have assessed the footways, cycleways, carriageway and visibility splays and are of the view that they are all sufficient to meet the future need for the purposes of this reserved matters application.
- 7.6.2 Notwithstanding this, the CHA have confirmed that a Stage 1 Road Safety Audit is being prepared by the County Council's Road Safety Team. In the event that this Audit raises further issues, the CHA may, if such issues are substantive, need to propose additional planning conditions to support those already recommended. An update on this will be given to the meeting.
- 7.6.4 Two substations are proposed on the southern part of the Loop Road. The applicant has confirmed that this provision is sufficient to meet the CHA's 2021 EV Parking Standards for the adjoining residential phases. No details of streetlighting have been submitted. It is therefore appropriate to impose a condition to secure these details, having regard to the consultation responses received from the CHA and Surrey Wildlife Trust below. Subject to the above the proposal is considered to be acceptable in highway terms..

7.7 Ecological considerations

- 7.7.1 Given the existing site characteristics, badger setts are likely to be absent from the application site. However, they are present within the local area. To this end appropriate measures to safeguard the local badger population from construction activities are proposed with the submitted Ecology reports for this proposal. The issue of bats within the buildings was previously considered and appropriately address as part of the application reference 21/1227/DEM for the demolition of buildings to facilitate the Loop Road as set out at paragraph 3.11 above.
- 7.7.2 The application under consideration is for reserved matters. As it is not an application for planning permission the provisions of the Environment Act 2021, in relation to Biodiversity Net Gain do not apply. For information these provisions do not become mandatory for applications for planning permission until 2023. Notwithstanding this, the applicant has submitted a Biodiversity Net Gain Strategy in support of this application. This sets out that the majority of the habitat impacted by the proposal is hardstanding and buildings. However, there is an impact to amenity grassland and trees along the route of the proposed road. The submitted strategy is based upon offsetting the impact of the road upon amenity grassland and provides a net gain of 1%.
- 7.7.3 Surrey Wildlife Trust are satisfied that the submitted documents and plans for the Loop Road are acceptable to address the biodiversity and ecological impacts on this site. As such the submitted details are considered to be acceptable for the purposes of condition 16.
- 7.7.4 Notwithstanding the above, Surrey Wildlife Trust has also commented that the implementation of this development will need to be undertaken in strict accordance with the CEMP proposed under application reference 22/0038/DTC as set out at paragraph 3.13 above. Notwithstanding any conditions imposed in respect of the application the subject of this report, this condition would need to be complied with in full in any event.

7.8 Other matters

- 7.8.1 The Section 106 agreement as varied for the Mindenhurst development envisages public open space will be adopted by Surrey Heath Borough Council. The Council's Greenspaces Team are satisfied, in principle, with the provision of other open space for the purposes of Schedule 5 Part 8 of the Section 106 agreement as varied and raise no objection to the proposal in this regard. However, this response remains subject to the views of the Council's Arboricultural Officer as set out at paragraph 7.4.3 above.

8.0 POSITIVE/PROACTIVE WORKING AND PUBLIC SECTOR EQUALITY DUTY

- 8.1 Under the Equalities Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with due regard to the Public Sector Equality Duty. This proposal is not considered to conflict with this duty.
- 8.2 In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This included the following:-
- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
 - b) Provided 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) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.

9.0 CONCLUSION

- 9.1 Subject to the clarification of the matters raised above, the proposed development is considered to provide an appropriate Loop Road which is a strategic part of the provision of green and highway infrastructure to serve the residential phases comprising 4f, 6a, 6b, 6c and 6d (some 581 dwellings) within Mindenhurst and is compatible with the objectives of the Deepcut SPD, the hybrid permission and the Section 106 agreement as varied.

10.0 RECOMMENDATION

GRANT subject to the following conditions

1. The approved Loop road shall be constructed to at least a base course level of construction, prior to the commencement of any development on any land parcel from which such parcel takes construction access, or as otherwise might be agreed with the County Highway Authority.
2. The approved Loop road shall be constructed to at least a binder course level of construction prior to the first occupation of any development of any land parcel from which such parcel takes access, or as otherwise might be agreed with the County Highway Authority.
3. The approved Loop road shall be constructed to at least a sacrificial surface course level of construction prior to the occupation of no more than 100 dwellings to which the Loop Road provides access, or as otherwise might be agreed with the County Highway Authority.
4. The approved Loop road shall be constructed to provide a final surface course level of construction prior to the occupation of no more than 80% of the dwellings to which the Loop Road provides access, or as otherwise might be agreed with the County Highway Authority.
5. The proposed road junctions serving the Loop Road shall be constructed as conventional bellmouth junctions until no later than the laying of the final surface course, or as otherwise might be agreed with the County Highway Authority.
6. The proposed road junctions serving the Loop Road shall be constructed as 'Copenhagen' style blended crossing junctions prior to the laying of the final surface course or as otherwise might be agreed with the County Highway Authority.

7. The approved Loop Road shall be fully constructed in accordance with the technical approval and road safety audit requirements of the County Highway Authority and to the satisfaction of the Local Planning Authority to include:
 - (a) Pedestrian, cycle and vehicular exit and forward visibility at all intersections and along the Loop Road
 - (b) Gradients and cross falls to all highway areas and areas of land adjacent to the highway areas
 - (c) Street signage, lining and street lighting
 - (d) High quality street furniture, including bollards, posts, benches, litter bins, cycle stands and other street furniture
 - (e) Landscaping
 - (f) A system of highway drainage compliant with the approved Mindenhurst SUDS Strategy
 - (g) Construction details and specifications for all elements of the proposed highway design and features
8. Once the Loop Road has been constructed, all visibility zones shall be kept permanently clear of any obstruction in accordance with the approved drawings and the technical requirements of the County Highway Authority.
9. Once the Loop Road has been constructed and with the exception of any construction, maintenance or repair works as may be agreed with the County Highway Authority, all footways, cycleways and carriageway areas shall provide permanent uninterrupted access to:
 - (a) All adjacent land parcels,
 - (b) Mindenhurst Road,
 - (c) Royal Way, and
 - (d) All adjacent and interconnecting pedestrian and cycle routes

such connections shall provide free access and passage all times for all intended users to the satisfaction of the Local Planning Authority

10. Wheel washing facilities and measures to keep Mindenhurst Road clear and clean of any mud or debris to ensure the safety of all highway users shall be provided to the satisfaction of the Local Planning Authority and County Highway Authority upon commencement of development. Once implemented such measures and facilities shall be retained and used whenever necessary or when the said operations are undertaken.

Reason: Conditions 1-10 above are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, having regard to Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012. Conditions 6, 7 and 9 are required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021.

11. Notwithstanding the requirements of other conditions and prior to the installation of any services, details of all service runs including an assessment on the impact on trees and habitats with any requisite mitigation shall be submitted to the Local Planning Authority

for approval. Once agreed the development will be undertaken in accordance with the approved details including any approved mitigation measures.

Reason: To ensure that an accurate assessment of the impact of the proposed service runs on trees and habitats may be fully considered having regard to Policies DM9 and CP14A of the Surrey Heath Core Strategy and Development Management Policies 2012

12. Notwithstanding any information submitted with the application and before the commencement of any construction, details of the existing and finished surface levels for the development shall be submitted to the Local Planning Authority for approval. Once approved the development shall be undertaken in accordance with the approved details and shall not be varied without the prior written consent of the Local Planning Authority.

Reason: In order to ensure that the finished surface levels of the development are appropriate for the development in visual amenity, to safeguard trees to be retained and in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

13. The landscaping of the site as approved by condition 15 below shall be maintained and managed in accordance with DC2-WTM-LX-214-XX-RP-04-0001-PS02 Landscape Management Plan Loop Road

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

14. Notwithstanding the requirements of the County Highway Authority as set out in condition 7 above no street or other external lighting shall be installed on the site unless and until a Sensitive Lighting Management Plan and details of the proposed lighting has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of that part of the development to which they relate.

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

15. Notwithstanding any information submitted with the application, an updated tree retention and protection plan shall be submitted following the works agreed pursuant to condition 12 which shall include:

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;

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;

details of any proposed remedial or management surgery works of any retained tree;

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;

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

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

Reason: In the interests of the visual amenities of the area and to ensure the development accords with Policies CP4 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD.

165. The proposed development shall be built in accordance with the following approved plans:

Site location plans

DC2-WTM-CX-214-XX-DR-03-0101 PS09 - As existing showing RMA boundary Loop Road

DC2-WTM-CX-214-XX-DR-03-0104 PS02 - Hybrid planning application boundary

DC2-WTM-CX-214-XX-DR-03-0110 PS07 - Location plan Loop road

Loop Road General Arrangement Plan Sheet 1

DC2-WTM-CH-214-XX-DR-03-0113 PS07

Loop Road General Arrangement Plan Sheet 2

DC2-WTM-CH-214-XX-DR-03-0114 PS07

Loop Road Indicative Landscape General Arrangement Plan

DC2-WTM-LX-214-XX-DR-04-1100 PS08

Documents

DC2-FPCR-AB-214-XX-RP-00-0003 rev R08 Arboricultural Assessment Loop Road

DC2-SWT-EC-000-XX-PL-04-0006-PS12 Ecology Mitigation Strategy and Management Plan (Phase 5k only)

DC2-SWT-EC-214-00-RP-04-3861-PS07 Ecology Report Loop Road

DC2-WTM-LX-214-XX-RP-04-0001-PS02 Landscape Management Plan Loop Road

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

Informative(s)

1. In order to comply with Condition No. 3 above and the Road Safety Audit requirements, it is possible that land outside the application site but shown as under the applicant's control might be affected.
2. Detailed design standards for the layout and construction of the Loop Road, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority. 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 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Team at Surrey County Council.

