



APPLICATION NUMBER	SU/21/1370
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DEVELOPMENT AFFECTING ROADS

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant:

Location: Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN

Development: 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), 33 (landscape management plan), 40 (surface water), 41 (wetlands) and 43 (foul sewage) 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.

Contact Officer	Ralph Harvey-Kelly	Consultation Date	4 February 2022	Response Date	8 July 2022
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The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who having assessed the application on safety, capacity and policy grounds, recommends the following conditions be imposed in any permission granted:

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 routessuch 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.

Reasons

HR1: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

HR2: The above conditions are required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.

Informatives

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.

Note:

The County Highway Authority have assessed the application and are content with the design of the Loop Road to serve the anticipated development that it will serve. We have assessed various aspects of the design and are satisfied that the footways, cycleways, carriageway, visibility splays are all sufficient to meet the future need.

Our Assessment of the Loop Road design has been undertaken in consultation with internal colleagues. Notwithstanding this, a Stage 1 Road Safety Audit is currently being prepared by our Road Safety Team. In the event that this Audit raises further issues, we may, if such issues are substantive, need to offer further planning conditions to support those already recommended. We will confirm if these are required as soon as possible and no later than your Planning Committee.

Transport Development Planning
Infrastructure, Planning and Major Projects.

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