

APPLICATION NUMBER	SU/22/0233
---------------------------	-------------------

DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Secretary Of State For Defence

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

Development: 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), 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 2 (Provision of SANG land) of the Section 106 agreement dated 17 April 2014 as varied.

Contact Officer	Matthew Strong	Consultation Date	22 March 2022	Response Date	15 August 2022
------------------------	----------------	--------------------------	---------------	----------------------	----------------

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:

Conditions

1. The development hereby approved shall not be first brought into use unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Knee rail fencing shall be setback from the parking spaces at a sufficient distance to allow all drivers/passengers space to leave their vehicle. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

2. The development hereby approved shall not be first brought into use unless and until facilities for the secure parking of bicycles has been provided within the development site in accordance with the approved plans and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

3. The development hereby approved shall not be brought into first use unless and until:
 - (a) The existing barrier on Deepcut Bridge Road has been removed;
 - (b) The existing path within the site has been pressure washed;
 All to be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

4. The development hereby approved shall not be brought into first use unless and until the following pedestrian/cyclist facilities have been provided within the site:

(a) Both sides of the proposed vehicle barrier north of the disabled parking bays shall be provided with a minimum clearance width of 1.5m to allow the freeflow of pedestrian and cyclist movements at all times;

(b) A scheme of pedestrian and cyclist signage to be in compliance with the Cycle Network Strategy;

(c) The proposed fencing either side of the Frimley Lock Cycle Path, where the green swathe culvert passes beneath the track, shall be provided with fencing;

(d) Additional 3m pedestrian/cyclist routes provided on key desire lines;

(e) Details of the route connecting the site to the Cala Homes parcels;

(f) A 3m wide route connecting the site to the Officers Mess;

(g) Placement of cycle barriers, including the provision of reflective banding, on steep sections of the cycle route to slow the speed of cyclists.

All to be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

6. The proposed carriageway works shall be provided with tactile paving, pedestrian/cycle facilities and crossing points, raised tables, lighting and signage in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

7. Wheel washing facilities and measures to keep the highway network 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

The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021.

The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2021.

Policy

Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2021.

Informatives

The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.

The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

Note to Planner

All 2m routes within the site will be provided for pedestrian use. All 3m routes will be provided for both pedestrian and cyclist use. Additional 3m pedestrian/cyclist routes are required throughout the site, this will allow for greater permeability to/from and throughout the site. These routes will be used for recreational purposes for all users and for accessing facilities in the vicinity, therefore they should be able to cater for both pedestrians and cyclists. To ensure there is sufficient permeability between the site and the Cala Homes parcels, the gap in the existing fencing should be 3m wide and a centrally located post will be required to prevent vehicular access. The provision of pedestrian/cyclist signage will increase legibility for all site users. Tracking has been provided which demonstrates that vehicles can enter and leave the car parking area in forward gear.