



APPLICATION NUMBER	SU/22/0821
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DEVELOPMENT AFFECTING ROADS

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Secretary Of State For Defence

Location: Garrison Church Of St Barbara Deepcut Bridge Road Deepcut Camberley Surrey GU16 6RS

Development: Internal and external alterations to the Garrison Church of St Barbara to include part demolition of north east elevation and erection of a single storey side extension to provide a church hall

Contact Officer	Ralph Harvey-Kelly	Consultation Date	20 October 2022	Response Date	4 January 2023
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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:

Condition

The church hall shall not be made available for use unless and until the former parade ground/car park to the west of the Garrison Church of St Barbara has been upgraded as follows:

- the resurfacing of the area (including new service runs) in an external finish to be agreed,
- laid out, to provide a minimum of 61 car parking spaces and cycle parking for a minimum of 10 bicycles, along with justification for said cycle parking provision;
- the provision of new soft and hard landscaping;
- the provision of bat sensitive street lighting;
- provision of electric vehicle charging points;
- upgraded vehicular and pedestrian access onto Deepcut Bridge Road;
- provision of appropriate measures to secure the car park

with all works completed and made available for public use together either in accordance with a reserved matters approval for such works or a scheme for these works to be submitted pursuant to this condition. Any submission should also include details of a car park management plan. Once it has been made available for public use, the car park shall thereafter be retained, maintained and operated in accordance with approved management plan.

Reason

The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and the above condition is also in recognition of Section 9 'Promoting Sustainable Transport' in 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 permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs.

www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs

The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see

<http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see

www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

The applicant is expected to ensure the safe operation of all construction traffic 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. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022.

Note to Planner

The current design proposal for the church car park as submitted within the Transport Statement and subject to other reserved matter applications, past and ongoing, is not acceptable and the applicant should discuss with the CHA to achieve an agreeable proposal.

Although justification for the number of vehicle parking spaces has been provided, no assessment has been submitted regarding the appropriate level of cycle parking to serve the site and therefore the condition has been worded to include a minimum figure.

The Highway Authority considers that the proposal is unlikely to have a material impact on highway safety issues.