



APPLICATION NUMBER	SU/22/1068
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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: Reserved Matters application pursuant to Condition 4 for the Formal Park (Phase 3b) and the erection of a Church Hall attached to the Garrison Church of St Barbara (Phase 3d) 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.

Contact Officer	Andrew Stokes	Consultation Date	16 January 2023	Response Date	16 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:

1. The proposed modified vehicular access to Deepcut Bridge Road shall be provided in accordance with the approved plans and shall be constructed as part of the proposed environmental improvement works required by hybrid planning permission (SU1012/1046 as amended).
2. The applicant shall submit to the Local Planning Authority for its approval a scheme to provide pedestrian priority measures within the reconfigured church car park, such measures shall include:
 - (a) Virtual pedestrian footways within the car park to provide safe pedestrian routes as follows:
 - (i) between the Church and the revised vehicular access to Deepcut Bridge Road,
 - (ii) alongside the parking bays within the car park,
 - (b) A pedestrian link from the north western corner of the car park to the proposed east-west pedestrian/cycle route which links Deepcut Bridge Road with Mindenhurst Road,
 - (c) Details of the illumination of the proposed footways/cycleways forming part of this application, to a high quality standard of illumination to facilitate year round usage at all times.
 Once approved the aforementioned measures shall all be constructed as part of the approved works to the satisfaction of the Local Planning Authority.

3. The proposed footways which form part of the development shall:
- (a) be constructed and proposed with appropriate signage in accordance with details to be first approved by the Local Planning Authority.
 - (b) provide for permanent unhindered public pedestrian access, and shall not at anytime be gated or closed preventing public access.
 - (c) provide for permanent unhindered public cycle access on the proposed path running east-west between Deepcut Bridge Road and Mindenhurst Road, and shall not at anytime be gated or closed preventing public access.

All of which shall be to the permanent satisfaction of the Local Planning Authority.

4. The proposed cycle barriers at each end of the proposed path running east-west between Deepcut Bridge Road and Mindenhurst Road shall be provided in accordance with a specification to be first agreed by the Local Planning Authority after consultation with the County Highway Authority.

5. Once provided, the proposed car parking and turning areas shall be permanently retained and maintained for public use to the satisfaction of the Local Planning Authority.

6. Prior to the completion of the proposed development, the works shall provide covered, secure and illuminated cycle parking in accordance with the approved plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided such facilities shall be permanently maintained and retained to provide uninterrupted use.

7. The development hereby approved shall be provided with fast-charge Electric Vehicle charging points (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reasons:

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

2. The above condition(s)is/are required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 and in compliance with Surrey County Council's Local Transport Plan.

Policy: NPPF, Local Development Plan/Local Plan Movement Policy

Informatives:

1. 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. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

2. 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.

3. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Team of Surrey County Council.

4. 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 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.

5. The applicant is advised that the proposed cycle parking shall be provided within a covered structure to provide all-weather protection and be illuminated to increase safety and security.

Note:

It is recognised that the remodelled car park will serve the refurbished church, new church hall, as well as the existing and new village centre. It is also acknowledged that it may also be used by visitors to the village green and the new Mindenhurst Primary School. As a result it is important that these parking spaces remain available for public use at all times.

The new hybrid planning consent for the Mindenhurst development puts a heavy emphasis on providing highway quality pedestrian and cycle routes to minimise motorised travel. This concept is supported by Surrey County Council's Local Transport Plan which places a priority on sustainable modes of travel.

The pedestrian and cycle link between Deepcut Bridge Road and Mindenhurst Road is one of the most important links within the whole development, as it provides a critical link between the old and the new settlements, connecting these with all the local services, including the existing village centre, the new bus services, the school, village green and public house. It is important therefore that pedestrian and cycle infrastructure is maximised and that matters such as illumination, surfacing materials and pedestrian desire lines are provided to enable seamless, attractive high quality facilities.