

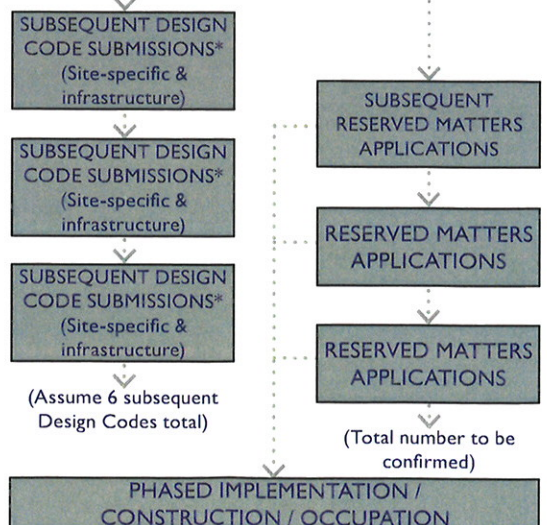
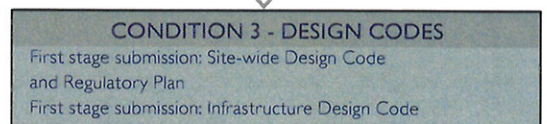
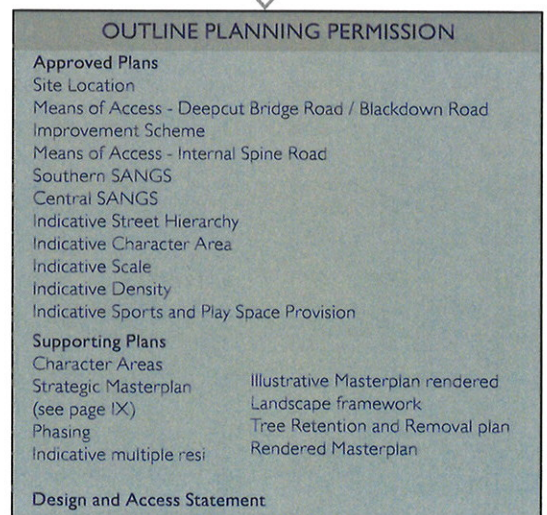
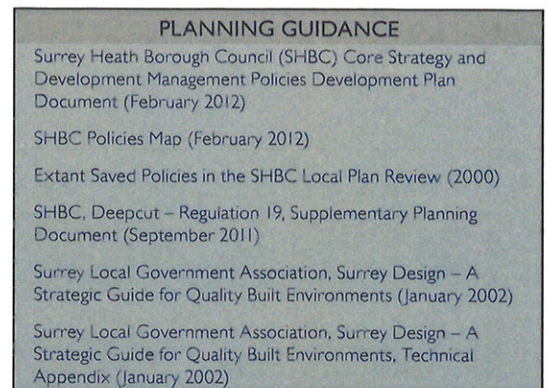
DESIGN CODING

Condition 3 of the 2014 planning permission requires the submission and approval of a Design Code. The condition requires that prior to the submission of any residential Reserved Matters Applications, Design Codes that are in substantial compliance with the approved parameter plans (labelled indicative plans) and the consented Design and Access Statement, shall be submitted for each of the development character areas.

Owing to the need to deliver enabling infrastructure works on site prior to the delivery of any residential reserved matters, a Non-Material Amendment to vary conditions 2 and 3 was submitted and subsequently approved in November 2015 (reference number 12/0546/2). This amendment split condition 3 into two parts (3(1) and 3(2)) to facilitate the submission of a Design Code for non-residential elements where they do not include any residential units.

On this basis, a clear structure for a suite of Design Codes covering the full Mindenhurst development has now been established, whereby an overall Site-wide Code will be supported by a series of area-specific, detailed Codes. These supplementary Codes will cover Infrastructure (in a broad sense that includes non-residential development) and distinct phases of residential development – all under the guiding principles of the Site-wide Design Code and an accompanying Regulatory Plan. Further detail of this suite of Code documentation is provided on pages VI-VII.

Note that in any instance where material or detail within the SPD is perceived to contradict (or be inconsistent with) material or detail subsequently approved as part of the Outline Planning Application then the material referenced in the planning permission 12/0546 (as amended) will be deemed to take precedence and should be used to inform subsequent Design Codes and Reserved Matters Applications.



*To include code compliance checklists for submission as part of Reserved Matters Applications

PREFACE

DESIGN CODING



DESIGN CODE SCHEDULE

This Design Code forms part of a staged series of submissions in response to Condition 3 of the 12/0546 (as amended), Hybrid Planning Permission for the redevelopment of Deepcut.

Together this suite of Design Codes will form a comprehensive set of design and technical guidance covering the entire approved development. This phased process allows areas of the site to be developed around the continuing MoD operations, rather than delaying development entirely until the MoD has departed the site, whilst still according with 12/0546 (as amended) and the Deepcut SPD.

The proposed structure of Codes, with the Site-wide Design Code as the overarching document, is illustrated below, with an indication of how these will relate to the envisaged phasing of development at Mindenhurst.

DETAILED DESIGN CODES

