



GL Hearn

Part of Capita Real Estate

Our ref: J032613

Your ref: 12/0546

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Michelle Fielder
Development Control
Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
GU15 3HD

21 January 2019

Dear Michelle,

PRINCESS ROYAL BARRACKS, BRUNSWICK ROAD, DEEPCUT, CAMBERLEY, GU16 6RN - HYBRID PLANNING APPLICATION FOR A MAJOR RESIDENTIAL-LED DEVELOPMENT TOTALLING 1,200 NEW DWELLINGS (REF: 12/0546) (AS AMENDED)

PARTIAL DISCHARGE OF CONDITION 9 (AFFORDABLE HOUSING STRATEGY) FOR PHASE 4A

AFFORDABLE HOUSING STRATEGY

Please find enclosed a partial discharge application for Condition 9 of 12/0546 in relation to Phase 4a only. Condition 9 is drafted as follows:

"The first reserved matters application for each phase shall include an Affordable Housing Strategy for that phase which shall include:

- a) the number and percentage of affordable housing units to be provided in that phase*
- b) details of the type and tenure of the affordable housing units*
- c) a plan identifying the location of the affordable units within the development and their tenure*

Each phase of development shall thereafter be implemented in accordance with the approved strategy unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the level of affordable housing is appropriate and to meet the objectives of Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD."

The above condition was originally discharged for Phase 2 only on 10 February 2017, reference DTC/12/0546. This new application is proposed to discharge the Condition 9 for Phase 4a only at this time, and does not alter the previous approval of February 2017 in any way. .

Phase 4a is a small parcel likely to contain fewer than 30 dwellings that is targeting Reserved Matters planning permission in 2019. Due to the additional challenges and inefficiencies for Registered Social Landlords in managing small clusters of affordable dwellings it is proposed that that Phase 4a be free of affordable housing and the applicable provision provided within a larger subsequent Phase of development.

In terms of Condition 9, the proposed Affordable Housing Strategy for Phase 4a is as follows:

- a) 0% Affordable Housing and 0 units
- b) Not applicable as Phase 4a proposed to contain market dwellings only
- c) Not applicable as Phase 4a proposed to contain no affordable housing

Separately there will be a site wide viability exercise to set the Affordable Housing percentage for the remaining Phase 4 and Phase 6 residential development phases, as approved in Condition 2 Phasing Scheme, to which this partial discharge application does not prejudice.

The approved Phasing Scheme is enclosed, along with a Red-Line plan, to identify Phase 4a and limit any partial discharge approved to Phase 4a site only.

The relevant statutory planning fee has been paid on-line.

Please contact me at this office if you have any questions.

Yours sincerely,



Ben Stalham
Planning Director
Ben.Stalham@glhearn.com
M 07896 094920

Cc: 1. Tony Pantling – Skanska
2. Alastair Dobson - DIO

Enc: 1. Planning Application Form
2. Condition 9 (Phase 4a) Cover Letter / Affordable Housing Strategy
3. 00752_Phase 4a Red Line_SK135
4. Phasing Plan - DCX-NPA-LX-000-00-PL-01-110-R5

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Michelle Fielder
Development Control
Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
GU15 3HD

1 February 2019

Dear Michelle,

PRINCESS ROYAL BARRACKS, BRUNSWICK ROAD, DEEPCUT, CAMBERLEY, GU16 6RN - HYBRID PLANNING APPLICATION FOR A MAJOR RESIDENTIAL-LED DEVELOPMENT TOTALLING 1,200 NEW DWELLINGS (REF: 12/0546) (AS AMENDED)

CONDITION 9 (AFFORDABLE HOUSING STRATEGY) - SITE WIDE AFFORDABLE HOUSING STRATEGY UPDATE

I am writing to update the Council with regard to progress on the Site Wide Affordable Housing Strategy for the redevelopment of Princess Royal Barracks, Deepcut, as required by Condition 9 (Affordable Housing Strategy) of planning permission reference 12/0546 .

As you are aware, the National Planning Policy Framework July 2018 adopted fundamental changes to the affordable housing calculation process, effectively outdating the previously submitted Site Wide Affordable Housing Strategy and requiring it to be formally withdrawn. The methodology of our previous Site Wide Affordable Housing Strategy became superseded and invalid, and complete reassessment under the new National Planning Policy Framework methodology was required to progress with discharge Condition 9 on a site wide basis.

The completely new assessment is progressing well, following workshops held at the Council offices, and we are anticipating submitting our new Site Wide Affordable Housing Strategy to the Council in March 2019.

As you are also aware, there is an existing submission lodged with the Council to partially discharge Condition 9 (Affordable Housing Strategy) for Phase 4a only. For avoidance of any doubt, I wish to express formally that the Phase 4a proposal is submitted on an entirely non-prejudicial basis to the ensuing Site Wide Affordable Housing Strategy. Approval of this phase prior to site wide agreement avoids housing delivery delay in the Borough.

If the Phase 4a proposal is approved, the affordable housing provision for this small phase (in terms of housing provision number and site area) will be included within Phases 4b or 4c, where the minimum cluster size to ensure successful management of the units can be provided due to larger number of dwellings and site area of those phases.

To confirm, the Phase 4a Condition 9 submission has been designed to not grant a reduction in overall site wide affordable housing provision, or to prejudice the on-going discussions and future submission of the new Site Wide Affordable Housing Strategy based on the new National Planning Policy Framework 2018. This is similar to the principal established by the previous Condition 9 approval for Phases 2a and 2b, which

approved affordable housing provision for those phase on a non-prejudicial basis too, and as per the drafting of Condition 9, which allows a phase-by-phase discharge before site wide agreement.

Please be assured that significant progress is being made on the site wide affordable housing strategy, which will be with the Council for review within the next 2 months, and that approval of Phase 4a will not prejudice this process.

Please contact me at this office if you have any questions.

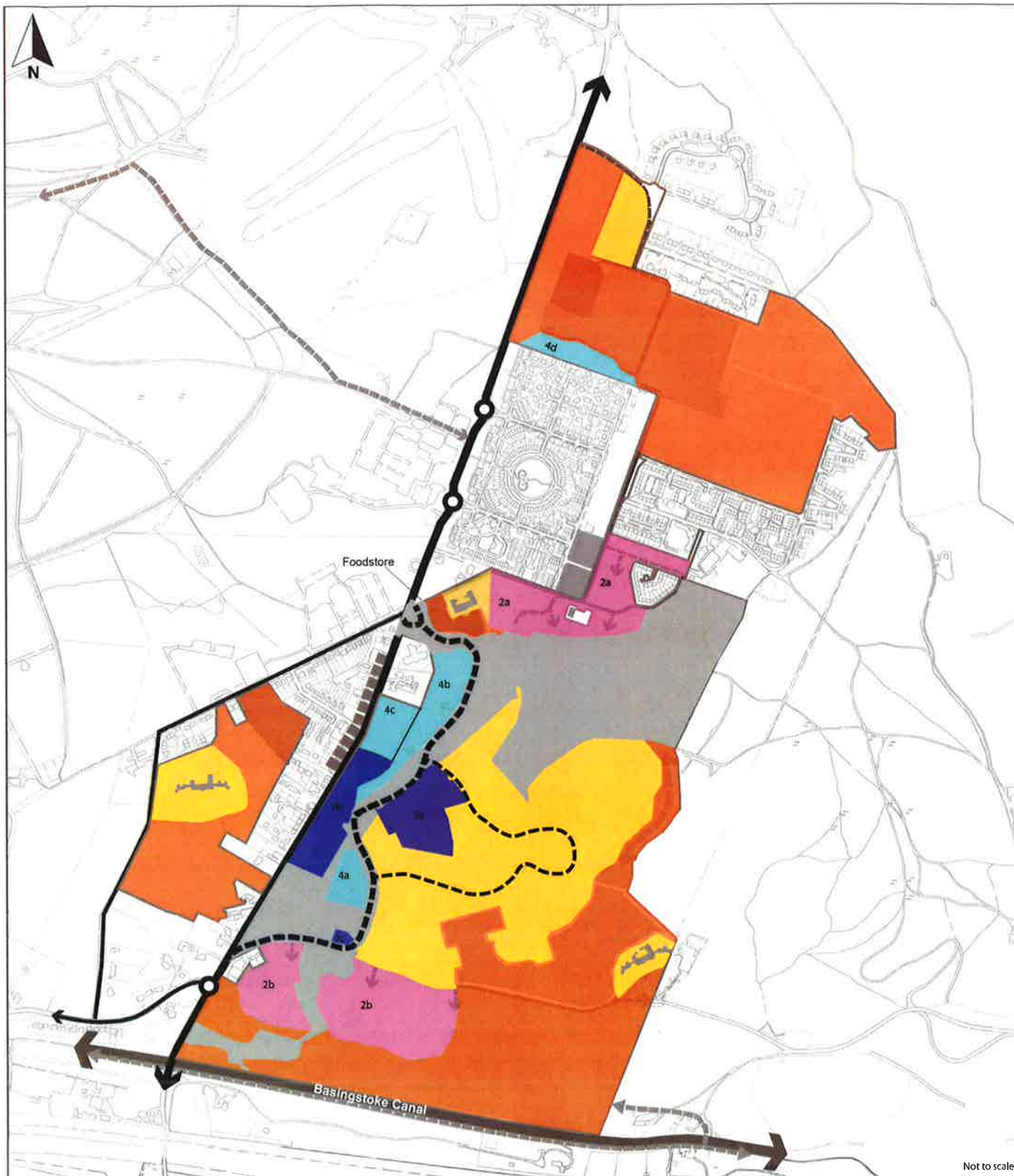
Yours sincerely,



Ben Stalham
Planning Director
Ben.Stalham@qlhearn.com
M 07896 094920

Cc:

1. Tony Pantling – Skanska
2. Andrew Kelly – Skanska
3. Alastair Dobson - Skanska



Not to scale

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6

Note – colour tone differences on the plan are due to transparent effect to allow the Indicative Strategic Masterplan to be visible.



**Defence
Infrastructure
Organisation**

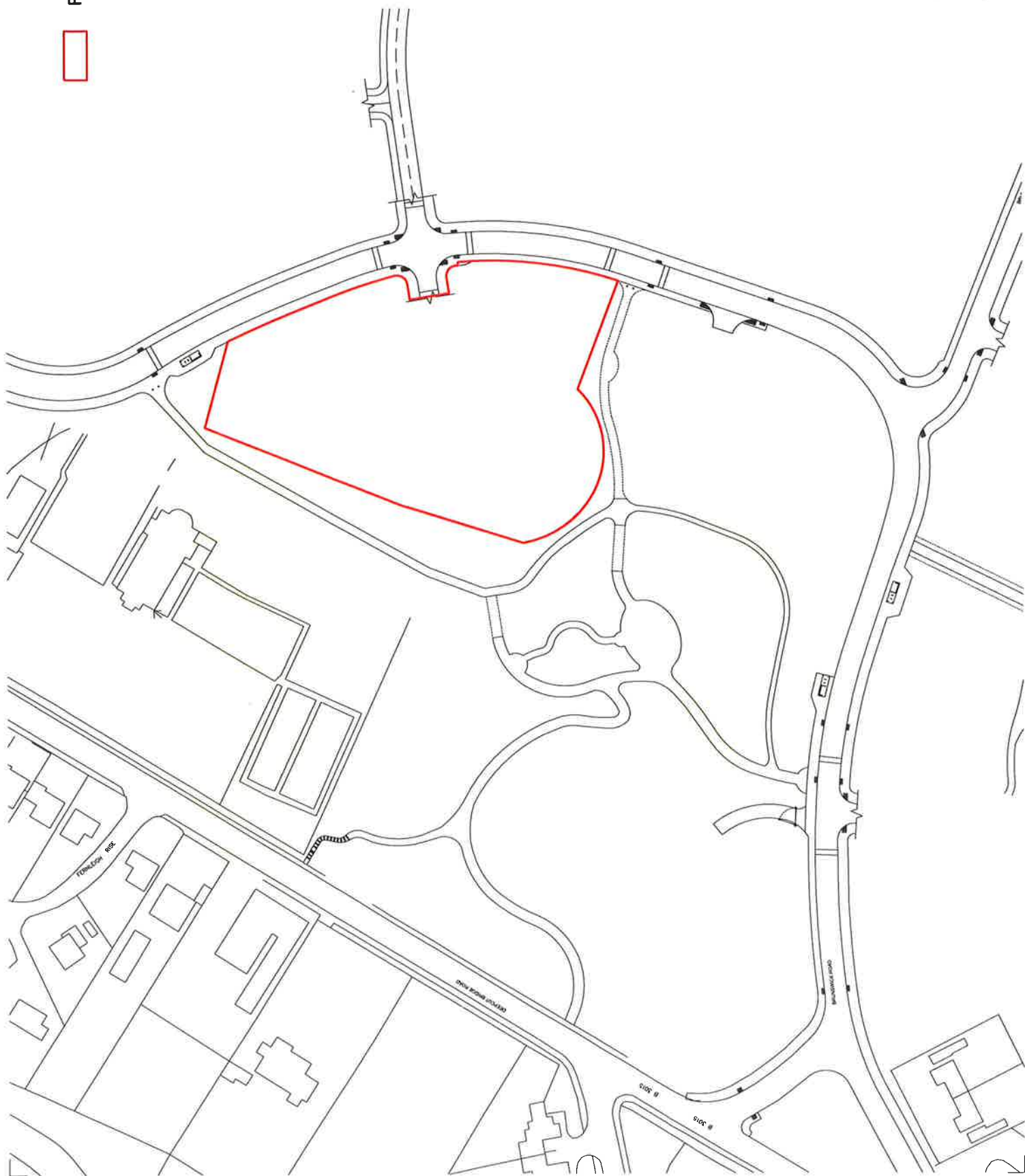
Deepcut Princess Royal Barracks
Planning Application

Phasing Plan

Dwg no: DCX-NPA-LX-000-00-PL-01-110-R5

NICHOLAS PEARSON ASSOCIATES

INCORPORATING PEARSON ASSOCIATES AND PEARSON ASSOCIATES



Red Line Boundary - 0.67ha



PRB Deepcut
Phase 4a Red Line Boundary
for SKANSKA

Drawing No: 00752_SK_135
Scale: A3 1:1000 Rev: D2
0 10 20 30m

