

LOCATION: PRINCESS ROYAL BARRACKS, BRUNSWICK ROAD, DEEPCUT,
CAMBERLEY, GU16 6RN
PROPOSAL: Application for the approval of Design Codes pursuant to planning condition
TYPE: Details to Comply
APPLICANT: Skanska UK plc
OFFICER: Michelle Fielder

This matter would normally be delegated to officers, however given the importance of the redevelopment of the former PRB site and the aspirations to deliver a high quality, sustainable development, Officers seek Member approval for the Design Codes submitted for the first phase of residential development.

RECOMMENDATION: APPROVE subject to amendments being received

1.0 SUMMARY

- 1.1 This report relates to details submitted pursuant to a planning condition which requires the submission of Design Codes to guide reserved matters applications for the redevelopment of the PRB site. The site has a hybrid planning permission for a comprehensive redevelopment to deliver 1,200 new homes and a range of facilities to support this development.
- 1.2 The Design Codes submitted for consideration under this report pertain to two distinct parcels of land which will form the first phase of residential development. These parcels comprise the southern residential parcel 'Brunswick Woods' and the northern parcel which is formed by land in two character areas, namely 'Newfoundland' and 'Alma'. Annex 1 to this report shows the location of the northern parcel and Annex 2 the southern parcel.
- 1.3 This report concludes that the approach taken to the two design codes follows the principles of the approved Site Wide Code and Regulatory Plan which was approved by the Planning Applications Committee in July 2016. This report concludes the submitted codes provide a further layer of detail to the Deepcut SPD and the more detailed principles set out in the approved Design and Access Statement pursuant to permission 12/0546 and subject to amendments being received to address the concerns outlined at paragraph 5.4.2 of this report, recommends that the codes be approved.

2.0 SITE DESCRIPTION

- 2.1 The application site (the PRB Site) is located within the village of Deepcut; it extends to approximately 114ha and currently comprises the Princess Royal Barracks (PRB) and associated lands which is currently the headquarters of the Royal Logistic Corps of the British Army and the Defence School of Logistics. The application site is split into three linked areas, The Main Barracks Area, The Northern Area and the Western Area.

3.0 RELEVANT HISTORY

- 3.1 Planning permission for the comprehensive redevelopment of the site under the reference 12/0546 was subject to Full Council Approval in July 2013. This hybrid permission granted outline consent for the wider development of the site for 1,119 new build dwellings and a raft of ancillary and associated development comprising large areas of open space, community facilities and infrastructure. Detailed planning permission was also granted under that hybrid application for 81 flats or apartments to come forward from the conversion of the Sergeants and Officers Mess and of the HQ building. The general access arrangements comprising the northern access roundabout, the Brunswick Road access and the alignment of the secondary road were also fixed as part of the hybrid application and subject to a minor amendment approved under NMA application 12/0546/1.
- 3.2 Application 15/1062 was the first reserved matters application for the redevelopment of the site. This application was approved in July 2016 by the Planning Applications Committee and agreed the detail of the access arrangements, the secondary road, the village green and the central SANGS.

4.0 THE PROPOSAL

- 4.1 This submission pertains to the requirement that Design Codes be submitted to guide the redevelopment of the PRB site. This requirement was originally cited in condition 3 of decision notice 12/0546; however this was amended under NMA approval 12/0546/2.

As is relevant to a residential phase of development the condition states:

Prior to the submission of any reserved matter application which includes residential units, Design Codes which are in substantial compliance with the approved parameter plans and the submitted Design and Access Statement shall be submitted for each of the Character Areas. The Design Code shall include the following:

- *built-form strategies to include density and massing, street grain and permeability, street enclosure and active frontages, type and form of buildings and landmarks and vistas*
- *design strategies for principal buildings or land uses within the character area, including where appropriate the primary school, and the sports hub sites*
- *a strategy for a hierarchy of streets and spaces*
- *principles for the alignment, width, lighting and surface materials proposed for all footways, cycleways, roads and vehicular accesses to and within the site*
- *design of the public realm, including layout and design of squares, areas of public open space, areas for play, street furniture and sustainable urban drainage*
- *principles for determining quality, colour and texture of external materials and facing materials for roofing and walls of buildings and structures including a consideration of opportunities for using locally sourced and/or recycled construction materials*
- *principles for hard and soft landscaping including the inclusion of important trees and hedgerows*
- *on-street and off-street residential and commercial vehicular parking, off-street turning (where required) and/or loading areas*
- *cycle parking and storage.*

The development shall thereafter be carried out in accordance with the approved Design Code for that reserved matter.

5.0 PLANNING CONSIDERATION

5.1 Background

- 5.1.1 The Adopted Deepcut SPD sets out the vision for the area as the creation of a sustainable expanded settlement. This expanded settlement is to be separate from the urban areas to the west and north, but linked to them in a sustainable manner. The heathland landscape is to define the development with open space threading through the built areas. The vision explains that the quality of design and the general environment will be high and will reflect a contemporary interpretation of Surrey village pattern.
- 5.1.2 The SPD breaks down the vision into component parts and provides a number of objectives wherein compliance is sought. In terms of built form, the SPD details a number of character areas and seeks to guide developers by setting out guiding principles for development in that particular area. A further layer of detail to the SPD was approved by the approval of the Design and Access Statement as part of the hybrid submission under 12/0546 and it is noted that this document is expressly cited in the text of the relevant condition.
- 5.1.3 The approach to the design code production for the site was set out in the papers presented to the July 2016 committee wherein it was explained that a suite of documents was to be produced to guide each reserved matters application. As part of the report to that committee the overarching documents, namely a Site Wide Code and a Regulatory Plan was approved. A further design code to support the reserved matters application for the delivery of infrastructure (the spine road, the village green and central SANGS) was also approved as was the reserved matters application itself (reference 15/1062).
- 5.1.4 This current report seeks approval of the design codes for the first phase of residential development for which a reserved matters planning application is, it is anticipated, to be submitted early 2017. The design codes seek to build upon all policy and approved documents which precede it and seek to provide an additional means by which the Council can secure a high quality, sustainable development. The parcels of land to which the codes relate are two distinct areas, namely the southern parcel known as Brunswick Woods and the northern parcel which is formed by land within the Newfoundland character area and the Alma character area.

5.2 The northern parcel

- 5.2.1 This parcel extends to 4.1ha in size of which 3.51ha is, as stated within the code, considered developable. The difference in area primarily being accounted for by the provision of open amenity space and the LEAP. The design code advises that the land is expected to yield between 125-155 dwellings. This parcel comprises land from two character areas as defined by the Deepcut SPD.
- 5.2.2 Newfoundland Road area is required to accommodate a mix of residential and retail uses, however the design code submitted addresses only that part of the parcel coming forward for residential development. The adopted SPD advises that development should address the northern edge of the site and seek to resolve current problems of dead frontages fronting the street. High density development is accepted in this area with the approved density plans (approved under the hybrid planning permission 12/0546) agreeing density ranges of between 15-35 dph along the central SANGS edge rising to 35-45 dph+ in the highest density areas.

The area is also expected to accommodate a green link through the Minden Valley North to the sports hub.

- 5.2.3 The Alma character area is expected to provide an interface to the central SANGS area with a coherent form of formal streets and spaces with a range of housing provided. Density should reflect those of the immediate vicinity and development is expected to positively engage with the street scene while being softened by landscaping to prevent an overly urban environment resulting. Development should seek to reinforce and enhance the community centre and spar as local community facilities.
- 5.2.4 The design code responds to these requirements by building upon the approach taken in the approved site wide code and in doing so sets out two layer of advice, one at a spatial level, and another more detailed layer of guidance.
- 5.2.5 The spatial section provides an overview of the land uses, access and movement arrangements along with, for instance acknowledging the need for a local equipped area for play to be provided. Design principles are also detailed with a regulatory plan providing a key which, when used, provides details of edge conditions, frontage characters, parking and dwelling typologies which are considered appropriate in this parcel. The code advises that the parcel is expected to yield between 125 – 155 dwellings. This equates to the upper limit of density from this parcel being between 35 and 44dph. This is within the density range on the density plan listed as being approved in the hybrid permission (condition 1 refers). Information is also provided on what would be considered to be an appropriate palate of materials and finishes with a preference for earthy tones specified and these to be contrasted, as appropriate, with strong colour contrast.
- 5.2.6 The design codes then moves on to a more detailed layer of guidance and in doing so specifies, for instance how deep a front door recesses may be, what an acceptable pitch range is for any pitched roof doors and how rain water goods must not obscure the elevations of buildings.
- 5.2.7 The code provides a detailed checklist for applicants for a reserved matters application to adhere to and this summarises the requirements of the code and provides a simple means for the Council to assess whether the code itself distinguishes between for example, this area and others that will come forward on the PRB site. This is important consideration as there will be a degree of repetition in the material provided in each of the design codes coming forward for the site. However in this design code specific reference is made to, for example: How the development respond to Dettingen Park? Is a link to the sports hub planned for? Has the need to plan for a LEAP been mentioned? In this regard it is noted that the code references these matters and brings them back to the fore for any developer who plans to design a scheme for this parcel.

5.3 The southern parcel

- 5.3.1 This parcel comprises the Brunswick Woods character area and is formed by flat woodland with several clearings. The SPD advises that development on the northern edge should provide enclosure to the village green and this should be formed by both built form and vegetation. Wooded areas should penetrate through to the village green and soften green pedestrian links and the edge of the southern SANGS. Hard built edges to the southern, western and eastern edges will not be acceptable.

- 5.3.2 The submitted design code follows the same format as the northern code and provides the two layers of guidance.
- 5.3.3 At the spatial level it is noted that the area is some 7.4ha in size of which 6.11ha is considered developable. The difference between these figures is largely down to the land take for the SUDS solution / green link which provides a break in development and a visual link to the village green and wider green link running through the PRB site. Pockets of incidental open space with retained trees are also to be provided and this accords with the SPD objectives of wooded areas penetrating through the built form.
- 5.3.4 The approved illustrative density plans show a range of density across the site with low to medium density (15-35dph) along the southern SANG edge, medium density within the body of the parcel (25-35dph) and an isolated pocket of high density (35-45dph) along the parcel edge with the spine road. The design code advises that that between 200 – 235 dwellings are expected to come forward from the parcel. This would give rise to a density range of an average of between 32 and 38 dph, which is within the expected ranges cited previously and subject to the range of density across the site as whole reflecting the need for the parcel edges to the west, east and south being lower it is considered this is acceptable.
- 5.3.5 The need for the site to respond to the its existing woodland setting and for development to site within retained pockets is noted and specific reference is made to trees already inactively selected for retention and these comprise a mix of oak, ash, pine sycamore and horse chestnut ranging in age from young to mature with heights between 10 and 26m.
- 5.3.6 The green link is to be rural / semi-rural in character while the retained stream is to link to the water attenuation feature to the south.
- 5.3.7 Like with the design code for the northern parcel details of edges; character frontages and dwelling typologies are given. A similar palette of materials is to be used as in the northern parcel and is the reflective of the materials found in Deepcut.

5.4 Assessment & Conclusion

- 5.4.1 It is also noted there is a degree of duplication between the codes for the northern and southern parcel and it is noted that for instance, some dwelling typologies will feature in both parcels, as will the use of similar materials. However the purpose of the design code is not so much about making each character area markedly different from its neighbour; but is more a tool to ensure that the vision of a high quality, sustainable development, is not lost. In this regard the process of having to first look back at the aspirations of the SPD and see what was actually approved under the hybrid permission before any developer draws up a site layout remains an effective means for the Council to maintain input into the early design stages of the development as it comes forward.
- 5.4.2 Officers are, however, concerned that the frontage character areas proposed will result in a layout which is too tight and urban and would not reflect the rural fringe / feathered character of many areas in Surrey. There is also a concern that some of the building typologies detailed exceeds the height / floor number limit of the approved documents while some footprints and flat roof expanses would be larger than appropriate if the overall character of the development is not to be undermined. Similarly, some of the proposed parking typologies and boundary treatments would be better suited to very high density urban developments and do not accord with the design aspirations for the site. On this basis officers consider the detail of the codes is not at present acceptable; however subject

to the following amendments, together with some more minor corrections, it is considered the design codes would be acceptable subject to:

Amendments required to both codes

1. Removal of frontage character areas
2. Reference to be made to the need for a feathered edge reflective of Surrey
3. Clarification / amendment to reference to the roof form and height of apartment blocks
4. All images of large flat roof buildings to be removed
5. Amend / remove parking topologies P4, P5 and P9, remove any reference to 8 bay car barn
6. Need to strength the reference to the requirement for front gardens to be provided and remove / amend reference to boundary treatments B6 and B7

Minor amendments / corrections are also required to pages 3,7,8,9,11,24,31,34,36, 37,38,41 and 43 of the submitted code for the northern parcel. As are pages 3, 7, 9, 11, 16, 18, 24, 25, 31, 34, 36, 37, 38, 42, 43 of the code submitted for the southern parcel.

- 5.4.3 It is therefore considered the submitted codes are, subject to amendments above, acceptable and can be approved.