

Our ref: J032613

Your ref: 12/0546

GL Hearn Limited
65 Gresham Street
London EC2V 7NQ

T: +44 (0)20 7851 4900
glhearn.com

FAO: Mrs Sarita Bishop
Development Control
Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
GU15 3HD

6 August 2021

Dear Mrs Bishop,

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)

DISCHARGE OF CONDITION 9 (AFFORDABLE HOUSING STRATEGY) – PHASE 4 (EXCLUDING PHASE 4A) AND PHASE 6

Please find enclosed a partial discharge application for Condition 9 of 12/0546 for all remaining residential phases at Mindenhurst.

The full list of Phases sought for discharge at this time, in accordance with the Phasing Scheme (drawing number 00752_PP_01 rev D8) approved with reference 20/0390/DTC, is as follows:

1. Phase 4b (Parcel C)
2. Phase 4c (Parcel D)
3. Phase 4d (Parcel F)
4. Phase 4f (Parcel L)
5. Phase 4h (Parcel X)
6. Phase 6a (Parcel I-J)
7. Phase 6b (Parcel P-T)
8. Phase 6c (Parcel N)
9. Phase 6d (Parcel R-S-V)

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.”

Pursuant to Condition 9 affordable housing provision is only applicable to residential phases of development that require Reserved Matters approval. Hybrid Planning Permission 12/0546 included Full Planning Permission for 81 units in Phase 4e (HQ Building), Phase 4g (Sergeant's Mess) and Phase 6e (Officer's Mess). As these dwellings already benefit from Full Planning Permission, and therefore do not require Reserved Matters approval, they are already approved at 0% Affordable Housing.

This application is a partial discharge application, seeking to discharge part (a) and part of part (b) (tenure only) of Condition 9 for all remaining residential phases. The remainder of part (b) (type only) and all of part (c) would be discharged by the residential phase developer alongside their Reserved Matters Application for the phases that contain affordable housing.

As background, the planning permission and s106 agreement for the development did not formally set an affordable housing percentage or quantum of affordable units for the site, but required an Affordable Housing Strategy to be submitted in order to agree these matters. This requires a site specific viability assessment process between the applicant and the Council to establish the quantum of affordable housing which can be viably supported at the site.

A viability assessment in accordance with National Planning Policy Guidance was undertaken in October 2020 and calculated 9.9% as the correct affordable housing percentage for the entire development. This would have resulted in no further affordable housing being proposed on the remaining residential phases of the site. Without prejudice to the October 2020 viability assessment, following review with the Council and their viability advisor, 15% affordable housing is being proposed across the remaining residential phases. The proposal for the phases listed above is therefore in accordance with the Council's review of the October 2020 viability assessment. Please see enclosed Financial Viability Assessment: Princess Royal Barracks, Deepcut, Surrey GU16 6RN October 2020 for background information.

Paragraph 64 of The National Planning Policy Framework 2019 (amended 2021), states that major developments such as this should provide at least 10% Affordable Housing on site. The proposal of 15% affordable housing on the remaining residential phases exceeds this and is supported by recently adopted planning policy which did not exist when planning permission 12/0546 was originally granted.

Due to the small size of some of the remaining residential phases it will not be practical in management terms for them to provide affordable housing, so it is proposed that the larger phases accommodate more affordable housing accordingly. This will balance out the affordable housing provision across the remaining phases, resulting in overall provision of at least 15% affordable housing being provided across the remaining phases of the residential development.

It is acknowledged that market conditions may improve between now and the sale of the last residential phase parcel. To account for this, it is proposed that an upwards only viability assessment review be undertaken after the sale of the last phase, based on actual land receipts. It is proposed that the BPS model prepared on behalf of the Council be used for this purpose. It is proposed that an off-site affordable housing contribution will be payable to the Council to support affordable housing provision in the Borough in the event that the remaining phases could have accommodated in excess of 115 affordable housing. The details of this are suggested to be secured by a legally binding planning obligation.

In terms of part (b) of Condition 9, the Affordable Housing Strategy proposes that the tenure of the affordable housing be Affordable Rent and Intermediate only on remaining phases providing affordable housing. Details of the type of unit will be proposed by the respective phase developer alongside their Reserved Matters application.

The relevant statutory planning fee has been paid online. Please contact me at this office if you have any questions.

Yours sincerely,



Ben Stalham

Planning Director – Head of Major Projects

Ben.Stalham@glhearn.com

M 07896 094920

Cc: Leislane Garcia – Skanska

Enc:

1. Phase 4 (excluding Phase 4a) and Phase 6 Affordable Housing Strategy June 2021
2. Financial Viability Assessment: Princess Royal Barracks, Deepcut, Surrey GU16 6RN – October 2020
3. 00752_Phasing Plan_D8