



GL Hearn

Part of Capita Real Estate

Affordable Housing Strategy – Phase 4 (excluding Phase 4a) and Phase 6

Princess Royal Barracks, Deepcut
Brunswick Road
Camberley
GU16 6RN

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Prepared by

GL Hearn
280 High Holborn
London WC1V 7EE

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


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DATE	ORIGINATORS	APPROVED
August 2021	Ben Stalham Planning Director	Ben Stalham Planning Director 
	_____	_____

Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INTRODUCTION

- 1.1 This Affordable Housing Strategy is prepared to support a further partial discharge of Condition 9 of planning permission 12/0546. Condition 9 was partially approved for Phase 2a in February 2017, Phase 2b in March 2018 and Phase 4a in March 2019. This Affordable Housing Strategy does not alter anything previously approved.
- 1.2 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 in 12/0546.
- 1.3 The full list of Phases sought for discharge via this Affordable Housing Strategy, in accordance with the approved Phasing Scheme (ref 20/0390/DTC), is as follows:
- Phase 4b and 4c (Parcel C-D)
 - Phase 4d (Parcel F)
 - Phase 4f (Parcel L)
 - Phase 4h (Parcel X)
 - Phase 6a (Parcel I-J)
 - Phase 6b (Parcel P-T)
 - Phase 6c (Parcel N)
 - Phase 6d (Parcel R-S-V)

2 AFFORDABLE HOUSING STRATEGY

2.1 The planning permission and s106 agreement for the development did not set an affordable housing percentage or quantum of affordable units for the site but required an Affordable Housing Strategy to be submitted under Condition 9 of the permission in order to agree these matters. Without prejudice to the October 2020 Viability Assessment, this Affordable Housing Strategy is based on the conclusions of the viability assessment process between the applicant and the Council to agree the affordable housing provision for the remaining phases.

2.2 Condition 9 is drafted as follows:

2.3 Condition 9

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

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.

2.4 The proposed Affordable Housing Strategy for the remaining phases is as follows:

2.5 a) the number and percentage of affordable housing units to be provided in that phase

Phase	Phase Size (Ha)	Phase approx. dwellings	Affordable Housing Provision Percentage	Affordable Housing Provision Number of Dwellings
Phase 4b / 4c (Parcel C-D)	3.42	123	16%	20
Phase 4d (Parcel F)	0.77	15	0%	0
Phase 4e (HQ Building)	0.50	15	0% (Exempt from Affordable Housing requirements in Hybrid Planning Permission 12/0546)	N/A
Phase 4f (Parcel L)	1.07	20	0%	0
Phase 4g (Sergeant's Mess)	0.80	33	0% (Exempt from Affordable Housing requirements in Hybrid Planning Permission 12/0546)	N/A
Phase 4h (Parcel X)	1.49	37	15%	5
Phase 6a (Parcel I-J)	3.13	120	16%	19
Phase 6b (Parcel P-T)	2.20	57	16%	9

Phase 6c (Parcel N)	3.84	147	18%	26
Phase 6d (Parcel R-S-V)	6.71	237	15%	36
Phase 6e (Officer's Mess)	0.40	33	0% (Exempt from Affordable Housing requirements in Hybrid Planning Permission 12/0546)	N/A

- 2.6 Across these remaining residential phases, this calculates to approximately 756 dwellings in total with 115 affordable housing units, equating to a percentage of 15.21% (slightly in excess of 15% to ensure affordable unit provision is rounded to whole units on phases).
- 2.7 In terms of part (a) it is proposed that the Affordable Housing Scheme for the remaining phases of the Development is for an overall fixed quantum of 115 dwellings, allocated to respective phases as per the table above, regardless of whether or not less dwellings are eventually granted at the respective Reserved Matters application stage for each phase. As the Hybrid planning permission caps development at no more than 1,200 dwellings, the minimum affordable housing provision across the remaining phases will therefore not be less than 115 units and not less than 15.21%.
- 2.8 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 units affordable housing. The details of this are suggested to be secured by a legally binding planning obligation.

- 2.9 b) details of the type and tenure of the affordable housing units
- 2.10 In terms of part (b) of it is proposed that the tenure of the affordable housing on the remaining applicable phases will be Affordable Rent and Intermediate. Details of the type of unit will be proposed under part (b) by the respective phase developer alongside their Reserved Matters application.
- 2.11 c) a plan identifying the location of the affordable units within the development and their tenure
- 2.12 For relevant phases, the plan identifying the location of affordable units and their tenure within the phase will be submitted under part (c) by the respective phase developer alongside their Reserved Matters application.