



GL Hearn

Part of Capita Real Estate

Our ref: J032613

Your ref: 12/0546/2 / DTC/12/0546

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Development Control

Surrey Heath Borough Council

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10 January 2017

Dear Madam,

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 (12/0546/2)

Partial Discharge of Planning Condition 1 (Condition 2) Phasing Scheme

Please find enclosed an updated new submission to discharge Condition 1 (2) (Condition 2) of 12/0546/2, in relation to the redevelopment of Princess Royal Barracks, following the original discharge of this condition in September 2017 (reference DTC/12/0546/2).

This updated submission is to fully discharge the Phasing Scheme requirement of Condition 1. The principle change from the information approved in DTC/12/0546/2 is that a minimum of 325 units is now proposed to be provided in Phase 2, rather than the previous exact number of 286 units. Phase 2 should provide a range of 325-390 units. A secondary change is the splitting of Phase 2 in sub-phases 2a and 2b as there may be two different developers bringing forward Phase 2. This minor change will make it possible to discharge conditions and submit Reserved Matters Applications per sub-Phase.

Post approval of DTC/12/0546 it was discovered that providing only 286 units in Phase 2 would mean that the site could not provide 1,119 new build units and 81 conversion units (1,200 units in total) without breaching the approved Indicative Density and Indicative Scale drawings approved in Condition 1 of 12/0546. Therefore it became necessary to revisit the Phasing Scheme to propose a number of units in Phase 2 that would accord with the approved drawings in 12/0546 and not prejudice compliant delivery of 1,200 units in total. As a result, an updated Phasing Scheme was required to supersede and replace DTC/12/0546.

Further detailed review identified that 325 units was the minimum that Phase 2 must provide in order for the site to be able to provide 1200 units overall whilst also according with 12/0546. The approved Indicative Density drawing approved a range of 266 to 393 units in Phase 2. On reflection, the original 286 units approved in DTC/12/0546 was too skewed towards the lower end of the approved density range when considered in a site wide context. The new proposal of a minimum of 325 units is close to being in the middle of the approved density range on the approved Indicative Density drawing, as well as ensuring 1,200 units can be provided on site in accordance with 12/0546.

Condition 1 (2) (Condition 2) of 12/0546/2 is drafted as follows:

"Prior to the commencement of any development (other than the spine road, access arrangements and village green) or the submission of any reserved matters application

which includes residential units, a Phasing Scheme for the delivery of the entire development hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

The Phasing Scheme shall include an Indicative Strategic Masterplan for the development of this site identifying the phases of development and shall include details of the land uses and quantum of development to be delivered by each phase. The development shall thereafter be carried out in accordance with the approved phasing scheme unless otherwise agreed in writing with the Local Planning Authority.”

The Phasing Scheme is comprised of an Indicative Strategic Masterplan (DCX-NPA-LX-000-00-PL-01-111), a Phasing Plan (DCX-NPA-LX-000-00-PL-01-110-R2) and a Schedule of Approved Development Works and s106 Contributions v2. Together, these fulfil the requirements required in the condition wording above.

The Indicative Strategic Masterplan (DCX-NPA-LX-000-00-PL-01-111) is the same as approved in DTC/12/0546 as this is unchanged. The Phasing Plan (DCX-NPA-LX-000-00-PL-01-110-R2) is updated to show sub phases 2a and 2b. The Schedule of Approved Development Works and s106 Contributions v2 is the same as approved in DTC/12/0546 apart from Phase 2 now being a minimum of 325 units and Phase 6 reduced to 690 units accordingly.

As approved in DTC/12/0546, the site is being developed in 6 principle phases, 3 phases of Infrastructure works and 3 phases of residential development. A phase of Infrastructure work will be followed by a phase of residential development. There will be some overlap in the Phases to ensure that the requirements of the s106 Agreement are accorded with as the relevant trigger. Reserved Matters planning applications will be coming forward in the same way, Infrastructure followed by Residential. In summary:

- Phase 1 – Infrastructure (Northern Access Roundabout, Village Green, Central SANGS)
- Phase 2 – Residential (range of 325-390 units by end of Phase)
- Phase 3 – Infrastructure (Primary School/Nursery, Retail, Public House, Church Hall, Formal Park and Cemetery)
- Phase 4 – Residential (185 units this phase)
- Phase 5 – Infrastructure (ANGST land, Sports Hub, Allotments, further Retail, Southern SANGS, Formal Park and Cemetery, Library Facility, Healthcare Facility)
- Phase 6 – Residential (range of 625-690 units this phase, 1,200 site wide overall (1119 new build and 81 conversion dwellings)). Care Home

The only change in the Schedule of Approved Development Works and s106 Contributions v2 compared to that approved in DTC/12/0546 is that Phase 2 now provides a minimum of 325 units, with Phase 6 providing 622-690 (rather than 729). This change takes pressure off of Phase 6, increasing compliance with CP3 and the Deepcut SPD, which requires 72% of homes (864 units out of 1200) provided by 2022.

Subject to relevant planning permissions, conditions discharges and s106 compliance, commencement of development is targeted for early 2017. Indicative timing for delivery of phases is as follows:

- Phase 1 – 0-2 years from commencement (2017-2019)
- Phase 2 – 1-3 years from commencement (2018-2020)
- Phase 3 – 1-3 years from commencement (2018-2020)
- Phase 4 – 2-5 years from commencement (2019-2022)
- Phase 5 – 3-5 years from commencement (2020-2022)
- Phase 6 – 3-8 years from commencement (2020-2024)

The proposed indicative phasing timing would provide all 1200 dwellings by 2024. The Phasing Scheme accords with Policy CP3, which seeks all 1200 dwellings by 2025. The proposed indicative phasing timing would also provide in excess of 864 units by 2022. This accords with the Deepcut SPD and 12/0546, which respectively seek and proposed 72% of homes (864 units out of 1200) provided by 2022.

Overall, the submitted Phasing Scheme remains acceptable as per DTC/12/0546, and continues to meet the requirements of the Condition. The only change is that it better accords with the approved drawings in Condition 1 of 12/0546, most notably the approved Indicative Density and Indicative Scale drawings. The change to a minimum of 325 units in Phase 2 ensures full compliance with the approved plans in Condition 1 of 12/0546 for all phases. As a result, it is considered that this amended submission is one that the Council can support and approve.

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

Yours sincerely,



Ben Stalham
Planning Director

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Cc:

1. Tony Pantling – Skanska

Enc:

1. Indicative Strategic Masterplan (DCX-NPA-LX-000-00-PL-01-111)
2. Phasing Plan (DCX-NPA-LX-000-00-PL-01-110-R2)
3. Schedule of Approved Development Works and s106 Contributions v2

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