

**MINDENHURST
COMMUNITY LIAISON GROUP
MINUTES**

Meeting date:	Wednesday, 10 th March 2021
Time:	6.30pm – 7.30pm
Venue:	Microsoft Teams
Skanska attendees:	<p>Leisliane Garcia (LG), <i>Development Director – Skanska</i> Peter Cater (PC), <i>Development Manager – Skanska</i> Niki Dufour (ND), <i>Community Relations Manager – Skanska</i> Robert Smith (RS) – <i>Defence Infrastructure Organisation (DIO)</i> Michael Russell (MR) – <i>Defence Infrastructure Organisation (DIO)</i> Nick Sutcliffe (NS), <i>Director – BECG</i> Ross McWilliams (RM), <i>Account Director – BECG</i> Samuel Carr (SC), <i>Account Manager – BECG</i></p>
Community attendees:	<p>Councillor Paul Deach (PD) – <i>Surrey County Councillor & Surrey Heath BC</i> Councillor Helen Whitcroft (HW) – <i>Surrey Heath BC</i> Councillor Morgan Rise (MR) – <i>Surrey Heath BC</i> Jacques Olmo (JO) – <i>Mytchett, Frimley Green, and Deepcut Society</i> Howard Hyde (HH) – <i>Mytchett, Frimley Green, and Deepcut Society</i> – & <i>Deepcut Neighbourhood Forum</i> Clare Kennedy (CK) – <i>Deepcut Neighbourhood Forum</i> Revd. Daniel Natnael (DN) – <i>St Barbara’s Church, Deepcut</i> Keith Maynard (KM) – <i>St Barbara’s Church, Deepcut</i> Sarita Bishop (SB) – <i>Principal Planning Officer, Surrey Heath BC</i></p>
Apologies:	Councillor Adrian Page (AP) – <i>Surrey Heath BC</i>

1. Welcome

- NS introduced the meeting, noting the enthusiastic response to the invitations. As part of their introductions, he asked each attendee to indicate what they would most like to achieve from the CLG meetings going forward:
 - **LG** – Thanked everyone for coming and stated that Skanska, as a development manager, would really like to listen to the community and its aspirations, as they really want to deliver Mindenhurst as a new neighbourhood that is interconnected with the existing community.
 - **RS** – Confirmed that this scheme is one of six major developments that DIO have on the go in the Home Counties. Important to DIO that the scheme is delivered as set out in the plans and that it provides a legacy that all parties in the scheme can be proud of. As we go through the process of completing the site we would like to hear from the community.
 - **PD** – Stated that what he wants is what his residents want: which is for DIO and Skanska and the developers to deliver on what is in the plans, notably affordable housing – and as soon as possible. He wanted to see the Church open and serving the community as soon as possible, the supermarket open as soon as possible and to see the green spaces delivered.
 - **HW** – Agreed with PD, confirming that it is the residents, what they want and what they are going to get. She stated that residents have known that the supermarket is coming and “with the greatest respect, they want Skanska finished and out.”
 - **MR** – Addressed the group and confirmed the desire for greater clarity from Skanska in their communications, “Residents are willing to understand that things are delayed, but need to know why and know more frequently” and that communications could have been better.
 - **JO** – Stated the need for a bridge between the residents and the developer.
 - **CK** – Echoed what was said and emphasised that the community was keen for the development to progress and complete. She stated that Deepcut was a “Food desert”; no fruit or vegetable sources within a mile. She outlined that the Neighbourhood Forum has had a lot of communications with Skanska and had always got the answers it needed. But Deepcut residents want to get this over with and say goodbye to construction traffic. “Communications needs to be bigger and better”. Notices that go on poles are too small. Notices asking people not to park on certain roads are too small. She concluded that, generally, residents have been positive; it has been tough but the community wants to see progress to reach the end of it.

- **DN** – Stated a threefold interest. Firstly as a resident of Deepcut and having been part of this process since 2015; he expressed his frustration as there is no clarity as yet when things will move forward. Secondly, his interest in the community, as there is nothing in the community to keep it together. The Diocese is willing to invest in that, but the building is not moving forward. He also stated that at the next CLG, it would be pertinent to have a representative from the new Mindenhurst community.

2. Introduction to the Mindenhurst Community Liaison Group

a. Terms of Reference

- **NS** shared a copy of the Terms of Reference document on screen, explaining its contents and highlighting that BECG undertook a Perceptions Audit recently. The CLG is one result of that Audit.
- **NS** highlighted that part of BECG's role will be the delivery of the upcoming virtual consultation, which will be discussed further.
- **NS** clarified that the remit of the CLG relates to the overall delivery of the infrastructure and Skanska's role as Master Developer, rather than for the construction taking place on particular housebuilders' sites.

b. Frequency of meetings

- **CK** noted that once per month for a meeting is perhaps too frequent, so would prefer once every eight weeks. **PD** agreed with this. **There was consensus on once every eight weeks.**
- **NS** noted, however, that there be an invite to an additional meeting shortly in relation to the forthcoming virtual consultation.

3. Mindenhurst Project Update

- **LG** explained that reference will be made to the Phases of the development. She clarified that the development has 6 phases, 3 being infrastructure and 3 being residential phases. The forthcoming virtual consultation relates to Phase 3 and 5 which will deliver the required infrastructure elements.
- **LG** noted that 90% of Phase 1 has been completed, including Mindenhurst Road and the main roundabout. She also confirmed that the Village Green is now complete. Construction will start on part of the central SANG and this should be open early next year.
- **LG** noted that open space and SANG delivery is impacted by planting seasons and COVID-19 has affected the ability to implement the work.

- **LG** noted that the roundabout and the Frimley Lock Cycle Path have now been completed; she highlighted that the Canal Steps were opened on Friday 5th March.
- **LG** explained that the next steps relate to the completion of Phase 1 infrastructure then the consultation on Phase 3.
- **MR** asked for a description of what was covered by the 10% of Phase 1 work still remaining.
- **LG** – stated this is landscaping of part of central SANG and finishing the landscaping of the SUDS.
- **LG** noted that the Mindenhurst School is now complete and is now in the possession of Surrey County Council.

4. Community engagement

- **NS** explained that a pre-application virtual consultation will run from Monday 22nd March for a fortnight. This will cover the infrastructure reserved matters proposals. The virtual consultation will be publicised by a mailing to approximately 5,000 addresses, covering all of Deepcut plus parts of Heatherside and Frimley Green. The objective is to reach people slightly further afield to improve awareness of the development and publicise the website set up last year. The team will also encourage people to sign up to email updates. **NS** shared both the invitation and the distribution area on the screen.
- **NS** noted that the exhibition invite will be provided to the CLG group once the collateral has been finalised. He added that two webinars will be organised during the consultation period, with questions asked via text from the public.
- **PD** stated that anyone who knows him would know he would want to see much information as possible going out, but explained he was curious about what Skanska wanted to achieve from the webinar. He expressed concern that there are many new residents in the area since the Outline Permission was granted and highlighted that the consultation and webinars could cause confusion with some residents about what was up for consultation and what is already settled.
- **NS** said the objective was to engage meaningfully with residents, allowing them to ask questions and get answers in real time, to aid community understanding of the status of the project and how much is about to happen.
- **MR** noted that we need to be careful not to raise hopes that residents can change the Outline Permission, as this is not really going to happen. He said he wanted to see as much consultation as possible, but to be clear what can and cannot be changed. It needs to be very clear in its purpose.
- **SB** explained that SHBC will require a Statement of Community Involvement, showing what engagement Skanska has undertaken, highlighting that the Council will also undertake neighbour consultation on the applications in line with the standard practice.
- **PD** stated problems were previously caused by residents in Frimley Green not being consulted on traffic lights, and had they been at the time it might have avoided trouble. But equally should be careful dragging them into issues that don't affect them. Focus this engagement on the residents who are really affected.

- **NS** confirmed that the project team will check with the Council's planning team on its expectations for the scope of the consultation area.
- **MR** believed that the views of Deepcut residents could be swamped – perhaps we split responses into the views of Deepcut, as distinct to the views of the wider community?
- **NS** said that the Statement of Community Involvement will record the feedback from Deepcut and from across the wider area separately.
- **CK** asked if they could have more detail on what the Reserved Matters actually are, so that they can judge whether this actually affects people outside Deepcut.
- **NS** displayed the draft invitation on screen to show the elements to be consulted upon as part of the Reserved Matters, including the community sports hub, the formal park, the Church Hall, the Accessible Natural Greenspace, the Southern SANG, and the loop road through the site.
- **SB** commented that a lot of the submission regarding the sports hub is relatively prescribed in the legal agreement, so it needs to be clear where Skanska are working to meet their obligations under the legal agreement.
- **NS** asked whether the CLG membership had an appetite for a preview meeting presenting the virtual exhibition and whether there is a need for two webinars.
- **PD** replied that there should be two webinars and also wanted advanced sight of what we propose to distribute to the community. He suggested that 7pm was the optimal time for an evening webinar and that Skanska should also consider a Saturday morning session at 11am.
- **PD and MR** stated that they would like a preview of the virtual exhibition before the website is launched.
- **NS** provisionally confirmed the two webinars for Tuesday 23rd March at 7 pm and Saturday 27th March at 11 am, with the CLG having a Teams presentation at 6pm on Monday 22nd March.

5. Any other business

- **NS** said the feedback from the group was extremely helpful in taking forward to consultation.
- **NS** confirmed that provisional date for the regular meeting of the CLG will be 17th or 18th May to avoid the Deepcut Neighbourhood Forum's meeting the week before and Council meetings later in the week.
- **ND** informed the group that Skanska will be running an Easter Trail through the Central SANG over the Easter Weekend, which will be promoted nearer the time.
- **NS** noted that a newsletter containing this information will go to 1,000 Deepcut addresses before Easter.
- **CK** mentioned that a four-question survey leaflet for the DNF Plan will be going out next week. CK also offered to help publicise the pre-application consultation.
- **NS** thanked everyone for their time and closed the meeting at 7.31 pm.