

Introduction

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Welcome to our latest public exhibition on the next phase of works at Mindenhurst. Although we are holding this exhibition 'virtually' due to COVID-19 restrictions, we want to hear your views on the proposals and would encourage you to complete the feedback form, which you can find in the virtual exhibition room.

To bring forward new green open spaces, community facilities and movement infrastructure, Skanska will be submitting a series of Reserved Matters Applications (RMAs) to Phases 3b and 5.

Due to the scale of the infrastructure being proposed, the RMAs have been split into five distinct areas, each seeking individual planning approval. The applications will include newly accessible public parks, a new church hall for the community and new road infrastructure to serve existing and future Mindenhurst residents.

These applications are not only critical to enabling the next phases of development within Mindenhurst they will also provide a big boost to the quality of life for both existing residents in the local area and the future new residents.

Phases 3b and 5 will continue to deliver Skanska's vision for a high quality and vibrant place, grounded in its context and local history, which will delight those who choose to live, work and visit.

1 North of Dettingen, including Sports Hub

- Sports Hub, including car park, sport facilities, a play area and public art installation
- Allotments
- North Alma open space
- New electricity substation

2 DIO Roads upgrade

- Upgrade to existing roads

3 Loop Road

- Loop Road – a traffic calmed route for vehicles, pedestrians and cycles to access to the future residential parcels
- Swale along the southern access from Mindenhurst Road
- 3 electricity substations

4 Southern Suitable Alternative Natural Greenspace (SANG) and SANGs Link

- Southern SANG, located in the south and south east of Mindenhurst
- SANGs Link, connecting the Southern SANG to the Central SANG
- A network of footpath and cycle paths
- Drainage features within this area of natural greenspace
- Improvements to Brunswick Road

5 Sergeants' Mess

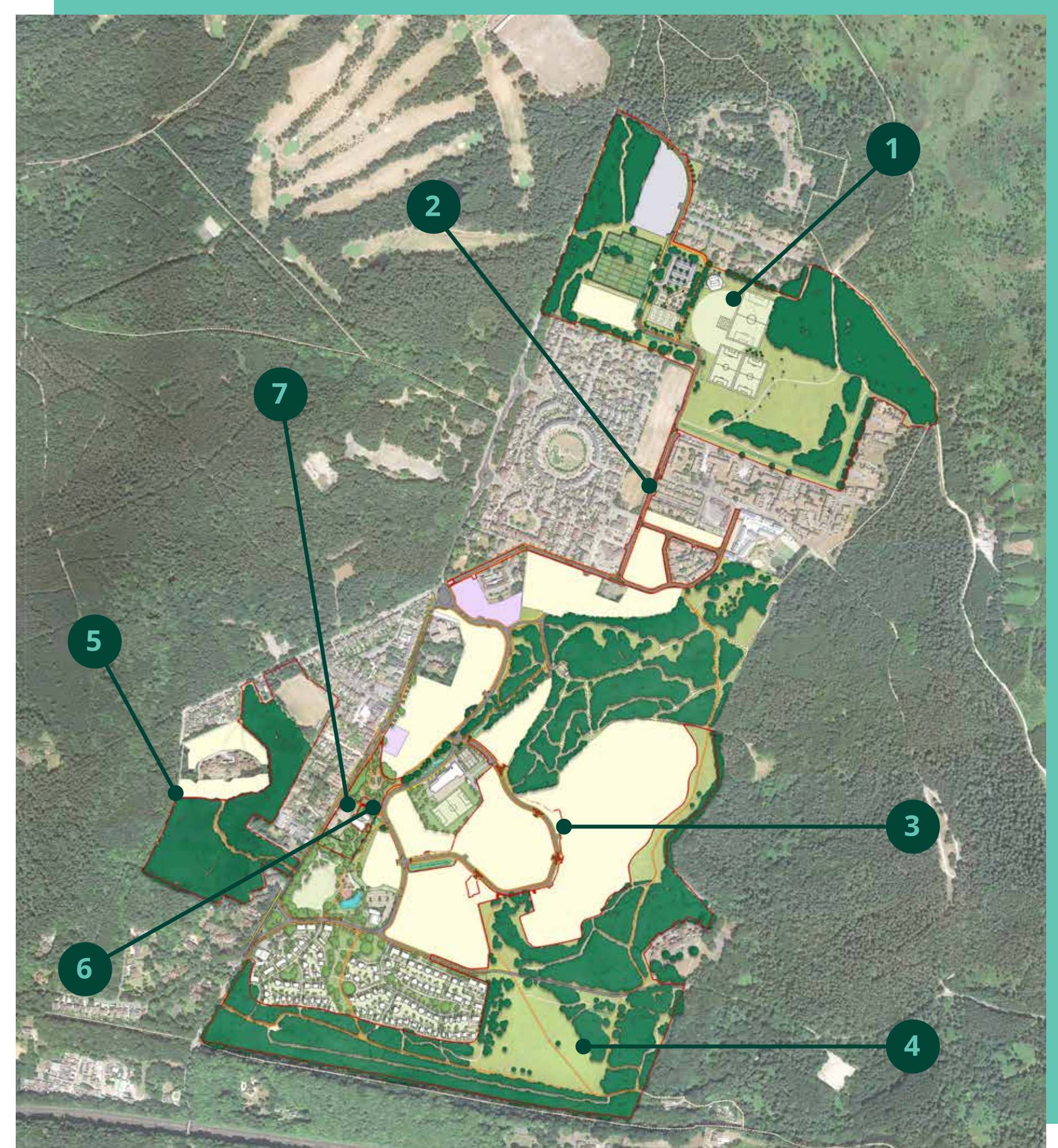
- Accessible natural greenspace surrounding the Sergeants' Mess
- Blackdown Road playing fields
- A network of footpaths and cycle paths within the accessible greenspace.
- A new electricity substation

6 Formal Park

- Formal Park, located to the east of Deepcut Bridge Road, including a network of footpaths and cycle paths, a play area and an element of public art (1.31ha)
- The redesigned car park located in front of St Barbara's Church and its retained cemetery

7 St Barbara's Church Hall

- Hall will be designed to be multi-use to enable a wide range of community uses
- Design has been carefully composed to complement the distinctive Grade II Listed church
- Church itself will also undergo restoration to help extend its lifespan



Planning Context

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The planning history of Mindenhurst spans over ten years with the Deepcut Supplementary Planning Document (SPD) having been started in 2009. It is therefore important for proposals to understand this history, reflect the original vision set by Surrey Heath Borough Council, while also celebrating what has been achieved. The infographic and timeline show the evolution of this planning process, and the key drivers that have directly influenced and shaped the Mindenhurst development.

Glossary of Terms

Surrey Heath Core Strategy & Development Management Policies – the adopted Strategy contains policies that identified Deepcut as a strategic housing location for the Borough.

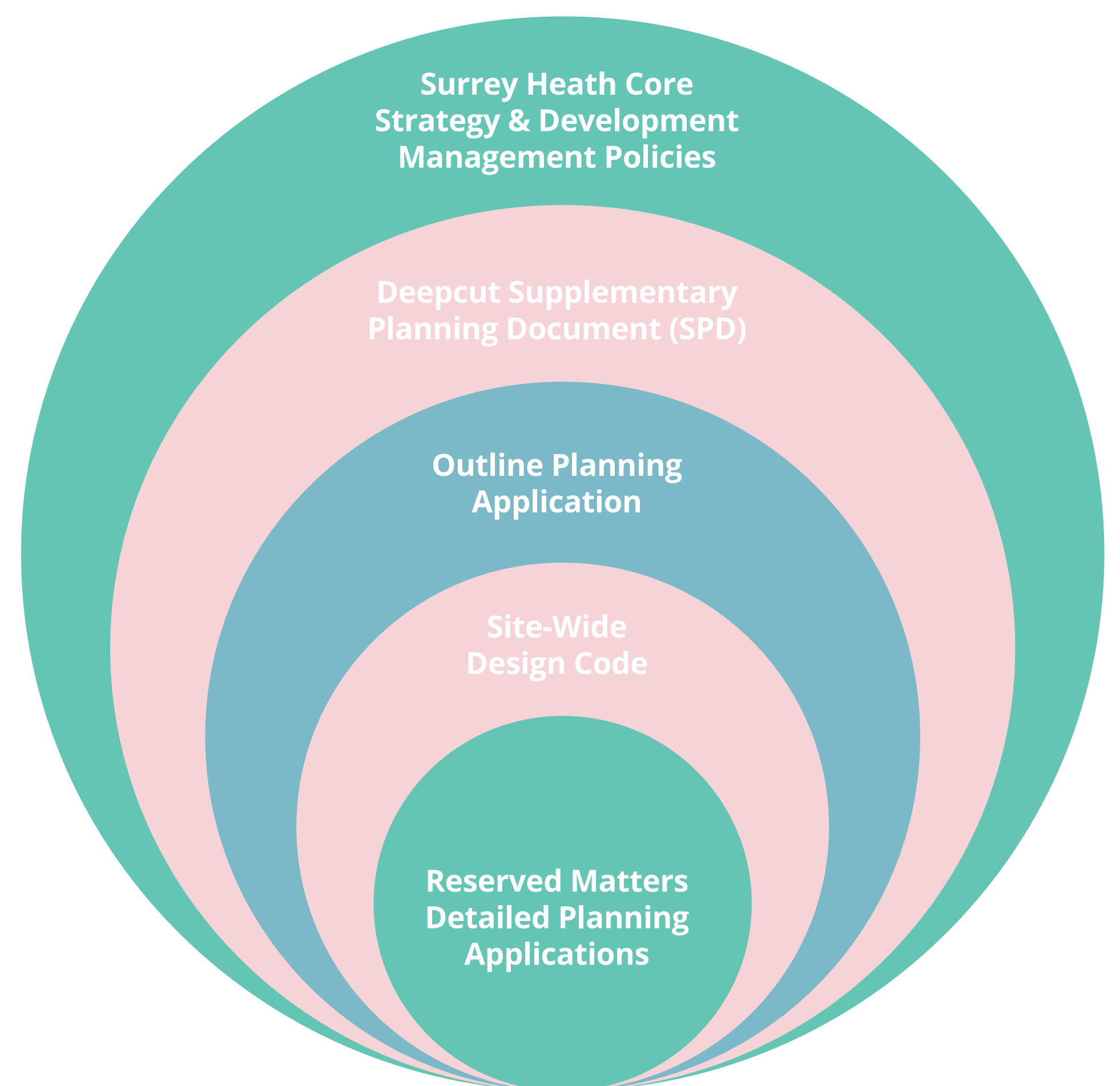
Deepcut Supplementary Planning Document (SPD) – specific and detailed guidance prepared by Surrey Heath BC for the development of Deepcut.

Outline Planning Application – an application for outline planning permission allows for a decision on the general principles of how a site can be developed, including infrastructure, developable areas and landscaping requirements. Subsequent detailed applications are made to agree the details reserved for further consideration.

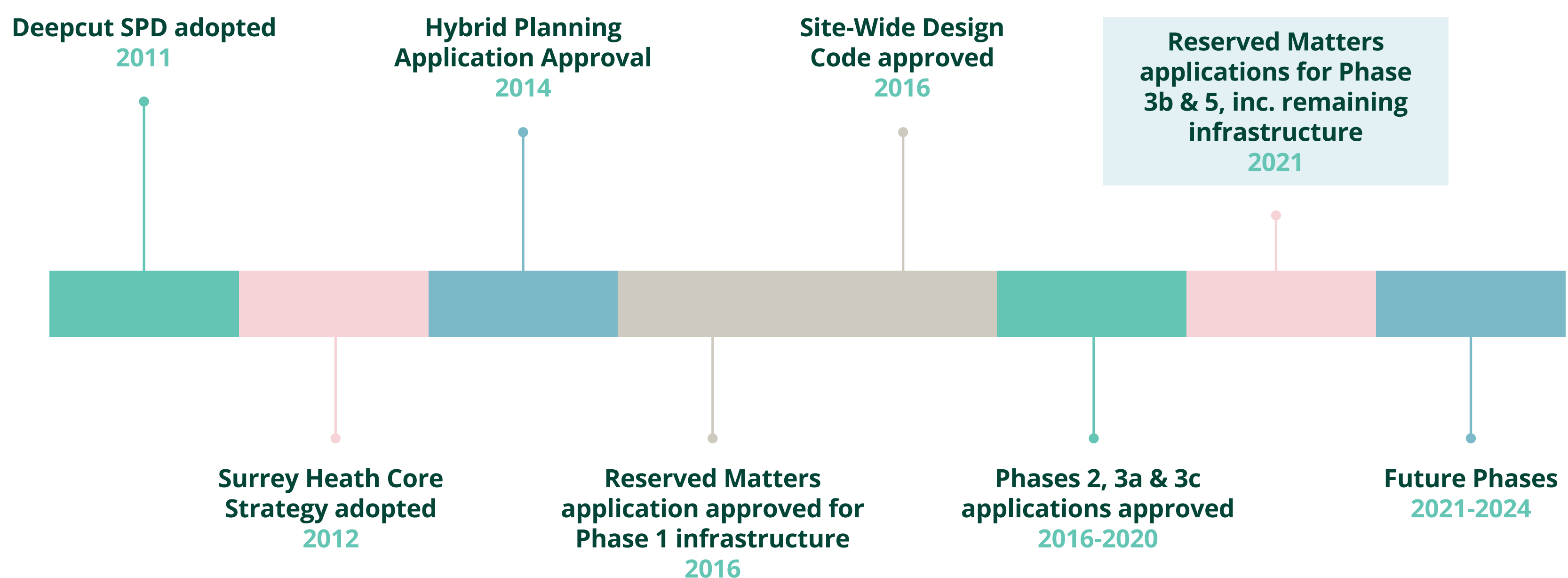
Site-Wide Design Code – design rules and mandatory requirements for the area covered by the Outline Planning Application. Last year Surrey Heath said that future Reserved Matters proposals would not need separate design codes and instead must reflect the outline applications and original vision.

Reserved Matters Applications – Each phase of the development approved under the Outline consent will require a separate detailed planning application to approve the 'reserved' matters.

The stages of the planning process for Mindenhurst



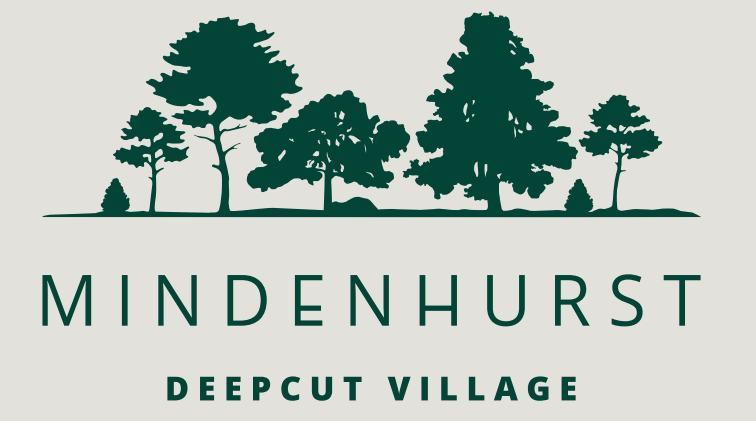
Timeline



The Site

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This is an interactive map of the Mindenhurst masterplan. Hover your cursor over the area you are interested in to find out more about each of the infrastructure proposals:



Site plan

North of Dettingen Sports Hub: Layout

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The Vision:

- **An extensive area of open space that will provide outdoor facilities and activities for the local community to enjoy**
- Sports facilities for all ages and abilities, offering senior and junior football pitches, a cricket field and pavilion, tennis courts, a Multi-Use Games Area (MUGA), neighbourhood area of play (NEAP) and an outdoor gym trail
- Functioning as both a sports hub and a community hub for local residents.

Design Principles:

- The overarching design intention was to create a communal hub which is accessible to all residents. It provides a flexibility of uses to accommodate a variety of different activities within the area
- The layout has been developed to ensure that views and vistas across the area are maintained and enhanced
- Soft landscaping has been influenced by the existing landscape
- Trees with low health will be removed and replaced with healthy semi-mature trees
- Overgrown woodland will be cleared to create impressive views and help the growth of new, more manageable planting around the pathways and other hard landscaping areas
- New trees and planting will be aesthetically attractive and provide seasonal interest
- Within the Sports Hub, furniture such as, bins, benches and notice boards will be a solid timber, to reflect the attractive natural surroundings
- Play area is similar in design to newly built play area in the Village Green, to ensure consistency across the development
- Sustainable drainage network that directs runoff to the west of the site where a detention basin will help prevent flooding.



North of Dettingen Sports Hub: Closer Look

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Closer look at...SPORTS HUB

The pavilion will provide:

- six team changing rooms
- two officials' changing rooms
- a club room with bar and kitchen
- a reception/office
- a storage provision.

Pavilion has been designed to ensure:

- (a) viewing area looking out onto centre of play on the cricket field
- (b) compelling architecture that is attractive from all approaches
- (c) accessible and inviting public-spirited building
- (d) role as a community focal point within the wider setting.



Closer look at...ALLOTMENTS

The allotments have been carefully designed to provide a naturalistic, community-focussed space:

- Based on Allotment Society recommendations (each plot is a standard size of 10m x 25m)
- Wheelchair accessible
- Water points will be provided
- Parking bays for users to unload materials
- Secure fencing to prevent access from pests such as rabbits.
- Native hedge will sit in front of the fence.



Sport Pavilion CGI

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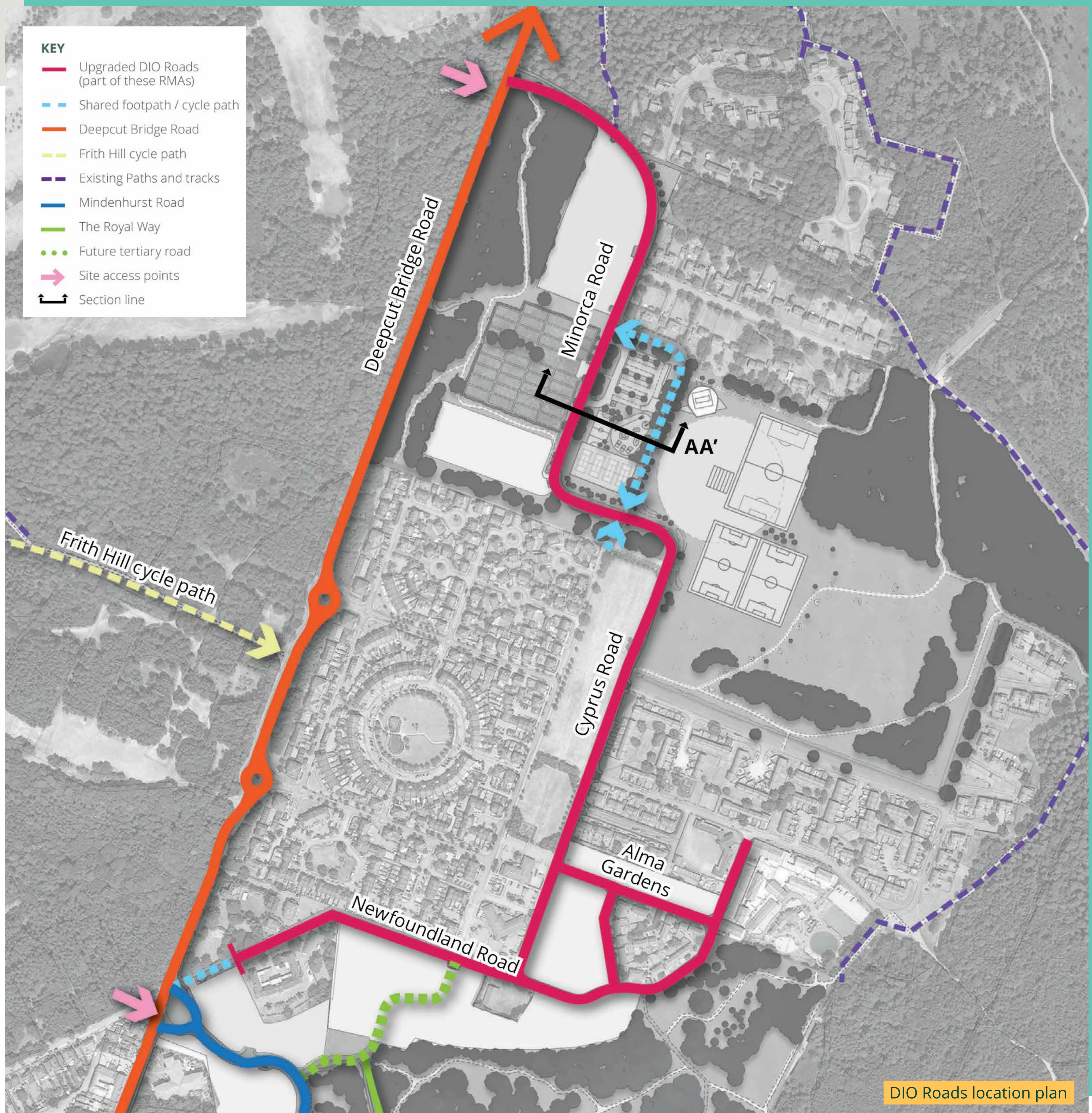


Sport Pavilion CGI

DIO Roads upgrade

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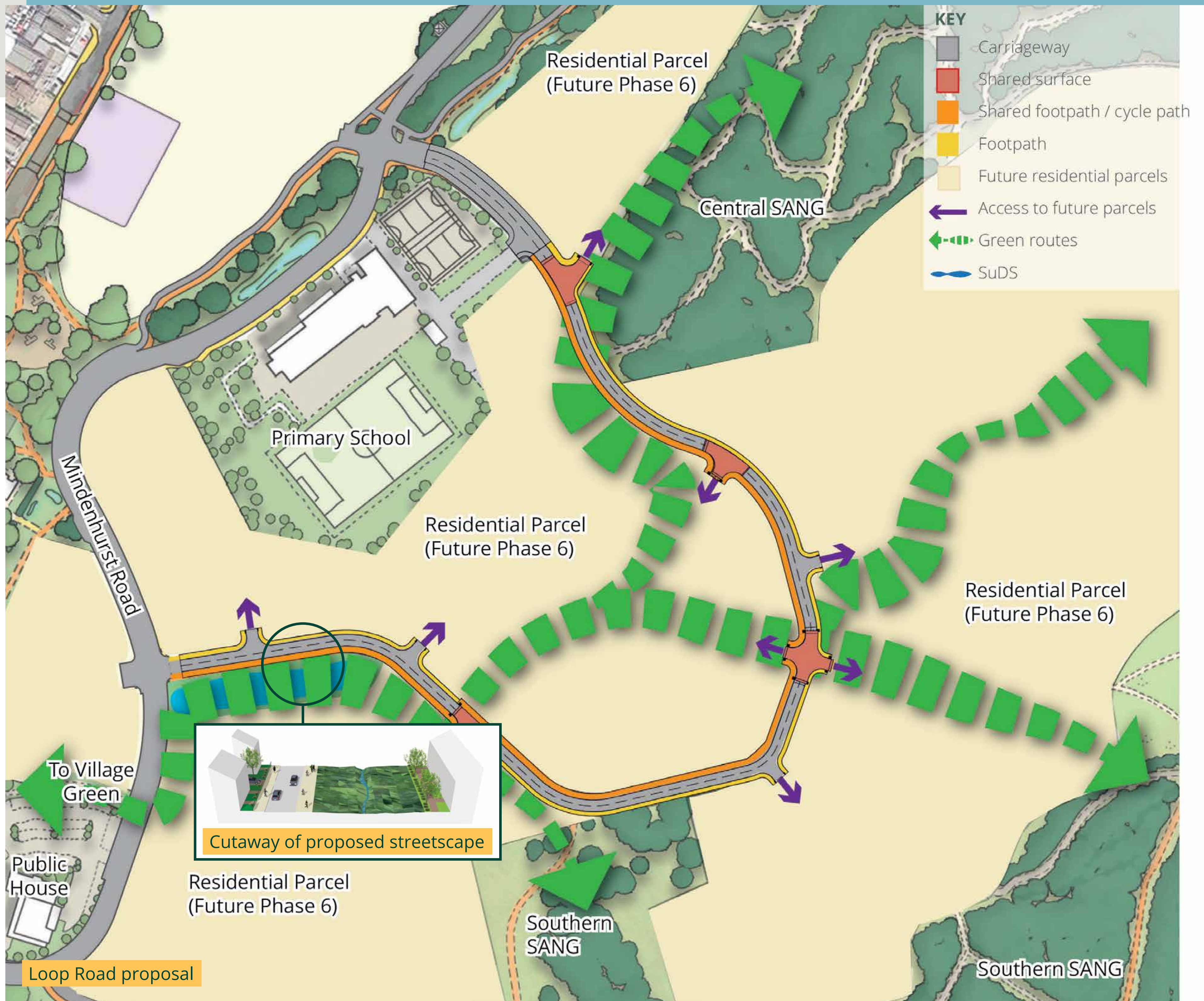
- The DIO roads include Minorca Road, Cyprus Road and Newfoundland Road. These roads were built to serve the Princess Royal Barracks but are not suitable for the new development
- A road infrastructure investment programme is proposed to upgrade these roads to meet the needs of Mindenhurst residents, including resurfacing

- There will be some localised narrowing in residential areas to encourage lower speeds through the residential areas
- To the north of the site, a shared footpath/cycle path is proposed to be diverted through the Sports Hub providing a more direct & safer alternative travel route to the sports facilities
- Once completed, these roads will eventually be adopted by Surrey County Council.

Loop Road

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The new Loop Road will deliver:

- Access for vehicles, pedestrians and cyclists to the future residential areas
- New sustainable drainage along the western end of the loop road
- 3 new electricity substations to support new housing
- Safe access for cars, pedestrians and cyclists alike to move between residential and green spaces.

The loop road will provide access to future residential parcels. The road forms a loop from the east of the Mindenhurst Road and will connect to the section of road that has already been constructed adjacent to the Primary School site.

The road is intended to reflect a more residential character than Mindenhurst Road, meandering through the future residential phases of the development.

The road design encourages sustainable travel with a wide footpath on the eastern side and a shared pedestrian/cyclist path on the other.

A number of vehicle access points to the future residential parcels are proposed to ensure no more than 150 homes are served by a single access point, which is designed to avoid traffic congestion.

The road will be subject to a 20mph speed limit and is intended for access to the residential parcels by private vehicles. Direct access from properties to the loop road will be allowable where topography is suitable.

Raised tables in block paving are proposed in 4 locations along the road to assist with traffic calming, to facilitate pedestrian connectivity, and access to the wider network of pedestrian and cycle links and green infrastructure.

Southern SANG and SANGs Link

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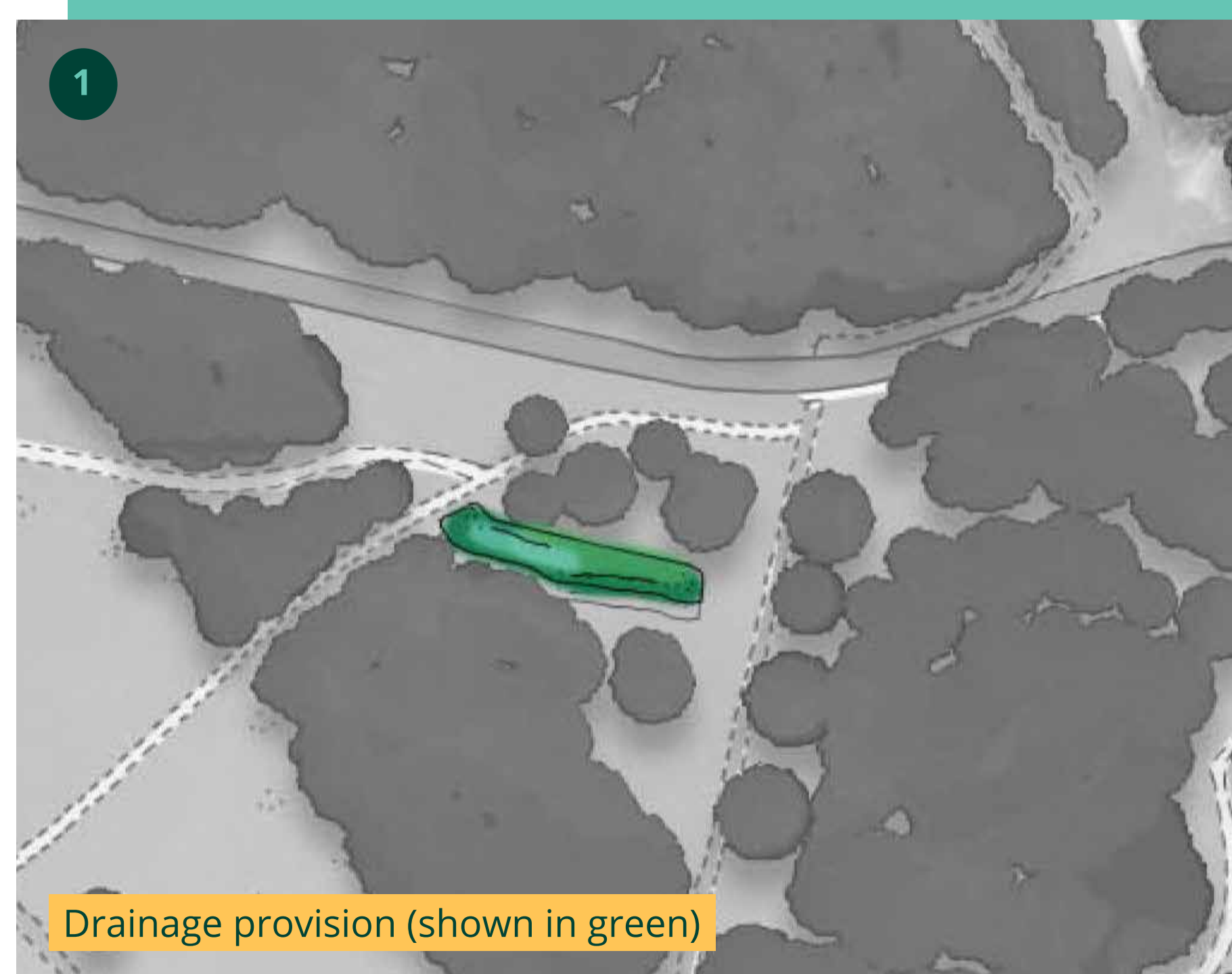


This area will deliver:

- Southern SANG, located in the south and south east of Mindenhurst
- SANGs Link, connecting the Southern SANG to the Central SANG
- A network of footpath and cycle paths
- Drainage features within this area of natural greenspace
- Improvements to Brunswick Road.

This area will provide over 20 hectares of accessible woodland for the community to explore.

A swale and attenuation basin will be provided to cater for drainage from the Officers' Mess building and future development. This will discharge via an existing outfall into the canal to the south.



Sergeants' Mess

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A large area of woodland will be retained as Accessible Natural Green Space (ANGSt) in this part of the site as shown on the plan. As well as the retained woodland, natural surfaced pedestrian paths will also be developed in compliance with the principles set out in the original Deepcut Supplementary Planning Document (2011).



The Sergeants' Mess sits within a clearing in a woodland area with high natural, ecological and social value.

The natural character of these areas will be preserved, and the mature woodland protected, for wildlife to prosper and accessible to the community to enjoy, on designated paths.

Our proposals aim to retain and enhance these green spaces and deliver:



Accessible natural greenspace (ANGSt) surrounding the Sergeants' Mess



Blackdown Road playing fields



A network of footpaths and cycle paths within the Accessible natural greenspace



A new electricity substation.

Electricity Substation

It is necessary to install a new statutory electricity network to provide for the new development via an on-site distribution substation.

This substation will service the development demands as well as provide for Electric vehicle charging in line with Surrey County Council's Vehicular and Cycle Parking Guidance.



Formal Park

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Situated between Mindenhurst Road and Deepcut Bridge Road, the Formal Park is in a prominent location.

It will be a shared community space of 1.3 hectares for the existing residents of Deepcut and the new community at Mindenhurst. It will include the existing St Barbara's cemetery and car park, as well as a new park to the north.

The landscape design applies materials and plant species that are appropriate for the site's context in a park setting within a communal centre.

Tree species have been chosen to complement the existing species selection, which is consistent with a parkland style landscape, such as Red Oak and Larch.



Landscape Design of the Formal Park

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The paths through the Formal Park have been arranged to follow the existing topography contours of the land.

Where possible, the proposed routes have been aligned to avoid root protection areas of the existing trees. Where paths do encroach root protection areas, they will be constructed using a no-dig cell web system.

A limited number of trees have been proposed for removal to create a clearing for a new park area in the heart of the Formal Park.

The Formal Park will provide a distinctive sense of place through the choice of hard and soft landscape materials.



The Landscape design of the park area, north of St. Barbara's Church, will feature a mown area of grass in the centre of the site, surrounded by existing trees to create a woodland glade appearance.

Furniture in the park, such as bins, benches and notice boards will be solid timber, again to fit with the natural character of the site. The site will also include a memorial bench and art installation.

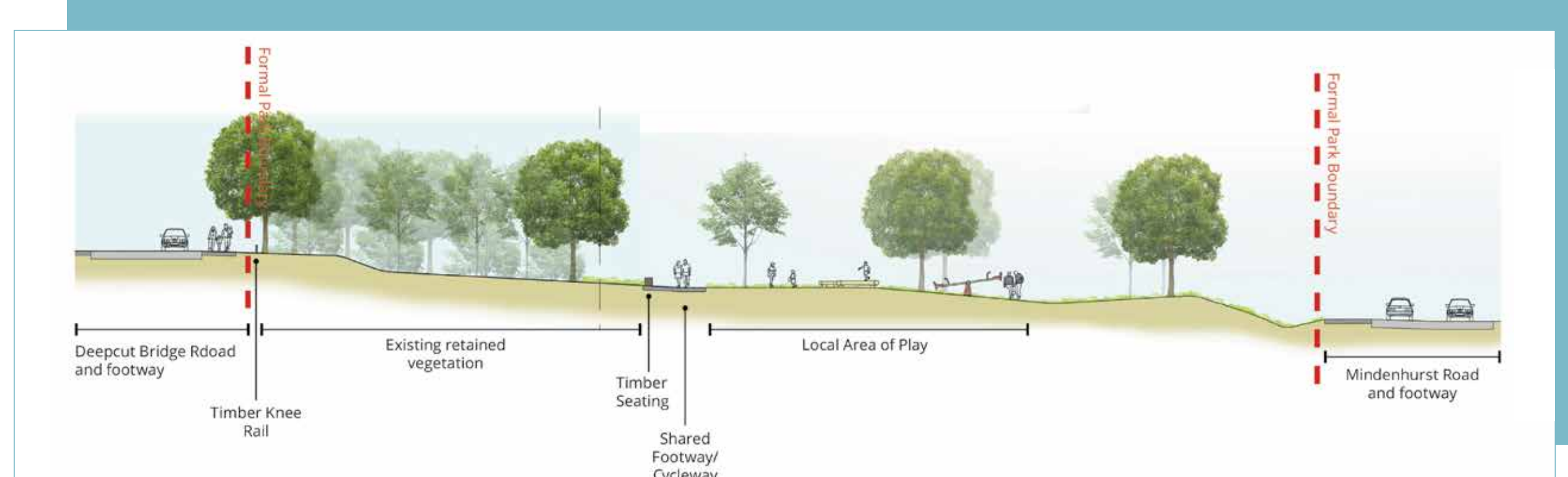
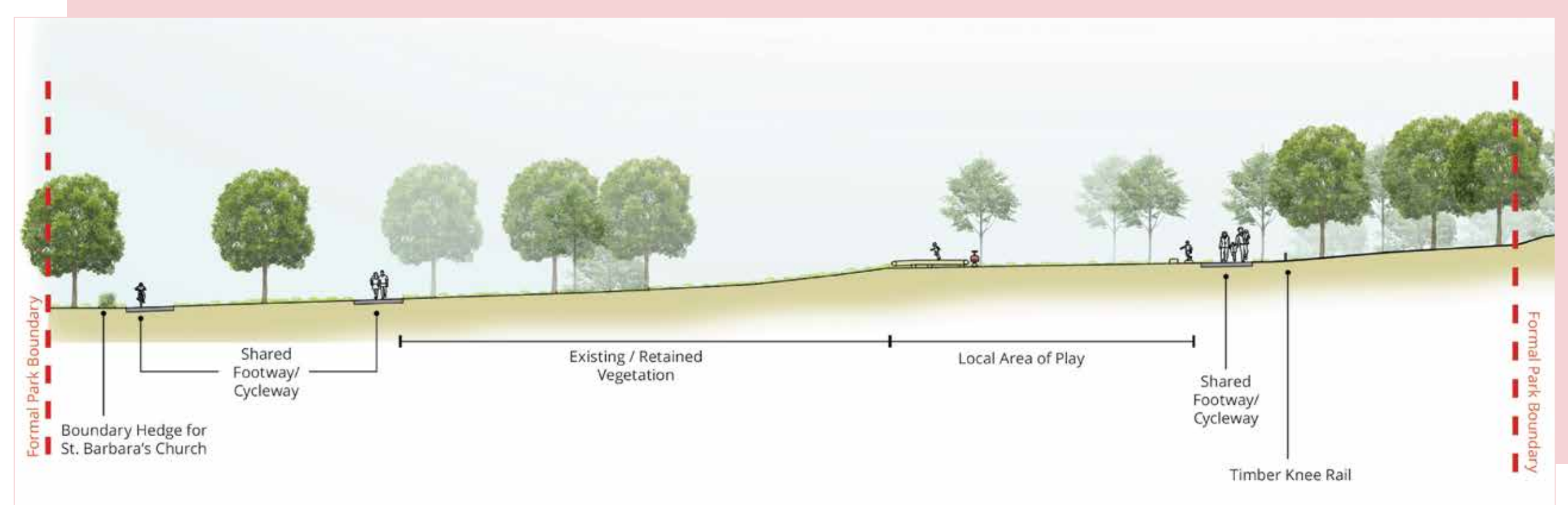
This will include a Local Area of Play (LAP) with natural play features to encourage play of young children.

Multiple footpaths will provide direct routes through the site to the existing Deepcut Bridge Road and new Mindenhurst Primary school & village green. A footpath will also connect to the future Village Centre.

The Formal Park will create an attractive green link between the two for existing and new residents to enjoy.

The proposals have included native species in the planting palettes for the benefit of habitats and wildlife.

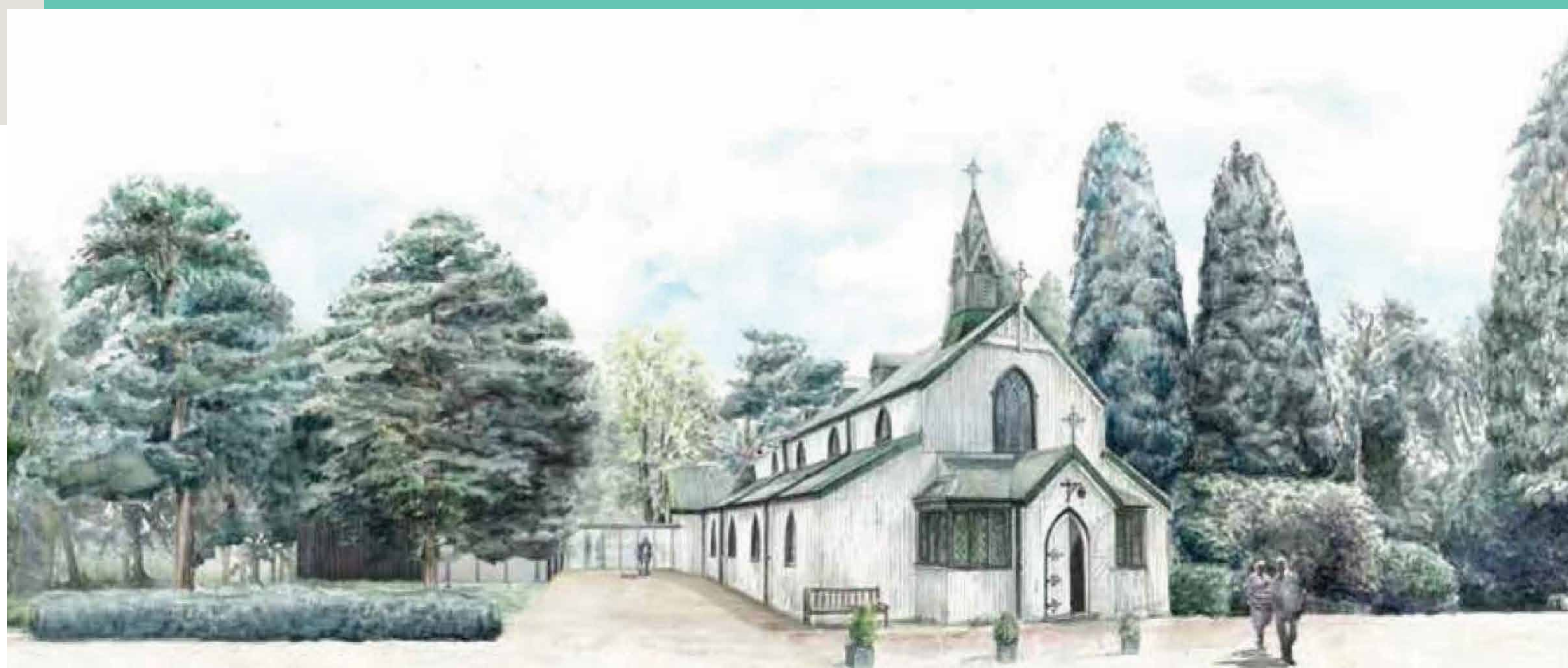
The existing grass and mixed woodland habitats have been retained and integrated within the design to minimise the impact on these areas as much as possible.



St Barbara's Church and Church Hall

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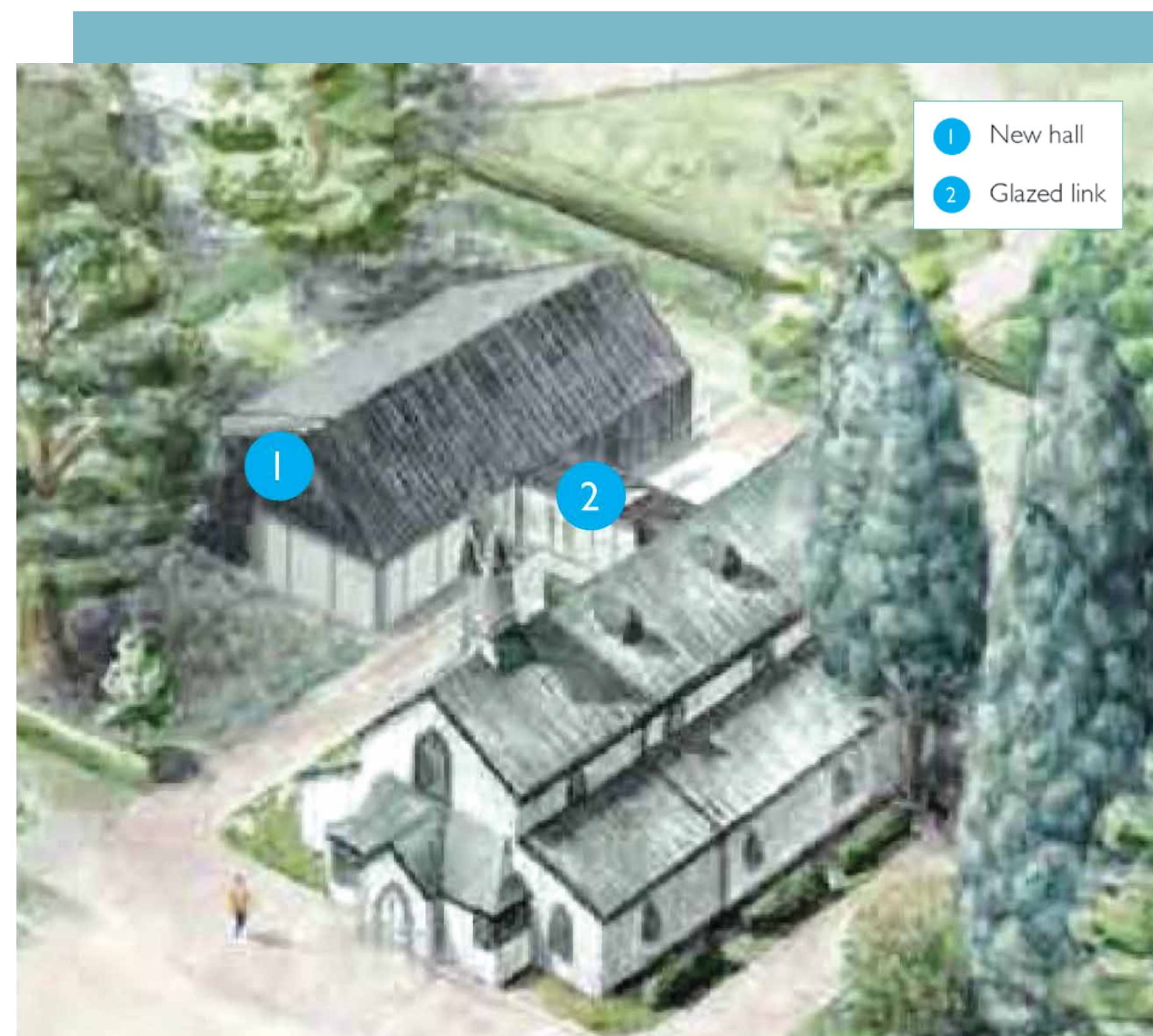
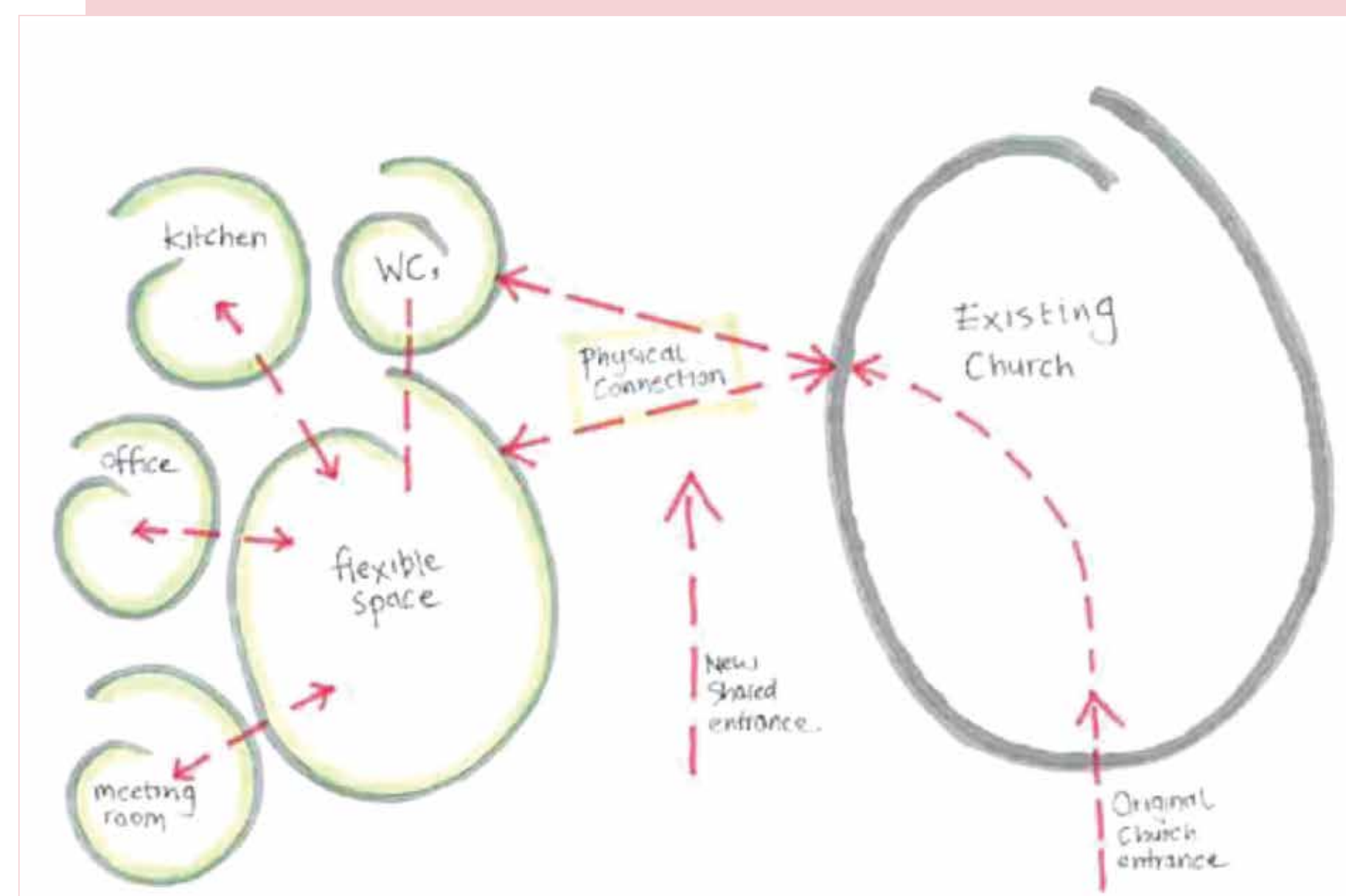
Reserved Matters and Listed Building Applications will be submitted to deliver a new church hall directly connected to St Barbara's Church.

The Hall will be designed to be multi-use to enable a wide range of community uses to take place. This proposed community-hub will act as a multipurpose space, including church offices, meeting rooms, kitchen and toilets in order to be able to cater for the wide-ranging spectrum of activity that a vibrant church offers to its surrounding community.

The design has been carefully composed to complement the distinctive Grade II Listed church structure which is a much-loved local landmark. The glazed link is a key aspect to the holistic design approach, providing a clear distinction between historic and contemporary via a bright and light transitional route. This allows for the hall to share a similar elevational profile whilst allowing the hall a contemporary architectural language reflecting the independent character of the extension.

The glazed link attached to the Church has been designed to have as minimal an impact as possible on the fabric of the listed building. The connection through to the church will be achieved by lowering an existing window still to ground level while maintaining the existing width of the current arched window, transforming it into a doorway that will match the adjacent windows.

Under a separate Listed Building Consent (2018), the church itself will also undergo restoration to help extend the lifespan of the existing pre-fabricated structure that is now 120 years old. This will make the building weathertight as well as undertaking a wholesale redecoration.



Next steps

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Thank you for taking the time to visit our website.

Your views on our proposals are very important to us and will help shape our plans as they develop. We hope you have found the virtual consultation informative, and we would be grateful if you could take the time to fill out the feedback form on the feedback tab. Following the consultation period, we will review feedback received and, where possible, take this into consideration before we submit our Reserved Matters Planning Applications.

Contact Details

If you have any questions, please do not hesitate to get in touch with us:

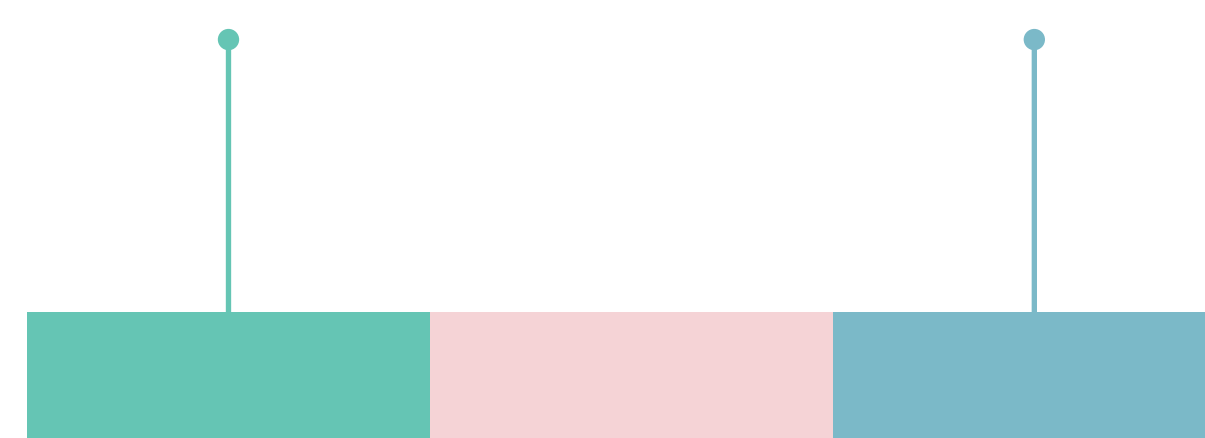
Email: mindenhurst@becg.com

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Timeline

Feedback Deadline
4th April 2021

Applications Determined
Summer 2021



Submission
April 2021