

MINDENHURST
CONSULTATION WEBINAR 1
MINUTES

Meeting date:	Thursday, 25 th March 2021
Time:	7.00 – 8.00 p.m.
Venue:	Go to Webinar
Skanska attendees:	<p>Leisliane Garcia (LG), <i>Development Director – Skanska</i> Peter Cater (PC), <i>Development Manager – Skanska</i> Robert Smith (RS) – <i>Defence Infrastructure Organisation (DIO)</i> Jonathan Inman (JI) - LSE Nick Sutcliffe (NS), <i>Director – BECG</i> Ben Farnes (BF), <i>Account Executive – BECG</i></p>
Community attendees:	56 people registered and a total of 35 people were in attendance.

1. Welcome

- **NS** opened the meeting and confirmed the consultation is open to comments until 15th April 2021.

2. Virtual Exhibition presentation, followed by questions

- **RS** provided a summary of the background to site, in the context of the next phase of development.
- **LG** provided an overview of the planning history and gave a summary of what was established within the Outline application.
- **LG** presented the virtual consultation materials on-screen, providing a detailed narrative on the 5 key features of the Phases 3B and 5 Reserved Matters applications: North of Dettingen Park and Private Roads; the Loop Road; the Southern SANG and SANGs Link; the ANGst and Sergeants' Mess; and the Formal Park and Church Hall.
- **NS** explained that residents now could submit questions, which would be answered by the project team in turn.

Questions – a total of 77 were submitted via the 'Question' function.

1. Will there be any Astroturf pitches or floodlights on the sports facility?

A. It was confirmed there would be an all-weather MUGA, but floodlights were not included within the plans.

2. Is the sports pavilion to be only used by the cricket club, or can be accessed by other users of the sports fields such as the 5-side teams, tennis players?

A. It was confirmed that it is designed for use by other users, as per the guidance laid out by Sports England.

3. Does Minorca Road remain open alongside the allotments?

A. It was confirmed Minorca Road would remain open, but there may be a short duration closures and diversions during the construction works.

4. Regarding Slide 2 in the presentation - Loop Road slide: In the top left of the slide is a square. Is that for the supermarket?

A. It was established that the resident was referring to Parcels C and D. The team highlighted where the supermarket would be located.

5. Are there plans to make the parks child friendly? Currently they are not for children under four.

A. The team explained that the parks are designed to adhere to national guidelines. Play areas for younger children (under six years old) will be provided in the Central SANG and the Formal Park.

6. How big is the church hall - will it be able to have wedding parties of a reasonable size?

A. The team explained the hall would be able to accommodate up to 25 people.

7. Where is the northern electrical substation going to be situated?

A. The team indicated the location on the site layout and explained that it is south of the car park and will serve the sports hub pavilion.

8. Regarding the Church Hall Slide, there is already a Deepcut Village Centre Hall. Is there a proposal to manage these jointly or single management team across both halls?

A. The team explained that further discussions will need to be had with the Church Diocese on future management arrangements.

9. Could we see the first slide again please which listed the facilities going in at the far north of the development.

A. This was shown by the project team and further information provided.

10. Can you please tell us whether the existing Army community centre and preschool will be retained?

A. The team confirmed this is outside the Mindenhurst development, so they will both be retained.

11. When is the expected delivery of the green space between Cala phase 1&2?

A. The team explained that it is anticipated construction would start in the next few months and it is likely to be completed by the end of the year or early next year.

12. When will the local bus infrastructure be improved? i.e., frequent connections to Brookwood Station.

A. The team explained discussions were ongoing with the district and county council.

13. Is it presumed that the current building adjacent to the Deepcut Bridge Road/Aisne Road will be demolished?

A. The building of the Former RLC Officers Mess sits on the land zoned in the Hybrid permission as a Care Home and public green space and therefore will be demolished.

14. What are the current plans for the Sergeant Mess building and surrounding land?

A. The team gave an overview of the plans and explained that the site would be repurposed to Skanska on-site offices. In the long-term, conversations were ongoing with Surrey Heath BC planning officers.

15. A resident has asked from my page: Will Newfoundland Road ever be opened up to give entry and exit to Dettingen Estate and new supermarket?

A. The team confirmed that the new road is being built by Bovis Homes.

16. Assuming planning is approved, will this be delivered in phases, and if so, which is first and when?

A. The team explained that this is still to be agreed, but that it will be broken down via land parcels. Final plans will be communicated with the community, once approval is given in the summer.

17. Another question from my page. Will cycle path along canal cut through any of the MOD land?

A. The cycle path's exact location was described by the project team.

18. What do you mean by the village centre?

A. The team explained that this area would comprise of additional retail.

19. Currently there is a drainage ditch at the end of Minorca road on the new section, with temporary fence. What will happen to this and how much longer will the fence etc remain?

A. The team explained that once planning has secured approval, work would begin.

20. What is the status of the foodstore now?

A. The team confirmed that it is too early and an operator had not been appointed.

- 21. What would be the impact on the Secondary Schools around the area by the increased number of households of this development?**
A. *The team explained that this provision had been dealt with at the Outline stage and that a figure had been agreed under CIL.*
- 22. Is there scope to include further sustainable drainage features (such as raingardens) to the highway drainage system to reduce the surface water runoff to a minimum?**
A. *The team identified where SUDs are located on the site plan.*
- 23. Is there a new revised timeline of the build plan on when various parcels and areas are to be completed?**
(Please refer to the answer provided in Question 11)
- 24. The closed green area between Cala's phase 1 and 2, when will this be landscaped and thus open?**
(Please refer to the answer provided in Question 11)
- 25. Has a vendor been accepted for the supermarket? When will this come online?**
(Please refer to the answer provided in Question 20)
- 26. Are there any plans for the current park on Woodend road?**
A. *The team explained there are scheduled improvement works.*
- 27. What are the current proposals for public transport access? Especially for the possibility of a bus route via Loop Road?**
(Please refer to the answer provided in Question 12)
- 28. When will the supermarket start to be built?**
(Please refer to the answer given in Question 20)
- 29. Is the Sergeant's Mess development to be contained within the limit of the current wire fence?**
A. *The team explained that it would be a part-residential, part-woodland area.*
- 30. For the DIO, what will happen to the Spar supermarket and accompanying reserve hall and also the Garrison Community Centre Halls?**
A. *The team confirmed that it not for release of disposal, as far as the team were aware.*
Action: Rob to make further enquiries on this, to confirm.
- 31. How many allotments are allocated?**
A. *The team were unsure of the exact figure, but explained that they are standard size, in line with National Allotment guidelines. [The current proposals show 31 allotment plots, although this is subject to final agreement with SHBC and SCC with regard to access and adjoining facilities.]*
- 32. What was the officers mess in the east of the southern SANG?**
A. *The team explained it was originally for accommodation and dining space.*
- 33. I suspect there would be Section 106 funding from the developers as to my above question?**
(Please refer to the answer given in Question 21)
- 34. When is the pub coming please?**
A. *The team confirmed that this is dependent on current Covid-19 restrictions, the team confirmed that it would hopefully be by the middle of this year.*

35. What will happen to the old NAFI (Spar shop) on the edge of Dettingen park?

(Please refer to the answer provided in Question 30)

36. Is the old premier MOD store to be built on and if so, what is being built there?

A. *The team explained that the site would be repurposed to Skanska on-site offices. In the long-term, conversations were ongoing with Surrey Heath BC planning officers.*

37. What is happening to the old retail unit (previously Spar)?

(Please refer to the answer given in Question 30)

38. A local football team have a pavilion on the old playing field by the sergeant's mess – is that being retained by them?

A. *The team confirmed that it is being retained.*

39. When is the sports pavilion due to start to be built?

A. *The team confirmed that this is still subject to planning.*

40. How many plots will the allotment have?

(Please refer to the answer given in Question 31)

41. Will there be any provision to prevent parking in Crofters close for people accessing the sports facilities when the car park is full?

A. *The team confirmed this will be a council issue that will need to be determined accordingly.*

42. When is the pub likely to be completed and opened?

(Please refer to the answer given in Question 34)

43. Why can't we get between the current SANG and St Barbara's Church?

A. *The team explained that construction traffic is still using this, but it will be opened as soon as it is safe to do so.*

44. What are the plans for the area between Cala phase 1 and 2?

(Please refer to the answer given in Question 11)

45. How will the new houses at the north end be accessed by road?

A. *The team explained the access point for these houses is from the corner of Minorca Road, between the land parcel and the tennis courts.*

46. Great session thank you. Can I also ask of the location of the proposed local shop?

A. *The team highlighted this on the slides, off the roundabout would continue the foodstore, whereas the village centre would continue three retail units.*

47. How will the ongoing maintenance of the public spaces be funded?

A. *The team explained they would be adopted by the local authority and managed by them.*

48. When can you confirm what supermarket the foodstore will be?

(Please refer to the answer provided in Question 20)

49. What's SANG?

A. *The project team explained what this meant.*

50. On phase 1 at Bourne Grove and phase two at Princess Place, - when will the footpath be put in for direct access to the towpath? And what is the plan for the space between the two?

A. This work is targeted to start at the end of July, to complete the end of this year and comprises of planting, SuDS, landscaping and a footpath connecting the village green to the Southern Sangs footpath.

51. Is there a scheduled completion date for the landscaping to be completed behind Phases 1 and 2 of the Cala Homes development (the track leading down to the canal)?

(Please refer to the answer provided in Question 11).

52. Another question come in via my page. What will happen to the Dettingen Store which is being used as a SKANSKA site office. More housing?

A. The team confirmed that this is with the MOD and would provide a written response to this query.

Action: Rob to provide a response in writing.

53. Are you demolishing the museum for the new supermarket why couldn't you have used the old premier supermarket? (currently used as Skanska offices)

A. The team explained that it is too early to say.

54. Who gets an allotment plot?

A. The team explained these would be adopted by the local authority, and residents would need to go via them.

55. Is there a plan to open Brunswick road through to Brookwood?

A. The team explained that there are no plans to do so.

56. The new steps down from Deepcut Bridge Road to the canal towpath has no provision for wheelchair access, is this likely to change?

A. The team confirmed that there will be provision made.

57. Could you explain how the transport depot is going to be transformed into a green space, given the significant number of derelict army buildings, tarmac and underground spent oil waste tanks?

A. The buildings will be demolished and the ground will be remediated in agreement with the Local Authority Scientific Officer. The area will then be reinstated with clean soils and native trees and meadow grass.

58. In the canal improvement plan, do you know if there is a plan for better access to the canal for water sports? (entry for paddle boarding, kayaking)

A. The team confirmed this was not included within the plans.

59. There is noticeable increased traffic through Dettingen Park since the closure of New Foundland Road - are there plans to prevent this - closing the cut through via the old Spar Shop?

(Please refer to the answer provided in Question 15)

60. Really, looking forward to the pub - have they given a timescale for this yet?

(Please refer to the answer provided in Question 34)

61. When will the path through Cala homes, to the village green up to the SANGS be opened please?

(Please refer to the answer provided in Question 11)

62. When will the spine road be opened?

A. The team explained this is being reviewed and will update the community in due course.

63. With respect to the Sergeants Mess development, will any residential properties be built outside of the boundary of the current wire fence?

(Please refer to the answer provided in Question 14)

64. Can we have the website address please?

A. *The team confirmed the address domain.*

65. When will the high street road be done? It was planned for last year.

A. *The team confirmed it will be completed, as soon as planning has secured approval.*

66. Will there be double yellow lines on Deepcut Bridge Road to ensure that people visiting the Village green park in the church car park?

A. *The team explained it is up to Surrey County Council Highways team to decide whether to do this.*

67. Blackdown Road is a private road - what will happen in terms of that being maintained and limiting the impact on the current residents - both for parking and nuisance with increased activity.

A. *The team explained it is a public road, but it is privately maintained. They are looking at options moving forward.*

68. Is the new park not being acquired the council?

A. *The team confirmed that this issue was being investigated.*

69. When will work start on the Sgt Mess Area on Bellew Road? What are the markers in the forest from Deepcut Bridge Road up to the Mess for?

A. *The team explained these markers were for tree works and will be removed accordingly.*

70. Why are you not opening Brunswick Road to Brookwood?

(Please refer to the answer provided in Question 55)

71. Will Bellew Road be improved to access the Sergeants mess development?

(Please refer to the answer provided in Question 14)

72. Why was there no provision for wheelchair access on the steps to the canal on Deepcut Bridge Road?

(Please refer to the answer provided in Question 11)

73. Will all these developments increase our management fees?

A. *The team explained that the resident concerned would need to approach the management company.*

74. When is Bellew road being closed off?

A. *The team confirmed this is for Surrey County Council to confirm.*

75. When will work start on the Sgt Mess Area on Bellew Road?

(Please refer to the answer provided in Question 14)

76. What are the blue flags and wooden stakes along the towpath and woodland between the new houses and the canal?

A. *The team explained these are setting-out posts for investigative works.*

77. Have you and SCC legal authority to close Bellew Road (private road) without recourse to consultation with residents?

(Please refer to the answer provided in Question 74)

3. Date of the next meeting

- Closing remarks, a second session will be held on Saturday 27th March 2021.