



## Southern SANG RMA – Briefing for Local Residents Groups

May 2022



# AGENDA

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- 1. Southern SANG & SANG link RMA**
- 2. Questions**
- 3. AOB**







# MINDENHURST CENTRAL & SOUTHERN SANG LAND



**KEY**

-  SANGs Land
-  Phases 5a, 5b and 5c RMA boundary



# SOUTHERN SANG & SANG LINK RMA

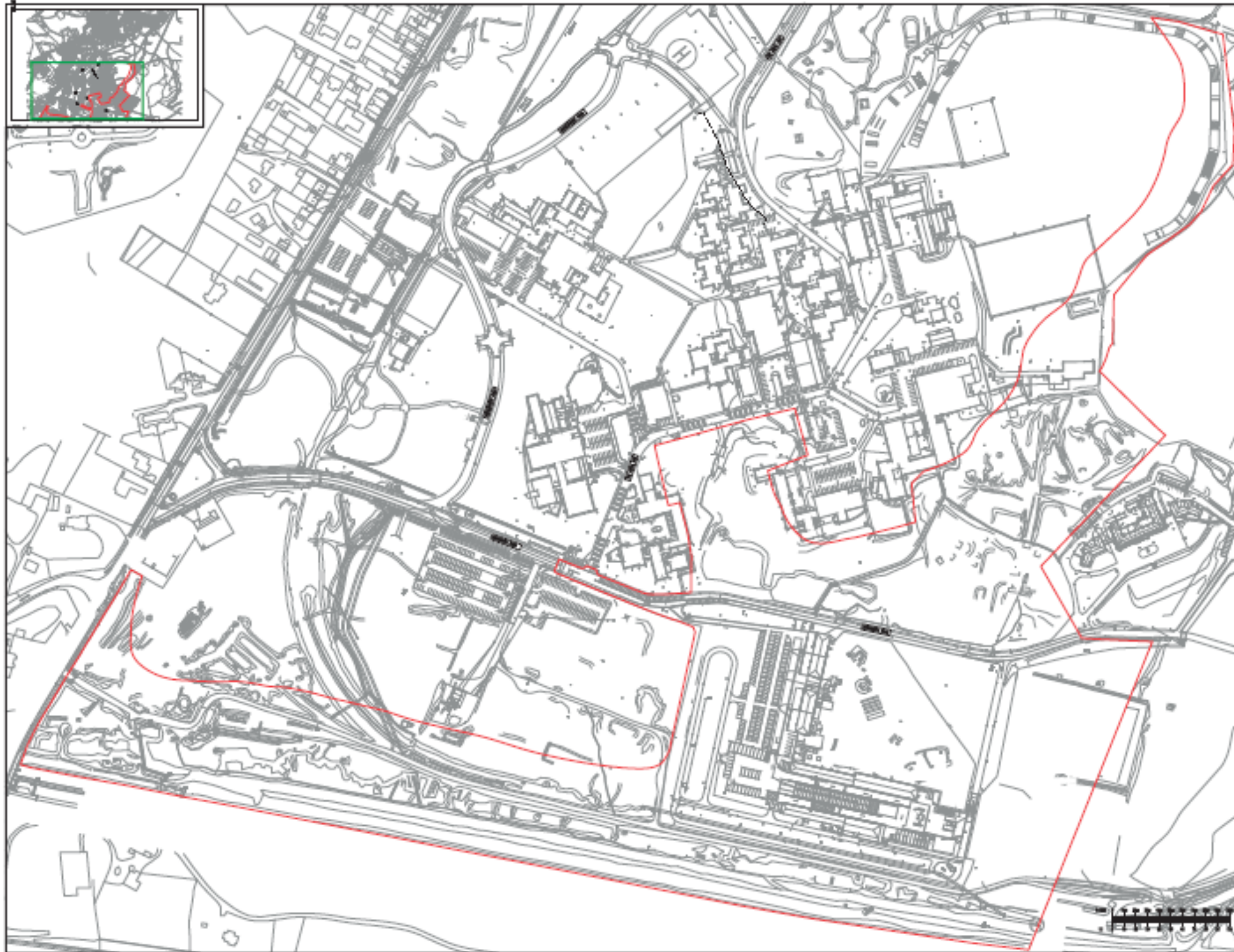
- This RMA is a requirement under infrastructure Phases 5a, 5b and 5c of the Hybrid consent
- The RMA planning application reference is 21/0233/RRM



KEY: — ④ Southern SANG and SANG Link



# SITE PLAN RED LINE



Southern SANG and SANG Link - Phases 5a, 5b and 5c Application Boundary



# PROPOSALS AREA





# SUMMARY OF PROPOSALS

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- Southern SANG, located in the south and south east of Mindenhurst (21.75 ha - including SANGs Link)
- 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
- New substation



# SOUTHERN SANG AND SANG LINK PROPOSALS

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In September 2019 the Phase 1 Infrastructure RMA was submitted, designating an area of over 13 hectares to SANG named 'Central SANG'. The Southern SANG and SANG link will be delivered as part of this second stage of infrastructure delivery. In total 35 ha will be designated to SANGs land in Mindenhurst. This complies with Section 106 Agreement requirement of SANGs to be delivered on site.

The southern SANG proposal will maintain and enhance the existing woodland, providing a variety of natural habitats and recreational routes across the woods.

Links will follow the existing desire lines within the woodland, ensuring direct connection to Deepcut Bridge Road via the Frimley Lock crossing and the new Canal steps, and to the proposed residential areas.

Surfaced footpaths and cycle paths, and a section of informal unsurfaced existing path, will be delivered as part of a 2.4km circular route within the Southern SANG, and will connect to the Central SANG through the SANG Link.





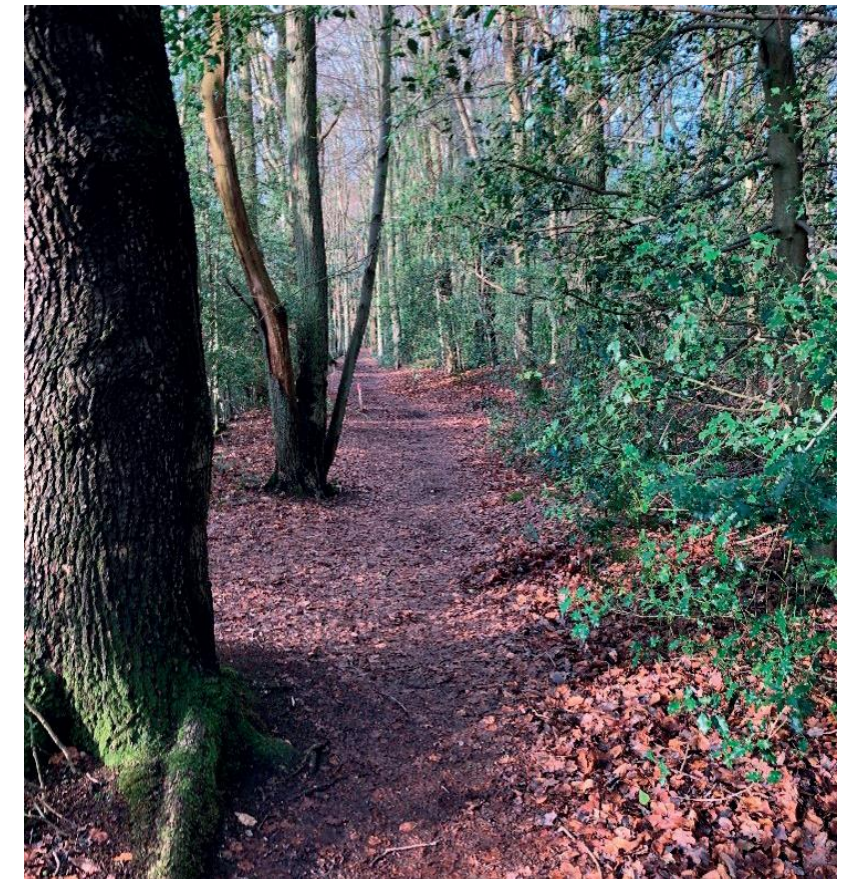
# VISION & DESIGN APPROACH

## VISION

The Southern SANGs provides a large green space with extensive tree cover. The landscape proposal creates a local area of recreation, featuring woodland and parkland within the same setting, and 2.4km circular route leading through the area and connecting to the Central SANG via the SANGs Link.

## DESIGN APPROACH

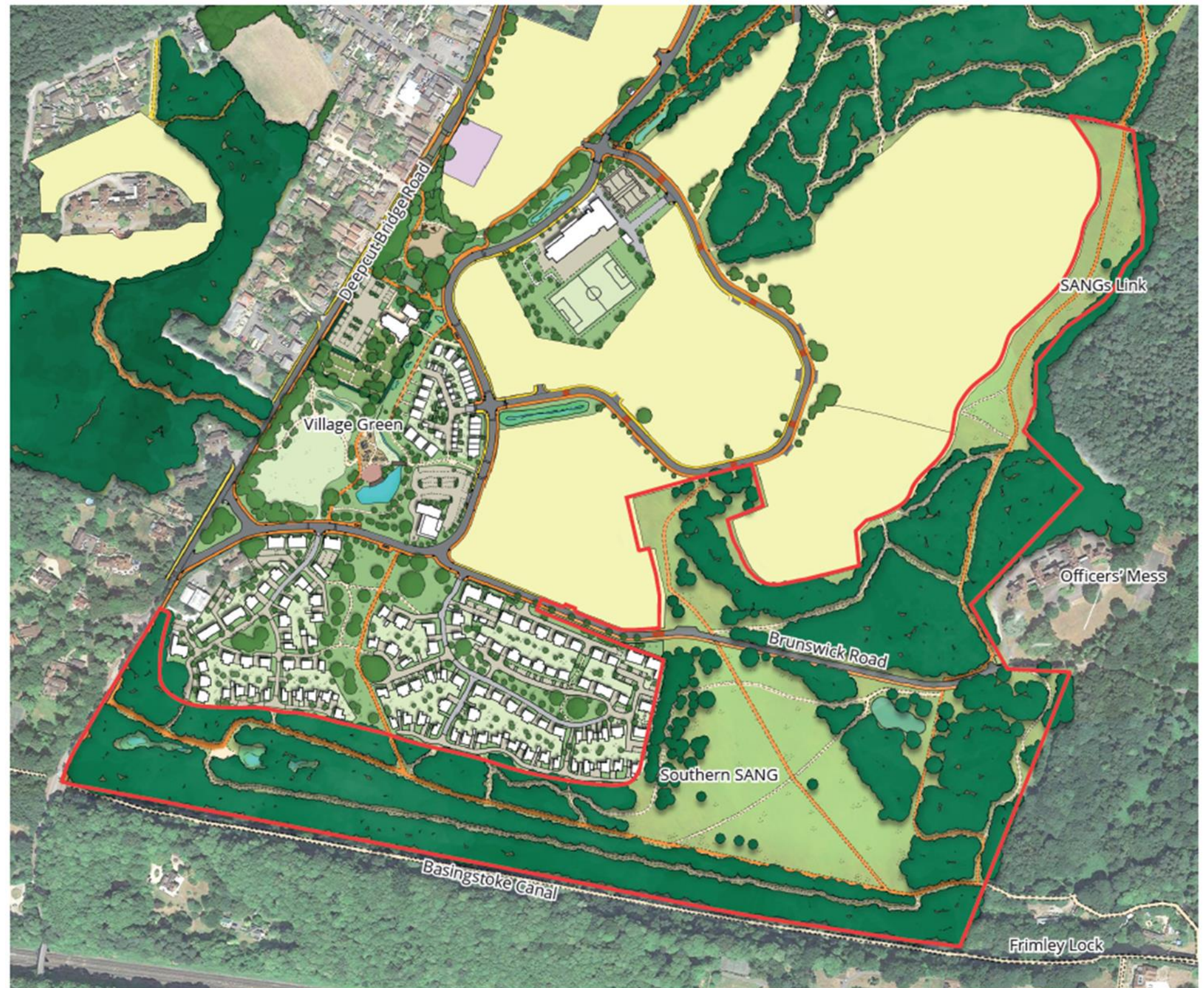
The Southern SANGs features areas of woodland with a clearing at their centre. The clearing follows a parkland aesthetic, with distinctive avenues and avenue trees forming connections across the areas of mown grass. The trees within the woodland will be thinned out to create woodland trails and footpaths where necessary. Areas of understorey shrubs and scrub will be cut back to enhance natural surveillance and reduce uncontrolled undergrowth.



Existing informal path at Mindenhurst



# PATH PROVISION



**KEY**

-  Pedestrian / cycle routes
-  Pedestrian routes

Southern SANG and SANGs Link Proposal









# PEDESTRIAN & CYCLE ROUTES





# PATH DETAILS

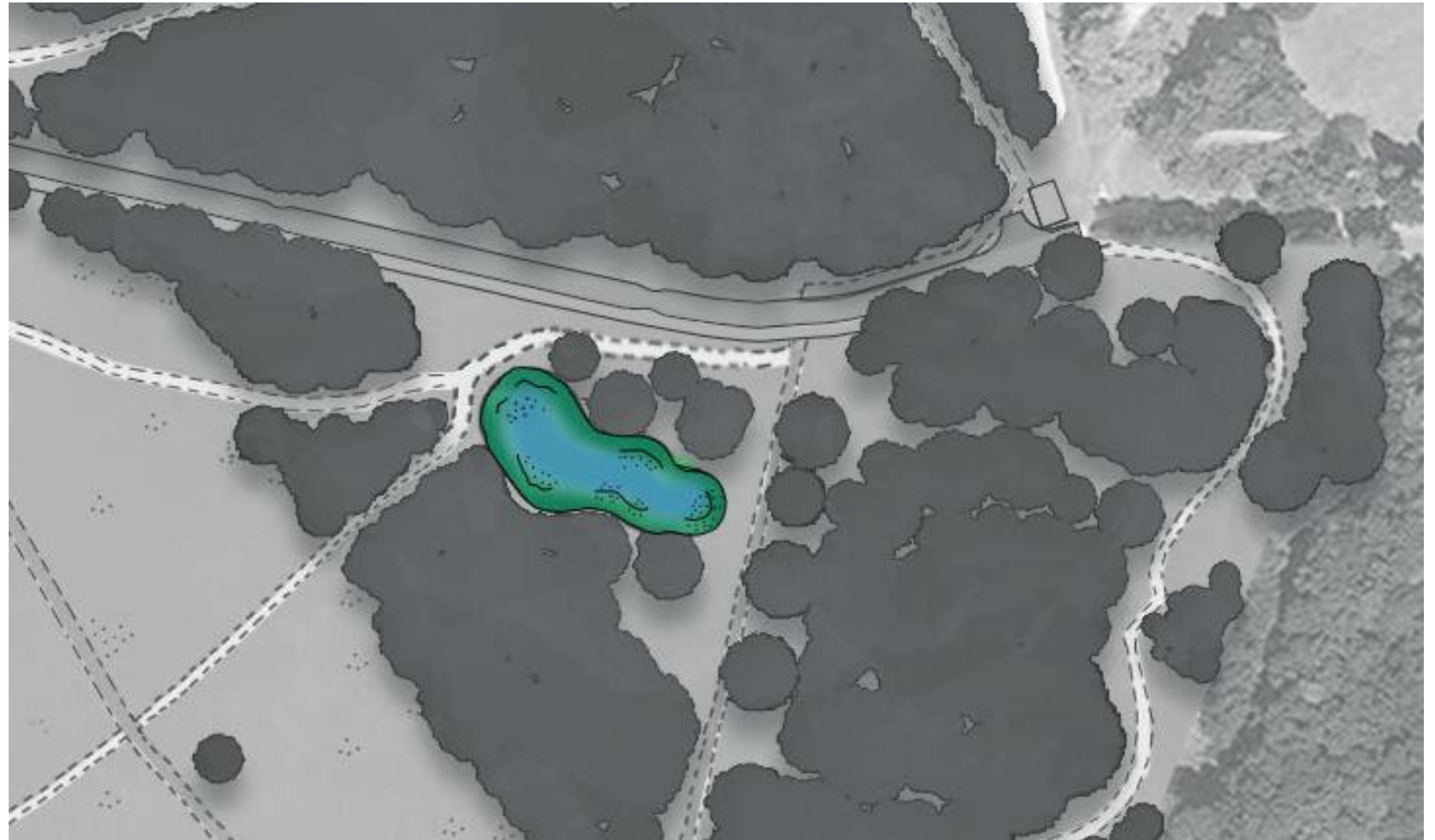
Location and type of path	Precedent images	
<p data-bbox="195 575 617 611"><b>Southern SANG - Formal path</b></p>  <p data-bbox="195 1161 753 1192">Drawing number: DC2-WTM-LX-105-XX-DR-04-1022</p>	 <p data-bbox="1032 1161 1635 1192">Example of gravel/stone path at Chobham Place Woods</p>	 <p data-bbox="1872 1161 2445 1192">Existing formal path at Mindenhurst Central SANG</p>
<p data-bbox="195 1192 635 1228"><b>Southern SANG - Informal path</b></p>  <p data-bbox="195 1785 753 1818">Drawing number: DC2-WTM-LX-105-XX-DR-04-1015</p>	 <p data-bbox="1032 1785 1593 1818">Example of informal path at Chobham Place Woods</p>	 <p data-bbox="1872 1785 2659 1818">Existing informal path at Mindenhurst Southern SANG - to be retained</p>



## SWALE & ATTENUATION BASIN

A swale and attenuation basin will be provided in the Southern SANGs area 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 of the site.





# NEW SUBSTATION



Indicative Location Plan of New Substation



## FUTURE MANAGEMENT & MAINTENANCE

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Future long-term management of the site is important in delivering a successful scheme, and particularly ensuring that suitable and practical maintenance arrangements to guarantee continued upkeep are considered and provided for in the design. Details of the management and maintenance measures are included in the relevant Management Plans included in this submission.

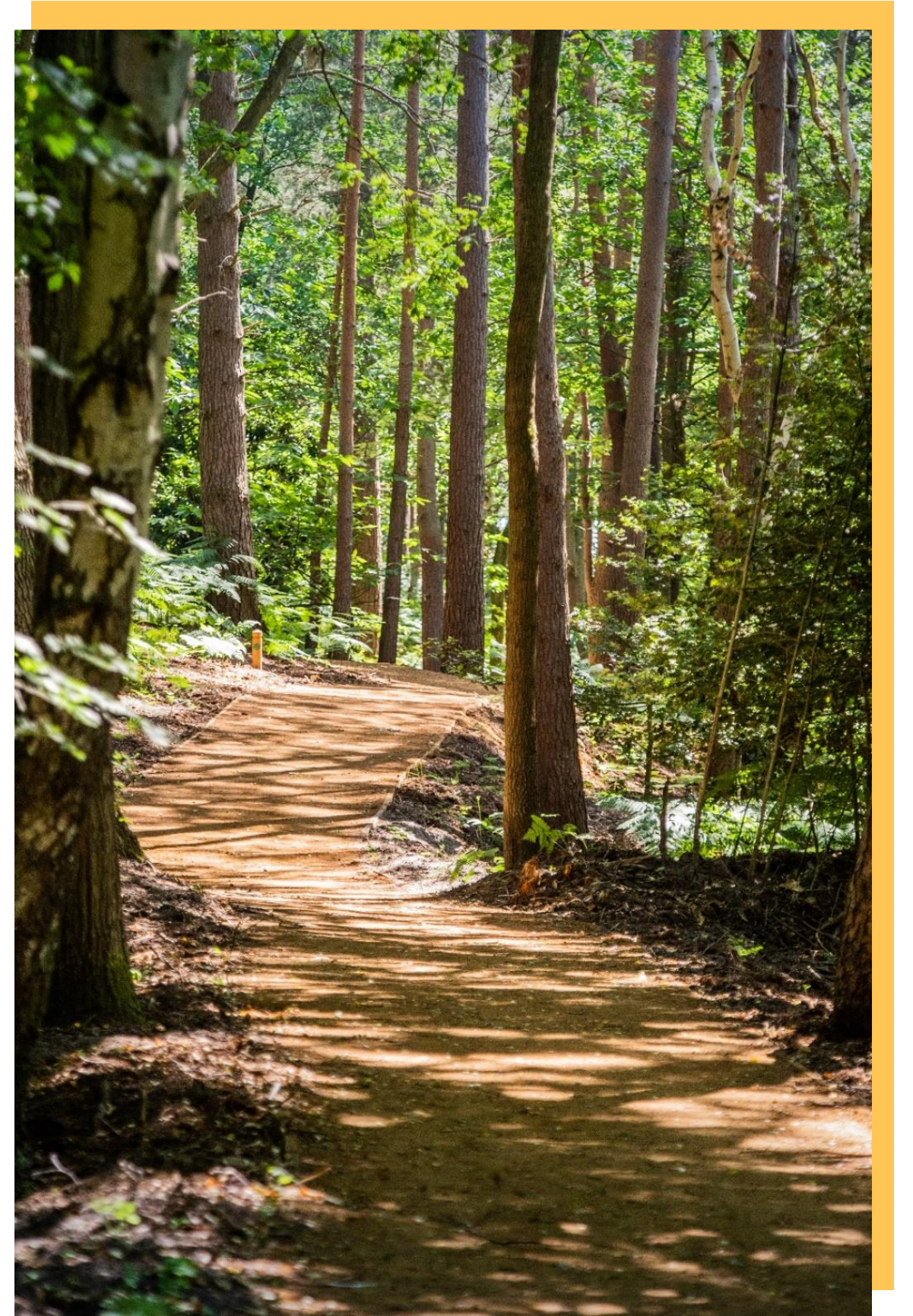
It is anticipated that the Southern SANG and SANGs Link will be offered for adoption to SHBC. The proposals for these areas have been developed in consultation with the Council and are in accordance with SHBC's requirements to ensure the long-term success of the main green infrastructure assets delivered through the development.

Brunswick Road will be offered for adoption to SCC and it has been designed in consultation with them, in accordance with their standards.



# Questions & AOB

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MINDENHURST  
DEEPCUT VILLAGE

