

Surrey Heath Borough Council – Examination Action Point

Matter 8 – Policy HA4 – Update on Mindenhurst

MINDENHURST CURRENT POSITION STATEMENT SEPTEMBER 2025

The redevelopment of the former Princess Royal Barracks now known as Mindenhurst is split into six phases of development, three for infrastructure (odd number phases) and three for housing (even number phases). I attach a copy of the approved phasing plan which indicatively shows the phase boundaries for ease of reference. It is noted that the detailed reserved matters boundaries are slightly different. All phases of development have either full permission via the hybrid permission 12/0546 as amended or subsequent reserved matters approval. I set out below what I understand to be the current position on a phase by phase basis. All development is new build unless otherwise stated.

Phase 1

Mindenhurst Road, Central SANG and Village Green (also includes the Central SANG hut, Green Swale and Green Swathe). Mindenhurst Road is complete. It is now in the maintenance period prior to full adoption by Surrey County Council. The Central SANG is largely complete and open to the public except for a small area between Phases 4a and 6d which is due to be completed and opened shortly and the Central SANG hut which is complete but not yet open. This is envisaged to happen shortly. Developer Skanska on behalf of the Ministry of Defence. Open space envisaged to be transferred to the Land Trust.

Phase 2a

Residential phase for 127 dwellings. Complete and occupied. Developer Vistry Homes.

Phase 2b

Residential phase for 215 dwellings. Complete and occupied. Developer Cala Homes

Phase 3a

The provision of a primary school and nursery. Complete and occupied by Lakeside Nursery and Primary Academy. Developer Skanska on behalf of the Ministry of Defence. Envisaged as a phased development but built as one phase.

Phase 3b

Formal Park. Largely complete, awaiting final streetlighting to be installed and car park to be completed, envisaged by November this year. Developer Skanska on behalf of the Ministry of Defence. Envisaged to be transferred to the Council.

Phase 3c

Public house. Complete and occupied by Hall and Woodhouse as The Frog.

Phase 3d

The former Garrison Church of St Barbara, a Grade II listed building, and the new build church hall. The final internal works to the listed building are underway. Church hall largely complete. Opening of the church hall linked to the completion of the car park under Phase 3b. Developer Skanska on behalf of the Ministry of Defence. Envisaged to be transferred to the Diocese of Guildford.

Phase 3e

To be delivered in conjunction with residential phases 4b and 4c. Developer Taylor Wimpey West London. Some site preparation works being done but envisaged for full construction to start early 2026. To note that SCC as library operation and the local CCG sought financial contributions for the library and medical facility instead of on site provision.

Parcel 4a

Residential phase for 21 dwellings. Completed and occupied. Developer Trivselhus.

Phases 4b and 4c

Residential phases for 123 dwellings. Developer Taylor Wimpey West London. Some site preparation works being done but envisaged for full construction to start early 2026.

Phase 4d

Residential phase for 15 dwellings. Developer Forays Homes. Currently on site doing demolition works prior to construction commencing once demolition complete.

Phase 4e

Residential conversion of former Headquarters Building, a building of merit, for 15 dwellings. Complete and largely occupied. Developer Aquinna Homes

Phase 4f

Residential phase for 20 dwellings. Some site preparation works have taken place with full construction to commence in 2026/2027. Developer Bloor Homes Southern.

Phase 4g

Residential conversion of former Sergeants Mess, a building of merit, for 33 dwellings. Developer Weston Homes. Land sale just about to complete then development will commence. Linked to Phase 4h.

Phase 4h

Residential phase for 37 dwellings. Developer Weston Homes. Land sale just about to complete then development will commence. Linked to Phase 4h.

Phase 4i

Provision of a care home comprising 70 care beds and 20 care suites (Use Class C2). Developer CHD Living. Development envisaged to commence first half of 2026.

Phases 5a, 5b and 5c

The Southern SANG and SANG link. Largely complete, awaiting final drainage works to be signed off, envisaged this autumn. Developer Skanska on behalf of the Ministry of Defence. Envisaged to be transferred to the Land Trust.

Phase 5d

The Sports Hub. Under construction due for completion early 2026. Developer Skanska on behalf of the Ministry of Defence. Envisaged to be transferred to the Council.

Phase 5e

The allotments. Under construction due for completion late 2025. Developer Skanska on behalf of the Ministry of Defence. Envisaged to be transferred to the Council.

Phase 5f

North Alma ANGST. Under construction due for completion late 2025. Developer Skanska on behalf of the Ministry of Defence. Envisaged to be transferred to the Council.

Phase 5g

Blackdown ANGST. Complete but awaiting resolution of matters relating to air raid shelter as a bat hibernaculum, the bat barn and presence of Japanese Knotweed. This area is accessible and is being used by the public. Developer Skanska on behalf of the Ministry of Defence. Envisaged to be transferred to the Council.

Phase 5h

Blackdown Playing Field. Complete, open to the public and in the process of being transferred to the Council (note the Council has operated this public open space for a number of years under lease from the Ministry of Defence)

Phase 5i

The foodstore. Under construction but external works largely complete. Developer Newfoundland Properties Ltd. Due to be handed over to Asda this month for internal fit out. Opening envisaged November/December 2025.

Phase 5j

North Dettingen ANGST. Under construction due for completion late 2025. Developer Skanska on behalf of the Ministry of Defence. Envisaged to be transferred to the Council.

Phase 5k

The Loop Road also known as Bracken Hill. This is largely complete subject to the powering of substations. It is now in the maintenance period prior to full adoption by Surrey County Council.

Phase 6a

Residential phase for 120 dwellings. Construction commenced 2025 by Taylor Wimpey West London.

Phase 6b

Residential phase for 57 dwellings. Construction commenced 2025 by Bloor Homes Southern

Phase 6c

Residential phase for 142 dwellings. Construction commenced 2025 by Bloor Homes Southern

Phase 6d

Residential phase for 237 dwellings. Construction commenced 2025 by Cala Homes (Thames)

Phase 6e

Residential conversion of former Officers Mess, a building of merit, for 33 dwellings. Developer Bourne Homes. In final stages of construction and now being marketed for sale.

