



Phase 3c

DESIGN CODE

Public House

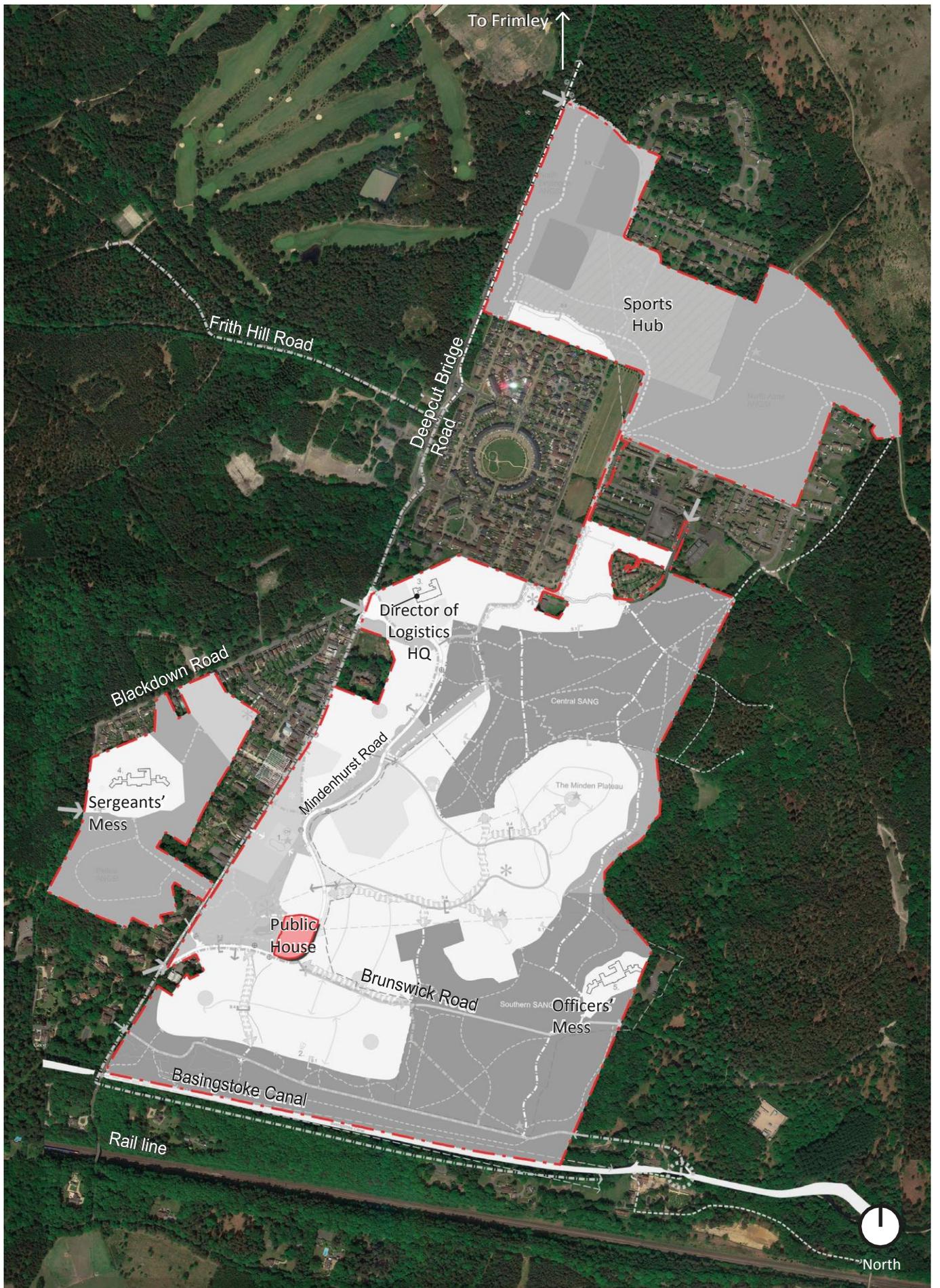


Fig 1 : Plan of the site showing the Mindenhurst site boundary and the location of the Phase 3c Public House.

MINDENHURST, DEEPCUT, SURREY

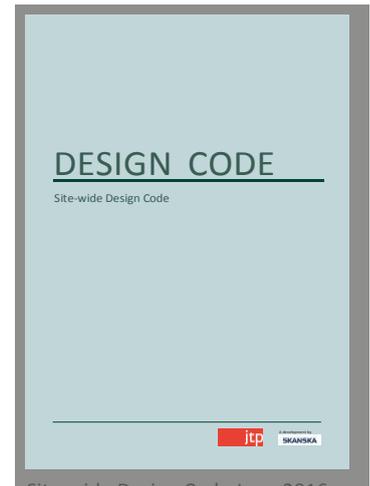
This Design Code has been prepared in response to Condition 3 of the Outline Planning Permission* for redevelopment of the Princess Royal Barracks site at Deepcut, and covers the Public House site.

Condition 3 of the outline planning permission for Mindenhurst required preparation of specific design codes. An overarching Site-wide Design Code was prepared in December 2016 in response to this condition which sets the design principles for this development. The Site-wide Design Code sets out a mandatory framework for Mindenhurst. This Design Code sets out further design fixes relating to the Public House (Class A4).

The Public House site refers to a site of 0.4 hectares in size to include a Public House, servicing and parking, a substation, and outdoor space. The Public House building can be a maximum of 1,000 sq.m. in floor area and include associated staff living accommodation.

This Design Code also covers the secondary pedestrian and cycle route linking the Village Green to Mindenhurst Road which is intended to be delivered at the same time as the pub. This route and the associated landscaping runs along the northern edge of the Public House site, but outside of its demise.

Detailed proposals for this site will be expected to conform to the principles set out in this document. The Reserved Matters Application(s) will also be expected to include a fully completed copy of the Checklist as provided at pages 12-13.



Site-wide Design Code June 2016

LIST OF ABBREVIATIONS

ABBREVIATIONS	DESCRIPTION
ha	Hectare
DAS	Design and Access Statement
SANG	Suitable Alternative Natural Greenspace
SCC	Surrey County Council
SHBC	Surrey Heath Borough Council
SPD	Supplementary Planning Document (specifically, the Deepcut Regulation 19 Supplementary Planning Document)
SWDC	Site-wide Design Code

* Application Reference - 12/0546 (as amended); The original permission has been subject to a Section 73 planning application (18/0619). Further Application drawings and documents can be downloaded from the Mindenhurst website - <http://www.mindenhurst.co.uk>

- Revision F Submission: October 2019
- Revision E Submission: December 2016
- Revision D Submission: December 2016
- Revision C Submission: December 2016
- Revision B Submission: December 2016
- Revision A Submission: November 2016
- Detailed Design Code Phase 1 Southern Residential Submission: October 2016.

PROJECT CODE	00752
CREATED BY	VB / RF / AD
CHECKED BY	GP
ISSUE TYPE	PLANNING REV F
ISSUED ON	29 OCTOBER 2019

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INTRODUCTION

SITE-WIDE REGULATORY PLAN

The Site-wide Regulatory Plan sets out a framework within which this Design Code sits. The plan sets a template of mandatory requirements and design fixes. Where flexibility in the precise positioning of uses, spaces or routes exists the plan indicates this by defining 'indicative' status.

Applicants preparing a Reserved Matters Application should fully familiarize themselves with the Site-wide Design Code and Regulatory Plan in order to understand the design framework within which the Public House site sits.

Attention is also drawn in particular to the following pages of the Site-wide Design Code:

- 30: Land Use – Public House
- 57: Principles for Mixed Use Built Form
- 85: Boundaries to Open Space
- 94: Retail Parking (car and cycle parking)

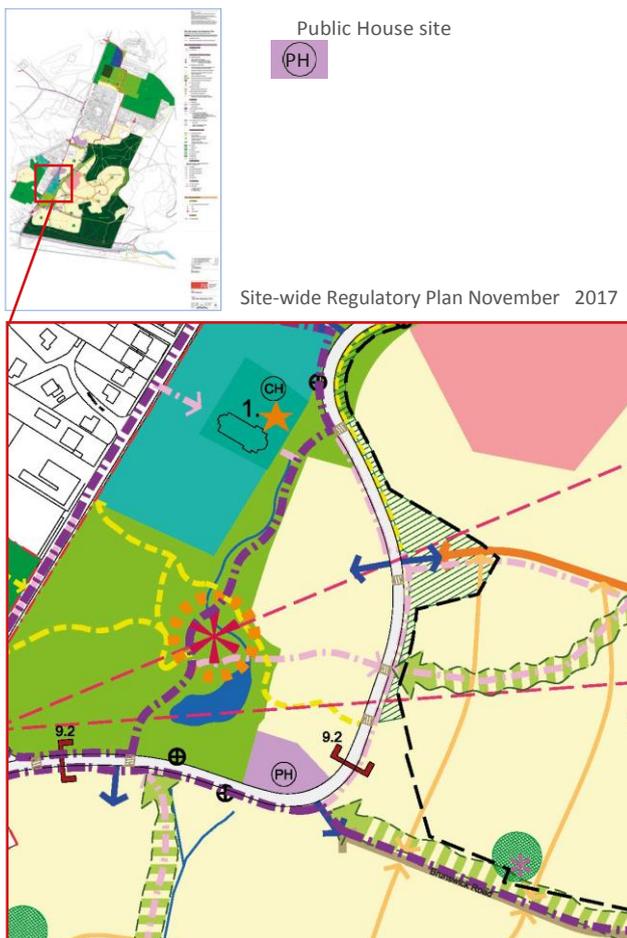
This Detailed Design Code adds further information to the Site-wide Regulatory Plan, setting out design principles relating specifically to the Public House site.

Note that in response to market demand for a Public House site, the size of the site differs slightly from that shown in the Outline Planning Application Material and the approved Site-wide Regulatory Plan (Revision P5, November 2017). The revised site area is 0.4 ha compared to the previous area of 0.12 ha. The Public House location is broadly in compliance with the previously approved drawings and accords with the principles of the SPD and DAS.

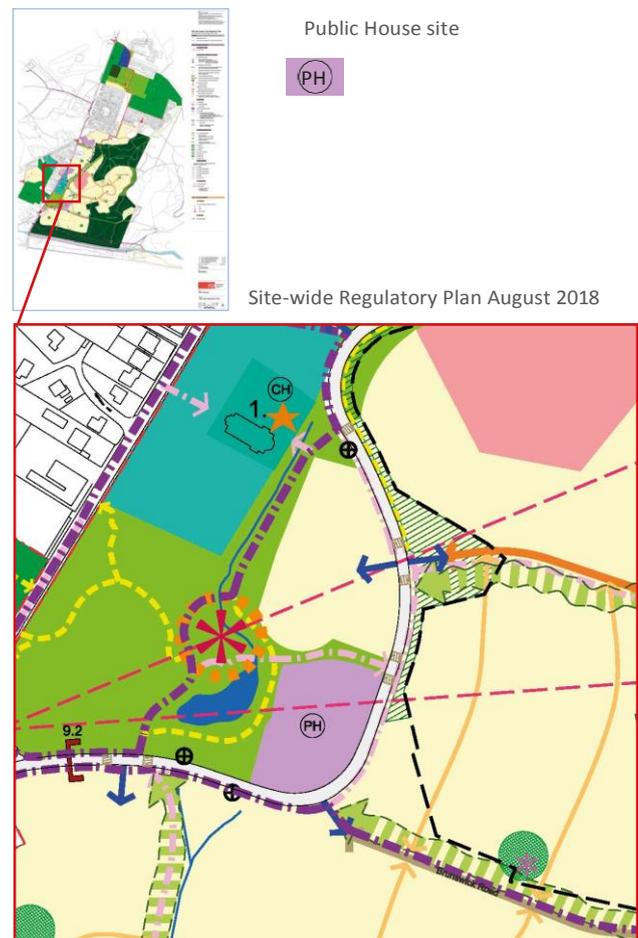
A revised Site-wide Regulatory Plan (Revision P06, August 2018) sets out the updated Public House location. This identifies the importance of the Village Green in the context of the entire site, and locating the Public House adjacent to this to create a focal point for the community in a central location. The relationship with the Village Green and views towards it will influence the location of the Public House.

SITE-WIDE REGULATORY PLAN

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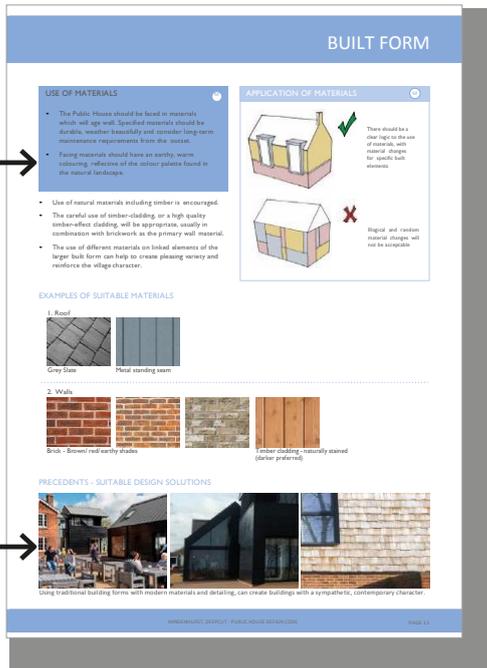
Extract of Site-wide Regulatory Plan November 2017



Extract of Site-wide Regulatory Plan August 2018

HOW TO USE THE CODE

Mandatory design principles



Illustrative precedent images

This Detailed Design Code expands upon the information in the Site-wide Design Code. It sets out design principles relating to the character of the parcel and provides the guiding principles for the Public House, boundary and car parking treatments to which detailed proposals will be expected to refer.

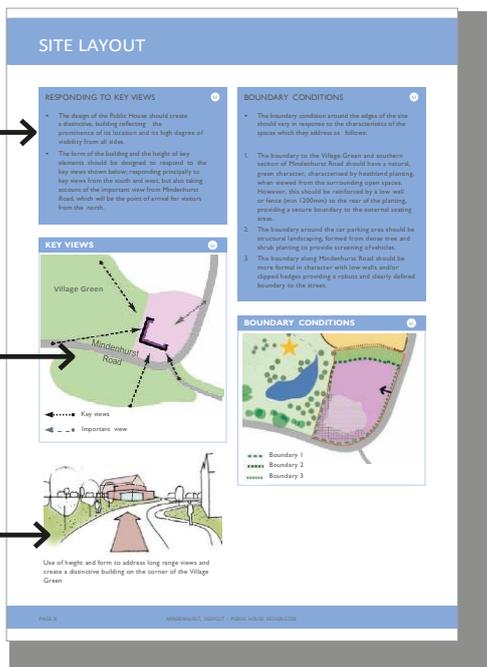
Applicants will be expected to demonstrate that the design and layout of the public house site complies with both the Detailed Regulatory Plan and design principles in this document, or provide design justification as to why they do not. To aid this process, a compliance checklist is provided at the end of this document, and this should be completed and submitted as part of any Reserved Matters Application pertaining to this parcel.

The example page layouts on the left illustrate the way in which key principles, design guidance and precedents are presented in this document. Specifically, they show how to differentiate between information which is mandatory and that which is illustrative and provided for guidance only.

Mandatory design principles

Mandatory illustration

Illustrative diagram



MANDATORY

Example text M

Mandatory design principles

Example text M

Image / drawing

Mandatory design principles/ illustration

DESIGN GUIDANCE

Example text

Image / drawing (not always in box)

Design guidance illustration

Example text

Design guidance

DESIGN VISION

A Prominent Site

The Public House site is located close to the southern entrance into Mindenhurst. It is a prominent site and the building will be highly visible in key views. For this reason it is important that the building both creates a high value sense of arrival and is representative of the quality and character of the wider development.

A Focal Point

The Public House will act as a focal point, drawing the eye through the landscape, and terminating key views from several directions. The design should reflect this prominent location, providing a high quality building with a distinct character - a contemporary village pub. Extensive use of glass will be encouraged, maximizing opportunities for views in and out, and creating interest and activity through the day and into the evening.

Sitting within the Landscape

The site is adjacent to the newly created Village Green, a high-profile location offering the potential for attractive views across this key community space. The Village Green will be used for community events, informal sports and fetes. An area of natural play and a pond create areas of interest and more informal opportunities for social interaction.

The Public House is sited so that it can positively connect with this landscaped space; with opportunities for outdoor seating fronting onto the green and a variety of indoor/outdoor spaces within the building offering attractive views across the green. This will help to activate the space and encourage people to stay and enjoy the outdoors for longer.

Well-designed landscaping and boundary treatments will help to soften the transition between the site and its surroundings while reinforcing the special character of the building. A new pedestrian/cycle link to the north of the site will ensure that the Public House is linked-in to the wider Mindenhurst movement network.



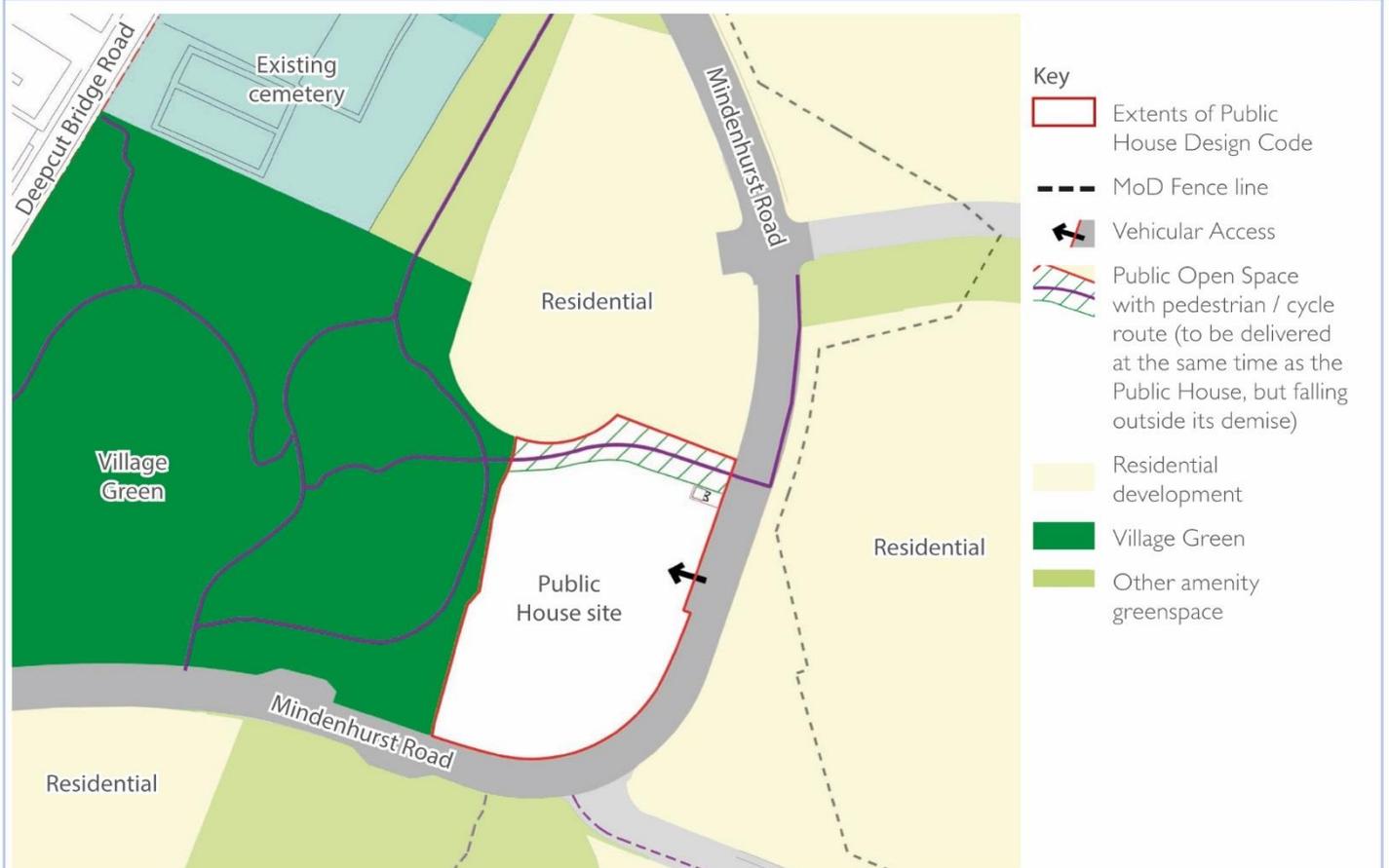
Extensive areas of glazing and large internal volumes create feelings of light and space both inside and out.

ACCESS AND MOVEMENT M

The proposal will comply with the following key principles:

- Vehicular access will be from one access point with due consideration of visibility splays on Mindenhurst Road.
- The site should provide easy access to the wider network of cycle and footways to encourage walking and cycling to and from the Public House (including providing good access to the bus service running along Mindenhurst Road).

LOCATION PLAN M



SITE LAYOUT

URBAN DESIGN PRINCIPLES

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- The building should be located in a prominent location within the site to maximize its visibility from the Village Green and Mindenhurst Road
- The building should be sited to provide positive public realm frontage to the Village Green, Mindenhurst Road and the car park
- In particular, the building will be aligned to optimise aspect onto and across the Village Green
- Designs should achieve appropriate definition of space by clearly distinguishing publicly accessible areas from private/inaccessible areas. Structural landscaping is one way of achieving this.
- The building should be located on the site to minimize the impact on the amenities of future occupiers of the residential phases of the development
- External amenity space should be screened to minimise impact on any emerging residential units.
- Hard landscaped car parking and service areas should be softened visually by planting areas as well as variation in surface materials and colour
- Pedestrian and cycle access should be provided to the nearby public open spaces and surrounding rights of way network.
- Boundary treatments should allow public views into the site and enable the development to respond to the surrounding landscape.

Note: The relative size and position of the building and car park on the plan below are indicative only.

URBAN DESIGN PRINCIPLES PLAN



Key

- Extents of Public House Design Code
- Public House site
- ↗ Vehicular Access
- ↔ Pedestrian and cycle route
- ↔ Green link
- Indicative area of parking (with trees)
- Substation with indicative area of landscaping
- Trees and dense structural planting to screen car park
- Low wall/fence (min 1200mm) with informal heathland planting in front
- Formal hedge/ low wall interspersed with trees
- ▣ Potential for paved/ 'spill-out' area
- 🌳 Village Pond and trees forming part of Village Green design
- ★ Play area in Village Green

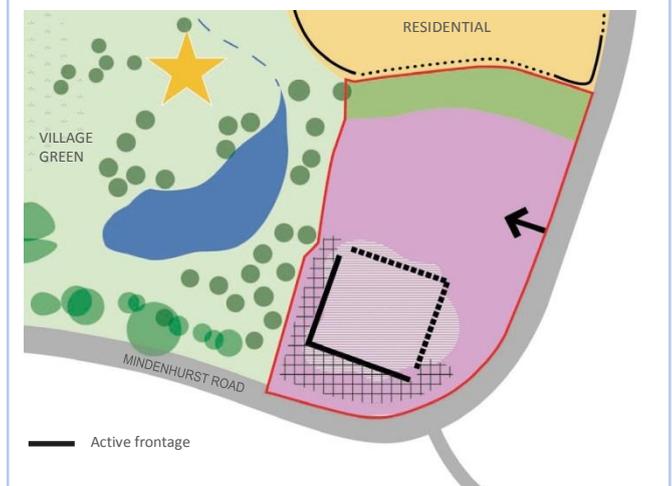
BUILDING FRONTAGES

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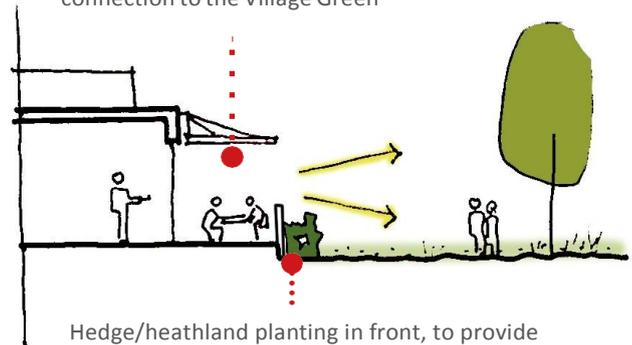
- Due to its prominent location, the building should be designed with frontages on all sides (as shown on the adjacent diagram and described below).
- Key entrances to the building should be located on the street side and/or Village Green side to generate activity.
- Plant rooms and servicing should be well screened from the public realm.
- Active frontages should face towards the Village Green and south towards Mindenhurst Road and the open space beyond it.
- The west and south elevations provide opportunity for large areas of glazing and external seating areas to maximize views onto and across these spaces and optimize the benefits of solar orientation.
- The entrance(s) to the building should be clearly visible and easily accessible from the car parking area(s).
- Any elevation containing servicing elements should still provide a positive attractive frontage

BUILDING FRONTAGES

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Use of glazing and open or semi-enclosed facade to provide visual connection to the Village Green



Hedge/heathland planting in front, to provide clearly defined boundary between the Public House and Village Green

SITE LAYOUT

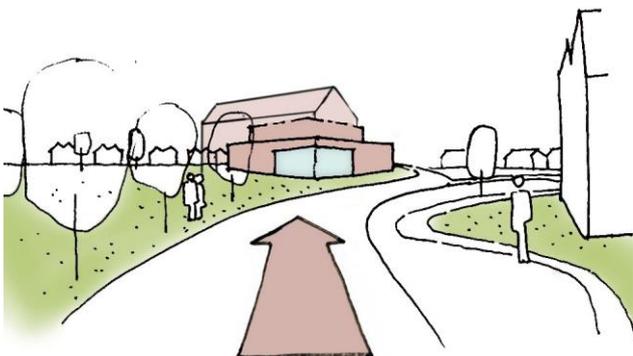
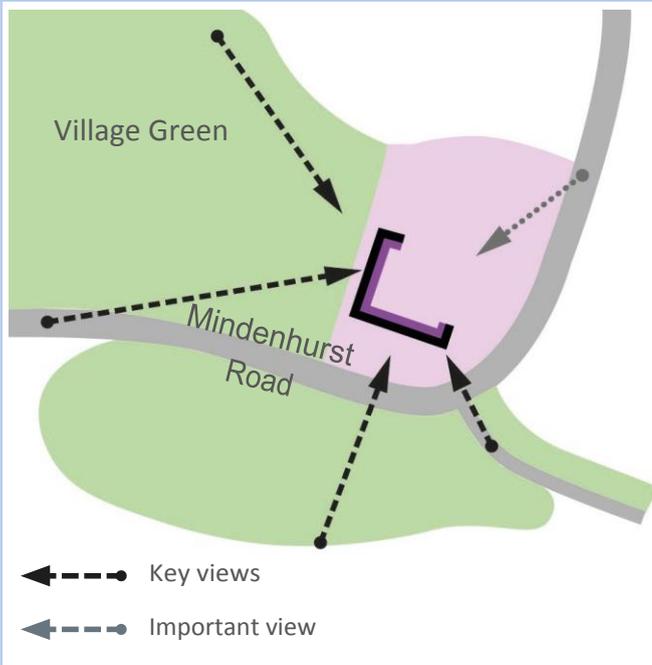
RESPONDING TO KEY VIEWS

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- The design of the Public House should create a distinctive building reflecting the prominence of its location and its high degree of visibility from all sides.
- The form of the building and the height of key elements should be designed to respond to the key views shown below; responding principally to key views from the south and west, but also taking account of the important view from Mindenhurst Road, which will be the point of arrival for visitors from the north.

KEY VIEWS

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Position, scale, height and built form are important to address long range views and create a distinctive building on the corner of the Village Green.

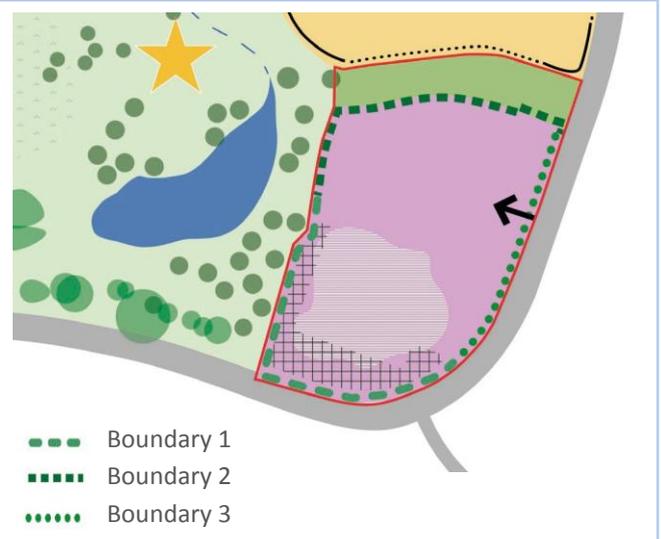
BOUNDARY CONDITIONS

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- The boundary treatment should reflect the use and scale of the building and should vary in response to the characteristics of the spaces which they address as follows:
 1. The boundary to the Village Green and southern section of Mindenhurst Road should have a natural, green character, characterized by heathland planting, when viewed from the surrounding open spaces. However, this should be reinforced by a low wall or fence (min 1200mm) to the rear of the planting, providing a secure boundary to the external seating areas.
 2. The boundary around the car parking area should be a mix of structural landscaping, formed from dense tree and shrub planting to provide screening of vehicles and allow level planting to provide an attractive and safe route.
 3. The boundary along Mindenhurst Road should be more formal in character with low walls and/or clipped hedges providing a robust and clearly defined boundary to the street. Service areas/back of house should be well screened from road frontages.

BOUNDARY CONDITIONS

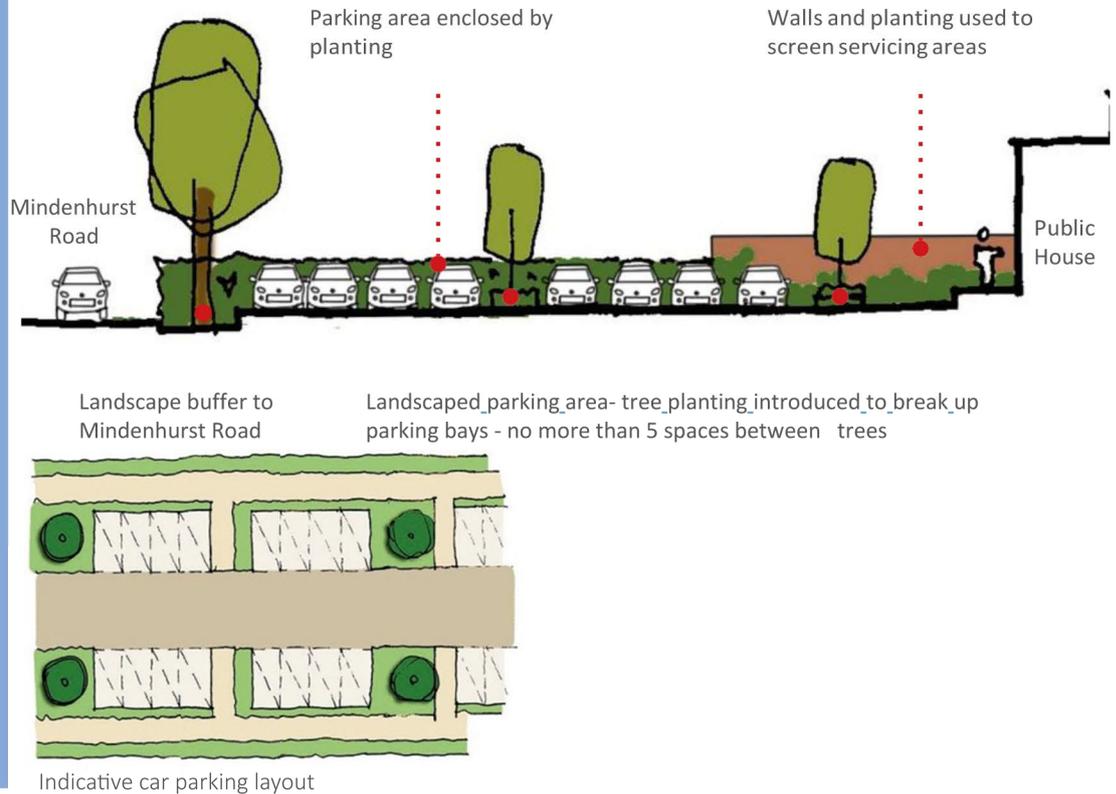
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CAR PARK

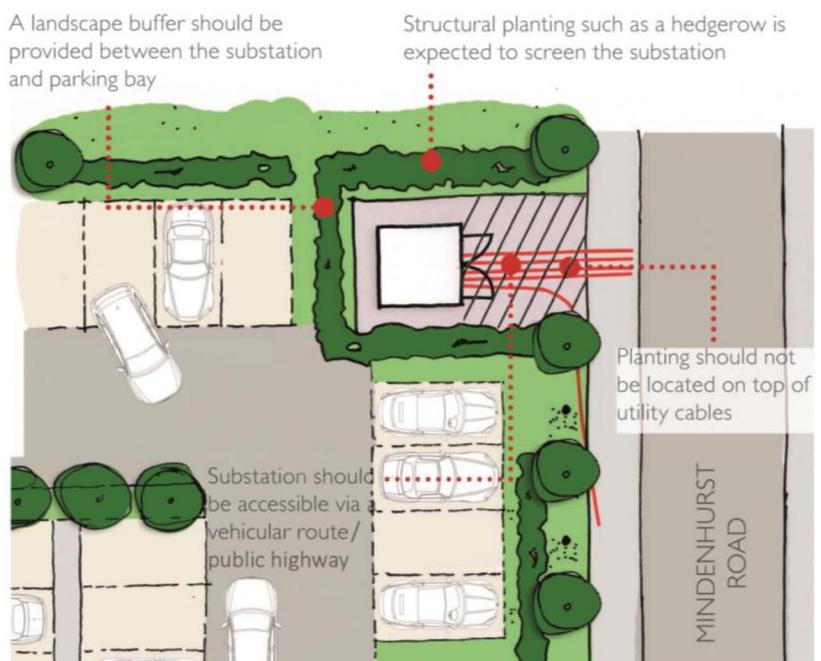
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Reserved Matters Applications will be expected to demonstrate that the proposed car parking and servicing area is proportionate to the size of the public house and will be well screened by structural planting/walls. The landscape strategy for the car park should have consideration for the potential need to provide access for a 34 tonne vehicle to service the



SUBSTATION

- The substation must be easily accessible from Mindenhurst Road and be located on a vehicular accessible route; accessed through the car park, or directly from Mindenhurst Road.
- An area south of the substation compound should be reserved for direct access.
- It will be located to minimise negative impacts on the functioning of the pub car park.
- The car park should be designed so that service vehicles accessing the substation can manoeuvre without obstruction.
- A landscape buffer will be provided between the substation and any adjacent parking bay.



Illustrative sketch

BUILT FORM

BUILT FORM PRINCIPLES

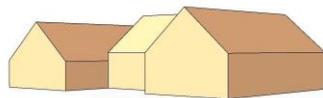
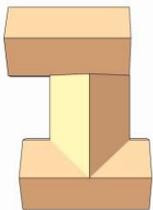


Architectural built form will comply with the principles set out below, ensuring the delivery of an attractive building with a distinct character.

SCALE AND MASSING



- The building should be no more than 2.5 storeys in height - up to 8.5m inclusive of the roof.
- The design of the building should reflect its importance as a focal point next to the Village Green, but still have a human scale appropriate to a village setting.
- Divide the form of the building into a number of smaller, linked elements to reduce the apparent bulk of this large footprint building.



Building form broken into a number of smaller elements

WINDOWS



- Windows should generally be as large as possible to optimise the potential for views out while maximizing access to daylight and sun light internally* (see note below).
- The design should utilise a variety of window sizes to create visual interest, with the size of window appropriate to the uses within.

* Capturing lower level sunlight in colder months may be beneficial in reducing heating requirements within the building, but full consideration should also be given to avoiding summer overheating by the provision of appropriate shading—for example by trees, canopies or other external building features.

ROOFSCAPE AND SILHOUETTE



- The building should have a pitched roof divided into a number of smaller elements, to limit the ridge height and create a more varied and interesting roofline.
- Design the roof to create an attractive silhouette, with chimneys and/or dormer windows used to break-up long stretches of roofline.



Division of the roof into a number of smaller elements and expressed gable ends creates interest and variety.

CELEBRATE ENTRANCES



- Provide active frontage to the public realm and ensure that the main entrance is clearly visible from the street.
 - Provide clear wayfinding from the Village Green, ensure the layout is logical and the building is easily accessible also from the west.
- Shelter from the elements can be provided as part of the overall design in the form of beautiful roofscape/sailing canopies.

HONESTY



- Simple, honest design and natural materials.
- Avoid unnecessarily complicated detailing but demonstrate skillful craftsmanship.
- Keep the palette of materials simple and encourage the use of genuine natural materials.

USE OF MATERIALS

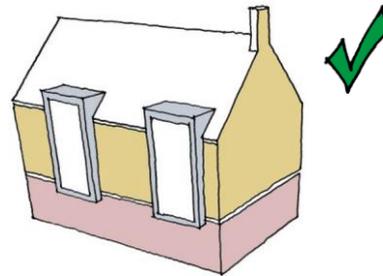
(M)

- The Public House should be faced in materials which will age well. Specified materials should be durable, weather beautifully and consider long-term maintenance requirements from the outset.
- Facing materials should have an earthy, warm colouring, reflective of the colour palette found in the natural landscape.

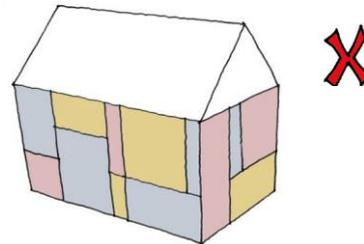
- Use of natural materials including timber is encouraged.
- The careful use of timber-cladding, or a high-quality timber-effect cladding, will be appropriate, usually in combination with brickwork as the primary wall material.
- The use of different materials on linked elements of the larger built form can help to create pleasing variety and reinforce the village character.

APPLICATION OF MATERIALS

(M)



There should be a clear logic to the use of materials, with material changes for specific built elements



Illogical and random material changes will not be acceptable

EXAMPLES OF SUITABLE MATERIALS

1. Roof

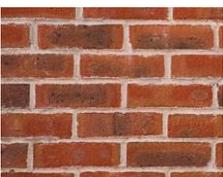


Grey Slate

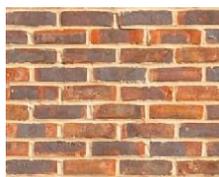


Metal standing seam

2. Walls

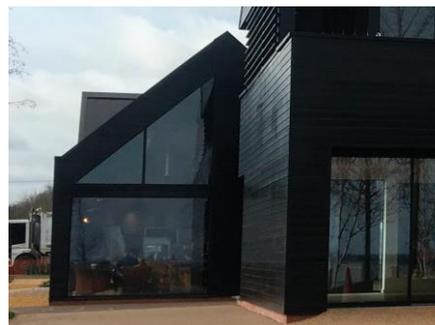


Brick - Brown/ red/ earthy shades



Natural oak timber cladding

PRECEDENTS - SUITABLE DESIGN SOLUTIONS



Using traditional building forms with modern materials and detailing, can create buildings with a sympathetic, contemporary character.

LANDSCAPE

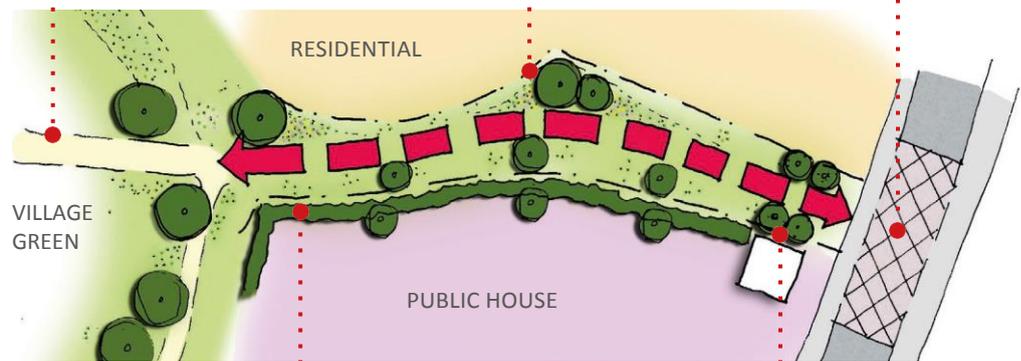
GREEN LINK WITH PEDESTRIAN AND CYCLE ROUTE

Reserved Matters Applications will be expected to provide a 3m surfaced pedestrian and cycle route to the north of the Public House site, connecting the Village Green to Mindenhurst Road.

The pedestrian and cycle route should connect into routes within the Village Green

The landscape design should tie seamlessly with the Village Green

The pedestrian and cycle route should form a coherent part of the design of Mindenhurst Road and the proposed raised table to aid connectivity



A mix of high and low level planting should be provided to delineate the boundary between the 'green link' and the pub car park and provide an attractive and safe route.

Suitable screening of the substation should be incorporated into the landscape strategy

Precedents of pedestrian / cycle route with landscaping providing a natural edge and subtle separation to ensure natural surveillance.



BOUNDARY TREATMENTS

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The following general principles should be adhered to:

- Use methods of enclosure appropriate to the Character Area within which they are located (see Site-wide Design Code).
- Clearly distinguish publicly accessible areas from private/inaccessible areas.
- Provide appropriate levels of safety between green infrastructure areas and vehicular movement routes.
- Prevent uncontrolled/informal car parking within and on the fringes of public green infrastructure.
- Be built and/or planted with robust and durable elements to ensure their longevity.
- Be hedgehog friendly by providing 13cm squared gaps at the base of walls/fencing at suitable spacing.

SOFT LANDSCAPING/ ECOLOGY

A simple mixture of native type planting which gives seasonal colour and interest will be expected. The outdoor spaces surrounding the pub should connect with the wider surrounding landscape.

A linear arrangement is encouraged to reduce the disruption to bats and birds and create feeding corridors for bats. Using native wild cherry will encourage pollinators and is not detrimental to the biodiversity of the landscape. The use of non-native, ornamental planting, especially when placed in a non-linear fashion, is discouraged.

The use of structural planting in the form of hedgerows is encouraged to give a hierarchy between spaces and screen parking areas.

Coppiced and pollarded type trees are encouraged for character and intimate and visual scale linking the surrounding large wooded areas

The Public House sits at the point at which the woodland setting of the Southern SANG and the heathland setting north of Mindenhurst interweave. The planting strategy should therefore reflect this using a simple palette combining shrubs and heathland:

Palette of shrubs (Dogwood, box, spindle and rose) – approximately 40% and herbaceous groundcover (approximately 60% with bulbs).

Heathland species are suitable for open areas, hillsides and embankments, or along pathways. Surrey is surrounded by large swathes of open heathland so it is essential that these species are encouraged to grow at Mindenhurst. Potential species include:

- Common heather (*Calluna vulgaris*)
- Bell heather (*Erica cinerea*)
- Cross-leaved heath (*Erica tetralix*)

HARD LANDSCAPING

The quality, appearance and durability of materials used in surfacing public routes and spaces play a crucial role in the creation of a high quality public realm and a characterful wider environment.

The following materials may be acceptable, subject to appropriate detailing.



Concrete setts / block paving



Permeable keyblock paving



Keyblock paving



Keyblock paving



Tegula paving



Breedon gravel



Bound gravel



Planting along a pedestrian route



Native-style planting

BREEAM

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Reserved Matters Applications for the Public House must demonstrate that the proposed design achieves BREEAM 'very good' certification or such equivalent scheme and standard that shall operate at the time of construction of the building.

INCLUSIVE DESIGN

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Reserved Matters Applications will be expected to demonstrate how they incorporate the principles of inclusive design: Creating places without barriers that involve people in undue effort, separation or special treatment and enable everyone to take part in mainstream activities independently.

In order to deliver an Inclusive Design, particular consideration should be given to the requirements of the following key standards:

[The Approved Document Part M \(Access\)](#)

The proposed development will be designed and built in full accordance with the Building Regulations that set out technical standards for the quality and performance of buildings. Part M (Volumes 1 and 2) of the Building Regulations concerns 'Access' and ensures that the design of buildings does not preclude access for the disabled.

[The Equality Act \(2010\)](#)

The Equality Act replaces the Disability Discrimination Act (DDA) and aims to end the discrimination which many disabled people face; legally protecting people from discrimination in the workplace and in wider society. Any requirements set out in the Act in relation to residential dwellings are already covered by the various sections of the Building Regulations, particularly Part M (Access), but the provisions of the Act are relevant to the commercial elements of the building and the wider public realm.

VEHICULAR & CYCLE PARKING

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Standards for non-residential parking should follow the Surrey County Vehicular and Cycle Parking Guidance (January 2018).

Note: These standards may be reviewed in the future based on changing circumstances and all design proposals should take account of this and ensure that they comply with current standards.

The layout and design of vehicle parking proposals should take account of:

- The type and number of vehicles that are expected to be parked at the site;
- The height, width, length and maneuvering characteristics of those vehicles;
- The need to avoid complicated, or excessive maneuvering and reversing of vehicles, in order to reduce risk of accidents;
- The desirability of providing parking spaces that are sufficiently wide as to avoid the risk of damage from opening doors (The minimum car parking size is 2.4m x 4.8m); and
- The need to produce a design that fits in with, and takes account of, local environmental considerations, and enhances the character and appearance of the local area.

Parking for those with limited mobility should be in addition to the parking standards set out in the Deepcut Regulation 19 Supplementary Planning Document (SPD).

The parking guidance sets out standards for retail uses based on the type of retail and accessibility level. A Public House falls into the A4 (Drinking establishments) Use Class. Car and Cycle parking standards for this use are as follows:

Car Parking - Individual assessment/justification
Cycle Parking - 1 space* per 100m²

*Parking not necessarily required in town centres.

LIGHTING

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Reserved Matters Applications will be expected to demonstrate how the proposed lighting strategy responds to both the specific character of a Village Pub within the setting of the Village Green and the site wide lighting strategy. Lighting should be unobtrusive and low level, while also according with safety and wayfinding standards. It should be specified to ensure that no ecological impacts arise.

The Urbis Schreder Pharos lighting shown on the right is an example of what might be acceptable, but detailed proposals will need to be reviewed and agreed.



WASTE AND RECYCLING

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Reserved Matters Applications will be expected to demonstrate how storage for waste and recycling has been planned into the site layout at an early stage and how it will be adequately screened so that it is not visible from the public realm (including Mindenhurst Road, the Village Green, the Green Link to the north of the site and public footpaths).

The size, location and orientation of waste storage facilities must be carefully considered.

- They must either be integrated within the building or designed as a roofed enclosure and sited unobtrusively.
- They should be discretely placed to avoid visual intrusion and nuisance, whilst ensuring a safe use and collection at all times.
- Facilities should be positioned within close proximity of vehicle collection routes.
- Facilities may be screened by a structure and/or robust planting to minimise their visual impact.

SIGNAGE/ STREET FURNITURE

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Reserved Matters Applications should demonstrate that a carefully considered branding/signage strategy has been developed so as to not dominate the building or the setting. The signage must not have a negative impact on the Village Green and the Mindenhurst Road street scene and should reflect the character of the public open space.

Signage should be sensitively designed and in keeping with the site-wide strategy. A language has already been developed for the Village Green (see examples below) and the Public House signage should not detract from this.

The signage and street furniture will be expected to employ a similar language to that used across the rest of Mindenhurst. An alternative approach may be acceptable where the design has been justified and establishes the Public House as a focal point.



Precedents of signage and street furniture from the site and elsewhere

COMPLIANCE CHECKLIST

The Reserved Matters Application will be expected to include a fully completed copy of the Checklist below. This highlights key requirements of compliance with the Detailed Design Code, and offers columns to be completed by the Applicant and submitted alongside detailed proposals. Where stipulations of the Code have not been met, the

Checklist offers the opportunity to highlight the fact that specifically related design justification has been provided OR to acknowledge that no design justification has been provided. It is envisaged that SHBC will complete their own versions of the Checklist as part of their assessment of the Reserved Matters Application.

		YES	PARTIALLY, with design justification provided	NO, with design justification provided	NO, with no design justification provided	Not applicable
1	Is the vehicular access from one access point with due consideration of visibility splays on Mindenhurst Road?					
2	Does the site provide easy access to the network of cycle and footways surrounding the site to encourage walking and cycling to and from the Public House?					
3	Is the Public House located in a prominent position and does it optimise views onto and across the Village Green?					
4	Does the design clearly distinguish between publicly accessible areas and private/inaccessible areas?					
5	Does the building provide active frontages to the Village Green and Mindenhurst Road, positioning entrances and windows to positively address these spaces?					
6	Have key entrances to the building(s) been placed on the street side / Village Green side to generate activity, with plant rooms and servicing well screened from the public realm?					
7	Does the design create a distinctive building, reflecting the prominence of its location?					
8	Does the form of the building and the height of key elements respond to the key views identified in the SPD?					
9	Do the boundary conditions vary in response to the characteristics of the spaces they address as set out?					
10	Is the proposed car parking and servicing area well screened by trees / walls /structural planting?					

COMPLIANCE CHECKLIST

		YES	PARTIALLY, with design justification provided	NO, with design justification provided	NO, with no design justification provided	Not applicable
11	Has the substation been located on a vehicular accessible route and has a landscape buffer been provided between the substation and any adjacent parking bay?					
12	Does the building design comply with the built form principles set out?					
13	Is the proposed building faced in materials which will age well, and have an earthy, warm colouring?					
14	Has a 3m wide surfaced pedestrian and cycle route been provided north of the Public House site connecting the Village Green to Mindenhurst Road?					
15	Do the proposed boundary treatments comply with the principles set out?					
16	Does the proposed design achieve BREEAM 'very good' certification (or equivalent standard operating at the time of construction)?					
17	Do the proposals incorporate the principles of inclusive design?					
18	Does vehicle and cycle parking provision follow the guidance in Surrey County Vehicular & Cycle Parking Guidance (January 2018)?					
19	Does the lighting strategy respect and respond to the wider strategy across the site? Are the proposals unobtrusive?					
20	Has the waste strategy been designed in from the start and are bins suitably screened with structures and/or robust planting?					
21	Has the signage strategy been designed to ensure there is not a negative impact on the Village Green and the street scene of Mindenhurst Road?					



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