

TRANSFORMING

SHEERWATER

DEAR RESIDENT

NEW YEAR, NEW PLAN FOR SHEERWATER

At the end of last year, councillors approved a new plan for the delivery of a regenerated Sheerwater - a plan which reflects the views of residents and will give you your community back as soon as possible.

Before Christmas, you told us the current consented scheme was too big and too disruptive so instead of starting any new construction phases, we will now begin an extensive programme of property refurbishment starting with the vacant, boarded-up homes, which you also told us, are not nice to live next to and leave you feeling isolated.

We estimate we can turn up to 110 properties back into much needed social housing, paid for using the capital receipts from Red, Yellow and Purple phase land transfers and the disposal of other housing assets within the regeneration area (see pages 2 and 3).

More than 500 people took part in our survey at the end of last year, which tells me that more than a decade on, you're still willing to engage with the council about the future of Sheerwater despite as many of you said, not feeling listened to the first time round.

This council will do everything it can to win back your trust and I hope this new plan for Sheerwater shows that we are listening and that our thinking is very much aligned with yours regarding the future of your home.

I look forward to working with you this year and making Sheerwater a nice place to live in once more, and a place that we can all feel proud of.

Cllr Will Forster

Deputy Leader of Woking Borough Council and Portfolio Holder for the Sheerwater Regeneration Project



Cllr Will Forster

IMPORTANT NOTICE

Sign-up to keep receiving this newsletter

This is the last Transforming Sheerwater newsletter which will be sent directly to households in Sheerwater. To continue receiving a printed copy, please email charterforsheerwater@woking.gov.uk or call **01483 743050** to join our newsletter mailing list. Alternatively, please subscribe to the Transforming Sheerwater e-newsletter at woking.gov.uk/enewsletter to receive regular project updates straight to your inbox.

CONTACT US

📍 woking.gov.uk/sheerwaterenquiry

✉ charterforsheerwater@woking.gov.uk

☎ **01483 743870**



More news and updates at
woking.gov.uk/sheerwater



THE NEW PLAN FOR SHEERWATER

TO DELIVER A REGENERATED SHEERWATER, THE COUNCIL WILL:

1

COMPLETE THE THREE PHASES UNDER CONSTRUCTION

The council has borrowed an additional £57.7m to complete the Red, Copper and Yellow phases currently under construction. The additional borrowing was approved in October 2023 by the government-appointed commissioners in charge of the council's finances enabling work on site to continue.

2

SELL LAND FOR REDEVELOPMENT

The land currently occupied by the blocks of flats along Dartmouth Avenue, Devonshire Avenue, Forsyth Path, Loder Close and Spencer Close will be sold for redevelopment. The council's aspiration is to appoint an agent to start marketing these sites to potential developers in the first half of 2024; for planning applications to be submitted by the end of the year; and for demolition works to commence in 2025.

There is only one block of flats (129 to 139B Devonshire Avenue), which due to its proximity to Broadmere Primary School, is unsuitable for redevelopment and therefore refurbishment is likely to be the only viable option for this building.

KEY

Phases complete or under construction

Copper phase

Purple phase

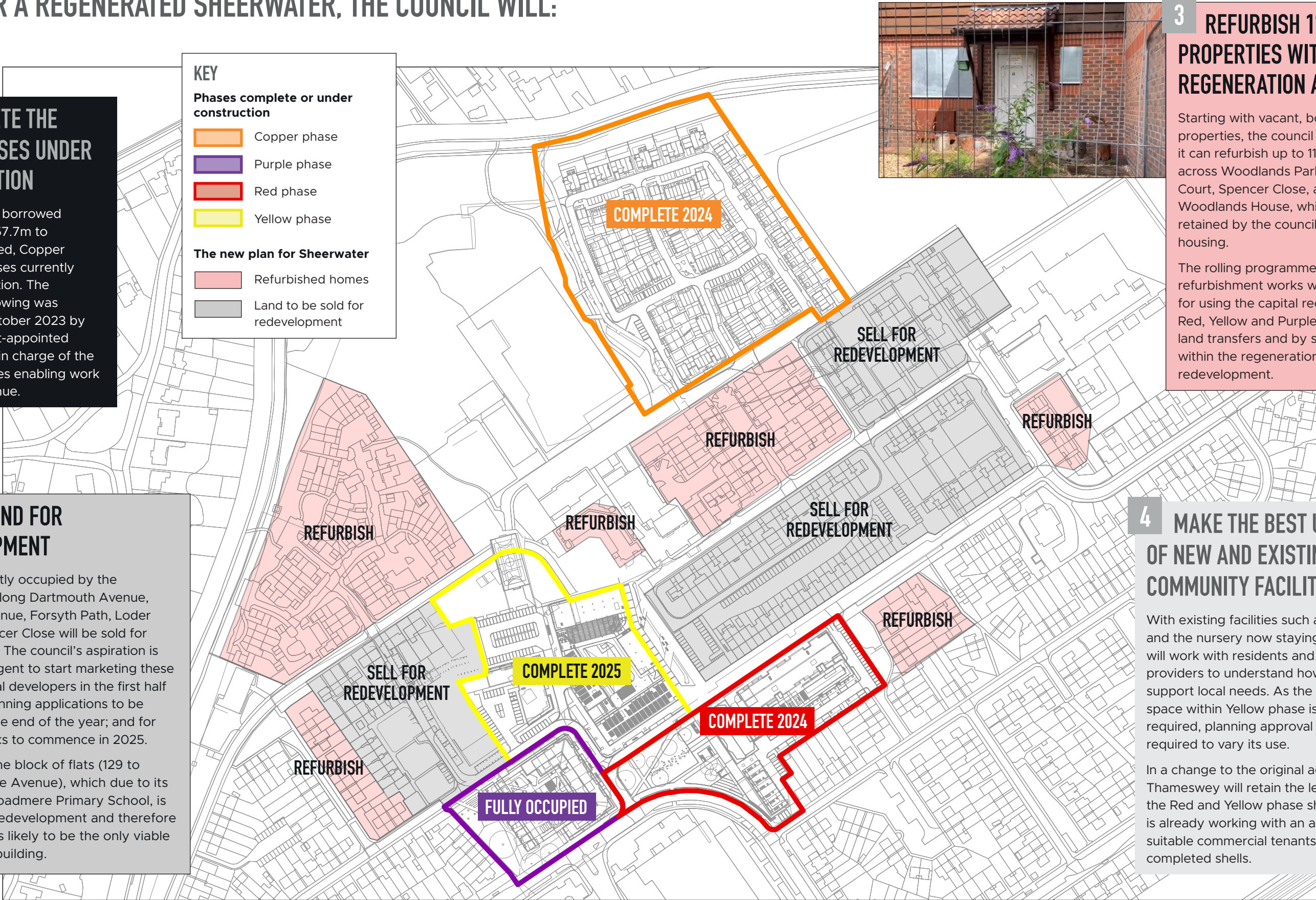
Red phase

Yellow phase

The new plan for Sheerwater

Refurbished homes

Land to be sold for redevelopment



3

REFURBISH 110 PROPERTIES WITHIN THE REGENERATION AREA

Starting with vacant, boarded-up properties, the council estimates it can refurbish up to 110 homes across Woodlands Park, Hennessey Court, Spencer Close, and Woodlands House, which will be retained by the council for social housing.

The rolling programme of refurbishment works will be paid for using the capital receipts from Red, Yellow and Purple phase land transfers and by selling land within the regeneration area for redevelopment.

4

MAKE THE BEST USE OF NEW AND EXISTING COMMUNITY FACILITIES

With existing facilities such as Parkview and the nursery now staying, the council will work with residents and local service providers to understand how best to support local needs. As the community space within Yellow phase is no longer required, planning approval will be required to vary its use.

In a change to the original agreement, Thameswey will retain the leasehold of the Red and Yellow phase shop units and is already working with an agent to find suitable commercial tenants to lease the completed shells.

CONSTRUCTION UPDATE

RED PHASE

The Merchant House apartments and Guild Lodge maisonettes above the retail units are being marketed now for rent. The 68 sheltered housing units in New Woodlands should be ready for occupation by the middle of February.



Merchant House



Inside a Guild Lodge maisonette

Ahead of this, a temporary road scheme is being constructed to raise the height of Dartmouth Avenue to the height of the new development, which was elevated to mitigate the risk of flooding.

The play area, which is currently being maintained by Gilbert Ash, will be formally handed over to the council next month.

Credit: Photos taken by glidethrough.com with post-production and CGI by DCTR.

COPPER PHASE

Copper phase is expected to complete at the end of February 2024. All of the 13 homes available for affordable rent have been allocated and in a change to the original plans, homes will also be available for rent on the open market.

A boat-shaped climbing frame, forest bug springer (1), two-person seesaw, bird's nest swing (2) and a climbing net make up the exciting array of play equipment soon to be installed in the linear park that connects with the canal. A sit-up bench (3), pull-up station, dip bars (4), parallel bars and hurdles will also line the route, combining to make a challenging trim trail.



Scan here to see the latest site images.

Or go to woking.gov.uk/sheerwaterphases

TRANSLATION SERVICES

Do you need help understanding this information?

Czy potrzebujesz pomocy w zrozumieniu tych informacji?

এই তথ্যটা বুঝতে আপনার কি কোনো সাহায্য লাগবে ?

શું તમને આ માહિતીને સમજવામાં સહાયની જરૂર છે ?

کیا آپ کو مدد درکار ہے ان معلومات کو سمجھنے کے لئے ؟

☎ 01483 743869 ✉ wits@woking.gov.uk

YELLOW PHASE



Ground floor retail units with apartments

Construction is progressing well and is scheduled for completion early 2025.

The curtailment of Thamesway's involvement in the regeneration will require some adjustments to the original proposals. For example, as the community space within Yellow phase is no longer required, Thamesway will need to seek planning approval to vary its use. If converted to residential space, a further 19 apartments could be added to the scheme. The dentist facility is however still being progressed to support the return of this service to Sheerwater.

GET READY TO VOTE THIS MAY



On Thursday 2 May 2024, registered voters can vote for a new Police and Crime Commissioner for Surrey, and elect candidates to become members of Woking Borough Council.

For more information, go to woking.gov.uk/elections2024 or call Woking Borough Council's Elections team on **01483 755 855**.