Thameswey Developments Limited has been appointed by Woking Borough Council as their 'preferred developer' and have been asked to bring forward proposals for the delivery of the Sheerwater Regeneration.

Who are we and why does it matter?

Thameswey Developments Limited (TDL) is part of the Thameswey Group, which is wholly owned by Woking Borough Council. We deliver projects on behalf of other parts of the Thameswey Group or the Council. For example, we developed the flood protection scheme, park and community buildings at the Hoe Valley and recently new affordable and open market housing at Rydens Way and Raynes Close. At the moment, we have over 160 apartments being built and more in planning.

Unlike commercial developers, our ownership means we do not need to make a substantial profit and can reinvest any return from our activity into providing more housing and environmental projects. In Sheerwater this means we can invest in substantial community facilities and deliver them early in the development which would not be affordable for a traditional commercial development.

What have we been asked to do?

Thameswey has been asked to take the existing consented Sheerwater Regeneration Scheme, which had been put together by New Vision Homes, and address a number of additional key challenges:

- See if we can increase the amount of quality public open space which is provided by the development
- See if we can increase the total number of homes that the development provides
- See if we can look again at the mix of affordable properties provided by the development to increase the number of smaller homes

> **We can invest in substantial community facilities and deliver them early in the development which would not be affordable for a traditional commercial development.**

Existing Planning Approval

Woking Borough Council granted planning permission for the Sheerwater masterplan on the 27th July 2016. This masterplan was prepared by New Vision Homes and secured consent for the redevelopment of the regeneration area to provide:

- **up to 922 residential units**
- **62 units of specialist residential accommodation**
- **a new community centre/ youth centre**
- **a nursery**
- **a leisure centre**
- **retail units**
- **a health centre**
- **open space**

Full planning consent was granted for the leisure complex and for the new homes proposed on the Athletics Track (Phase 1abc).

The future phases (phase 2, 3 and 4) require detailed planning consent to be obtained. The approved masterplan and associated plans established the massing, the type and the amount of development for these future phases.

The team has been tasked to review the Sheerwater regeneration masterplan and, where possible, increase the amount of open space available and increase the number of homes, particularly smaller-sized affordable homes.

The detailed schemes shown for the future phases today provide much more certainty and greater clarity on how the masterplan could achieve these aspirations. Thameswey Developments Limited intend to submit a planning application for this revised masterplan in Spring 2018. This will be subject to Council agreement.

What is happening now?

The boards and displays around the room today show Thameswey's proposals to date for modifying the consented regeneration scheme and outline what will be in the planning applications we will submit. Please take and complete a feedback form to let us have your views on the proposals.

Any questions?

If you have questions about why the regeneration is proposed, individual personal circumstances, or the Council's Community Charter commitments please contact the Sheerwater Regeneration Housing Support Team at the Council on 01483 743870.