

Sheer House Redevelopment

Good evening,

Thank you for signing up to receive updates about the redevelopment of Sheer House. We are greatly appreciative of the engagement from both the community and local authority so far.

The scheme is being brought forward by Retirement Villages Group (RVG), a specialist provider of homes for later living. We are now close to submitting the minor amendments we wish to make to the outline planning consent. These minor amendments will allow us to realise the full potential of the existing planning consent and bring back to life some of the character of West Byfleet center and add to its character and vitality.

We will continue to use our Facebook page to post updates and engage with the community but please feel free to email us at info@sheerhouseredevelopment.co.uk should you have any questions or comments.

We will send out important updates about the redevelopment via this newsletter which you are free to opt out of at anytime by clicking the unsubscribe button at the bottom of this email.



Details of the minor amendments proposed

Residential use

Retirement Villages Group is a specialist provider of retirement living. In the existing outline planning consent up to 50% of the residential units are allocated for use as retirement living. We propose to change this to 100% retirement living units. This change will enable us to continue to focus on the area in which we have expertise – providing desirable and thriving retirement communities – and more accurately reflect the housing needs of the area.

Height and massing

RVG intends to work within the parameters set out in the outline planning permission.

We will be changing the shape of the building to the north west of the site (closest to Madeira Road) from a 'C' to a 'H' shape in order to improve the relationship between the building and the surrounding area.

Number of homes

The current outline planning consent is for a minimum of 208 units and maximum of 255 mixed-use homes. We are proposing to reduce this to c. 200 retirement living homes. This will enable us to make improvements to the design of the apartments, common areas and amenities.

Public square

Our proposals place an increased emphasis on public amenity, centered around a landscaped public square, which will be easily accessible from the public car park.

Retail and leisure

The retail market was already changing when planning consent was granted in 2017 and those changes have continued and deepened since. We have had many comments and questions about the type of retail facilities there will be, and we keen to ensure the retail space reflects the local demand. We are therefore reducing the overall size of the retail units in order to make them more suitable for small local business owners and to preserve the character of West Byfleet. (If you would like to register your interest, please contact us on our contact details below).

Parking

We will still be providing a minimum of 67 public car parking spaces as included in the existing consent; however, we plan to amend downwards our residential provision to approximately 100 spaces to reflect the reduction in residential units and the focus on retirement living. RVG intends to provide a car club at the site to further reduce the need for individual car ownership. The site is also well served by public transport, with local bus and rail links across Surrey and the wider region.

Basement size

The original plans included deep excavation to create a large basement. We are now proposing to reduce the basement size, which will help mitigate the impact of construction works on the local community.

We value your feedback. Please take our short survey below.

[Take our survey!](#)

Contact us!

Retirement Villages Group has gathered together a multidisciplinary team to help support the redevelopment of Sheer House in West Byfleet.

Public consultation and stakeholder relations are being managed by Keeble Brown Ltd, a specialist communications consultancy. You can contact us directly using the details below.

Or call us on our freephone number: **0800 061 4979**.



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This newsletter has been produced by Keeble Brown on behalf of Retirement Villages Group.

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