



# WOKING BOROUGH COUNCIL (SHEERWATER REGENERATION) COMPULSORY PURCHASE ORDER 2020

The Town and Country Planning Act 1990 and The Local Government (Miscellaneous Provisions) Act 1976 and The Acquisition of Land Act 1981

## COMPULSORY PURCHASE OF LAND IN SHEERWATER

NOTICE is hereby given that Woking Borough Council has made the "Woking Borough Council (Sheerwater Regeneration) Compulsory Purchase Order 2020" under section 226(1)(a) of the Town and Country Planning Act 1990 and section 13 of the Local Government (Miscellaneous Provisions) Act 1976. It is about to submit this order to the Secretary of State for Housing, Communities and Local Government for confirmation and if confirmed, the order will authorise Woking Borough Council to purchase compulsorily the land and new rights described below for the purpose of:-

1. Facilitating the carrying out of development, re-development or improvement on or in relation to the land and the new rights over land, including:-
  - (a) the demolition of 573 residential units, non-residential buildings and sports facilities;
  - (b) the development of up to 1,142 residential units for a mix of open market sale (619) and affordable housing (523, of which 134 will be assisted living units);
  - (c) the development of high quality new homes and public realm;
  - (d) the provision of 134 Units of Assisted Living accommodation within Classes C2 and C3 of the Town and Country Planning (Use Classes) Order 1987 ("**Use Classes Order**");
  - (e) the delivery of a community/youth centre;
  - (f) the delivery of a nursery/children's centre;
  - (g) the delivery of a new leisure centre with enhanced leisure facilities;
  - (h) the development of retail units (to include flexible uses within Classes A1, A2, A3, A4 and/or A5 of the Use Classes Order);
  - (i) the provision of a health centre;
  - (j) landscaping works and the provision of significantly enhanced open space with a multi-use games area and skate park;
  - (k) improvement works in respect of the public realm;
  - (l) stopping up existing highways; and
  - (m) the provision of all necessary and associated infrastructure, drainage, servicing and works
2. Executing works to facilitate the development or use of the land.

A copy of the Order and the accompanying Order Map may be seen by prior appointment at either:-

Civic Offices Gloucester Square, Woking Surrey GU21 6YL, between the hours of 9am and 5pm Monday to Friday, by calling Peter Bryant on 01483 743030; or Parkview Centre for the Community Blackmore Crescent, Sheerwater, Woking GU21 5NZ between the hours of 9am and 3pm Monday to Friday, using telephone number 01483 743974.

In addition, as a result of the extraordinary measures being imposed as a result of the COVID 19 pandemic and the access to public buildings, an online copy of the order and the accompanying map has been made available on the Council's website at the following link:- [www.woking.gov.uk/sheerwatercpo](http://www.woking.gov.uk/sheerwatercpo)

Any objection to the order must be made in writing to the Secretary of State for Housing, Communities and Local Government, Planning Casework Unit, 5 St Philips Place, Colmore Row, Birmingham B3 2PW before 26th November 2020 and should state the title of the order, the grounds of objection and the objector's address and interests in the land.

### DESCRIPTION OF THE LAND AND THE NEW RIGHTS

The Order Land comprises 29.94 hectares of land, residential premises and gardens, commercial premises, open space and woodland within the Maybury and Sheerwater ward, bounded by:-

- Basingstoke Canal to the north
- Bishop David Brown School and its grounds to the west
- Bunyard Drive, Albert Drive, St Michael's Road, Dartmouth Avenue and Devonshire Avenue to the south
- The junction of Blackmore Crescent and Wakehurst Path to the west

The New Rights to be acquired are right of crane oversailing over a number of properties falling outside the Order Land on Albert Drive, St Michael's Road, Devonshire Avenue, Dartmouth Avenue and Broadmere Community Primary School

**Peter Bryant**  
**Director of Legal and Democratic Services**  
**Woking Borough Council**  
**12th October 2020**