Delivery Strategy

1 Sports and Leisure

The new 3G floodlit football pitch (designed to FA Step 5 standards) and improved rugby, football and cricket areas will be the immediate focus and the first signs of construction activity. Following shortly on from this will be the construction of the new Leisure Centre including gym, studios, sports hall, swimming pools, health suites, and the parking zones.

The new Community Leisure Centre and Sports Pitches are to be constructed via access to the land surrounding Bishop David Brown School.

Timings:
3G football pitch:
Spring 2018 – early 2019
Rugby pitch:
Summer 2018 – early 2019
Leisure Centre:
Summer 2018 – Summer 2020
Parking areas:
Spring 2020 –Summer 2020
Football and cricket area:
Autumn 2021 – Spring 2022

2 School / Residential Gateway

A vibrant link to the open spaces and residential areas of the Estate will also encompass elderly living apartments and the opportunity to greatly improve the teaching provision at the school as well as parking and school drop-off points. It is fully understood the positive impact this will have on the school and local community and the intention is to bring this area forward in the construction programme.

Timings:
Summer 2021 – Spring 2022

3 Medium Rise Residential Area

Providing the main residential core to the Estate, the podiums and the adjacent linked open parkland will be constructed in sequence consisting of a mix of mews and apartment living ranging in scale from two to six storeys. It is recognised that new homes and outside living spaces are intrinsically linked to the wellbeing of residents and the construction sequence ensures that when the podium units are ready for occupation the parcel of adjacent park will also be delivered.

Timings:
Summer 2019 – Autumn 2024

4 The New Centre

The local community hub and retail centre will be built around a public square adjacent to the gateway into the estate. The retail space that is being constructed has been designed to satisfy the everyday needs of the local community and complement the other local services.

All community facilities will be located along the neighbourhood spine at the heart of the estate within easy reach of residents. The new health centre, nursery and community hub building will be constructed overlooking the main open space with convenient local parking.

Timings:
Phased completions from Spring 2021 – Spring 2025

5 Recreation and Open Space

Our intention is to construct the wide variety of open spaces as each phase of the residential and town core are constructed. These zones of recreation will range in size and make up, with larger spaces for sports, events and community gatherings, to small intimate pocket parks with places to sit and relax.

As the construction of the parts are handed back to the community the landscape and public realm will grow to create a sense of place within Sheerwater of which residents can take ownership and pride.

All the open space and public realm places that are sequentially released for public use will be ready for use, immediately providing attractive, multi-functional and social spaces incorporating elements such as active and passive play with associated equipment.

Timings:
Released in phases from Spring 2020 – Spring 2024

6 Low Rise Residential

The construction of the low-rise residential units will commence soon after construction of the 3G football pitch is completed. There will be a phased delivery of housing plots offering a spread of market and affordable property delivered in up to eight sub parcels.

All the connecting road networks and public realm connections / footpaths etc will be delivered as each phase is handed over for occupation.

Timings:
Released in phases from early 2019 to Spring 2025