*Press statement on the redevelopment of* ***BROADOAKS, Parvis Road, West Byfleet,*** *issued 9****th June 2015***

Surrey developer The Octagon Group will soon be depositing with Woking Borough Council a detailed planning application for the comprehensive redevelopment of the 35 acre former MOD site Broadoaks situated close to the centre of West Byfleet.

The land, which is classified as a major developed site in greenbelt, was originally sold in 1998 with planning permission granted on appeal in 2000 for a business use. Over a period of several years considerable development of the site occurred including the construction of one of three very large speculative office buildings and car parks before the site went into Administration in 2008. Since then there have been several unsuccessful attempts to find a commercial user to complete the original scheme. Meanwhile the site lies sterile while the existing historic Manor House and Lodges are abandoned and falling into disrepair.

The Octagon proposal is for a low rise, low density, mixed use solution incorporating both private housing and on-site affordable housing, the restoration of the historic buildings and gardens, and a major new community asset, a coeducational independent secondary day school.

The residential content is to be a broad mix of houses and apartments in a range of sizes from 1 to 6 bedrooms and includes terraced, semi- detached and detached properties designed to complement the traditional architectural style of the area. There will be 147 new build and 10 refurbished or converted existing buildings, accommodated over 25 acres.

The extensive open green spaces, woodland and estate roads will be owned and looked after by a new Management Company that itself will be owned by the residents. Each homeowner will acquire a share in the Company when they purchase their property so that the residents will have total control and responsibility for the acres of parkland.

The Affordable Housing consists of 8 cluster homes, all with 3 bedrooms and private gardens, 16 flats with 2 bedrooms and private balconies, and 8 single bedroom flats. Octagon is working with Paragon Housing Association and it is intended to offer 50% for shared ownership and 50% available for rent. A parking space for every unit is provided as well cycle stores and communal open spaces. The Affordable Housing will not be subject to Estate Management charges.

The School is to be owned and operated by United Learning, one of the largest charities in the UK and an established provider of the highest quality education to children and young people across the country, having some 53 schools across the state and independent sector. Within the locality they operate Surbiton and Guildford High Schools.

It will occupy the 107,000 sq ft commercial building previously constructed under the approved plans and substantially finished by 2008, with new car parks and play areas extending across 10 acres. It is targeted to open in September 2019 and is not expected to be fully occupied for several more years, but will then accommodate about 900 pupils in years 7 to13.

There is to be a public exhibition of the development in The Cornerstone Centre, St John’s Church, Camphill Road, West Byfleet KT14 6EH on **Friday 19th June 2015 from 2.00pm to 8.30pm** where there will be an opportunity for local residents to view the proposals and for their thoughts and comments to be recorded for consideration.

***Contacts for further information***

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