



Sheer House Redevelopment

Guide to Planning Documents

PLAN/2021/0059

Design and layout		
Query	File Name	Page No.
1. Where can I find accurate, detailed images (CGIs) of the new development?	Design and Access Statement prepared by PRP	Pg. 82-86
2. Can I see how the new development will fit in with the character of West Byfleet?	Townscape and Visual Impact Assessment Addendum prepared by RPS	Pg. 8 - 23
3. Can I see the results of any daylight/shadowing study for the public square?	Scheme Daylight, Sunlight and Overshadowing prepared by Avison Young	Pg. 7
4. Where are the drawings showing the plans for each floor of each building?	Drawing References: BA9010-2011 (Basement Plan) BA9010-2012 (Lower Ground Floor Plan) BA9010-2013 (Ground Floor Plan) BA9010-2014 (Upper Ground Floor) BA9010-2015 (First Floor Plan) BA9010-2016 (Second Floor Plan) BA9010-2017 (Third Floor Plan) BA9010-2018 (Fourth Floor Plan) BA9010-2019 (Fifth Floor Plan) BA9010-2020 (Sixth Floor Plan)	
5. How can I check that the new buildings do not extend beyond the boundary?	Design and Access Statement prepared by PRP	Pg. 92
Transport and parking		
6. Where can I find information about the proposed car parking arrangements?	Design and Access Statement prepared by PRP	Pg. 104
7. Can I see any proposed changes to traffic flow plans?	Transport Assessment prepared by TTP Consulting	
8. Can I see how you have calculated the number of parking spaces designated for the retirement community?	Transport Assessment prepared by TTP Consulting The final details of the allocation of car parking spaces will be agreed through details submitted to discharge condition 29 of the Outline Permission.	Pg. 3 and Appendices
9. Where can I find more information about the public car park?	Transport Assessment prepared by TTP Consulting	Pg. 3 and Appendices
10. Where can I find information about the proposed cycling facilities and the integration of the development with existing and proposed cycle routes?	Transport Assessment prepared by TTP Consulting	Pg. 4
Public realm, landscape and green spaces		
11. Where can I find out the number of trees that will be removed?	Landscaping Statement and External Lighting Strategy prepared by PRP	Pg. 35
12. Where can I find out more information about the new trees, e.g. species, maturity, etc?	Landscaping Statement and External Lighting Strategy prepared by PRP	Pg. 35
13. Where can I find out what kind of plants and shrubs will you be planting?	Landscaping Statement and External Lighting Strategy prepared by PRP	Pg. 36

14. Where is your sustainability strategy?	Energy and Sustainability Statement prepared by Hoare Lea (Link to Part 2/2)	
15. How can I find out about public safety and security in the public realm areas?	Landscaping Statement and External Lighting Strategy prepared by PRP	Pg. 65
16. Where can I find out what facilities there will be for all ages of people in the community?	Design and Access Statement prepared by PRP	
17. Can I see some examples of street lighting and your proposals for illuminating the public spaces?	Landscaping Statement and External Lighting Strategy prepared by PRP	Pg. 64
Retail and leisure		
18. Can I see how much retail space will be provided?	Planning Statement	Pg. 17
19. Where is your strategy for attracting different types of retailers to the new development?	Planning Commentary prepared by Forty Group	Appendix 1 of Planning Statement
20. Where can I see designs for the retail units?	Design and Access Statement prepared by PRP	Pg. 56
Demolition and construction		
21. Can I find out any information about the methods you will use for demolition and construction?	This will be included in a Construction and Environmental Management Plan (CEMP) which will be submitted to the council after the Reserved Matters application.	N/A
22. Where can I find out when the current car park and library will close?	The project team is working closely with both Surrey County Council and Woking Borough Council. We will provide updates via our website and social media channels in due course.	N/A
23. Do you know when demolition will start, and when the project will be fully completed?	We expect demolition to start in the first half of 2021, with completion expected in 2024. Please note these timescales are indicative and subject to change.	N/A
24. Can I find out how you will manage disruption during the demolition and construction process?	This will be included in a Construction and Environmental Management Plan (CEMP) which will be submitted to the council after the Reserved Matters application.	N/A