

## SHEER HOUSE

### DECEMBER 2020 NEWSLETTER

The latest planning application was approved on 8<sup>th</sup> December.

This did not significantly change the size, height or mass of the previous plans, but did change the mix of space. The Community Use space was increased, but the retail element was reduced. The new plans include facilities for RVG residents, which should be accessible to the public. The applicant has produced an illustrative plan of these facilities which can be found on the forum website at <https://pyrfordforum.org/>

Full details of the approved planning application can be found at <https://caps.woking.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QGRB44RUIVH00>

The next RVG online public meeting is on Wednesday 16<sup>th</sup> December from 6-7pm. The sign-up link is here <https://bit.ly/3fqnWJp>

### NEWSLETTER BACKGROUND

The Section 73 changes requested were agreed at the 8th December 2020 Planning Committee.

This did not significantly change the size, height or mass of the previous plans but did change the mix of space.

The two tables below show the before & after space parameters.

#### Original Approved Outline Planning Application (PLAN/2017/0128)

Land Use	Minimum Parameter (sq.m)	Maximum Parameter (sq.m)
Residential (C3) (*)	16,700 (or 208 units)	20,500 (or 255 units)
Retirement / Extra Care (C2/C3 Use)	0	10,250 (**)
Retail / Restaurants (A1 – A5 Uses)	3,000	5,000
Commercial (B1(a))	145	2,000
Community Use (D1)	200	300
Basement	6,000	8,000
Total floorspace (excluding basement)	20,045	27,800
Car Parking (no. of spaces) (***)	190 spaces	247 spaces

#### Please Note

All areas GIA

(\*) Doesn't include ancillary residential spaces at basement level

(\*\*) Could only be brought forward if residential (C3) parameter is reduced

(\*\*\*) Car parking to be provided in basement. Listed spaces include re-provision of existing surface public parking spaces

Revised Approved Outline Planning Application (PLAN/2020/0801)

Land Use	Minimum Parameter (sq.m)	Maximum Parameter (sq.m)
C2 - accommodation GIA	17,000 (180 units)(*)	20,500 (220 units)
C2 - shared amenities and back of house GIA	900	1,400
Retail, Food and Drink, (Use Class E), Drinking Establishments and Hot food Takeaway (Sui Generis)	1,500	3,000
Community Facility (Use Class F.1\F.2), Public toilet	330	430
Subtotal floor space excluding parking GIA	19,730	25,330
Parking (public and private)	157 (incl. min 67 public spaces)	200 spaces
Total floor space including parking, all floors including basement GIA	23,730	33,330
Basement area (included within the above total, providing parking, amenity and back of house) GIA	2,000	4,500

Please Note

All areas GIA

(\*) Does not include ancillary residential spaces at basement level.

The outcome was the Community Use space was increased but the public retail element was reduced but this excludes the residential facilities that have been added which the applicant intends to make accessible to the public.

The applicant has produced an illustrative plan of these facilities which can be found against 8<sup>th</sup> December at <https://caps.woking.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QGRB44RUIVH00>