

# TRANSFORMING SHEERWATER

## DEAR RESIDENT



### I look forward to ensuring this project continues to progress

Since its inception, the Sheerwater Regeneration Project has benefited from cross-party support, and as a member of Woking Borough Council's new Liberal Democrat leadership team, overseeing the borough's major developments, I look forward to ensuring this project continues to progress.

As a former member of the council's Overview and Scrutiny Committee, and now a member of the Sheerwater Regeneration Delivery and Oversight Panel, I have had the opportunity to feed into the project plans, so it was a real pleasure to visit Sheerwater in June to receive an in-depth briefing from Thameswey and its building contractors.

It was good to hear that despite global pressures, such as shortages in supply and labour, and rising costs, the project is still on target and still able to fulfil its commitments to Sheerwater residents.

The provision of community facilities and infrastructure improvements in the early phases of the project is something I'm keen to see continued, and in this vein, I was delighted to support the £1.85m refurbishment of St Michael's Church at the council's June Executive Committee meeting.

The transformation of St Michael's into a new community hub, combined with the new health and wellbeing centre included in Yellow phase, will ensure there is no loss of community facilities when Parkview is demolished in 2024. You can read more about this on page 2.

The council is taking a new approach to community development, which is to build on and support what is already strong in the community, and work alongside all those who have a role in the future wellbeing of

Sheerwater. We see this as key to achieving real and sustained change.

When I served as the Mayor of Woking in 2018/19, I spent a lot of time in Sheerwater. I got to know both St Michael's and Bishop David Brown School well, and I even had the honour of opening the community gardens on Dartmouth Avenue!

St Michael's is a tremendous asset in Sheerwater, doing great work to care for and bring the community together. This is why we will transform the church's facilities, which it will manage, and make available to others under a community-use agreement with the council.

As well as high-quality development, thriving communities are built on participation and engagement. In the Community News section of this newsletter, you can find out about ways in which you can become more actively involved including completing our wellbeing survey, downloading a new app called Tribe to connect with others locally, or joining the Sheerwater Together residents' group.

I wish you all a happy and healthy summer, and I hope you have a great time at Mela in the Park.

**Cllr Will Forster**  
Deputy Leader

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More news and updates at [woking.gov.uk/sheerwater](https://woking.gov.uk/sheerwater)

NEWS IN BRIEF



St Michael's Church

ST MICHAEL'S TO BECOME A COMMUNITY HUB FOR SHEERWATER

St Michael's church is set to be transformed into a brand new, multi-use community hub.

The £1.85m investment, approved by the council's Executive Committee in June will fund the refurbishment and extension of the existing church building on Dartmouth Avenue, and provide a new home for the Maybury and Sheerwater Community Trust (MASCOT).

The plans being discussed between St Michael's and Thameswey include the provision of a hall for hire, a one-to-one meeting space, a training room, and a café area. The new facilities will be accessible and made available to the public through a community-use agreement between the council and St Michael's, who will manage the hub.

Exterior improvements include the development of a community garden, designed and match-funded by RHS Wisley, creating a high quality retreat for the purposes of wellbeing, and adding to the biodiversity of the area.

Speaking about the plans, Rev. Gillaine Holland from St Michael's said: "We've been working with the council for some time to understand the needs of the community and explore ways St Michael's can help to address them in partnership with the many wonderful voluntary organisations here. We're excited to have agreed a way forward and to be playing a pivotal role in the development of a new community hub for Sheerwater."

The partnership with St Michael's will ensure Sheerwater residents still have access to high quality community facilities after Parkview Centre for the Community is demolished in 2024 - in addition to the new health and wellbeing centre included in the yellow phase plans.

COMPULSORY PURCHASE ORDER (CPO) UPDATE

The Sheerwater Compulsory Purchase Order (CPO) has been confirmed by the Secretary of State. This gives the council the legal right to obtain any remaining land or property interests within the Sheerwater regeneration area without the consent of the owner.

The council has taken possession of a parcel of land in St Michael's Road required for red phase and general vesting declarations (GVD) are being prepared for the remaining privately owned properties needed to bring forward the development. The property titles, together with the right to possession of the land concerned will pass to the council on the vesting date.

For more information visit [woking.gov.uk/sheerwatercpo](http://woking.gov.uk/sheerwatercpo)

10 step process for obtaining CPO powers



VALUABLE WORK EXPERIENCE FOR SCHOOL AND COLLEGE STUDENTS

Copper phase contractor, Lifebuild, continues to promote careers in the construction industry, and in June, gave two students from Bishop David Brown School the opportunity to experience working on site.

Max, aged 14 from Byfleet (pictured), comes from a family of bricklayers and roofers, and has started to develop an in interest in electrics and plumbing. Speaking about his weeklong placement with Lifebuild, Max said: "I've enjoyed seeing everything that happens on site first-hand, and there are more trades and job roles than I thought. There's a lot of choice available to me."

When asked about how the experience will influence his future studies, Max said: "I'm probably going to go to college to do an electrical or bricklaying course, and then hopefully an apprenticeship."

Mrs Eljamaly, Careers Lead and IAG Coordinator at Bishop David Brown School, said: "Work experience is extremely valuable for students. Not only does it give them a real insight into the world of work, it gives them focus going into Year 11 and can assist with making post 16 choices.

"It was very tough for our students looking for work experience this year. Many businesses are still working from home and many shops, retailers, and cafés are not offering placements as much as they used to pre-covid. Despite all of this, our students showed how resilient they are, and all students secured a work placement.

"This is the first time in two years that we've been able to offer our students work experience and we are hugely grateful to Lifebuild for providing two exciting and inspiring placements."

Through skills and training provider, CoTrain, Lifebuild has also recently taken on an apprentice to assist with document control for Copper phase. 17 year old Aaron from Godalming (pictured), is four months in to his 18-month placement, which as well as providing paid employment, will provide



From left to right: Copper phase project manager, Jonathan Sacree; work experience student, Max; and site manager, Paul Maharg



Apprentice, Aaron

Aaron with a BTEC Entry Level 3 Award in Business Administration.

If you're looking for local opportunities, visit the MASCOT Hub on Dartmouth Avenue or search online at [wokingworks.com/jobs](http://wokingworks.com/jobs). If you could offer a work experience opportunity next June (2023) to a Bishop David Brown School student, please contact Mrs Eljamaly on **01932 349696** or email [bdbb@bdb.surrey.sch.uk](mailto:bdbb@bdb.surrey.sch.uk)



SIGN-UP TO RECEIVE SHEERWATER NEWS VIA EMAIL

To provide residents with more timely project updates and local news, we're introducing an e-newsletter. Go to [woking.gov.uk/sheerwater](http://woking.gov.uk/sheerwater) to sign-up.



# SHEERWATER REGENERATION DELIVERY AND OVERSIGHT PANEL

The council's Delivery and Oversight Panel comprises seven elected members representing all political groups on the council based on proportionality. The role of the panel is to receive project updates, ask questions and raise resident concerns.

Members are appointed annually in May. Canalside councillors, who are not members of the Delivery and Oversight Panel, can attend and contribute to the panel but cannot vote. Other observers may also be invited to attend panel meetings.

## Panel membership:

- Cllr Ali (Lab)
- Cllr Boote (Ind)
- Cllr Dorsett (Cons)
- Cllr Forster (Lib Dem)
- Cllr Johnson (Lib Dem)
- Cllr Lyons (Lib Dem)
- Cllr Whitehand (Cons)

## Observers:

- Cllr M Aziz (Lab)
- Cllr M Raja (Lab)
- Cllr Riasat Khan (Con),  
Surrey County Councillor  
for Woking North division



## MAST REMOVED

In June, the EE and Three UK mobile phone mast within the Copper phase site was taken down. The 18m tall mast was dismantled into three sections, which were lowered to the ground by a crane and removed from site via a temporary trackway.

# CANALSIDE DEVELOPMENT NEWS

## PURPLE PHASE: RAINWATER GARDENS AND PERMEABLE PARKING

All of the surrounding ground works are now complete including the creation of 255sqm of public and private rainwater gardens, and eight permeable on-street parking bays outside of Murray Place. These features are an essential part of the new development's sustainable drainage system (SuDS). SuDS are designed to both manage the flood and pollution risks resulting from urban runoff and to contribute wherever possible to environmental enhancement and place making.

The permeable parking bays discharge rainwater direct to the storm water sewers via new connections, and the rainwater gardens collect rainwater runoff in shallow depressions with underground storage. They allow the water to infiltrate the ground, which can take up to 48 hours, and are planted with a mix of water and drought resistant plants.



Permeable parking



Rainwater garden



# RED PHASE: CENTRAL SQUARE PLAY EQUIPMENT AGREED

Gilbert-Ash has made significant progress on site. The main apartment block and maisonettes are the most advanced with glazing works well underway and internal fit out started.

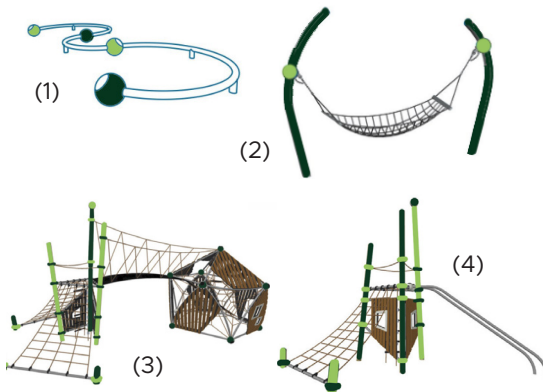


Main apartment block and maisonettes

The façades are being applied to the mews houses and sheltered housing block, and the play equipment for the development's Central Square has been agreed.

Included in the range of challenging multi-play equipment that will be provided is a balance beam (1), hammock swing (2), rope bridge (3), two banister slides (4) and a number of rope nets.

The choice of colours and natural materials will complement the decorative safety surface to form an attractive play area that adds to the aesthetic of the open space.



# COPPER PHASE: LATEST DRONE IMAGES

Lifebuild, the main Copper phase contractor, has divided the site in to seven build areas and as the drone images below show, work is underway in areas one to five.

Area one, which comprises eight semi-detached properties, will be handed over to Thamesway in November 2022, who will fit out plot 92 (furthest east, by Spencer Close) as the show home.

The new internal road network and drainage across the site has been completed. At present Lifebuild is halfway through the off-site drainage works crossing Devonshire Avenue, which will connect Copper phase homes

to the main sewer and service connections.

Lifebuild's Project Manager, Jonathan Sacree, said: "Everything is generally going to plan. We're are still having many challenges relating to procurement of materials specifically bricks and roof tiles. We have had a number of supply issues relating to bricks which have meant obtaining approval from the council's Planning team. The Copper phase site is really taking shape now and we look forward to delivering the first set of plots over to Thamesway later this year."



Site plan



Latest drone images



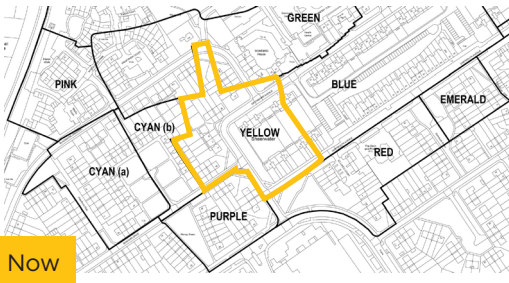
YELLOW PHASE: GILBERT ASH APPOINTED

Thameswey has appointed Gilbert-Ash as its build partner for Yellow phase. Gilbert-Ash successfully delivered Purple phase on time and is making good progress with Red phase (see update on page 5).

Yellow phase includes 125 apartments built around a podium deck, a further standalone five storey block of 43 apartments, all of which will be affordable, a 965m<sup>2</sup> nursery, 828m<sup>2</sup> community space, 852m<sup>2</sup> retail shell and 236m<sup>2</sup> health centre.

Works also include creating public roads, paths, extensive landscaping and public realm development.

Ahead of these works starting, the site, which takes in parts of Dartmouth Avenue, Devonshire Avenue, Bunyard Drive and Blackmore Crescent, has been secured with partial hoarding. Empty properties have had their utilities disconnected and their interiors soft stripped of all non-structural elements ready for demolition.



Now



After



Yellow phase hoardings

COMMERCIAL UPDATE

LEASE AGREEMENTS REACHED

Sheerwater Glass and four other businesses within the regeneration area will be giving up their existing premises and moving into the Red phase commercial units on a permanent or interim basis (while waiting for the larger Yellow phase units to be built).

The Red phase commercial units are expected to be handed over in September 2022 and retailers will have six months to fit out their new premises before their existing leases come to an end.

Sheerwater Glass has occupied its premises on Dartmouth Avenue for fifty years. Mark McCluggage, Director of Sheerwater Glass, said: “The move from Dartmouth Avenue to the new development is going to be good for us. It’s a forced changed but a net positive one, and we’re really looking forward to having a glossy showroom that fits with our customers’ expectations.”

You can read more from Mark in your summer edition of the Woking Magazine (page 21) or go to [woking.gov.uk/wokingmagazine](http://woking.gov.uk/wokingmagazine) to download a copy.



Sheerwater Glass directors, Mark and Gordon McCluggage



Sheerwater Glass has occupied its premises on Dartmouth Avenue since 1972

EASTWOOD LEISURE CENTRE NEWS  
3G PITCH NOISE MITIGATION UPDATE



The council’s Planning Committee has approved the erection of a timber acoustic fence along the length of the 3G pitch, with a 10m overhang either side (135m in total). The 4m high fence, which will be installed towards the end of the summer, will reduce the noise from the pitch to a more acceptable level.

COMMUNITY NEWS

WIN A £50 ASDA VOUCHER

You could win a £50 ASDA voucher, or a free 30-day Eastwood Leisure Centre pass, for completing a short survey about your health and wellbeing.

To understand the needs of Sheerwater residents, service providers including Surrey County Council and Active Surrey want to know how happy you feel on a

daily basis and what would help you and your family to be more active.

To take part go to [communityforum.woking.gov.uk](http://communityforum.woking.gov.uk) or scan the QR code. Alternatively, pop into the ShopWise store (open Wednesdays 12.30pm to 2pm), where someone can complete the survey for you.



SCAN HERE FOR A CHANCE TO WIN!

MEET WILLOW COBBY, LOCAL AREA CO-ORDINATOR FOR SHEERWATER

Local area co-ordinators work directly with members of the community to build individual and family resilience. Their purpose is to help people understand what would improve their quality of life and introduce them to community support groups or local services that will enable them to achieve their goals. They work alongside individuals and families to empower them to proactively improve their situation in a way that is meaningful and relevant for them. Co-ordinators work with a range of public, private and third sector organisations to champion inclusion and participation:

“Hi, I’m Willow, the Local Area Coordinator for the wonderful community of Sheerwater. As your Local Area Coordinator, I am here to take the time to get to know you and help you achieve your vision of a good life.

“Together we can explore your ideas, options, and solutions to any issues you might be facing; help you build your confidence and connections; and help you share your gifts and skills with others.

“I also support and promote local groups in Sheerwater by introducing people, taking



Local Area Co-ordinator, Willow Cobby

introductions from them, and supporting local activity too.

“If you or anyone you know would like an introduction to me, please just get in touch. I am flexible and happy to meet in a place that feels comfortable.

“I have a passion for working with people and love to make a positive difference. I believe everyone in this community matters and is important.”

To get in touch call **07811 037687** or email [willow.cobby@surreycc.gov.uk](mailto:willow.cobby@surreycc.gov.uk)

COST OF LIVING CRISIS

Surrey County Council has launched a new community helpline for residents in need of financial, health and welfare support. Call **0300 200 1008** to access advice and be directed to appropriate external support.

The helpline is available 9am to 5pm, Monday to Friday, (excluding bank holidays).

**MELA in the park**

ALPHA PARK, ALPHA ROAD, GU22 8EH  
A FUNDAY FOR ALL OF THE FAMILY

**SUNDAY 17TH JULY 2022 | 12-5PM**

ALL PROCEEDS GO TO CHARITY

**ACTIVITIES INCLUDE:**

Football tournament (6-12 year olds - call for info)  
games & prizes to be won

Competitions • World foods • BBQ • Waffles  
Cakes • Ice Cream • Shakes • Fire brigade  
Face painting • Mendhi/henna • Various stalls

**STALL BOOKINGS FROM £60 CONTACT**  
07928 539061 or 07941 733197  
[office@shahjahanmosque.org.uk](mailto:office@shahjahanmosque.org.uk)



## RETURN OF PATIENT PARTICIPATION GROUP MEETINGS

Sheerwater Health Centre is restarting its Patient Participation Group meetings. This group meets two to three times a year to discuss and develop patient services and explore new ideas. The meetings

are held at the health centre either during lunchtime hours (12.30pm to 2pm) or after 7pm.

If you are interested in joining the group, please contact the Practice Manager, Mrs Niné Taylor, by

emailing [sheerwater.healthcentre@nhs.net](mailto:sheerwater.healthcentre@nhs.net) or call **01932 343524**.

Patients and visitors to the health centre are still required to wear facemasks to reduce the risk of catching and spreading COVID-19.

## GET INVOLVED IN YOUR COMMUNITY

Sheerwater Together is a group for residents, run by residents, who are passionate about making Sheerwater a great place to live. It meets every other month to discuss local issues and plan activities that promote involvement and inclusion within Sheerwater.

It is supported by local organisations such as the council and St Michael's who can offer the resources needed to support community activities, clean-up days and other local initiatives.

The next Sheerwater Together meeting takes

places on Wednesday 7 September, 6pm, at Parkview Centre for the Community. Drop-in or email [sheerwater.togethergroup@woking.gov.uk](mailto:sheerwater.togethergroup@woking.gov.uk) to be added to the Sheerwater Together mailing list.

**NEXT ACTIVITY: 1 AUGUST, 10AM**

The contents of the community gardens on Dartmouth Avenue are being transferred to the ShopWise outside space. Turn up to get involved - meet outside Londis.

**SHEERWATER  
TOGETHER**

## CONTACT US

The council is committed to making the regeneration process as smooth as possible for residents. If you have any comments, queries or concerns, please get in touch.

📍 [woking.gov.uk/sheerwaterenquiry](https://www.woking.gov.uk/sheerwaterenquiry)

✉ [charterforsheerwater@woking.gov.uk](mailto:charterforsheerwater@woking.gov.uk)

☎ **01483 743870**

## TRANSLATION SERVICES

**Do you need help understanding this information?**

**Czy potrzebujesz pomocy w zrozumieniu tych informacji?**

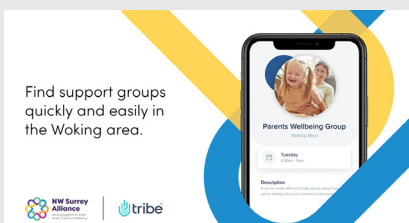
এই তথ্যটা বুঝতে আপনার কি কোনো সাহায্য লাগবে?

શું તમને આ માહિતીને સમજવામાં સહાયની જરૂર છે?

کیا آپ کو مدد درکار ہے ان معلومات کو سمجھنے کے لئے؟

☎ **01483 743869** ✉ [catharine.okon@woking.gov.uk](mailto:catharine.okon@woking.gov.uk)

## FIND YOUR TRIBE ONLINE – DOWNLOAD THE TRIBE SUPPORT APP



Lockdown showed us that most of the support we need to lead happy and healthy lives can be found on our doorsteps, within the communities where we live. Tribe is a new digital platform which connects people needing

support to caring individuals in the community, and makes it easy to find local groups and activities.

Tribe founder, Richard Howells, said: "The mission of Tribe is to increase social action, improving the quality of life for millions of people. Through use of applied technology we will reduce pressure on public services to address the care challenges across the UK."

The pilot of Tribe in Sheerwater is being supported by the North West Surrey Health and Care

Alliance. Download the app or visit [tribeproject.org /community-groups](https://tribeproject.org/community-groups) to start searching for:

- health and fitness activities
- sports clubs
- support groups
- parent and toddler groups
- community hubs and advice centres
- youth services
- community events



The Sheerwater Regeneration Project is managed and delivered by ThamesWey Developments Ltd on behalf of Woking Borough Council.

**#WEAREWOKING**