



11, Lime Grove, Woking, GU22 9PW

Email: chair@hoevalleynf.co.uk

Tel: 07818441148

Appeal on PLAN/2019/1176

Woking FC site

Statement of Case

By

Robert Shatwell

Sir,

I am the chairman of The Hoe Valley Residents Forum and as such represent the residents of Old Woking, Kingfield and Westfield, being the ward area in which the Woking Football Club site sits.

I would, on behalf of my residents, wish to oppose the appeal against failure to grant planning consent by Woking council and support the decision made by the local councillors sitting on the planning committee to refuse planning consent for PLAN/2019/1176 for the following reasons:-

- a) Council planning policy stresses that any development **MUST** be in keeping with the local surrounding area in terms of design, height and density.
The local surrounding area is predominantly bungalow or 2 story houses at a density of about 16 homes per acre. Clearly 10/11 storey blocks of apartments is not in keeping with the local surrounding area.
- b) At a public enquiry, held by Planning Inspectorate, the Inspector assessed the appropriate number of homes to be 93 for the entire site.

- c) Records held by The Land Registry under Title No SY 680229, copy enclosed, shows on page 3: Schedule of restrictive covenants: stipulations, para 1 states:-
That no building other than detached or semidetached dwelling houses shall be erected on this land and not more than 20 such dwellings per acres of this land.
The total size of the site, under question, is about 4 acres therefore there should be no more than 80 dwellings on the site. This is approximately in keeping with the Inspector's assessment.

To allow this appeal would breach the policies of the council. These policies are, to all intent, local laws and should be obeyed. If people are permitted to breach these local laws then we lose democracy and allow anarchy.

On behalf of the residents of Woking and The Hoe Valley I respectfully ask that you uphold the decision made by the people democratically elected to represent the residents of Woking and reject this appeal.

Yours faithfully

Robert Shatwell

Robert Shatwell

Chair

HVNF



11, Lime Grove, Woking, GU22 9PW

Email: chair@hoevalleynf.co.uk

Tel: 07818441148

Planning Inspectorate,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol,
BS1 6PN.

31st March 2021st

Dear Ms Palmer,

Please find enclosed part 2 of final address by The Hoe Valley Neighbourhood Forum in the case of appeal ref. APP/A3655/w/20/3265069 AND app/a3655/w/20/3265074.

Yours faithfully

A handwritten signature in black ink, which appears to read "Robert Shatwell". The signature is written in a cursive style and is enclosed within a hand-drawn oval.

Robert Shatwell

Robert Shatwell

Chair

HVNF



11, Lime Grove, Woking, GU22 9PW

Email: chair@hoevalleynf.co.uk

Tel: 07818441148

This is statement of case on behalf of the Hoe Valley Neighbourhood Forum, (HVNF) to the appeal submitted by GolDev (Woking) Ltd against the decision by Woking Borough Council, (WBC), to refuse grant of planning application PLAN/2019/1176, as detailed on planning application.

The HVNF has been certified by WBC, being the local authority authorised under government regulations to do so in order to act on behalf of residents of HVNF.

HVNF believes that the planning application represents a serious over development of the site.

HVNF supports the decision, made by councillors elected by the residents and selected to form the planning committee authorised by WBC to decide on all planning applications, and in this regard to refuse planning consent. We believe that their decision, made with reference to WBC policies, was the correct decision.

HVNF, on behalf of the residents wish to have taken into consideration, further matters as :-

1. **Local Area:** The local area is predominately single storey bungalows or 2 storey houses, all with well tended gardens, together with some grade ii listed houses. mbridge House circa 1600 on the opposite side of Kingfield Rd to the entrance to the football Club .



view of Westfield Avenue from Beech

2. PARKING: There is no provision within this development to accommodate car parking on match days for football spectators. This forces spectators, travelling to the match from other parts of the borough and outside to park on residential



This causes cars to be parked on double yellow lines, on footpaths, (completely blocking the free passage of the highway), within the confines of junctions of roads, across entrances to residents properties and on grass verges. Shown are 2 examples of these offences.



The development also provides for only 66 parking spaces for cars on Cardinal Court.

It must be accepted that we live in a car oriented society. It should be anticipated that most residents will have at least 1 car per apartment meaning an additional 1,000 cars to be parked on the roads in the immediate area. This would totally destroy the street scene, leading to cars being parked, illegally, on the grass verges. These verges are a part of the street scene valued by residents.

If this appeal is allowed then residents will be , almost, prisoners in their homes unable to use their own cars

3. LOCATION: This development is in a semi urban area of 3 separate villages each with it's own identity. The residents have, over the years, formed a strong community bond looking after their properties. This includes making provision for cars without parking on road or damaging the green grass verges.. It is not a part of the town centre where tower blocks are accepted.

4. **LOSS OF AMENITY:** Should this appeal be granted and 10 storey blocks of flats built around the stadium then the residents in Willow Reach, facing the football club will lose the amazing view that they enjoy from their properties.



They will also be shaded from

Sunlight and overlooked by the 10 storey apartment blocks. The view from the balconies of properties in Willow Reach clearly shows the North Downs in the distance.

5. **TRANSPORT:** It has been said that occupants of these apartments will not need cars as they are within walking distance of the town centre and railway station. What is not being considered are the requirements of the elderly and infirm who cannot walk that distance. It has been said, by Mr Gold of GolDev (Woking) Ltd, that he will provide every apartment with an electric bicycle. What is not being shown in the development plans is anywhere for these cycles to be secured. Are the occupants expected to carry the cycles up 10 storeys and then secure them in their small bedsit apartment.

IN CONCLUSION: The Hoe Valley Neighbourhood Forum considers this proposed development to breach planning policies of Woking Borough Council in respect of the above and also the policies which state that developments **MUST** be in keeping with the local surrounding area in respect of Height, Density and Design. These policies are local laws and as with any law must be upheld.

We also consider that the Woking Football Club, Woking Gymnastics Club, Woking Snooker Club and David Lloyd Heath and Fitness Club to be integral parts of our local community, established over many years, and should not be displaced by this proposed development.