

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/A3655/W/20/3265974

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name	Other N/A N/A
Company/Group Name	Woking Football Club & Goldev Woking Ltd
Address	C/O Agent CO Agent WD7 8ER
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

B. AGENT DETAILS

Do you have an Agent acting on your behalf?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Name	Mr Wayne Gold
Company/Group Name	Goldev Ltd
Address	48 Oakridge Avenue RADLETT HERTS WD7 8ER
Phone number	01923 855 962
Email	mail@waynegold.com
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Woking Borough Council
LPA reference number	PLAN/2019/1177
Date of the application	04/12/2019

Did the LPA validate and register your application? Yes No

Did the LPA issue a decision? Yes No

Date of LPA's decision

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes No

Does the appeal relate to an existing property? Yes No

Address

Land South Of Hoe Valley School And East Of Railway Tracks
Egley Road
Woking
Surrey
GU22 0HN

Is the appeal site within a Green Belt? Yes No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes No

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes No

Please enter details of the proposed development. This should normally be taken from the planning application form.

Redevelopment of site following demolition of existing building to provide health club building (Class D2) incorporating external swimming pool and tennis/sports courts, provision of 36 dwelling houses (Class C3) up to a maximum of 3 storeys in height, associated landscaping and car parking and new vehicular access from existing road serving Hoe Valley School

Area (in hectares) of the whole appeal site [e.g. 1234.56]

Area of floor space of proposed development (in square metres)

Does the proposal include demolition of non-listed buildings within a conservation area? Yes No

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.
2. Refused permission to vary or remove a condition(s).
3. Refused prior approval of permitted development rights.
4. Granted planning permission for the development subject to conditions to which you object.
5. Refused approval of the matters reserved under an outline planning permission.
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.

- 7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).
- 8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.
- 9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

- 1. Written Representations
- 2. Hearing
- 3. Inquiry

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

the box below

An Inquiry is required as the Proposal is one of most significant applications made in Woking in 2020 in respect of public profile and development quantum, and is linked to a separate application (on Kingfield Road, also subject to a simultaneously made Appeal submission) which is in the Green Belt. The application was subject to both significant public support and objection, and there is a potential prospect for a Rule Six party to act in opposition to the Proposal. The application was refused, contrary to officer recommendation to approve, and thus the Appellant requests full and detailed scrutiny of the Proposal on the basis of the development plan and other material considerations, which is best undertaken in these circumstances via a Public Inquiry.

(a) How many witnesses do you intend to call?

(b) How long do they need to give their evidence?

(c) How long do you estimate the inquiry will last?

(d) Is there any further information relevant to the inquiry which you need to tell us about?

H. FULL STATEMENT OF CASE

see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case? Yes No

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes No

(b) Have you made a costs application with this appeal? Yes No

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's Name: Pete Bryant
Address at which notice was served: Woking Borough Council, Civic Offices, Woking, GU21 6YL
Date the notice was served: 23/12/2020

Owner's Name: Network Rail – Southern Region
Address at which notice was served: Wessex Route, Waterloo General Office, Missenden Suite, Floor 4, London, SE1 8SW
Date the notice was served: 23/12/2020

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not

form part of the original application.

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

07. A copy of the design and access statement sent to the LPA (if required).

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.

11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:

(a) the relevant outline application;

(b) all plans sent at outline application stage;

(c) the original outline planning permission.

12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.

13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).

14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes No

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Date

Name

On behalf of

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018. Further information

about our Data Protection policy can be found on our website under Privacy Statement.

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Statement of Case (Egley Road) - December 2020.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	Application Forms (Egley Road).pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
File name:	Egley.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	Egley Road Decision Notice - 02.07.2020.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	LRW_7884_L(00)385B Egley Road Woking - Location Plan.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	Egley Road_ES_NTS_updated.pdf
File name:	TYPE1_2BEDTH_NW_BeGreen.pdf
File name:	TYPE1_2BEDTH_SE_BeLean.pdf
File name:	TYPE2A_3BEDTH_S_BeGreen.pdf
File name:	TYPE4_5BEDTH_S_BeLean.pdf
File name:	TYPE2B_3BEDTH_NW_BeGreen.pdf
File name:	TYPE3_4BEDTH_SE_BeGreen.pdf
File name:	TYPE1_2BEDTH_NW_BeLean.pdf
File name:	TYPE2B_3BEDTH_NW_BeLean.pdf
File name:	TYPE1_2BEDTH_SE_BeGreen.pdf
File name:	TYPE2A_3BEDTH_SE_BeLean.pdf
File name:	TYPE4_5BEDTH_S_BeGreen.pdf
File name:	TYPE2A_3BEDTH_SE_BeGreen.pdf
File name:	TYPE2A_3BEDTH_NW_BeGreen.pdf

File name: TYPE3_4BEDTH_SE_BeLean.pdf
File name: TYPE3_4BEDTH_NW_BeLean.pdf
File name: TYPE2A_3BEDTH_S_BeLean.pdf
File name: TYPE3_4BEDTH_NW_BeGreen.pdf
File name: TYPE2A_3BEDTH_NW_BeLean.pdf
File name: 11. ES Vol 1_Ch11_Glossary and Abbreviations_FINAL.pdf
File name: 2. ES Vol 1_Ch2_EIA Methodology_FINAL.pdf
File name: 9. ES Vol 1_Ch9_Likely Significant Effects and Conclusions_FINAL.pdf
File name: 10. ES Vol 1_Ch10_Mitigation_FINAL.pdf
File name: 8. ES Vol 1_Ch8_Effect Interactions_FINAL.pdf
File name: 5. ES Vol 1_Ch5_Demolition & Construction_FINAL.pdf
File name: 1. ES Vol 1_Ch1_Introduction_FINAL.pdf
File name: 6. ES Vol 1_Ch6_Air Quality_FINAL.pdf
File name: 7. ES Vol 1_Ch7_Ecology_FINAL.pdf
File name: 3. ES Vol 1_Ch3_Alternatives and Design_FINAL.pdf
File name: 4. ES Vol 1_Ch4_The Proposed Development_FINAL.pdf
File name: 2. Egley Road_ES_Vol 2_Appendix 2_AQ.pdf
File name: 1. Egley Road_ES_Vol 2_Appendix 1_EIA Methodology_Part2.pdf
File name: 7884_Egley Road_Vray 1.jpg
File name: 7884_Egley Road_Houses Aerial 2.jpg
File name: 7884_Egley Road_Houses Aerial 1.jpg
File name: PLAN_2019_0233-EXISTING_PLANS_AND_ELEVATIONS-607862.pdf
File name: LRW_7884_S00_46B Accommodation Schedule Egley Road.pdf
File name: LRW_7884_L(00)315C Egley Road Woking - Residential - House Type 1.pdf
File name: LRW_7884_L(00)316C Egley Road Woking - Residential - House Type 2.pdf
File name: LRW_7884_S(00)47B Egley Road Woking - List of LRW Planning Drawing Numbers.pdf
File name: LRW_7884_L(00)325D Egley Road Woking - Residential - Roof Plan.pdf
File name: LRW_7884_L(00)328D Egley Road Woking - David Lloyd - Roof Plan.pdf
File name: LRW_7884_L(00)324D Egley Road Woking - Residential - Second Floor Plan.pdf
File name: LRW_7884_L(00)317C Egley Road Woking - Residential - House Type 3.pdf
File name: DAS Appendix.pdf
File name: LRW_7884_L(00)327D Egley Road Woking - David Lloyd - First Floor Plan.pdf
File name: LRW_7884_L(00)222C Egley Road Woking - Site Edged Red.pdf
File name: LRW_7884_L(00)346B Egley Road Woking - David Lloyd - View from the terrace looking North.pdf
File name: LRW_7884_L(00)52C Egley Road Woking - Existing Site Plan - Demolition Plan.pdf
File name: LRW_7884_L(00)318C Egley Road Woking - Residential - House Type 4.pdf
File name: Egley Road_David Lloyd Travel Plan.pdf
File name: LRW_7884_L(00)323E Egley Road Woking - Residential - First Floor Plan-cad.pdf
File name: Planning Statement Egley Road - November 2019.pdf
File name: LRW_7884_L(00)99S Egley Road Woking - Proposed Site - Ground Floor Plan.pdf
File name: LRW_7884_L(00)100H Egley Road Woking - Proposed Site - First Floor Plan.pdf
File name: LRW_7884_L(00)330B Egley Road Woking - David Lloyd - Section A.pdf
File name: LRW_7884_L(00)304C Egley Road Woking - Residential - Street Elevations.pdf
File name: LRW_7884_L(00)326D Egley Road Woking - David Lloyd - Ground Floor Plan.pdf
File name: 510121.000 Egley Road, Woking - Sustainability Strategy.pdf
File name: Egley Road_Landscape_GA_FINAL_3 of 3.pdf
File name: LRW_7884_L(00)105E Egley Road Woking - Proposed Site - Second Floor Plan.pdf
File name: LRW_7884_L(00)106F Egley Road Woking - Proposed Site - Roof Floor

	Plan.pdf
File name:	510121.000 Energy Strategy Report - Egley Road, Woking.pdf
File name:	Egley Road_Landscape_GA_FINAL_1 of 3.pdf
File name:	Egley Road_BRE 365 Letter Report_FINAL.pdf
File name:	LRW_7884_L(00)322E Egley Road Woking - Residential - Ground Floor Plan-cad.pdf
File name:	LRW_7884_L(00)312C Egley Road Woking - David Lloyd - Elevations 1.pdf
File name:	PLAN_2019_1177-FINANCIAL_VIABILITY_ASSESSMENT-676157.pdf
File name:	LRW_7884_L(00)313C Egley Road Woking - David Lloyd - Elevations 2.pdf
File name:	DLL Woking Energy Strategy Issue 1.pdf
File name:	Egley Road_Supplementary Ground Investigation_FINAL.pdf
File name:	Egley Road_Landscape_GA_FINAL_2 of 3.pdf
File name:	Woking SCI.pdf
File name:	Egley Road_Landscape Masterplan_LR.pdf
File name:	Egley Road_Ground Investigation_FINAL.pdf
File name:	LRW_7884_L(00)347B Egley Road Woking - Residential - Aerial View From North.pdf
File name:	LRW_7884_L(00)310D Egley Road Woking - Residential - House Block 6 Elevations.pdf
File name:	LRW_7884_L(00)344B Egley Road Woking - Proposed Site - Aerial View from the South.pdf
File name:	LRW_7884_L(00)311D Egley Road Woking - Residential - House Block 7 Elevations.pdf
File name:	LRW_7884_L(00)305D Egley Road Woking - Residential - House Block 1 Elevations.pdf
File name:	RMAC1947 Issue 6 Egley Road FRA.pdf
File name:	Egley Road_Arboricultural Impact Assessment_FINAL.pdf
File name:	LRW_7884_L(00)306D Egley Road Woking - Residential - House Block 2 Elevations.pdf
File name:	LRW_7884_L(00)104F Egley Road Woking - Proposed Site - First Floor Plan.pdf
File name:	LRW_7884_L(00)309D Egley Road Woking - Residential - House Block 5 Elevations.pdf
File name:	LRW_7884_L(00)348B Egley Road Woking - Residential - Street View Looking North.pdf
File name:	LRW_7884_L(00)103P Egley Road Woking - Proposed Site - Ground Floor Plan.pdf
File name:	LRW_7884_L(00)308D Egley Road Woking - Residential - House Block 4 Elevations.pdf
File name:	LRW_7884_L(00)345B Egley Road Woking - David Lloyd - Aerial View from the South.pdf
File name:	LRW_7884_L(00)307D Egley Road Woking - Residential - House Block 3 Elevations.pdf
File name:	LRW_7884_L(00)404A Egley Road Woking - Proposed Site - Boundary Treatment.pdf
File name:	Unable to upload to PINS.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	5b list.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
File name:	5c list.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.a. Copies of any additional plans, drawings and documents sent to the LPA

but which did not form part of the original application (e.g. drawings for illustrative purposes).

File name: PLAN_2019_1177-PROPOSED_IMPROVEMENTS_TO_SIGNALISED_CONTROLLED_CROSSING
File name: SCC_HIGHWAYS_RESPONSE_TECHNICAL_NOTE__09_03_2020_-709020.pdf
File name: Woking_A-PL-05-011xP0_Proposed Air Dome.pdf
File name: DAVID_LLOYD_EXTERNAL_LIGHTING_ASSESSMENT-692795.pdf
File name: DAVID_LLOYD_EXTERNAL_LIGHTING_PLAN-692796.pdf
File name: HOE_VALLEY_SCHOOL_HIGHWAYS_RESPONSE__10_03_2020_-709026.pdf
File name: 7884_L00650A_PROPOSED_SITE_GROUND_FLOOR_PLAN.pdf
File name: TRANSPORT_MODELLING_TECHNICAL_NOTE__18_03_2020_-709023.pdf
File name: AMENDED_FLOOD_RISK_ASSESSMENT_AND_DRAINAGE_STRATEGY-711966.pdf
File name: RESPONSES_TO_ES_REVIEW-717316.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

File name: 6b list.docx

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 07. A copy of the design and access statement sent to the LPA.

File name: Unable to upload to PINS.docx

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 08. A copy of a draft statement of common ground.

File name: SOCG (Egley Road) - DRAFT December 2020.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.

File name: Residential Dwlling SIF.pdf

File name: Response to AirQuality.pdf

File name: Response to SWT.pdf

File name: Response to Noise.pdf

File name: Response to Lighting.pdf

File name: Information Letter Savills.pdf

File name: VSC Note.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 13. A copy of any Environmental Statement plus certificate and notices relating to publicity (if one was sent with the application, or required by the LPA).

File name: PRESS_NOTICE-676227.pdf

File name: DEPARTURE_SITE_NOTICE_AND_PHOTO-676745.tif

File name: MAJOR_DEVELOPMENT_SITE_NOTICE_AND_PHOTO-676734.tif

File name: ENVIRONMENTAL_STATEMENT_SITE_NOTICE_AND_PHOTO-676736.tif

File name: MAJOR_DEVELOPMENT_SITE_NOTICE-676754.tif

File name: DEPARTURE_SITE_NOTICE-676752.tif

File name: ENVIRONMENTAL_STATEMENT_SITE_NOTICE-676756.tif

File name: Unable to upload to PINS.docx

Completed by MR WAYNE GOLD

Date 23/12/2020 16:38:01