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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