

# Site Allocations Development Plan Document (DPD)

## Regulation 18 consultation questionnaire

18 June 2015 – 31 July 2015



### How to respond to this Consultation

The Site Allocations DPD public consultation documents are available on the Woking2027 website (see [www.woking2027.info](http://www.woking2027.info)), local libraries and the Council's Civic Offices.

You can use this form to let us have your comments on the draft Site Allocations DPD. Additional copies of this questionnaire can also be downloaded from the website.

Alternatively, the Woking2027 website features an online version of this questionnaire and an interactive map of the proposed development sites, through which you can let us know your views.

The public consultation is open to **5pm on Friday 31 July 2015**. Unfortunately we cannot accept responses received after 5pm on the closing date.

Data Protection: Please be aware that representations received by the Council will be made publicly available. If you have any questions about completing this form please contact the Planning Policy team by email [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk) or on **01483 743871**.

### Your details

**Please provide your contact details below.** We are unable to accept anonymous or confidential responses.

Title: Mr / Mrs / Miss / Ms / Other (please specify) \_\_\_Mr\_\_\_\_\_

First name \_\_\_Paul\_\_\_\_\_

Surname \_\_\_Ryder\_\_\_\_\_

Position (if applicable) \_\_\_Consultant\_\_\_\_\_

Organisation (if applicable) \_\_\_A&R Chartered Accountants\_\_\_\_\_

House name and/or number \_\_\_One Crown Square\_\_\_\_\_

Street \_\_\_\_\_

Locality \_\_\_\_\_

Town \_\_\_Woking\_\_\_\_\_

County \_\_\_Surrey\_\_\_\_\_

Post code \_\_\_GU21 6HR\_\_\_\_\_

Email address \_\_\_[REDACTED]\_\_\_\_\_

Telephone \_\_\_[REDACTED]\_\_\_\_\_

**Please select your status or that of any party you are representing:**

- Resident of Woking Borough
  - Someone who works in Woking Borough
  - Someone who visits Woking Borough
  - Someone representing a group or organisation
  
  - Owner of land in Woking Borough
  - Planning / land agent
  - Developer
  - Other (please specify)
-

If you are an agent representing another party, please state who: \_\_\_\_\_ADVISOR  
REPRESENTING THE LAND OWNER KINGFIELD COMMUNITY SPORTS CENTRE  
LIMITED\_\_\_\_\_

**Please note that everyone responding to this consultation will be notified of future Woking Borough planning policy consultations. If you would prefer not to be contacted in the future, please tick**

### **Woking Citizens' Panel**

Woking Citizens' Panel is comprised of a group of residents from across Woking from all backgrounds, ages and ethnicities. They are contacted a number of a times each year, via email or post, and asked to provide their views on all kinds of issues that affect local people.

**Would you like to join the Woking Citizens' Panel?**

Yes    No    I am already a member

**Please provide your comments using the questions on the following two pages and return the whole questionnaire – including any additional comments pages – by 5pm, Friday 31 July 2015:**

- By email to: [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk)
- By post to: **Planning Policy, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL**

Please note that responses will not be individually acknowledged.

**Thank you for taking the time to respond.**

## Your views

Please complete a separate copy of pages 3 and 4 of this questionnaire for each individual site or section that you wish to comment on.

**Which consultation document does your comment concern?** Please tick one option only:

- Site Allocations DPD       Sustainability Appraisal Report       Habitat Regulations Assessment  
or  General comment (not specific to any one of the consultation documents)      ● Suggest a new site

**Which site or section of the document does your comment concern? (if applicable)**

Please state all that apply:

Site reference: (please select and note number) UA / GB \_\_\_\_\_

Section title \_\_\_\_\_

Page number \_\_\_\_\_

Paragraph number \_\_\_\_\_

**Are you?**  Supporting       Objecting       A combination of these       Neutral

### Your comment

Kingfield Community Sports Centre Limited (KCS) owns the freehold land of some 5.345 acres (2.16 hectares) off Kingfield Road, Woking GU22 9AA, that comprises the facilities of:

1. Woking Football Club (WFC)
2. Woking Gymnastics Club (WGC)
3. Woking Snooker Club (WSC)

It is proposed that the site be considered for inclusion in the Council's Site Allocations list for residential development.

In the current location, the primary tenant WFC is not self-sustainable without the need for benefactor financial support. The existing stadium would require significant investment to fund the development of additional revenue-generative facilities that could provide self-sustainability. To raise the required investment, a business case needs to demonstrate that such in-situ development is economically viable, and despite several attempts over a number of years, no such case has succeeded.

To enable WFC to achieve a self-sustainable future with facilities in keeping with National Football league requirements, KCS proposes relocating it (with the other clubs) to a brand-new purpose-built stadium in the borough, and such a solution would be financeable through the re-development of the Kingfield site for residential purposes. The scheme would also envisage providing WGC with the expanded facilities that it requires at the new site, and underpin its aspiration to become a national centre of excellence.

KCS acknowledges that the proposal for redevelopment of Kingfield and the relocation of the clubs is dependent on obtaining the necessary planning consents and the identification and acquisition of an alternative site within the borough. Ideally KCS would seek land that either has existing recreational use consent or is a brownfield site suitable for change of use. It is believed that a number of such potential sites exist, but the choice must be led by the key stakeholders here – the relocating clubs and the Council itself.

representing the wider interests of all of the community.

**Proposed modifications** – please explain what changes you consider should be made, if any (for example changes to the text, a site boundary, etc.)

These comments are page \_\_4\_\_ of \_\_4\_ pages.

### More comments?

If you would like to make additional comments about other proposed sites or sections of any of the consultation documents, please complete further copies of pages 3 and 4 of this questionnaire. Please ensure that these are firmly attached with the main

questionnaire - including pages 1 and 2 providing your details - and return this by email or post to the Council (contact details on page 2).