

**RAPLEYS**

Planning for  
Axis Land Partnerships

**WOKING SITE ALLOCATIONS  
DPD  
HEARING STATEMENT  
MATTER 04**

**15 November 2019**

**Our Ref: HJOA/18-01479**

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## **1 INTRODUCTION**

- 1.1 Rapleys are instructed, on behalf of Axis Land Partnerships, to submit written statement to the examination of the Woking Site Allocation DPD. These comments follow on from our Regulation 19 representations, submitted on 13 December 2018, and our submission of Land off Chobham Road to the SHLLA Call for Sites on 21 June 2019.
- 1.2 This hearing statement should be read in the context of these previous submissions.
- 1.3 The hearing statement concerns Matter 4: Are the allocated sites in the urban area justified and deliverable?

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**2 ISSUE 1 - IS THE SADPD'S APPROACH TO THE PROVISION OF HOUSING IN THE URBAN AREA JUSTIFIED AND DELIVERABLE?**

**QUESTION 8 - WOULD THE SCALE AND NATURE OF THE PROPOSED USES SET OUT IN UA44 BE COMPATIBLE WITH THE CHARACTER, APPEARANCE AND RESIDENTIAL AMENITY OF THE SITE'S SURROUNDINGS?**

- 2.1 The development density of site UA44 (Woking Football Club) is far in excess of its surroundings. In the draft Plan that was put before the committee on 18 October 2018, the site was initially allocated for a new stadium, 992 dwellings and 10,000 sqm of commercial retail floorspace. The site is recorded as measuring only 4.64 ha, and it is clear that this is unsustainable overdevelopment.
- 2.2 As we noted in our Regulation 19 consultation response, the removal of any reference to the potential yield to the housing requirement was agreed at the Council meeting of 18 October. Members requested that the site yield be altered to 40 units in order to better reflect the character of the surrounding area. A compromise was reached whereby any reference to the site's yield was removed.
- 2.3 The policy needs to explicitly state the scale of identified development on the site, and this figure need to be sustainable.