

On behalf of the Board of Directors of Woking Football Club I wish to object to this application for the following reasons:

1. The application is not in accordance with the proposed modifications to the Borough Council's Site Allocations Development Plan Document (Site UA44), which states, *'This 4.64 ha site is allocated for a mixed use development to include an enhanced football stadium, residential including Affordable Housing, and commercial retail uses,'* as it is only a partial development and does not include or facilitate an enhanced football stadium or even partially improve the existing stadium.
2. The proposed modifications to the ADP document also state that any development should, *'retain a football stadium at this location with enhanced facilities as a part of any redevelopment scheme'* but the application does not include any commitments to include enhanced facilities for the football stadium.
3. The application claims that the proposal has the, *'Potential to provide a source of funding to Woking Football Club (as enabling development) to further their desire (and as also supported through the proposed Site Allocation UA42 (sic)) to enhance, refurbish or upgrade the existing football ground immediately adjacent'*, however there is no indication at all as to how the development would potentially provide any such funding.
4. Not only does this proposed development fail to include any enhanced facilities to the football stadium, but it would physically prevent major improvements by unduly restraining the footprint of the ground.
5. The purpose behind the site allocation plan is to have an integrated mixed-use development which would wholly or partly provide the funding for the stadium enhancement with the latter including facilities to generate income necessary for the Football Club to be financially self-sustaining. This application would seriously inhibit that aspiration by restraining the footprint of the ground such that the available space would not be sufficient to provide the facilities necessary to permit the generation of non-football related income.
6. A very limited illustration is provided in the applicant's 'Plan_2021_0302-DESIGN-782776' document in chapter 13.0 of a 'Proposed New West Stand', but it is impossible to see from this the assumptions regarding the precise facilities proposed nor critical details regarding the number of storeys etc. In our opinion, the footprint is too narrow, the amount of external circulating space for an increased capacity stand would not meet safety standards and total ground capacity would be limited to no more than 5,000. In any event, the applicant makes it quite clear that no funding would be made available by the development to facilitate such a stand.
7. The land covered by the application includes the area between Kingfield Road and the main entrance to the football ground, and this would have 6 storey blocks of housing on each side. This is claimed to *'create new framed overlooked space at arrival to the Football Club'*, but in our view would 'box in' the entrance and make it less visible from Kingfield Road.
8. The land covered by the application also includes a significant length of the existing roadway leading to the Snooker Club etc., together with about one third of the gravelled parking area. This is designated as the main entrance for residents' cars for Site 2 and also as a main pedestrian entrance. However, this stretch of roadway is essential for access to away supporters in segregated matches (the majority of matches are segregated) and up to 2,000 supporters will be traversing this section on match days. There is no indication in the application regarding safety and security for this movement of people and its implication for residents' access to Site 2.
9. The site plan covers around one third of the gravelled parking area, which would significantly reduce parking capacity for the Football Club on match days.
10. No consideration is given to how construction of the two sites would be carried out to enable match day movements of people and vehicles to be unhindered, thus placing a significant risk on the Football Club's ability to continue to function without adverse impact on income and creating a threat to the ability to hold matches in a safe and secure way during the construction period.