

**WOKING BOROUGH COUNCIL**

**THE TOWN AND COUNTRY PLANNING ACT 1990**

**AND**

**THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1976**

**AND**

**THE ACQUISITION OF LAND ACT 1981**

**WOKING BOROUGH COUNCIL (SHEERWATER REGENERATION)**

**COMPULSORY PURCHASE ORDER 2020**

**INFORMATION IN SUPPORT OF APPLICATION FOR CERTIFICATE UNDER SECTION 19(1)(a)  
OF THE ACQUISITION OF LAND ACT 1981**

This document is supplemental to the Woking Borough Council (Sheerwater Regeneration) Compulsory Purchase Order 2020 (“**Order**”) and is provided in support of the application for a certificate under Section 19(1)(a) of the Acquisition of Land Act 1981 (“**Application**”) made in connection with the Order.

The following documents have been submitted by Woking Borough Council (“**Council**”) to the Secretary of State for Housing, Communities and Local Government (“**Secretary of State**”) in connection with the Order and are referred to within this document:-

1. The Order (including the Schedule of Interests the Council are seeking to acquire pursuant to the Order);
2. The Order Map, showing the land subject to the Order tinted pink (“**Order Land**”);
3. Statement of Reasons for Making the Order (“**Statement of Reasons**”); and
4. “Planning CPO Statement – Open Space Justification (June 2019)” prepared by HTA Design LLP and dated June 2019 (“**Open Space Report**”).

Paragraph 227 of the document “Guidance on Compulsory Purchase Process and The Crichel Down Rules” (issued by the Ministry of Housing Communities and Local Government) sets out the information that should be provided in support of the Application. That information is contained within the Statement of Reasons and the Open Space Report, specific sections of which are referenced further within this document.

#### **The Open Space that is subject to the Order**

The Order Land is clearly set out within the Order and shown on the Order Map. Within the Order Land, there are a number of plots of land that are open space and these are identified and described in full within the Order and shown on the Order Map as comprising the following plots:-

<b><u>Plot Number on Order Map</u></b>	<b><u>Land Requirement</u></b> (Acquisition or New Rights)	<b><u>Area Size m<sup>2</sup></u></b> (total 141,817m <sup>2</sup> )
1	Acquisition	4519
4	Acquisition	159
7	Acquisition	11
9	Acquisition	3
13	Acquisition	7
15	Acquisition	16
17	Acquisition	14
40a	Acquisition	65
41	Acquisition	107
95	Acquisition	248
99	Acquisition	2955
100 (Sheerwater Recreation Ground)	Acquisition	43593
101	Acquisition	55
102 (Athletics Track)	Acquisition	25495
103	Acquisition	112

104 (Playing Fields)	Acquisition	47281
106	Acquisition	32
106a	Acquisition	3
107a	Acquisition	151
107b	Acquisition	3
117	Acquisition	37
118	Acquisition	326
120	Acquisition	308
124	Acquisition	354
125	Acquisition	46
126	Acquisition	322
148	Acquisition	329
169	Acquisition	183
170	Acquisition	21
200	Acquisition	1875
203	Acquisition	222
219	Acquisition	113
223	Acquisition	163
224	Acquisition	12
225	Acquisition	11
226	Acquisition	442
227	Acquisition	9
228	Acquisition	17
229	Acquisition	22
230	Acquisition	478
231	Acquisition	6
232	Acquisition	26
234	Acquisition	594
236	Acquisition	43
237	Acquisition	596
238	Acquisition	2
240	Acquisition	29
243	Acquisition	498
244	Acquisition	29

245	Acquisition	11
246	Acquisition	457
247	Acquisition	16
248	Acquisition	7
249	Acquisition	155
286	Acquisition	144
290	Acquisition	582
291	Acquisition	17
293	Acquisition	80
295	Acquisition	69
309	Acquisition	778
355	Acquisition	606
469	Acquisition	24
470	Acquisition	19
473	Acquisition	10
475	Acquisition	190
502	Acquisition	171
506	Acquisition	459
506a	Acquisition	10
506b	Acquisition	59
506c	Acquisition	55
507	Acquisition	1
517	Acquisition	195
520	Acquisition	93
525	Acquisition	320
535	Acquisition	1218
559	Acquisition	66
560	Acquisition	1417
563	Acquisition	41
572	Acquisition	414
581	Acquisition	185
587	Acquisition	1279
592	Acquisition	2
593	Acquisition	43

594	Acquisition	33
595	Acquisition	104
596	Acquisition	46
597	Acquisition	421
628a	New rights to be acquired (crane oversailing)	78

### **Justification for the Order and proposed development of the Order Land**

Section 2 of the Open Space Report sets out the existing open space provision within the Order Land and Section 6 of the Statement of Reasons sets out the proposed scheme in detail, which includes the complete regeneration of the Order Land, including significantly improved and enhanced public open space and public realm areas throughout.

The current open space within the Order Land (and which is described by reference to the plot numbers above) is described in further detail within the Open Space Report and comprises:-

- Playing fields
- Play areas
- Incidental amenity greenspaces

In connection with the proposed Order and in obtaining planning permission for its proposed redevelopment of the Order Land, the Council conducted an assessment of the existing open space. The conclusion of this assessment was that the majority of the open space within the Order Land was concentrated on the recreational areas of playing fields and that the remainder of the open space did not provide high quality useable open space, generally being located in areas that were not accessible to all members of the community.

The proposed redevelopment of the Order land will provide significantly improved and enhanced public open space, as set out within Section 3 of the Open Space Report. Please also refer to Sections 6.10 to 6.16 (inclusive) within the Statement of Reasons, which set out in detail the proposed provision of open space within the Order Land and how open space within the Order Land is to be re-provisioned as part of the proposed development.

The conclusions of the Open Space Report, having considered the proposed development and the open space that will be available for use by the public are:-

- The combined indoor and outdoor sporting provision will be significantly improved in terms of provision and quality through the development of a new high quality leisure centre and new 3G pitches. There will also be an updating of existing playing pitches at the Bishop David Brown School (which is adjacent to the Order Land) through the introduction of improved drainage, landscaping and maintenance
- The existing athletics ground, which was not publicly accessible, has been re-provided elsewhere in Woking
- The new sporting provision was supported by Sports England as part of the planning process
- The quantum of parks and gardens are improved both in terms of quantity and quality over the existing range. The location is to be moved to a more central position in Sheerwater, which will benefit new and existing residents
- The quantum and quality of play areas is going to be significantly enhanced.

### **Conclusion**

The Council considers that the requirements of section 19(1)(a) of the Acquisition of Land Act 1981 are met by its proposals, as set out further in the Open Space Report and Statement of Reasons (and in particular, the specific sections of each referred to in this document). Accordingly, the Council hereby applies to the Secretary of State to issue a certificate under Section 19(1)(a) of the Acquisition of Land Act 1981 in respect of the open space within the Order Land and which is identified within the Order.