



Egley Road

Environmental Statement

Non-Technical Summary

Prepared for:
Woking Football Club and GolDev Woking

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INTRODUCTION

Purpose of this Non-Technical Summary

- 1 Woking Football Club and GolDev Woking (“The Applicant”) is seeking full planning permission for the redevelopment of the site, following the demolition of the existing building to provide a health club building incorporating an external swimming pool and tennis/sports courts, the provision of 36 dwelling houses up to a maximum of 3 storeys in height, associated landscaping and car parking and new vehicular access from an existing road serving Hoe Valley School (“The Proposed Development”).
- 2 The Proposed Development is located within the Borough of Woking, approximately 2.5km to the south-west of Woking town centre. The site covers a total area of approximately 4.1 hectares (ha) and currently comprises open field, with one building (a disused garden centre nursery) located in the north-east of the site. There is a large area of trees in the southern portion of the site, with access to the site via a small road off of Egley Road (A320), located on the eastern edge of the site.
- 3 The site is bordered to the North by Woking Athletic Club (including a sports field) and Hoe Valley School, to the East by large retail warehouses (Woking and Wyevale Garden Centre, Maidenhead Aquatics Woking), to the South by residential dwellings and to the West by railway tracks and open fields. The location of the site in the context of the surrounding area is shown in Figure 1. The site boundary is shown in red in Figure 2.

Figure 1 Site Location

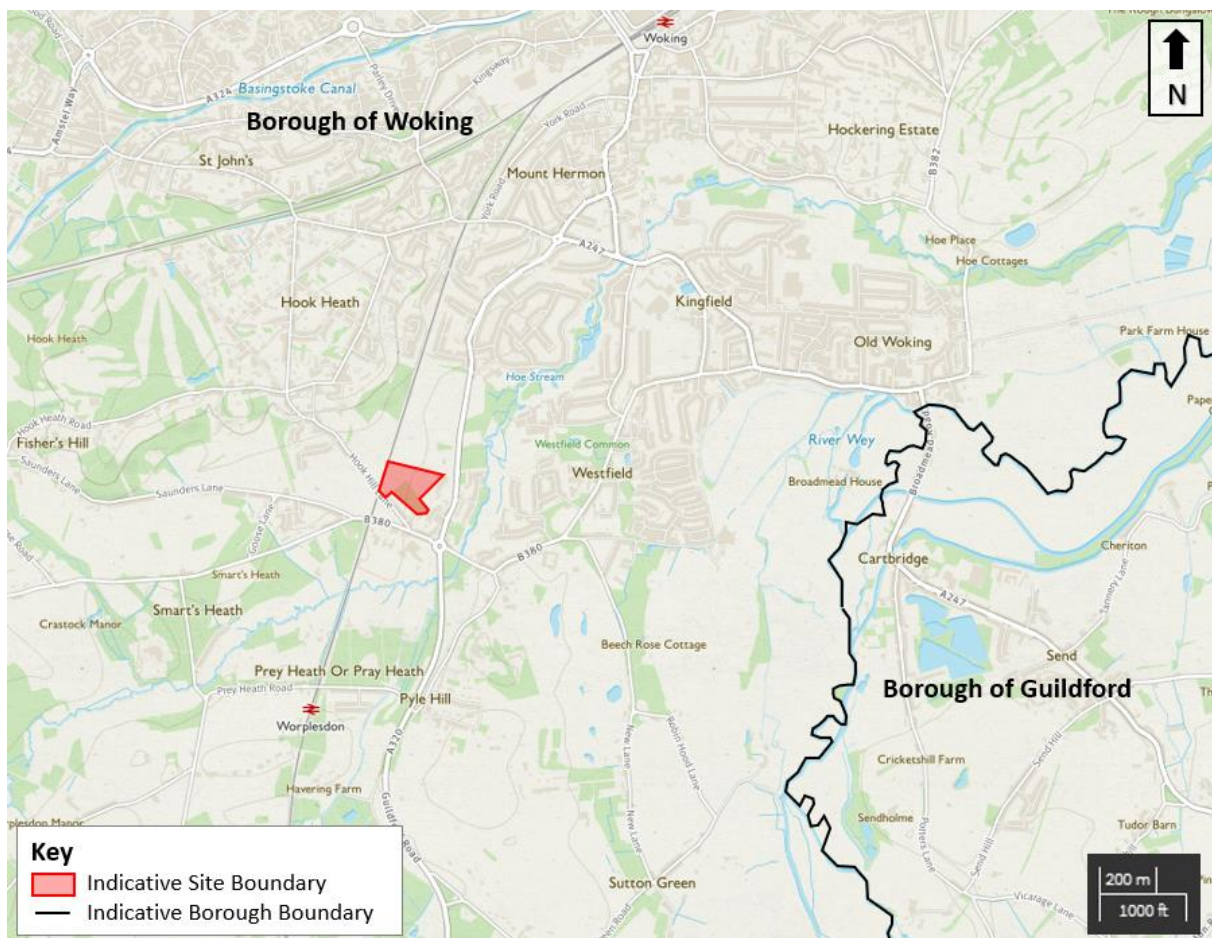
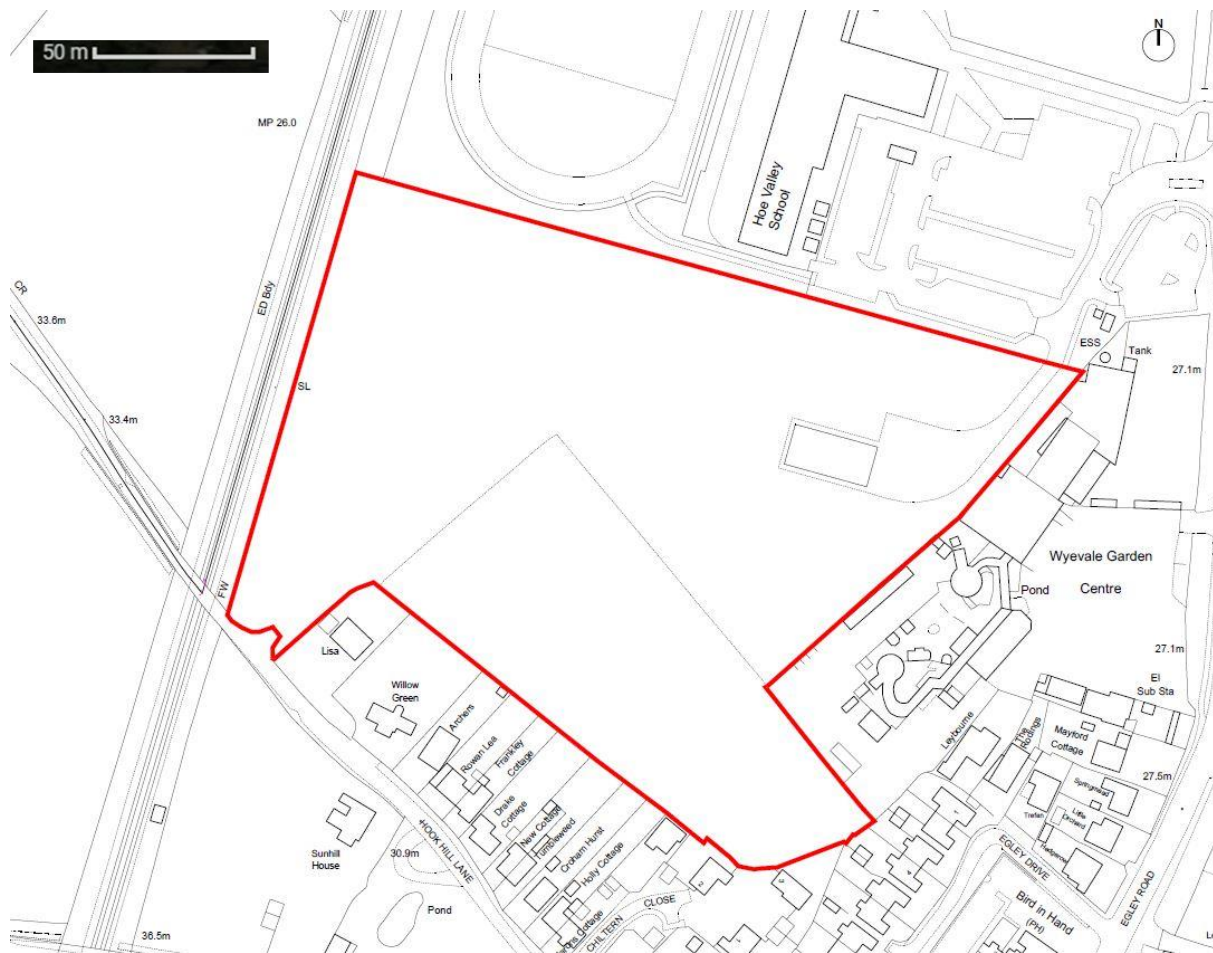


Figure 2 Planning Application Red Line Boundary Plan



- 4 This document is a non-technical summary of the findings of the Environmental Impact Assessment which are reported in the Environmental Statement. The Environmental Statement has been prepared to identify the environmental and socio-economic effects that could arise during the demolition and construction works and once the Proposed Development is completed and operational.
- 5 The Environmental Statement has been prepared in accordance with the Environmental Impact Assessment Regulations 2017 (as amended).

Purpose of the Environmental Impact Assessment

- 6 An Environmental Impact Assessment is a process where the likely significant environmental and socio-economic effects of certain types of projects on the environment are identified, assessed and reported upon. Mitigation is also identified as part of the Environmental Impact Assessment process. The Environmental Impact Assessment process must be followed for certain types of projects so that the likely significant environmental and socio-economic effects can be considered by the relevant authority before a decision is made on whether planning permission should be granted.
- 7 The Proposed Development is an urban development project within part 10(b) of the Environmental Impact Assessment Regulations 2017 which, because of its nature, scale and location, has the potential to create significant effects on the environment. As the Proposed Development falls within the criteria and thresholds which requires an Environmental Impact Assessment (due to the potential to create significant effects), in accordance with the relevant regulations, the Applicant has undertaken an Environmental Impact Assessment for the Proposed Development.

- 8 The Environmental Statement has been prepared to inform readers of the nature of the scheme proposed, the likely significant environmental and socio-economic effects and, where significant adverse effects on the environment are identified, the assessment process establishes mitigation measures to prevent, reduce and, where possible, off-set the effects. Measures required to monitor significant adverse effect on the environment of the Proposed Development have also been identified.
- 9 The Environmental Statement is made up of the following documents:
- Volume 1: Environmental Statement: Main Report;
 - Volume 2: Technical Appendices; and
 - Non-Technical Summary (this document).
- 10 This document provides a summary of the findings of the Environmental Statement in non-technical language.

ASSESSMENT METHODOLOGY

Scoping

- 11 One of the first stages of the Environmental Impact Assessment process is referred to as 'Scoping'. Scoping identifies the possible environmental effects of a development and the technical topics that need to be investigated further as part of the next stage of the Environmental Impact Assessment process.
- 12 As part of the 'Scoping' process, Trium Environmental Consulting LLP prepared a 'Scoping Report' which explained the proposed approach to the Environmental Impact Assessment. This was issued to the Woking Borough Council (who are the local planning authority) in May 2019.
- 13 Throughout the 'Scoping' stage, discussions were had with the Woking Borough Council to review the technical topics and the assessment methodology and generally to reach agreement on the approach to the Environmental Impact Assessment.
- 14 Following these scoping discussions, Woking Borough Council issued their opinion on the scope of the Environmental Impact Assessment in August 2019. The Environmental Impact Assessment has been undertaken in accordance with this opinion.

Topics Included in the Environmental Impact Assessment

- 15 Several environmental studies have been carried out as part of the Environmental Impact Assessment. The environmental topic areas that have been addressed (and assessed by the relevant specialists in their field, as noted in brackets below) are:
- Air Quality (Air Quality Consultants);
 - Ecology (The Ecology consultancy); and
 - Greenhouse Gas Emissions (Air Quality Consultants).
- 16 With the exception of 'Greenhouse Gas Emissions', each of the above environmental topic areas are addressed in their own chapter of the Environmental Statement. Whilst the assessment of greenhouse gas emissions is not presented as a separate chapter within the Environmental Statement, a standalone report has been prepared and is presented in the appendices of the Environmental Statement.

Topics Excluded from the Environmental Impact Assessment

- 17 The Scoping process identified some technical topics where significant environmental effects would be unlikely and, therefore, would not need to be assessed as part of the Environmental Impact Assessment.

This process was informed by further studies and desk-based assessments where relevant. Topics excluded from the Environmental Impact Assessment included:

- Aviation;
- Archaeology (Buried Heritage);
- Built Heritage;
- Daylight, Sunlight and Overshadowing, Light Pollution and Solar Glare;
- Electronic Interference (TV and Radio);
- Geo-Environmental (Land Contamination, Ground Conditions and Groundwater);
- Health;
- Highways and Transport;
- Land Take and Soils;
- Landscape and Visual;
- Noise and Vibration;
- Project Vulnerability, Major Accidents and Natural Disasters;
- Socio-Economics;
- Waste.
- Water Resources, Drainage and Flood Risk; and
- Wind Microclimate.

The Baseline Conditions

- 18 The assessment of environmental effects is undertaken against a condition known as the 'baseline'. In most cases, the baseline is the environmental condition of the site and the surrounding area at the time of the Environmental Impact Assessment (i.e. 2019).
- 19 The Air Quality assessments include a projected environmental condition in the future i.e. a future baseline condition. This is because, for these assessments, the recognised methodology for the assessment of effects requires consideration of the Proposed Development at the year of opening – which will be 2025.
- 20 All technical assessments have also considered the likely evolution of the baseline conditions, for which it is anticipated that the cumulative schemes will be built, in the absence of the Proposed Development coming forward.

Cumulative Effects

- 21 Cumulative effects are a combination of effects from the Proposed Development with effects from other developments in the surrounding area, known as 'cumulative schemes'. These cumulative schemes may produce their own individually insignificant effects but when considered together, could amount to a significant cumulative effect. For example, combined townscape and visual effects from two or more cumulative schemes.
- 22 A search of cumulative schemes for consideration within the Environmental Impact Assessment of the Proposed Development was undertaken by the project's Planning Consultants. It was determined that there are no cumulative schemes located within a 1km radius of the site. Therefore, a cumulative effects assessment was not undertaken as part of the Environmental Impact Assessment or presented within this Environmental Statement.

Woking Football Club Site

- 23 The Applicant is seeking detailed planning permission for the Proposed Development. In addition to this, the Applicant is also seeking detailed planning permission for a separate scheme, known as the Woking Football Club site.
- 24 The Applicant intends to demolish the existing David Lloyd Leisure Centre as part of the Woking Football Club Proposed Development; however, this will be re-provided within the proposals for this Egley Road site. The relocation of the David Lloyd Leisure Centre has been assessed in the Environmental Statement accompanying the Woking Football Club planning application.

Effect Interactions

- 25 Effects from the Proposed Development that could interact to jointly affect receptors at and surrounding the site are known as 'effect interactions'. Potential effect interactions could include, for example, the additive effect of noise and dust during demolition and construction activities on a sensitive receptor.

Defining the Significance of an Effect

- 26 The significance of an environmental or socio-economic effect is judged by looking at the sensitivity of the receptor and the magnitude of an impact on the receptor.
- 27 Both the sensitivity of a receptor and the magnitude of an impact are broadly categorised into one of four levels (although, the specific terminology used is set out in each of the environmental topic chapters) – high, medium, low, and no impact (in relation to magnitude of impact / change only).
- 28 Each of the environmental topic chapters provides further information on the definitions of receptor sensitivity and magnitude of impact, including data sources and justifications for assigning the various levels of receptor sensitivity and magnitude of impact. Where possible, this has been based upon accepted criteria (for example, national standards for air quality and noise), together with the use of professional judgement and expert interpretation.
- 29 In terms of scale, effects have been defined as either being negligible, minor, moderate or major; however, some environmental topic chapters differ in the terminology adopted to describe the magnitude of impact or change from the baseline conditions, to align with the relevant technical guidance.
- 30 Effects can be adverse, beneficial or neutral in nature. Where there is no impact and so no effect is anticipated, this is stated. Where possible, effects have also been assigned a geographic scale; for example, site-wide, local, district / borough, regional or national.
- 31 Following identification of an effect, the effect scale and nature, it is then determined whether the effect is significant or not significant; each environmental topic assessment within the Environmental Statement determines what is to be significant or not significant, as this varies depending on each environmental topic. The requirement for any mitigation to either remove or reduce significant adverse effects (as considered necessary) is subsequently identified.
- 32 Where mitigation measures have been identified to either remove or reduce significant adverse effects, these have been factored into the Proposed Development, for example either through the design, incorporation during demolition and construction works, or as a management tool during the operation of the Proposed Development.
- 33 The Environmental Statement then highlights whether the 'residual' effects (i.e. those after mitigation has been applied) remain significant and, classifies these based on the terminology defined above.
- 34 All the environmental and socio-economic effects of the Proposed Development (both before and after

mitigation) are summarised within this Non-Technical Summary.

THE SITE AND SURROUNDING AREA

Site Description

- 35 The site covers a total area of approximately 4.1 hectares (ha) and currently comprises open field, with one building located in the north-east of the site. There is a large area of trees in the southern portion of the site and access to the site is via a small road off of Egley Road (A320). The site is bound by:
- North by Woking Athletic Club (including a sports field) and Hoe Valley School;
 - East by large retail warehouses (Woking and Wyevale Garden Centre, Maidenhead Aquatics Woking), with Egley Road (A320) further beyond;
 - South by residential dwellings; and
 - West by railway tracks and open fields.

Environmental Context

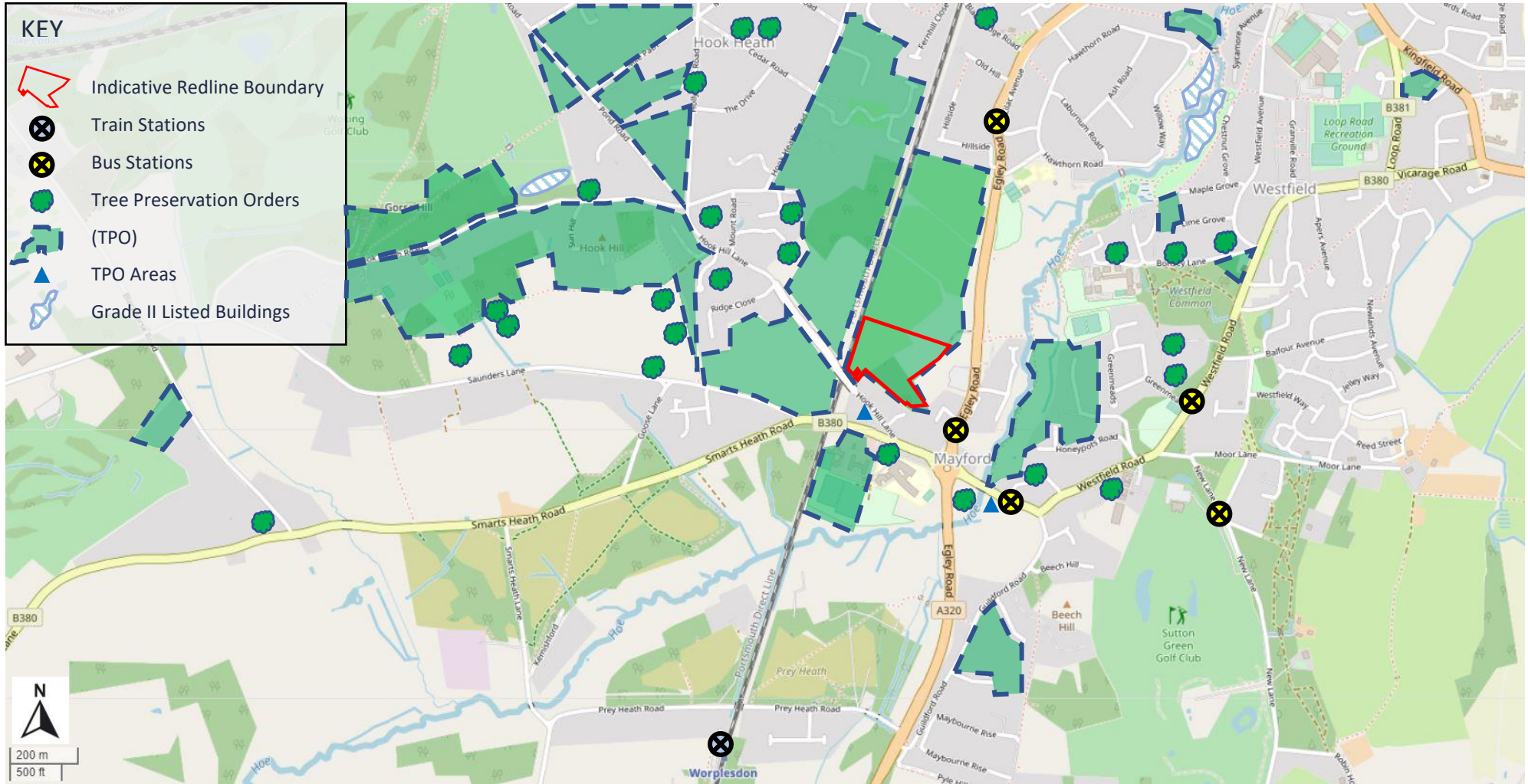
- 36 The key environmental features and designations relating to the site and the surrounding areas are listed below in Table 1 and the basic site context is shown in Figure 3.

Table 1 Outline of Site Key Features, Designations and Surrounding Context

Topic	Key Features, Designations and Surrounding Context
Ecology	<p>A large portion of the site is designated as Woodland Priority Habitat, identified as requiring conservation action under the UK Biodiversity Action Plan (UK BAP). There are no other ecological statutory designated areas within the site; however, Mayford Meadows Local Nature Reserve is situated approximately 250m to the east of the site, and Smarts and Preys Heath (a Site of Special Scientific Interest (SSSI)) is located approximately 580m to the south of the site. The adjacent commons of Smarts Heath and Prey Heath lie either side of Hoe Stream, south of Woking. They consist of a mosaic of heathland habitats including wet and dry heath, scrub, and fringing woodland.</p> <p>There are a number of Tree Preservation Areas and Tree Preservation Orders both surrounding the site and on the site. Woking Common (a Site of Local Importance for Nature Conservation (SLINC)) is located approximately 600m to the south-west of the site. Additionally, there are areas of Urban Open Space located directly to the north and to the east of the site.</p>
Air Quality	<p>The site is not located within an Air Quality Management Area. Air Quality Management Areas require special management as a result of high levels of air pollution WBC have designated two areas within the borough as Air Quality Management Area, the closest Air Quality Management Area is located approximately 1.7m to the north of the site.</p>
Noise and Vibration	<p>The primary noise and vibration sources identified at the site and surrounding area are from the trains running along the railway track situated to the western boundary of the site.</p>
Transport	<p>With regards to access, the site is located to the west of Egley Road (A320), which connects to the B380 (Guildford Road and Westfield Road). Worplesdon Rail Station is located approximately 1.2km to the south of the site and is generally serviced by one train per hour northbound (calling at Woking, Clapham Junction and London Waterloo), and one train per hour southbound (calling at most stations to Portsmouth and Southsea). Woking Station is located approximately 2.5km to the north-east of the site, which is served by regular trains to central London. The site is approximately 30 minutes away from London Heathrow Airport by car, and is easily accessible from the M3 and M25 motorways.</p> <p>There are a number of bus stops located in close proximity to the site. The Bird Hand bus stop is located on Egley Road to the east of the site, providing services north to Woking Town Centre and south to Worplesdon Station. The Mayford Arms bus stop is located 100m south-east of the site providing services further south towards Guildford, with further bus stops on New Lane (600m south east of the site) and Westfield Road (500m east of the site). A Transport Assessment has been prepared as part of this application.</p>
Built Heritage	<p>No listed buildings are located on-site, although Sunhill House (Grade II listed) is located approximately 80m to the south of the site and Hunts Farm House (Grade II listed) is situated approximately 180m to the south-east of the site. Additionally, the site is not located within a Conservation Area; the closest Conservation Area to the site is the Mount Hermon Conservation Area, located approximately 430m to the west of the site.</p>

Topic	Key Features, Designations and Surrounding Context
Archaeology	It has been determined, through the undertaking of an Historic Environment Assessment, that there are no sensitive archaeological receptors (designated heritage assets) within the study area. Additionally, the site is not located within an Archaeological Priority Area as designated by Surrey Country Council or a Conservation Area as designated by Woking Borough Council.
Ground Conditions	Available Geological information indicates the site to be underlain by bedrock comprising Bagshot Formation (Sand, Gravel, Clay). The site does not lie within a Nitrate Vulnerability Zone (NVZ) or a groundwater Source Protection Zone (SPZ).
Water Resources	The site is in Flood Risk Zone 1 (low risk of flooding), with the main river (Hoe Stream) located approximately 250m to the east of the site. It should be noted that Hoe Stream lies in Flood Zone 3, with Flood Zone 2 being approximately 160m to the east of the site.

Figure 3 Site Context



ALTERNATIVES AND DESIGN EVOLUTION

37 The Environmental Statement provides an outline of the main alternatives to the Proposed Development and an explanation of the main reasons for the choice of the final scheme, taking account of environmental effects. The following section reviews those alternatives to the Proposed Development that have been considered consisting of:

- The Do-Nothing / No Development Alternative;
- Alternative Sites; and
- Alternative Designs.

Do Nothing / No Development Alternative

38 The Do-Nothing / No Development Alternative refers to the option of leaving the site in its current state. The site, however, planning policy has earmarked the site for development. The development of the site will help WBC to reach their housing target. Additionally, the provision of a new leisure centre would provide a facility that serves the local community.

Alternative Sites

39 No alternative sites or locations have been considered for the Proposed Development. The site provides an opportunity, in line with WBC planning policy, to deliver “*Residential including Affordable Housing, recreational/open space and education*”¹; hence presenting a viable redevelopment opportunity. Therefore, no other sites have been considered in this Environmental Impact Assessment.

Alternative Designs

40 The design process has looked at different design iterations and options and has emerged in response to input from comments made during the consultation process in addition to environmental constraints and opportunities.

Layout

41 The key element of the Proposed Development which has evolved through the design process has been in relation to the layout of the scheme. Layout changes predominately occurred due to the presence of the existing Woodland Priority Habitat located on site, all trees are subject to a Tree Preservation Order (Reference 626/0154/1973), and the associated impacts on ecology.

42 Initial designs were proposed that filled the entire site and included the removal of the woodland to the south of the site. However, upon completion of the arboricultural assessment, preliminary ecological survey of the site and consultation with WBC, a more sensitive scheme was agreed in order to ensure ecological and landscape impacts were limited.

43 The new scheme therefore proposed the retention of 75% of the existing woodland on the site (Figure 4).

44 In addition, the David Lloyd Leisure Centre was located to the rear of the site, against the rail line, where it has less impact on the existing residential use nearby.

¹ WBC (2018); Woking Local Development Documents, Site Allocations Development Plan Document (<https://www.woking2027.info/res/uploads/Site%20Allocations%20DPD%20-%20Regulation%2019.pdf>)

Massing and Articulation

David Lloyd Leisure Centre

- 45 The architectural concept for the David Lloyd Leisure Centre was to create a series of curved roofs which followed the tree line of the existing woodland to form the roof of the leisure centre. The scale and mass of the building would be broken up by these curving roof forms.

Residential Element

- 46 The site's surrounding context was a key factor in determining the heights of the proposed buildings - predominantly two-storey dwellings, a garden centre, and two, three-storey schools to the North and South of the site.

Figure 4 Alternative Layout Options



THE PROPOSED DEVELOPMENT

- 47 The Proposed Development will involve the demolition of the existing building on site and the construction of residential units, in addition to a new David Lloyd Leisure Centre.
- 48 The Proposed Development comprises the construction of ten residential blocks which will house a total of 36 residential units. Both the residential units and the proposed leisure centre will be three storeys in height, in line with the surrounding context.
- 49 The residential units and David Lloyd Leisure Centre shown in Figures 5 and 6 respectively. The layout of the Proposed Development is shown in Figure 7.

Figure 5 Oblique Aerial View of the Residential Aspects of the Proposed Development



Figure 6 Proposed David Lloyd Leisure Centre



Figure 7 Layout of the Proposed Development



Amount of Development

- 50 Table 2 outlines the total amount of Net Internal Area (NIA), Gross Internal Area (GIA) and Gross External Area (GEA) for the Proposed Development for each land use type. Additionally, Table 2 outlines the number of parking spaces provided for both the residential and leisure centre space.

Table 2 Proposed Land Uses and Quantum of Development

Land Use (Use Class)	Parking Spaces	NIA (m ²)	GIA (m ²)	GEA (m ²)
Residential (C3)	90	5,422	5,670	6,432
David Lloyd Leisure Centre (D2)	280	4,811	5,188	5,836
Total	368	10,233	10,858	12,268

- 51 The residential element of the Proposed Development will consist of four different house sizes (2-5 bed units). Table 3 presents the number of residential units.

Table 3 Residential unit Mix

No. of Bedrooms	Number of Units
2/3 bed	5
3 bed	13
4 bed	16
5 bed	2
Total	36

Residential Units

Layout

- 52 The residential units stretch along the eastern boundary of the site either side of the proposed residential street. Five separate blocks are situated on each side of the street running south from the main entrance of the Proposed Development towards the retained woodland, as shown in Figure 7. Each house has front and rear access with parking to the front and private gardens to the rear.

Massing

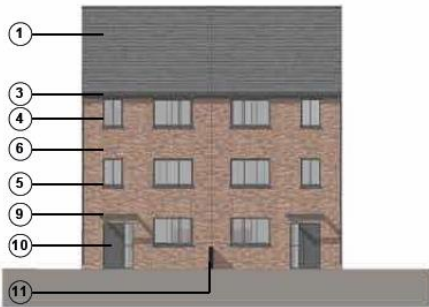
- 53 The 36 residential units will be split across ten blocks, all of which will be three storeys in height with a maximum height of 42.45m AOD.

Appearance

- 54 Of the ten blocks, there are seven different block types each with a slightly different appearance. Each block has a unique configuration of materials as shown in Figure 8.

Figure 8 Appearance of Residential Blocks

Appearance Type 1



Appearance Type 2



Appearance Type 3



Appearance Type 4



Appearance Type 5



Appearance Type 6



Appearance Type 7



MATERIALS

- 1. TILED ROOF (TYPE 1)
- 2. TILED ROOF (TYPE 2)
- 3. UPVC DOWNPIPES AND GUTTERS AND SOFFITS
- 4. POWDER COATED ALUMINIUM WINDOW FRAMES
- 5. PRECAST CONCRETE SILL
- 6. BRICKWORK (TYPE 1)
- 7. BRICKWORK (TYPE2)
- 8. TIMBER EFFECT CLADDING
- 9. POWDER COATED CANOPY

David Lloyd Leisure Centre

Layout

55 The main David Lloyd Leisure Centre will be positioned east of the railway, with the proposed car parking area to the east and north and external sports and leisure facilities proposed to the west and south of the building. These sports and leisure facilities include eight tennis courts, an outdoor swimming pool and a terrace, as shown in Figure 6.

Massing

56 The proposed David Lloyd Leisure Centre will be a maximum of three storeys in height with a curved roof on the eastern side, the main entrance. The maximum height of the proposed David Lloyd Leisure

Centre is 43.95m AOD.

Appearance

- 57 The eastern elevation, is predominately made up of masonry on the lower level of the façade with a timber effect feature finish above. The norther and western, elevations incorporate a metallic effect rainscreen cladding in addition to the masonry and timber. The roof will be constructed of a standing seam metallic sheet roof with polyester powder coated aluminium capping.

Landscaping

- 58 The overall objective of the landscape strategy is to create a high-quality environment that provides for the residential and leisure uses of the site. The site has a large area of existing woodland which is subject to a Tree Preservation Order (Reference 626/0154/1973). Wherever possible, mature trees will be retained.
- 59 The design of the external areas will utilise a simple and complementary hard and soft palette to create an attractive place to live and visit.
- 60 The planting strategy will utilise a combination of native and ornamental trees, shrubs, hedges and grassed areas.

Access, Parking and Servicing

Vehicle, Pedestrian and Cycle Access

- 61 Vehicles for both the leisure centre and residential aspects of the Proposed Development will access the site from the newly formed road to the south of Hoe Valley School.
- 62 Access to the site by pedestrians and cyclists will be from a newly formed road to the south of Hoe Valley School.

Servicing Access

- 63 Servicing and refuse vehicles will access the Proposed Development from the Egley Road access located to the north of the Proposed Development. Servicing for unloading or deliveries is provided along the main boulevard for the residential units and next to the main entrance, facing the car park, for the David Lloyd Leisure Centre.

Car Parking

- 64 Car parking provision for the Proposed Development is in line with WBC requirements, as set out in the Parking Standards Supplementary Planning Document. Car parking for the David Lloyd Leisure centre will be provided to the north and east of the main building. A total of 280 spaces will be provided. A total of 90 residential car parking spaces will be provided off-street in front of residential units.

Cycle Parking

- 65 A total of 72 spaces will be provided for the residential units and 20 spaces provided for the David Lloyd Leisure Centre. Cycle Parking is in accordance with WBCs Parking Standards Supplementary Planning document,

Waste Management

- 66 The overall strategy for refuse collection from the houses is via individual refuse stores, which have been incorporated in the design. Refuse collection will be undertaken along the new street. All bins will be moved from refuse stores to collection points within the Proposed Development and will be returned following collection.
- 67 All bins from the David Lloyd Leisure Centre will be stored in the service enclosure area, beside the

main entrance. Waste will be collected from the service enclosure, with access through the main car park.

DEMOLITION AND CONSTRUCTION

- 68 Demolition and construction planning is broad at this stage and the information presented as part of the Environmental Statement is based on reasonable assumptions made by professionals, appropriate to this stage of planning.
- 69 Given the scale of the Proposed Development, the current expectation is that the demolition and construction works would take approximately 3 years, commencing in 2020 and becoming fully complete and operational by the end of 2023. The Proposed Development would be delivered in two key phases – the Residential aspect of the scheme and the Leisure Centre structure.
- 70 Works commence with the leisure centre and run concurrent with the site clearance / demolition of the existing buildings on the residential development area. Works commence on the residential aspects of the Proposed Development from spring of 2022.
- 71 The first commercial occupation of the leisure centre is scheduled for quarter 3 of year 2022. For the purposes of this EIA, first occupation on residential site has been taken as 2023.
- 72 Discussions regarding demolition and construction logistics, and site and environmental management will be undertaken with Woking Borough Council and other relevant statutory consultees (such as the Environment Agency) before any demolition and construction works commence. Prior to the start of works on-site, a Construction Environmental Management Plan will be prepared and agreed with WBC, as will a Construction Logistics Plan and a Construction Traffic Management Plan. Specifically, these documents will explain how the works and the site will be managed including environmental management.
- 73 The construction working hours are:
- 08:00 – 18:00 hours Monday to Friday;
 - 08:00 – 13:00 hours Saturday; and
 - No working normally undertaken on Sundays or Bank Holidays.
- 74 Should any works need to be undertaken outside of the above hours, approval will be sought from the Woking Borough Council.

ENVIRONMENTAL IMPACT ASSESSMENT

- 75 The following sections of this Non-Technical Summary present a review of the results of the various environmental topic assessments that have been undertaken as part of the Environmental Impact Assessment. Further details can be found within the Environmental Statement (Volumes 1-3).

Air Quality

- 76 The assessment has considered the potential for both the construction works, and the operation of the Proposed Development, to result in air quality impacts. The key considerations of this assessment have been dust emissions and emissions from heavy goods vehicles during construction. Once the Proposed Development is in use, emissions from onsite energy plant, road traffic emissions and emissions from existing emissions sources, specifically the surrounding road network were considered.
- 77 Baseline air quality conditions in the study area were determined based on the local authority's monitoring data and other publicly available data. It was shown that whilst air quality in the study area is generally acceptable, exceedances of the annual mean nitrogen dioxide (NO₂) objective do occur in some locations. Concentrations of fine particulate matter (dust) are below the objectives.

Demolition and Construction

- 78 The assessment has identified that the volume of traffic expected as a result of construction activities associated with the Proposed Development is below the guideline levels that require assessment and the overall effect of emissions associated with construction traffic was therefore not deemed significant.
- 79 In order to ensure negligible dust impacts as a result of demolition and construction activities, the implementation of a Dust Management Plan which includes a number of site management measures (stakeholder communications plans, record and complaints log from any dust or air quality pollutant emission) will be required.

Completed Development

- 80 Nitrogen dioxide and dust emissions from the road traffic, and the plant emissions from both the David Lloyd Leisure Centre and the Proposed residential units will have a Negligible impact on air quality and are not significant.
- 81 Air quality for future residents within the Proposed Development will thus be acceptable.

Likely Significant Effects

- 82 No significant air quality effects were identified as a result of demolition and construction activities associated with the Proposed Development following implementation of the recommended mitigation for managing dust emissions.
- 83 In addition, no significant air quality effects are anticipated in relation to the operation of the Proposed Development.

Ecology

- 84 The assessment has considered the potential for both the construction works and the operation of the Proposed Development to result in impacts on ecology. The key considerations of the assessment included:
- Effects on the woodland as a result of site clearance and construction works;
 - Effects on the nearby Thames Basin Heaths Special Protection Area² through increased recreational use;
 - Effects on protected species (i.e. bats, birds and reptiles) through loss of suitable habitat and potential killing, injury or disturbance during site clearance and construction works; and
 - Effects on Species of Principal Importance (e.g. soprano pipistrelle, hedgehog and stag beetle) through loss of suitable habitat and potential killing, injury or disturbance during site clearance and construction works

Demolition and Construction

- 85 The demolition and construction of the Proposed Development will be completed in accordance with a Construction Environmental Management Plan. With respect to ecology, the Construction Environmental Management Plan will include a number of measures to ensure that effects to bats, reptiles, birds, hedgehog, common toad and stag beetle are negligible. These measures are outlined below.
- 86 Trees with bat potential will be removed following precautionary mitigation measures, typically by soft-felling the trees under ecological supervision. Lighting at night will be strictly controlled during construction and no trees or hedges will be lit. With these mitigation measures in place, there is a negligible effect on bats.
- 87 Standard mitigation in the form of a supervised two-stage vegetation cut March-October will be undertaken to reduce the risk of killing or injuring of reptiles to displace them to adjacent suitable habitat. In addition to this any log or brash piles (dead woodpiles) and scrub will be removed by hand under the supervision of an ecologist. The pulling up of the root balls (the mass of roots located directly beneath the roots stem) of any removed trees or scrub on or near the northern boundary of the site will be undertaken outside of the hibernation season for reptiles (i.e. root removal works will be undertaken March to October inclusive in temperatures 10°C or higher) under the supervision of an ecologist, who will also be checking for stag beetle larvae. New habitat will be created in the woodland or on the boundary with the railway using material from the clearance of the site. Following these measures, the effect on reptiles would be negligible.
- 88 Mitigation for birds will include avoiding clearing trees and scrub during the nesting bird season or where not possible, only clearing trees and scrub following a nesting bird check by an ecologist to confirm that no active nests are present. Following these measures, the effect on birds would be negligible.
- 89 At least five bird boxes erected in the woodland and ten bird boxes for house sparrow on new buildings would constitute an enhancement for birds, although this is not considered to change the negligible residual effect.
- 90 Mitigation for hedgehogs will require that log or brash piles and thick scrub within the construction zone will be cleared by hand under the supervision of an ecologist to mitigate the potential killing/injury of hedgehog. New log and brash piles will be created using material from site, to be located in undisturbed areas of retained woodland to ensure suitable refuge for hedgehog exists on site following construction. Following this mitigation there would be a negligible (not significant) effect on hedgehog.

² Thames Basin Heaths Special Protection Area is a network of heathland sites that provides a habitat for important ground-nesting bird species. It was designated as a Special Protection Area in March 2005 and is protected from adverse effects by law.

91 Although there will be no significant effects on stag beetle, any deadwood within the construction zone will be carefully moved by hand to an unaffected area of the site within the woodland under the supervision of an ecologist and stumps removed from site partially reburied at the margin of retained woodland. Partially buried log piles using wood from the clearance of trees on site will be added to unaffected areas of the woodland. If logs from outside the site are used, they will be untreated.

Completed Development

92 **Statutory Sites:** In the absence of mitigation there would be a major adverse effect at the European level (major adverse) on the Thames Basins Heaths Special Protection Area. In accordance with the relevant guidelines, the Applicant will make the appropriate payment to Woking Borough Council towards strategic Suitable Alternative Natural Greenspace. This provision is intended to reduce the frequency of new residents visiting the Special Protection Area to acceptable levels and mitigate any adverse effect on the designated site to a negligible level.

93 Equally, three other areas, afforded special conservation status, namely the Thursley, Ash, Pirbright, Chobham Special Area of Conservation Smart's, the Prey Heaths Site of Special Scientific Interest and the Mayford Meadows Local Nature Reserve would be mitigated under the umbrella of the Suitable Alternative Natural Greenspace provision for Thames Basin Heaths SPA, which is being implemented as part of the Proposed Development. Air quality assessments were also carried out which specifically addressed whether these areas of special protection would be impacted and the results of these assessments concluded negligible air quality effects.

94 **Habitats:** A Landscape Ecological Management Plan (LEMP) will be produced, which will set out how new and retained habitats will be managed for the benefit of ecological features.

95 In order to ensure that effects on bats are suitably mitigated, barriers to public access into the woodland in the form of scrub planting on the boundaries of the woodland will be put in place, which will mitigate the possible disturbance/vandalism of potential bat roosts within the woodland. A lighting scheme will be produced, which will be reviewed by an ecologist to ensure lighting impacts on bats are minimised. Where necessary, the lighting scheme will be adjusted in accordance with relevant guidance on lighting. In addition, there will be no lighting of retained vegetation such as the woodland. Following mitigation there is considered to be a negligible (not significant) effect on bats.

96 No additional mitigation for reptiles following construction is proposed or required. Similarly, with regards to birds, other than minor general management measures such as cleaning of bird boxes, which will be detailed in the Landscape Environmental Management Plan, no additional mitigation for birds following construction is proposed or required.

97 There will be no significant effects on hedgehog following completion of the Proposed Development. However, holes/gaps in garden and other boundaries will allow movement of hedgehogs, which have large ranges, through vegetated parts of the new development. Following these measures, the effect on hedgehog would remain as negligible.

98 There will be no significant effects on the common toad following completion of the Proposed Development. However, the holes/gaps in garden boundaries provided for common toad will also allow movement of common toad, frogs and other wildlife through vegetated parts of the new development. Following these measures, the effect on common toad would remain as negligible (not significant).

99 Although there will be no significant effects on stag beetle, the measures proposed to control vandalism and lighting for roosting bats (i.e. dense scrub planting at woodland edges and no lighting of vegetation) would also mitigate the same impacts for stag beetle, resulting in no change in effect (negligible, not significant).

Likely Significant Effects

100 Following mitigation there are considered to be no significant ecological effects resulting from the

Proposed Development.

Climate Change and Greenhouse Gas Emissions

- 101 The impact of climate change on the Proposed Development was assessed. Several environmental factors are likely to vary in the future due to climate change. These include the increase in the mean average air temperature, increase in average yearly rainfall and sea level rise. Total cloud cover could slightly decrease.
- 102 Each technical topic of the Environmental Impact Assessment reviewed the possible implications of a change in the future climate on the results and conclusions of the impact assessment of the Proposed Development. The effects assessed were no worse than negligible.

Greenhouse Gas Emissions

- 103 Greenhouse gases are gases in the atmosphere which have the potential to increase air temperatures. All greenhouse gas emissions are described as significant in accordance with the relevant guidance for the assessment of greenhouses gases as part of the Environmental Impact Assessment process.
- 104 A greenhouse gas emissions assessment has been undertaken to assess the potential greenhouse gas emissions from the construction and operation of the Proposed Development. The method to determine whether an effect is significant, is whether greenhouse gas emissions will still be generated after mitigation measures have been incorporated. The design has incorporated a number of measures to minimise the creation of greenhouse gases, including the type of materials included within the design, construction site management (including site waste management), the building management system, low carbon technologies, and the provision of bicycle storage facilities.
- 105 The greenhouse gas emissions assessment identified that the Proposed Development will still generate greenhouse gas emissions after considering these mitigation measures and so, in accordance with standard methodology is defined as having a significant effect.
- 106 Although in relation to the UK carbon budget, the impact of the GHG emissions arising from the Proposed Development can be deemed to be low, the sensitivity of the receptor (global climate) is high and, therefore, steps to reduce GHG emissions and mitigate future climate change are considered important. GHG emissions associated with operational energy is the largest contributor to GHG emissions throughout the lifecycle of the Proposed Development. To reduce these emissions, over the course of the ongoing detailed design, opportunities to utilise higher efficiency equipment and comprehensive energy management will be considered.

Likely Significant Effects

- 107 All greenhouse gas emissions are described as significant in accordance with the relevant guidance for the assessment of greenhouses gases as part of the Environmental Impact Assessment process. The Proposed Development will generate greenhouse gas emissions and the effect is considered significant.

EFFECT INTERACTIONS

- 108 Effect interactions occur because of interactions between multiple individual effects associated with just one project on a receptor i.e. the combination of individual effects.
- 109 There are no effect interactions associated with the demolition, construction works of the Proposed Development.
- 110 The Proposed Development will generate increased levels of nitrogen dioxide, whilst these effects are not considered significant they have the potential to interact with greenhouse gas (GHG) emissions. All GHG emissions are to be determined as significant, the Institute of Environmental Management and Assessment guidance states that 'effects of potential future climate change...are likely to be interrelated

to other key EIA topics'. Mitigation measures are identified to minimise emissions as far as possible.

LIKELY SIGNIFICANT EFFECTS

Demolition and Construction

- 111 Apart from climate change which identifies all green-house gases as significant, no further significant residual effects were identified during demolition and construction of the Proposed Development.

Operation

- 112 Apart from climate change which identifies all green-house gases as significant, no further significant effects have been identified as being likely as a result of the completed and operational Proposed Development.

Cumulative Effects

- 113 As a cumulative effect assessment was not carried out as part of the Environmental Impact Assessment, no cumulative effects were identified.

MITIGATION AND MONITORING

- 114 The mitigation measures relied upon in the Environmental Impact Assessment, and therefore that will need to be secured include, but are not limited to:
- The implementation of a Construction Environment Management Plan (including a Dust Management Plan), Construction Logistics Plan, and Site Waste Management Plan;
 - Mitigation for ecology and arboriculture;
 - Appropriate Suitable Alternative Natural Greenspace (SANG) payment to Woking Borough Council;
 - Archaeological mitigation;
 - Ground contamination mitigation measures;
 - Measures to reduce carbon reductions.

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