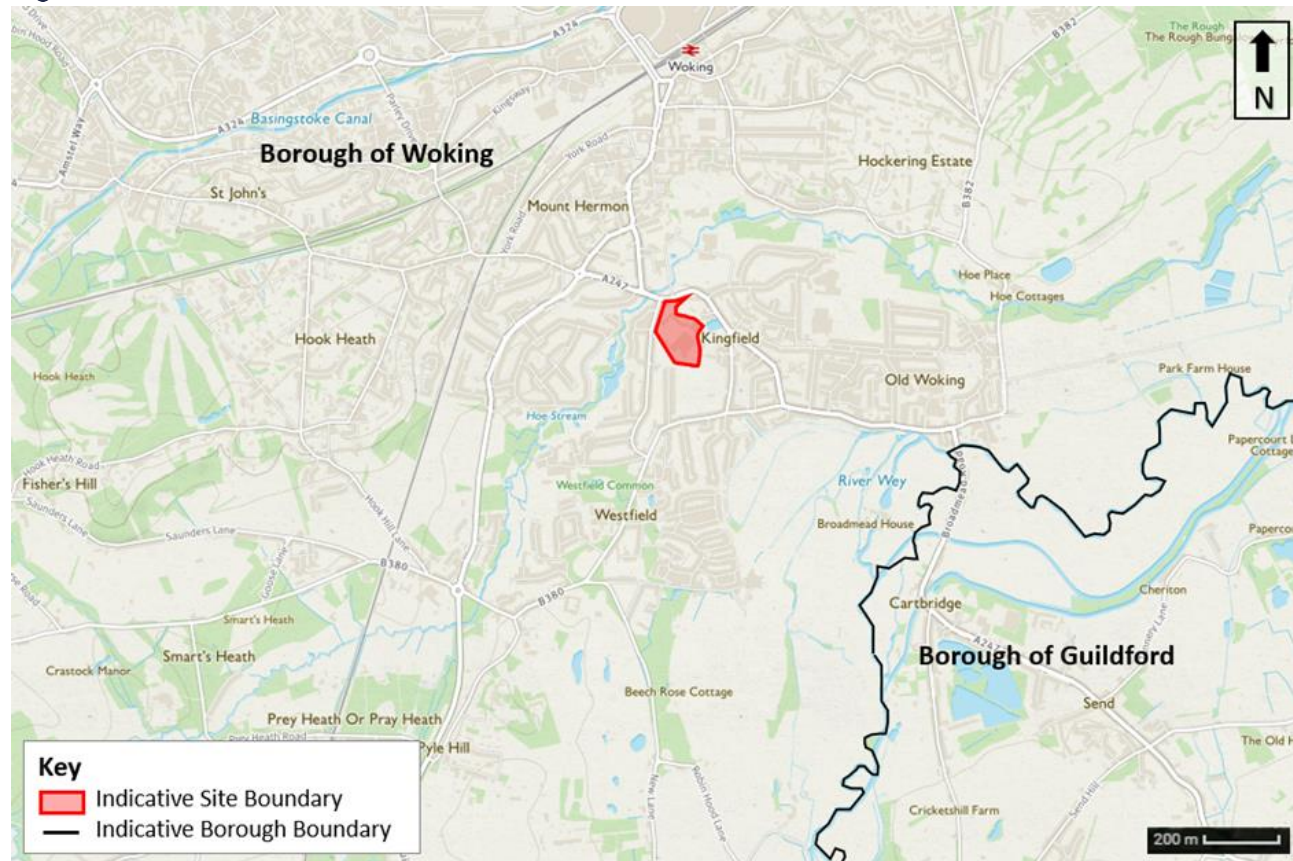


Chapter 1: Introduction

INTRODUCTION

- 1.1 This Environmental Statement (ES) has been prepared on behalf of Woking Football Club and GolDev Woking ('the Applicant') in accordance with the statutory procedures set out in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended in 2018 (referred to as the 'EIA Regulations').
- 1.2 The Applicant is seeking detailed planning permission for the proposed redevelopment of an area of land in Woking, in the north-west of Surrey (referred to as 'the site'). The site covers a total area of approximately 5 hectares (ha) and falls within the administrative boundary of the Borough of Woking. The site is currently occupied by a football stadium (Woking Football Club); a collection of large-footprint, low-rise buildings, including the Woking Snooker Centre; David Lloyd Leisure Centre (including tennis courts), Woking Gymnastics Club; car parking; and a small number of residential properties (81 Westfield Avenue, Hoe View, Park View and 1-6 Kingfield Road) situated in the north of the site. The site location is shown in Figure 1.1.

Figure 1.1 Site Location



- 1.3 The scheme proposals (hereinafter referred to as the 'Proposed Development') comprises the redevelopment of the site, following the demolition of all existing buildings and structures, to provide a replacement stadium with ancillary facilities, including flexible retail, hospitality and community spaces, independent retail floorspace (Classes A1/A2/A3), a medical centre (Class D1) and vehicle parking, plus residential accommodation comprising of 1,048 dwellings (Class C3) within 5 buildings of varying heights of between 3 and 10 storeys (and undercroft and part basement levels) on the south and west sides of the site, together with provision of new accesses from Westfield Avenue to car parking, associated landscaping and the provision of a detached residential concierge building. The Proposed Development is described in further detail within **ES Volume 1, Chapter 4: The Proposed Development**.
- 1.4 Environmental Impact Assessment (EIA) is a process carried out which examines available environmental information to ensure that the likely significant environmental effects of certain projects are identified and assessed before a decision is taken on whether a project is granted planning permission. This means environmental issues can be identified at an early stage and projects can then be designed to avoid or to minimise significant adverse environmental effects, and appropriate mitigation and monitoring can be put in place.

- 1.5 The Applicant recognises that the Proposed Development has the potential to give rise to significant effects on the environment. The Applicant has, therefore, undertaken an EIA for the Proposed Development.
- 1.6 In accordance with the EIA Regulations, this ES reports on the potential (before mitigation) and residual (after mitigation has been applied) effects of the Proposed Development, and highlights any residual effects of the Proposed Development that are classified as being significant. The ES describes the likely environmental and socio-economic effects of the Proposed Development during demolition and construction, and on subsequent completion and occupation.
- 1.7 Regulation 18(3) of the EIA Regulations requires that an ES includes the information set out in Part 1 of Schedule 4 that is "reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile". The information required under Paragraph 1 of Schedule 4 of the EIA Regulations and its location within this ES is presented in **ES Volume 3, Appendix: EIA Methodology**.
- 1.8 The EIA has been carried out by Trium Environmental Consulting LLP ('Trium') and several technical specialists. The technical specialists who have led and authored the technical assessments within this ES are noted within the relevant technical chapters / volumes of this ES (**ES Volume 1, Chapters 6-12** and **ES Volume 2: Townscape and Visual Impact Assessment (TVIA)**).

THE SITE

Site Location

- 1.9 The site is centred around National Grid Reference (NGR): TQ 00560 573330 and is bounded to the:
- North by a row of trees, followed by Kingfield Road, residential properties and Hoe Stream;
 - East by a thick row of trees, followed by residential properties and Kingfield Green, which includes open green space and a small body of water;
 - South by a row of trees and footpath, followed by Loop Road Sports Field and Old Wokingians Football Club; and
 - West by Westfield Avenue, a substantial group of trees and residential properties.

Site Context

- 1.10 The redline planning application boundary of the site is shown in Figure 1.2.
- 1.11 As previously noted, the site is occupied by a football stadium (Woking Football Club, as shown in Figure 1.2 and Figure 1.3); a collection of large-footprint low-rise buildings, including the David Lloyd Leisure Centre (including tennis courts) (as shown in Figure 1.4), Woking Snooker Centre (as shown in Figure 1.5), and Woking Gymnastics Club; car parking; and a small number of residential properties situated in the north of the site. The site has an approximate 50:50 split between the hardstanding and green surfaces (i.e. the football pitch, trees and soft landscaping) of the site.
- 1.12 The primary entrance points (for both vehicles and pedestrians) are from Westfield Avenue and Kingfield Road, from the west and north of the site respectively.
- 1.13 There are no statutory designations, listed buildings, scheduled ancient monuments or world heritage sites that fall within the site. Additionally, the site is not located within a Conservation Area.
- 1.14 The site has good transport links and is well connected, being 1.2km south of Woking Station, which provides direct services to London Waterloo Station within 25 minutes. The site is also situated approximately 30 minutes away from London Heathrow Airport by car, and is easily accessible from the M3 and M25 motorways. Several bus routes are located within an approximate 10-minute walk from the site, including (but not limited to) the No. 73, No. 134, No. 446, No. 462, No. 463, No. 690 and No. 856 bus routes.
- 1.15 The site is not located within an Air Quality Management Area (AQMA).
- 1.16 The site is situated within an area with a low probability of flooding (Flood Zone 1), but is located to the south-east of the Hoe Stream which is positioned within Flood Zone 3. Flood Zone 2 (an area where the probability of fluvial and tidal flooding would be medium in the absence of flood defences) and Flood Zone 3 (an area where the probability of fluvial and tidal flooding would be high in the absence of flood defences) are located approximately 16m north-west of the site.

Figure 1.2 Redline Planning Application Boundary

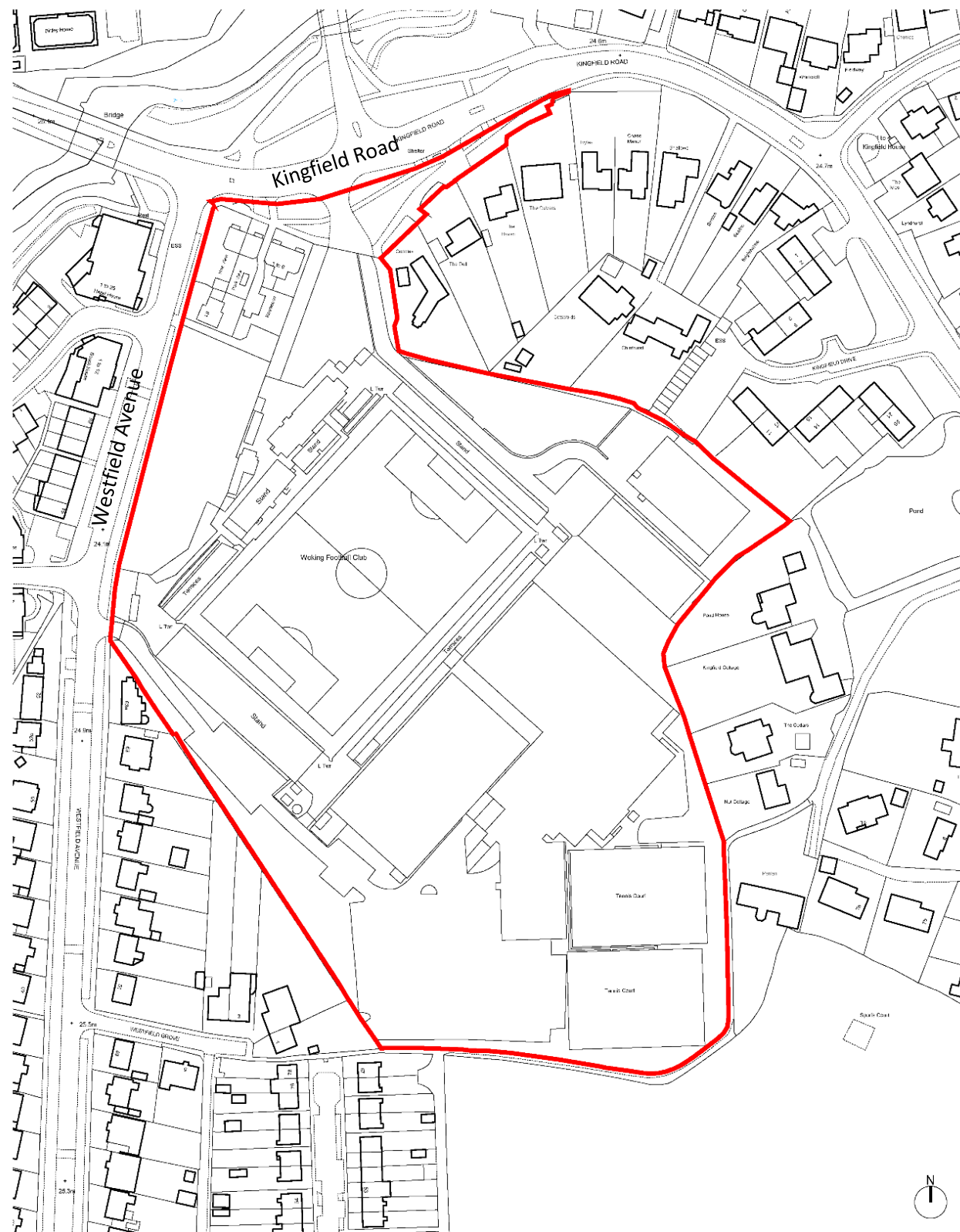


Figure 1.3 Existing Football Stadium (Woking Football Club)



Figure 1.4 Existing David Lloyd Leisure Centre



Figure 1.5 Existing Woking Snooker Centre



THE LEGISLATIVE REQUIREMENTS FOR AN EIA

- 1.17 Applications for developments that are covered by the EIA Regulations are termed 'EIA Applications'.
- 1.18 The requirement for an EIA is based on the likelihood of significant environmental effects arising from a Proposed Development; and it is either mandatory or conditional depending on the classification of the development project. EIA applications are divided into Schedule 1 and Schedule 2 applications under the EIA Regulations.
- 1.19 Schedule 1 developments constitute those that are likely to have significant effects on the environment, such as major chemical or petrochemical projects and construction of ground or air transport infrastructure, and for which EIA is mandatory. For all other developments which fall under Schedule 2, the need for an EIA is determined based on set criteria as follows:
- It is within one of the classes of development stated in Schedule 2; AND
 - EITHER it exceeds the applicable threshold criteria for that class of development in Schedule 2; OR it is to be carried out in part or all of a sensitive area; AND
 - It is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.
- 1.20 The EIA Regulations Schedule 2 Part 10(b), states that for “urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas”, the thresholds which determine the need for a development to be screened for the potential for significant environmental effects comprise:
- ‘(i) the development includes more than 1 hectare of urban development which is not dwelling / house development; OR*
- (ii) the development includes more than 150 dwellings; OR*
- (iii) the overall area of the development exceeds 5 hectares’.*
- 1.21 Based on the above, as the Proposed Development will provide over 150 residential dwellings, and there is the potential for likely significant environmental effects, the Proposed Development is considered to constitute an 'EIA development' under the EIA Regulations. As such, the Applicant has undertaken an EIA and the results of this are presented within this ES (Volumes 1, 2 and 3) which has been submitted to accompany the planning application.

ENVIRONMENTAL STATEMENT AND TECHNICAL APPENDICES STRUCTURE

- 1.22 This document is the main body of the ES and is divided into a number of background and technical chapters supported with figures and tabular information for clarity of reading. A complete set of appendices are provided for reference. These comprise background data, tables, figures and surveys (refer to **ES Volume 1, Chapter 2: EIA Methodology** for further details).
- 1.23 The ES comprises three technical volumes and a summary document:
- ES Volume 1: Main Report, comprising the following chapters:
 - Chapter 1: Introduction;
 - Chapter 2: EIA Methodology;
 - Chapter 3: Alternatives and Design Evolution;
 - Chapter 4: The Proposed Development;
 - Chapter 5: Demolition and Construction;
 - Chapter 6: Socio-Economics;
 - Chapter 7: Highways and Transport;
 - Chapter 8: Air Quality;
 - Chapter 9: Noise and Vibration;
 - Chapter 10: Wind Microclimate;
 - Chapter 11: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare;

- Chapter 12: Water Resources, Drainage and Flood Risk;
 - Chapter 13: Effect Interactions;
 - Chapter 14: Likely Significant Effects and Conclusions;
 - Chapter 15: Mitigation and Monitoring; and
 - Chapter 16: Glossary and Abbreviations.
- ES Volume 2: Townscape and Visual Impact Assessment (TVIA).
 - ES Volume 3: Technical Appendices:
 - Appendix: EIA Methodology;
 - Appendix: Socio-Economics;
 - Appendix: Highways and Transport;
 - Appendix: Air Quality;
 - Appendix: Noise and Vibration;
 - Appendix: Wind Microclimate;
 - Appendix: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare; and
 - Appendix: Water Resources, Drainage and Flood Risk
 - Non-Technical Summary (NTS), providing a concise summary of the ES Volumes 1-3, written in non-technical language. The NTS presents a summary of the Proposed Development, the alternatives considered by the Applicant, the likely significant environmental effects and any identified / required mitigation measures or monitoring regimes.

COMPETENT EXPERT AND RELEVANT EXPERIENCE

- 1.24 The EIA Regulations require that to ensure the completeness and quality of the ES, ‘(a) the developer must ensure that the environmental statement is prepared by competent experts’ and ‘(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.’
- 1.25 Trium is an environmental consultancy specialising in urban regeneration and property development projects in the UK. Trium’s Partners and Employees have extensive experience in managing the environmental issues and impacts surrounding large scale, high profile, urban regeneration development projects. The Partners and Employees of Trium have, over the course of their careers to date, project directed, managed or contributed to over 300 EIAs within the retail, residential, leisure, commercial, cultural, infrastructure and industrial sectors. Further detail on the expertise and experience of those preparing the ES is provided in **ES Volume 3, Appendix: EIA Methodology (Annex 2)**.

LOCATION OF INFORMATION WITHIN THE ES

- 1.26 Regulation 18(3) of the EIA Regulations defines that an ‘an environmental statement is a statement which includes at least:
- ‘a description of the proposed development comprising information on the site, design, size and other relevant features of the development;*
- a description of the likely significant effects of the proposed development on the environment;*
- a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;*
- a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;*
- a non-technical summary of the information referred to in sub-paragraphs (a) to (d); and*
- any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected’.*

- 1.27** The above information defined in Regulation 18(3) is replicated within Schedule 4 of the EIA Regulations. The location of the information within the ES is sign-posted in **ES Volume 3, Appendix: EIA Methodology (Annex 1)**. A glossary of terms is included in **ES Volume 1, Chapter 16: Glossary and Abbreviations** for clarity.

ES AVAILABILITY AND COMMENTS

- 1.28** The ES is available for viewing by the public during normal office hours at Woking Borough Council's (WBC's) Planning Department. Comments on the planning application should be forwarded to WBC at the following address:

Woking Borough Council
Civic Offices
Gloucester Square
Woking
Surrey
GU21 6YL

- 1.29** Electronic copies of the NTS are available free of charge. To request a copy, please contact:

Trium Environmental Consulting LLP
69-85 Tabernacle Street
London
EC2A 4BD
hello@triumenv.co.uk