

Date: 23 March 2020
Our ref: 308897
Your ref: PLAN/2019/1176



Benjamin Bailey
Woking Borough Council
developmentmanagement@woking.gov.uk

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Benjamin Bailey,

Planning consultation: Redevelopment of site following demolition of all existing buildings and structures to provide replacement stadium with ancillary facilities including flexible retail, hospitality and community spaces, independent retail floor space (Classes A1/A2/A3) and 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 11 storeys (plus lower ground floor and partial basement levels) on the south and west sides of the site together with hard and soft landscaping, highway works, vehicle parking, bin storage, cycle storage, plant and other ancillary works including ancillary structures and fencing/gates and provision of detached residential concierge building (Environmental Statement submitted).

Location: Land South Of Kingfield Road And East Of Westfield Avenue, Westfield Avenue, Westfield, Woking, Surrey, GU22 9PF.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Objection Withdrawn

Natural England is now satisfied that the specific issues we have raised in previous correspondence relating to this development have been resolved. That is, firstly an email from Thomas James, Development Manager at Woking Borough Council, assuring us that there is sufficient SANG Capacity in the Woking Council Strategic Suite.

Secondly the AQC produced document, Air Quality Note; Analysis of Ecological Impacts at TBH SPA, received on the 9th March 2020.

We therefore consider that the identified impacts on the Thames Basin Heaths Special Protection Area (SPA) can be appropriately mitigated with measures secured via planning conditions or obligations as advised and withdraw our objection.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required:

The applicant is required to comply with the requirements of Woking's Avoidance and Mitigation Strategy for the Thames Basin Heaths SPA (through a legal agreement securing contributions to Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM)).

Should the proposal change, please consult us again.

For any new consultations, queries relating to our Standing Advice, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Victoria Huth
Thames Solent Team
Sustainable Development