

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

Our ref: WA/2020/127437/01-L01
Your ref: PLAN/2019/1176
Date: 16 January 2020

Dear Sir/Madam,

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 Floorspace (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

Land South Of Kingfield Road And East Of Westfield Avenue Westfield Avenue Westfield Woking Surrey GU22 9PF

Thank you for consulting us on this EIA application. We have reviewed the documentation submitted in regards to our remit, including ES Appendix 8 Water Resources, Drainage And Flood Risk. In Appendix 8, the Thames Water letter dated 31 May 2019 states that the foul sewage network "will not have enough capacity to meet the needs of your development at this time". However, it also states that Thames Water will not begin modelling improvements until the applicant has proof of outline or full planning permission.

In this case, we require confirmation that foul sewerage upgrades have occurred to sufficiently accommodate for the additional demand the proposed development will have on the network. This is required prior to occupation to ensure that the risk of sewage overflow into nearby watercourse is reduced.

Environment Agency position

We have **no objections** to the proposed development as submitted, as long as the following **planning condition** is included on any planning permission. The proposed development will be acceptable if the following measures are implemented and secured

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by way of a **planning condition** on any planning permission.

Condition

No residential dwellings as part of the development hereby permitted shall be occupied until such time as sufficient upgrades to existing foul water network have been completed and approved in writing, by the local planning authority and sewage undertaker (Thames Water). The scheme shall be implemented as approved.

Reasons

The Thames river basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the impact could cause deterioration of a quality element to a lower status class in the Hoe Stream (GB106039017900) water body because it would result in the release of priority hazardous substances, such as raw foul sewage into the water body from an overwhelming of the sewage network.

Final Comments

Once again, thank you for consulting us. Our comments are based on our available records and the information as submitted to us at the time of writing. Please consult us with any additional information submitted in compliance with this condition.

If I can be of any further assistance, please contact me directly.

Yours faithfully

Mr Alex Swann
Planning Advisor

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