

(1) WOKING BOROUGH COUNCIL

(2) GOLDEV WOKING LIMITED

PLANNING DEVELOPMENT AGREEMENT

relating to

LAND AT WOKING FOOTBALL CLUB AND LAND ADJACENT TO EGLEY ROAD, WOKING

THIS AGREEMENT is made on the 18th day of May 2021

BETWEEN:

(1) **WOKING BOROUGH COUNCIL** of Civic Offices, Gloucester Square, Woking GU21 6YL ("**Council**");

and

(2) **GOLDEV WOKING LIMITED** of 869 High Road, London N12 8QA ("**Developer**")

WHEREAS:

- (A) On 30 January 2019, the Developer and the Council entered into (i) the Agreement for Lease and (ii) the Implementation Agreement.
- (B) Paragraph 2 of Schedule 3 to the Agreement for Lease provides for agreements to be entered into between the Developer and the Council in respect of the matters specified in that Schedule. This Agreement is one of those agreements.

Definitions

- "1990 Act" means the Town and Country and Planning Act 1990 (as amended);
- "Active Electric Vehicle Charging Ability" means provision of the network of cables, an electricity supply and an electronic vehicle charging point which is ready for use for the charging of electric vehicles;
- "Active Electric Vehicle Charging Upgrade" means upgrading the Passive Electric Vehicle Charging Ability in respect of any Kingfield Road Residential Car Parking Space allocated to the relevant Kingfield Road Residential Block to Active Electric Vehicle Charging Ability;
- "Affordable Housing" means housing made available through (i) a Registered Provider; (ii) the Council; or (iii) Thameswey Housing Limited (company registration number 05437166) which is available for and meets the needs of people on low and middle incomes who cannot otherwise afford to rent or buy dwellings or houses generally on the open market within the Borough of Woking at a cost low enough for them to afford (having regard to local income and local house prices);
- "Affordable Housing Units" means the Affordable Rental Units and the Shared Ownership Units (and "**Affordable Housing Unit**" shall be construed accordingly);
- "Affordable Rent" means a rent (inclusive of service charge) that does not exceed the lower of:
1. an amount not exceeding 80% of the local open market rent; and
 2. an amount not exceeding the Local Housing Allowance

both for an equivalent dwelling of the same size and location as the relevant Affordable Rental Unit;

“Affordable Rental Housing” means Affordable Housing let (i) by a Registered Provider; (ii) the Council; or (iii) Thamesway Housing Limited (company registration number 05437166) to a person (or persons) who is (or are) members of an Eligible Household at a weekly or monthly Affordable Rent;

“Affordable Rental Units” means:

1. the Kingfield Road Affordable Rental Units; and
2. the Egley Road Residential Units

(totalling 313 units) constructed or to be constructed on the Kingfield Road Residential Land in accordance with the Kingfield Road Planning Permission and the Egley Road Site in accordance with the Egley Road Planning Permission and shown on Plan 5 and Plan 6 respectively (and “Affordable Rental Unit” shall be construed accordingly);

“Agreement for Lease” means the agreement for lease dated 30 January 2019 relating to Woking Football Club and other land in Woking between (i) the Developer and (ii) the Council;

“Ancillary Stadium Development” means the retail units, the flexible commercial units and the medical centre to be provided in connection with the proposed new stadium;

“Block 1” means the block of Residential Units on the Kingfield Road Residential Land as shown labelled Block 1 for illustrative purposes on Plan 8;

“Block 2” means the block of Residential Units on the Kingfield Road Residential Land as shown labelled Block 2 for illustrative purposes on Plan 8;

“Block 3” means the block of Residential Units on the Kingfield Road Residential Land as shown labelled Block 3 for illustrative purposes on Plan 8;

“Block 4” means the block of Residential Units on the Kingfield Road Residential Land as shown labelled Block 4 for illustrative purposes on Plan 8;

“Block 5” means the block of Residential Units on the Kingfield Road Residential Land as shown labelled Block 5 for illustrative purposes on Plan 8;

“Bus Services” means the following bus services (or as may be reviewed from time to time by agreement between the parties) to be provided by a bus services operator appointed by the County Highway Authority:

1. to serve the Kingfield Road Residential Land a service operating between the Kingfield Road Site and Woking town centre and Guildford as follows:
 - a. Mondays to Saturdays (inclusive) at a frequency of no less than one bus every 20 minutes, with no fewer than 3 buses

per hour operating in each direction, between the hours of 6am – 7pm, with a reduced level of service after 7pm; and

b. on Sundays at a frequency of no less than 2 buses per hour operating in each direction between the hours of 7am-7pm; and

2. to serve the Stadium Land, on matchdays, a service operating between the Stadium Land and Woking railway station, with no fewer than 3 buses per hour operating in each direction, from no less than 90 minutes prior to a match and no less than 60 minutes following a match;

“Bus Services Contribution” means the contribution of £1,400,000 Index Linked to be applied by the County Highway Authority to provide the Bus Services;

“Car Club” means a car club established and operated by a Car Club Operator approved by the Local Planning Authority under which residents of the Kingfield Road Residential Units shall be entitled (upon becoming members of the car club) to hire (on a self-drive basis) motor vehicles;

“Car Club Operator” means the operator of the Car Club to be approved by the Local Planning Authority;

“Car Club Parking Spaces” means 15 car parking spaces to be provided at the Kingfield Road Site in a location(s) to be agreed with the Local Planning Authority which may be varied from time to time with the prior written approval of the Local Planning Authority and made available for the sole use of the Car Club;

“Car Pool Database” means a database to which residents of the Kingfield Road Residential Units can sign up in order to facilitate and coordinate the sharing of car journeys to and from the Kingfield Road Site;

“Commencement” means for the purposes of this Agreement only (and for the avoidance of doubt not for the purposes of the Kingfield Road Planning Permission or the Egley Road Planning Permission) the date on which a Material Operation is begun in respect of the Kingfield Road Development or the Egley Road Development respectively (or, where otherwise specified in this Agreement, a specific part of either of the Kingfield Road Development or the Egley Road Development) provided always that the following operations shall not be treated as Material Operations for the purposes of this Agreement:

1. site survey works;
2. works of demolition and site clearance;
3. ground investigations (including for archaeological investigation) and the drilling of exploratory boreholes;
4. works of site remediation or decontamination;
5. the erection of fences and hoardings;

6. site preparation and establishment preparatory to the commencement of construction;
7. the construction of temporary accesses; and
8. any operations permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order(s) amending that Order)

(and “**Commence**” shall be construed accordingly);

“County Highway Authority” means Surrey County Council, Fairmount House, Bull Hill, Leatherhead, Surrey, KT22 7AH;

“David Lloyd Building” means the existing David Lloyd building situated on the Kingfield Road Site;

“Egley Road Development” means the development of the Egley Road Site in accordance with the Egley Road Planning Permission;

“Egley Road Planning Application” means the planning application with reference number PLAN/2019/1177 submitted to the Local Planning Authority for planning permission for development of the Egley Road Site;

“Egley Road Planning Permission” means any planning permission granted in respect of the Egley Road Planning Application;

“Egley Road Site” means the land adjacent to Egley Road, as shown on Plan 2;

“Egley Road Site Covenants” means those covenants relating to the Egley Road Site set out in Schedule 4 to this Agreement;

“Egley Road Residential Units” means individual dwelling units for residential use and to be provided as Affordable Housing in accordance with the Egley Road Planning Permission on the Egley Road Site, as shown for illustrative purposes on Plan 6 (and “**Egley Road Residential Unit**” shall be construed accordingly);

“Egley Road Health Club Travel Plan” means a travel plan in respect of the Health Club in accordance with the aims and objectives of the County Highway Authority’s Travel Plan Good Practice Guide July 2010 and, in particular, to promote non-car modes of travel, as approved by the Local Planning Authority;

“Egley Road Residential Development” means the residential development of the Egley Road Site in accordance with the Egley Road Planning Permission;

“Egley Road SAMM Contribution” means the sum of £35,531 Index Linked to be paid to the Local Planning Authority and to be applied for the purposes of SAMM;

“Eligible Household”	<p>means a household:</p> <ol style="list-style-type: none"> 1. which has lived in the Council’s administrative area for at least 2 years or been in permanent employment in the Council’s administrative area for a minimum of 35 hours per week (unless unable to do so on grounds of disability) and in each case have lived or been employed (as the case may be) for a continuous period of at least 2 years immediately prior to an offer of Affordable Housing being made; 2. which has no ownership (or part ownership) in another residential property in the United Kingdom; 3. which is in need of Affordable Housing; 4. which in the case of Shared Ownership Housing has a household income which shall not exceed £80,000 per annum (or such higher figure agreed by the Council having regard to average local household incomes); and 5. which in the case of Affordable Rental Housing has (at the point of first letting) a household income which does not exceed £50,000 per annum (or £25,000 per annum for a single person with no children) and savings and other assets (excluding pension pots) which (in aggregate) do not exceed £16,000 and additionally meets the criteria set out in the Woking Borough Council Allocations Scheme (Hometrak) published February 2018 unless otherwise agreed by the Council;
“Expert”	<p>means an independent and suitable person holding appropriate professional qualifications in a field relevant to the dispute in question to be agreed upon by the parties to the dispute and in default of agreement to be appointed on the application of any party to the dispute by the President for the time being of the Royal Institution of Chartered Surveyors;</p>
“First Residential Occupier”	<p>means the first person to Occupy a Kingfield Road Residential Unit;</p>
“Fold-Up Bike”	<p>means a bicycle designed to fold into a compact form;</p>
“Health Club”	<p>means the health club to be provided on the Egley Road Site in accordance with the Egley Road Planning Permission;</p>
“Index Linked”	<p>means increased in line with any increase between the date of this Agreement and payment of the sum concerned in the All Items Group of the Retail Prices Index published by H M Government Office for National Statistics or (if such index shall cease to exist) the index which replaces the same or (in the absence of any such replacement index) the nearest equivalent index thereto which shall be determined by the Council (acting reasonably) other than for the Bus Services Contribution, the Stadium TRO Contribution, the Westfield Avenue TRO Contribution and the sums payable to the Local Planning Authority for the purpose of the Local Planning Authority monitoring and auditing the Kingfield Road Residential Travel Plan, the Stadium Travel Plan and the Egley Road</p>

Health Club Travel Plan which shall be increased in line with any increase between the date of this Agreement and payment of the sum concerned in the Retail Prices Index Excluding Mortgage Interest Payments (RPIX) published by the H M Government Office for National Statistics every month or (if such index shall cease to exist) the index which replaces the same or (in the absence of any such replacement index) the nearest equivalent index thereto which shall be determined by the Council (acting reasonably);

"Implementation Agreement" means the Implementation Agreement dated 30 January 2019 relating to Woking Football Club and other land in Woking between (i) the Developer and (ii) the Council;

"Interest Rate" means 3% above Lloyds Bank Base Rate from time to time;

"Kingfield Road Affordable Housing Units" means the Shared Ownership Units and the Kingfield Road Affordable Rental Units;

"Kingfield Road Affordable Rental Units" means the 277 Residential Units within Block 2 to be provided as Affordable Rental Housing, as shown for illustrative purposes on Plan 5;

"Kingfield Road Development" means the development of the Kingfield Road Site in accordance with the Kingfield Road Planning Permission;

"Kingfield Road Leasehold Interest" means the lease dated 19 August 2013 made between Kingfield Community Sports Limited and Woking Football Club in respect of the existing stadium on the Kingfield Road Site;

"Kingfield Road Mobility Hub" means a community hub including a café, workspace, microconsolidation centre, a cycle hub, community concierge service and personalised travel planning service on the Kingfield Road Site in accordance with an operational and layout plan approved by the Local Planning Authority and in the location shown for illustrative purposes on Plan 9;

"Kingfield Road Planning Application" means the planning application with reference number PLAN/2019/1176 submitted to the Local Planning Authority for planning permission for development of the Kingfield Road Site;

"Kingfield Road Planning Permission" means any planning permission granted in respect of the Kingfield Road Planning Application;

"Kingfield Road Residential Blocks" means the residential blocks on the Kingfield Road Residential Land, namely Block 1, Block 2, Block 3, Block 4 and Block 5, housing the Kingfield Road Residential Units as shown for illustrative purposes on Plan 8 annexed to this

	Agreement (and “ Kingfield Road Residential Block ” shall be construed accordingly);
“Kingfield Road Residential Development”	means the residential development of the Kingfield Road Residential Land in accordance with the Kingfield Road Planning Permission;
“Kingfield Road Residential Land”	means the land forming part of the Kingfield Road Site to be used for residential purposes, and including the Kingfield Road Residential Blocks, as shown on Plan 4;
“Kingfield Road Residential Land Covenants”	means those covenants relating to the Kingfield Road Residential Land set out in Schedule 2 to this Agreement;
“Kingfield Road Residential Car Parking Spaces”	means the residential car parking spaces to be provided on the Kingfield Road Residential Land (and “ Kingfield Road Residential Parking Space ” shall be construed accordingly);
“Kingfield Road Residential Travel Plan”	means a travel plan in respect of the Kingfield Road Residential Land in accordance with the aims and objectives of the County Highway Authority’s Travel Plan Good Practice Guide July 2010, as approved by the Local Planning Authority;
“Kingfield Road Residential Unit”	means an individual dwelling unit for residential use on the Kingfield Road Residential Land (and “ Kingfield Road Residential Units ” shall be construed accordingly);
“Kingfield Road SAMM Contribution”	means the sum of £655,779 Index Linked to be paid to the Local Planning Authority and to be applied for the purposes of SAMM;
“Kingfield Road Site”	means the land at Woking Football Club and located on Kingfield Road, as shown on Plan 1;
“Kingfield Road Site Covenants”	means those covenants relating to the Kingfield Road Site set out in Schedule 1 to this Agreement;
“Local Housing Allowance”	means the local housing allowance in respect of a relevant Affordable Rental Unit determined by reference to the schedule of local housing rates published by the Valuation Office Agency;
“Local Planning Authority”	means the Council;
“Material Operation”	has the meaning set out in section 56(4) of the 1990 Act;

“Nominations Agreement”	means a nominations agreement to be entered into between the Council and the Registered Provider in respect of the Affordable Rental Units in a form reasonably specified by the Council;
“Occupy”	means beneficially occupy for any purpose permitted by the Kingfield Road Planning Permission or the Egley Road Planning Permission respectively (or, where otherwise specified in this Agreement, a specific part of either of the Kingfield Road Development or the Egley Road Development) but excluding occupation by persons engaged in construction, fitting out or decoration, or occupation as a showroom or sales office, for advertising marketing or display purposes, or occupation in relation to site security and management of the Site (and “Occupation” and “Occupier” shall be construed accordingly);
“Passive Electric Vehicle Charging Ability”	means provision of the network of cables and electricity supply ready for future installation of an electric vehicle charging point;
“Plan 1”	means the plan annexed to this Agreement showing the Kingfield Road Site (dwg. no. L(00)221 Rev A);
“Plan 2”	means the plan annexed to this Agreement showing the Egley Road Site (dwg. no. L(00)222 Rev C);
“Plan 3”	means the plan annexed to this Agreement showing the Stadium Land (dwg. no. L(00)738 Rev A);
“Plan 4”	means the plan annexed to this Agreement showing the Kingfield Road Residential Land (dwg. no. L(00)739 Rev A);
“Plan 5”	means the plans annexed to this Agreement showing the Kingfield Road Affordable Rental Units (dwg. nos. L(00)123 Rev F, L(00)124 Rev G, L(00)125 Rev G, L(00)126 Rev G, L(00)127 Rev G, L(00)128 Rev G, L(00)129 Rev G, L(00)130 Rev G, L(00)131 Rev G, L(00) 132 Rev G and L(00)336) and also L(00) 133 F;
“Plan 6”	means the plan annexed to this Agreement showing the Egley Road Residential Units (dwg. nos. L(00)322 Rev E), 7884 L(00)323 E, 7884 L(00)324 D and 7884 L(00)325 D;
“Plan 7”	means the plans annexed to this Agreement showing the Shared Ownership Units (dwg. nos. L(00)111 Rev G, L(00)112 Rev F, L(00)113 Rev F, L(00)114 Rev F, L(00)115 Rev F, L(00)116 Rev F, L(00)117 Rev G, L(00)118 Rev G, L(00)119 Rev G, L(00)120 Rev G, L(00)121 Rev G and L(00)122 Rev G);
“Plan 8”	means the plan annexed to this Agreement showing the Kingfield Road Residential Blocks (dwg. no. L(00)740 Rev A);

“Plan 9”	means the plan annexed to this Agreement showing the Kingfield Road Mobility Hub (dwg. no. L(00)742 Rev B);
“Plan 10”	means the plan annexed to this Agreement showing the Woking Gymnastics Club (dwg. no. L(00)741 Rev B);
“Practical Completion”	means completion in all material respects and the issue of a certificate of practical completion by the Developer’s architect, contractor, agent, administrator or a building inspector or in the event that the works are constructed by a party other than the Developer, the issue of a certificate of practical completion by that other party’s architect, contractor, agent, administrator or a building inspector (and “ Practically Completed ” shall be construed accordingly);
“Public Art”	means permanent public artwork which is integral to the Kingfield Road Development and permanently affixed to the Kingfield Road Development to be provided in accordance with the Public Art Strategy at a maximum cost of £25,000 Index Linked;
“Public Art Strategy”	means a strategy which provides for the participation of the public in the process and selection of Public Art in connection with the Kingfield Road Development, such strategy to include a timetable for the provision of such Public Art;
“Ready for Occupation”	means Practically Complete and capable of being used for its intended purpose including the provision of utilities and services but not including fitout, furniture, floor coverings, fittings and other decorative accessories;
“Registered Provider”	means a provider or providers of social housing registered with the Homes and Communities Agency under the Housing and Regeneration Act 2008 or such other provider of Affordable Housing as approved by the Council;
“Replacement Gymnastics Club”	means a gymnastics club to replace the Woking Gymnastics Club in accordance with planning permission granted by the Local Planning Authority on 28 September 2018 with planning application reference PLAN/2017/1063 or any other replacement facility as may be agreed between the Council and the Developer;
“Residential Unit”	means an individual dwelling unit on the Kingfield Road Residential Land or the Egley Road Site forming part of the Kingfield Road Development or the Egley Road Development respectively;
“SAMM”	means strategic access management and monitoring measures (as determined by the Local Planning Authority) to mitigate the effects of the Kingfield Road Development and the Egley Road Development respectively on the Thames Basin Heaths Special Protection Area;

“Section 278 Agreement”	means an agreement under section 278 of the Highways Act 1980
“Shared Ownership Housing”	<p>means Affordable Housing leased by a Registered Provider to a person (or persons) who is (or are) members of an Eligible Household:</p> <ol style="list-style-type: none"> 1. for a term of not less than 125 years; 2. in consideration of a premium equal to the percentage of the open market value of the Shared Ownership Unit being acquired (being initially not more than 35%) and which entitles the lessee to purchase further and additional tranches of equity in the Shared Ownership Unit up to 100% of the open market value in the Shared Ownership Unit; 3. requiring the payment of rent on the value of that percentage of the Shared Ownership Unit which on the grant of the lease shall not have been purchased by the lessee adjusted on each occasion on which the lessee purchases further and additional tranches of equity in the Shared Ownership Unit and which rent shall not exceed 2.75% of the value of the apportioned open market value of the part of the Shared Ownership Unit not purchased by the lessee; 4. grants to the lessee all rights of access and passage of services and other rights reasonably necessary for the beneficial enjoyment of the Shared Ownership Unit; and 5. otherwise contains such usual terms and conditions as are contained in a residential lease of shared ownership housing granted by a Registered Provider to a lessee;
“Shared Ownership Units”	means 191 Residential Units constructed or to be constructed within Block 1 on the Kingfield Road Residential Land in accordance with the Kingfield Road Planning Permission and shown for illustrative purposes on Plan 7 (and “ Shared Ownership Unit ” shall be construed accordingly);
“Stadium Development”	means the proposed new football stadium and the Ancillary Stadium Development, (but not including the Kingfield Road Residential Units) to be provided on the Stadium Land in accordance with the Stadium Specification;
“Stadium Development Completion”	means the date on which the Stadium Development is completed in accordance with the Stadium Specification such that Woking Football Club is permitted to play football at the new stadium and, for the avoidance of doubt, in respect of the Ancillary Stadium Development, shall mean completion to shell and core level and shall not include fit-out by or on behalf of any prospective tenant;

“Stadium Land”	means the land forming part of the Kingfield Road Site to be used for the provision of the Stadium Development, as shown for illustrative purposes on Plan 3 annexed to this Agreement;
“Stadium Land Covenants”	means those covenants relating to the Stadium Land set out in Schedule 3 to this Agreement;
“Stadium Specification”	means the detailed stadium specification set out in Schedule 6 to this Agreement;
“Stadium Travel Plan”	means a travel plan in respect of the Stadium Development in accordance with the aims and objectives of the County Highway Authority’s Travel Plan Good Practice Guide July 2010, as approved by the Local Planning Authority;
“Stadium TRO Contribution”	means the sum of £1,500 Index Linked towards the cost of carrying out the Stadium TRO Review and implementing any additional double and/or single yellow lines (and any associated TROs) in the vicinity of the Stadium Development which are identified by the Stadium TRO Review as being reasonably necessary as a result of the Stadium Development;
“Stadium TRO Review”	means surveys, studies and consultations undertaken by the Local Planning Authority or the County Highway Authority in order to establish whether any additional double and/or single yellow lines (and any associated TROs) are reasonably required in the vicinity of the Stadium Development as a result of the Stadium Development;
“TRO”	means a traffic regulation order made pursuant to the Road Traffic Regulation Act 1984;
“Woking Gymnastics Club”	means the existing gymnastics club building known as ‘Woking Gymnastics Club’ at the Kingfield Road Site, as shown for illustrative purposes on Plan 10;
“Westfield Avenue TRO Contribution”	means the sum of £1,650 Index Linked towards the cost of carrying out the Westfield Avenue TRO Review and implementing any delivery bay (and any associated TROs) on Westfield Avenue which is identified by the Westfield Avenue TRO Review as being reasonably necessary as a result of the Kingfield Road Development;
“Westfield Avenue TRO Review”	means surveys, studies and consultations undertaken by the Council in order to establish whether a delivery bay (and any associated TROs) on Westfield Avenue is reasonably required as a result of the Kingfield Road Development;
“Working Day”	means Mondays to Fridays (inclusive) but excluding Christmas Day, Good Friday and other statutory bank holidays.

1.1 Reference to the masculine, feminine and neuter genders shall include other genders.

1.2 Reference to the singular includes the plural and vice versa.

- 1.3 Reference to natural persons includes corporations and vice versa.
- 1.4 Reference to any party shall include that party's personal representatives, successors or permitted assigns.
- 1.5 Headings in this Agreement are for reference purposes only and shall not be taken into account in its construction or interpretation.
- 1.6 Reference to a clause, paragraph or schedule is to a clause paragraph or schedule in or to this Agreement.
- 1.7 Where in this Agreement a party includes two or more persons the obligations of those persons shall be joint and several.
- 1.8 Any reference to a statute or statutory instrument shall include any statute or statutory instrument amending, consolidating or replacing the same.

OPERATIVE PROVISIONS

1. PRINCIPAL PLANNING PROVISIONS

- 1.1 This Agreement (other than the Schedules) shall have effect on the grant of the Kingfield Road Planning Permission in respect of the Kingfield Road Development and on the grant of the Egley Road Planning Permission in respect of the Egley Road Development.
- 1.2 The covenants given by the Developer to the Council in:
 - 1.2.1 Schedules 1, 2, 3 and 6 to this Agreement shall have effect upon the Commencement of the Kingfield Road Development; and
 - 1.2.2 Schedule 4 to this Agreement shall have effect upon the Commencement of the Egley Road Development (SAVE FOR paragraph 1.1.1 of Schedule 4, which has effect on the date of this Agreement).
- 1.3 If the Kingfield Road Planning Permission shall be quashed as a result of any legal proceedings, is revoked or otherwise withdrawn, or expires without any Material Operation occurring then the provisions of this Agreement relating to the Kingfield Road Development shall absolutely determine and become null and void.
- 1.4 If the Egley Road Planning Permission shall be quashed as a result of any legal proceedings, is revoked or otherwise withdrawn, or expires without any Material Operation occurring then the provisions of this Agreement relating to the Egley Road Development shall absolutely determine and become null and void.
- 1.5 Subject to clause 1.2, the Developer covenants with the Council to:
 - 1.5.1 perform the Kingfield Road Site Covenants;
 - 1.5.2 perform the Kingfield Road Residential Land Covenants;

- 1.5.3 perform the Stadium Land Covenants; and
- 1.5.4 perform the Egley Road Site Covenants.
- 1.6 The Council covenants with the Developer to perform the covenants contained in Schedule 5 to this Agreement.
- 1.7 The provisions contained in this Agreement bind the Developer and its successors in title and assigns.

2. DISPUTE RESOLUTION

- 2.1 Where there is a difference or dispute in relation to the subject matter of this Agreement the parties to such dispute shall use reasonable endeavours to resolve the same and if the difference or dispute remains unresolved after 10 Working Days any party to the dispute may refer the same for determination to the Expert.
- 2.2 The Expert shall be required to produce evidence of sufficient professional indemnity insurance prior to his appointment.
- 2.3 The terms of reference for the Expert shall include the following:
 - 2.3.1 the Expert shall call for representations from the parties to the dispute within 10 Working Days of his appointment and require the parties to the dispute to exchange representations with each other within this period;
 - 2.3.2 the Expert shall allow the parties to the dispute a further 10 Working Days from the expiry of the period referred to in clause 2.3.1 to make counter-representations;
 - 2.3.3 any representations or counter-representations received out of time may be disregarded by the Expert;
 - 2.3.4 the Expert shall provide the parties to the dispute with a written decision within 10 Working Days of the last date for the receipt of counter-representations.
- 2.4 The Expert may be required by either party to the dispute to give reasons for his decision and such reasons shall be conveyed to all parties to the dispute.
- 2.5 The determination of the Expert (including any determination as to the responsibility for payment of his own costs and those of the parties to the dispute) shall be final and binding upon the parties to the dispute save in the case of fraud or manifest error.
- 2.6 Nothing in this clause 2 shall apply to the recovery of a liquidated sum or prevent the parties from commencing or continuing proceedings in the courts.

3. INTEREST ON LATE PAYMENT

- 3.1 In the event of late payment by the Developer of any contribution fee or other sum of money due to the Council or the Local Planning Authority under the provisions of this Agreement

the Developer shall pay interest on the same at the Interest Rate from time to time prevailing such interest to be payable for the period from the date the contribution, fee or other sum of money fell due for payment until the date the same are received by the Council or the Local Planning Authority.

4. NOTICES

- 4.1 Any notice, approval, consent, expression of satisfaction, certificate or other communication given by a party under this Agreement (each a “**Notice**”) shall be in writing and signed by or on behalf of the party giving it.
- 4.2 Any Notice to be given or delivered under this Agreement may be given by delivering it personally or sending it by pre-paid first class post recorded delivery or royal mail special delivery addressed to the relevant party (and marked for the attention of an identified individual) in the manner referred to below.
- 4.3 Any Notice given to the Council shall be addressed to Woking Borough Council at its address aforesaid and marked for the attention of the Director of Legal and Democratic Services or such other address for service (and identified individual) as shall have been previously notified by the Council to the Developer.
- 4.4 Any Notice to be given to the Developer shall be addressed to Goldev Woking Limited at its address aforesaid and marked for the attention of Mr Wayne Gold or such other address for service (and identified individual) as shall have been previously notified by the Developer to the Council.
- 4.5 Any such Notice if so addressed shall be deemed to have been received as follows:
- 4.5.1 if delivered personally at the time of delivery provided that where such Notice is delivered after 4pm such Notice shall be deemed to be received at 9am on the next following Working Day;
 - 4.5.2 if sent by first class post at 9am on the second Working Day after the date of posting; and
 - 4.5.3 if sent by recorded delivery or royal mail special delivery at the time of proof of delivery provided that where such Notice is delivered after 4pm such Notice shall be deemed to be received at 9am the next Working Day.

5. NO FETTER

- 5.1 Nothing contained or implied in this Agreement shall prejudice or affect the rights powers duties and obligations of the Council in the exercise of its functions as local authority for the area in which the Egley Road Site and the Kingfield Road Site are located (including without limitation its rights, powers, duties and obligations as local planning authority) and its rights, powers, duties and obligations under all public and private statutes regulations and byelaws may be as fully and effectually exercised as if the Council were not a party to or beneficiary under this Agreement.

6. INVALIDITY AND SEVERANCE

- 6.1 If any provision in this Agreement shall be held to be invalid, illegal or unenforceable (and severance of such provision is possible) the validity, legality and enforceability of the remaining provisions of this Agreement shall be unaffected.

7. WAIVER

- 7.1 No waiver (whether express or implied) by any party to this Agreement of any breach or default by any other party to this Agreement in performing or observing any of the obligations, covenants and other terms and conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent any party to this Agreement from enforcing any of the said terms or conditions herein or from acting upon any subsequent breach or default in respect thereof against any other party to this Agreement.

8. SATISFACTION, APPROVAL, CONSENT OR CERTIFICATE

- 8.1 Where under this Agreement any satisfaction, approval, consent or certificate is required to be obtained from or given by the Council (each "**Satisfaction**"), it is given by the Council in its capacity as owner/ultimate owner of the Egley Road Site and Kingfield Road Site and such Satisfaction shall be at the discretion of the Council.

- 8.2 Where in the reasonable opinion of the Developer any obligation or covenant in this Agreement has been satisfied complied with performed or otherwise discharged (each "**Satisfied**") the Developer may apply to the Council for a certificate to that effect and upon the Council (acting reasonably) being satisfied that such obligation or covenant has been Satisfied the Council shall forthwith issue a certificate to that effect, and if such certificate is not issued within a period of 15 Working Days from the date of the application for such certificate, then the matter may be referred to the Expert for determination pursuant to clause 2.

9. VAT

- 9.1 All consideration given in accordance with the terms of this Agreement shall be exclusive of any VAT properly payable in respect thereof.
- 9.2 If at any time VAT is or becomes chargeable in respect of any supply made in accordance with the terms of this Agreement then to the extent that VAT had not previously been charged in respect of the supply the person making the supply shall have the right to issue an invoice to the person to whom the supply was made and VAT shall be paid accordingly.

10. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

- 10.1 No person other than a party to this Agreement and their respective successors and permitted assigns shall have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Agreement.

11. GOVERNING LAW

11.1 This Agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England.

SCHEDULE 1

KINGFIELD ROAD SITE COVENANTS

1 BUS SERVICES CONTRIBUTION

- 1.1 The Developer covenants with the Council to pay the Bus Services Contribution to the Local Planning Authority in the following instalments:
- 1.1.1 The sum of £140,000 Index Linked prior to the Occupation of 50 Kingfield Road Residential Units; and
- 1.1.2 Thereafter, and subject to paragraph 1.1.3 below, on each anniversary of the date of payment of the instalment at paragraph 1.1.1 above, the sum of £140,000 Index Linked (PROVIDED THAT no more than 9 such further instalments shall be payable and the total amount of the Bus Services Contribution shall not exceed £1,400,000 Index Linked accordingly).
- 1.1.3 All instalments of the Bus Services Contribution shall be paid to the Local Planning Authority prior to occupation of 1,000 Kingfield Road Residential Units.
- 1.2 Not to Occupy (or permit to be Occupied) more than 50 Kingfield Road Residential Units until the first instalment of the Bus Services Contribution has been paid to the Council pursuant to paragraph 1.1.1 above.
- 1.3 Not to Occupy (or permit to be Occupied) more than 1,000 Kingfield Road Residential Units until the Bus Services Contribution has been paid to the Council pursuant to paragraph 1.1.3 above

2 COMPLETION OF THE STADIUM DEVELOPMENT

- 2.1 The Developer covenants with the Council not to Occupy (or permit to be Occupied) more than 606 Kingfield Road Residential Units (which must include the units comprised in Blocks 1 and 2) until such time as Stadium Development Completion has occurred.
- 2.2 The Developer covenants with the Council that Stadium Development Completion shall take place by the earlier of:
- 2.2.1 2 years from the Commencement of the Kingfield Road Development; and
- 2.2.2 3 years from the Commencement of the Egley Road Development.

3 WOKING GYMNASTICS CLUB

- 3.1 The Developer covenants with the Council that the Woking Gymnastics Club shall not be demolished until such time as a Replacement Gymnastics Club has been constructed and is Ready for Occupation.

4 TRAFFIC REGULATION ORDERS

- 4.1 The Developer covenants with the Council as follows:
 - 4.1.1 Within 28 days of receipt of a written request from the Council to pay the Westfield Avenue TRO Contribution to the Local Planning Authority for the purposes of carrying out the Westfield Avenue TRO Review PROVIDED THAT such written request may not be served prior to Commencement of the Kingfield Road Development.
 - 4.1.2 Within 28 days of receipt of a written request from the Council, to pay the Stadium TRO Contribution to the Local Planning Authority for the purposes of carrying out the Stadium TRO Review PROVIDED THAT such written request may not be served prior to Commencement of the Kingfield Road Development.

5 SECTION 278 AGREEMENT

- 5.1 The Developer covenants with the Council that it shall enter into such section 278 Agreement as the County Highway Authority shall reasonably require in respect of highway works resulting from the Kingfield Road Development (which, for the avoidance of doubt, includes the Kingfield Road Residential Development and the Stadium Development) including (without limitation):
 - 5.1.1 Improvements to the site access junction to the Stadium Land;
 - 5.1.2 Works to provide access to the undercroft car parks to the Kingfield Road Residential Development (in 2 locations);
 - 5.1.3 Provision of a pedestrian crossing on Westfield Avenue (close to the Westfield Avenue/Kingfield Road junction); and
 - 5.1.4 Improvements to the pedestrian environment at Vicarage Road/High Street/Kingfield Road roundabout.

SCHEDULE 2

KINGFIELD ROAD RESIDENTIAL LAND COVENANTS

1 KINGFIELD ROAD SAMM CONTRIBUTION

1.1 The Developer covenants with the Council as follows:

1.1.1 To pay the Kingfield Road SAMM Contribution to the Local Planning Authority in accordance with the following provisions:

1.1.1.1 Prior to Commencement of each phase of the Kingfield Road Residential Development, the Developer shall submit to, and obtain the written approval of, the Local Planning Authority to details of (i) the number of dwellings (with reference to bedroom size) that have been and/or are proposed to be demolished to facilitate the development of that phase and (ii) the number of dwellings (with reference to bedroom size) to be constructed in that phase;

1.1.1.2 Once approved by the Local Planning Authority, the net increase in the number of dwellings (with reference to bedroom size) for each phase of the Kingfield Road Residential Development shall form the basis on which the Kingfield Road SAMM Contribution in respect that phase shall be calculated;

1.1.1.3 The Kingfield Road SAMM Contribution in respect of each phase of the Kingfield Road Residential Development shall be paid in full to the Local Planning Authority prior to Commencement of the phase to which it relates; and

1.1.1.4 For the avoidance of doubt, the Kingfield Road SAMM Contribution shall be paid in respect of each and every dwelling which represents a net increase in the number of dwellings constructed on the Kingfield Road Residential Land.

2 KINGFIELD ROAD MOBILITY HUB

2.1 The Developer covenants with the Council as follows:

2.1.1 Not to Occupy (or permit to be Occupied) more than 468 Kingfield Road Residential Units until:

2.1.1.1 A layout and operational plan for the Kingfield Road Mobility Hub forming part of the Kingfield Road Development has been submitted to and approved by the Local Planning Authority; and

2.1.1.2 The Kingfield Road Mobility Hub forming part of the Kingfield Road Development has been Practically Completed and is Ready for Occupation.

2.1.2 Once operational, to maintain the Kingfield Road Mobility Hub and the services provided from the Kingfield Road Mobility Hub for the lifetime of the Kingfield Road Development on the Kingfield Road Residential Land to the reasonable satisfaction of the Local Planning Authority.

3 KINGFIELD ROAD RESIDENTIAL TRAVEL PLAN

3.1 The Developer covenants with the Council as follows:

- 3.1.1 Prior to the Occupation of any Kingfield Road Residential Unit to:
- 3.1.1.1 Submit for the written approval of the Local Planning Authority a Kingfield Road Residential Travel Plan; and
- 3.1.1.2 Pay the sum of £6,150 Index Linked to the Local Planning Authority for the purpose of the County Highway Authority monitoring and auditing the Kingfield Road Residential Travel Plan.
- 3.1.2 Not to Occupy (or permit to be Occupied) any Kingfield Road Residential Unit unless and until the Kingfield Road Residential Travel Plan has been approved by the Local Planning Authority.
- 3.1.3 From the date of Occupation of any Kingfield Road Residential Unit, to implement or procure the implementation of the Kingfield Road Residential Travel Plan to the reasonable satisfaction of the Local Planning Authority for a period of 7 years from such date subject to any variations agreed from time to time by the Local Planning Authority.

4 PROVISION OF PUBLIC ART

- 4.1 The Developer covenants with the Council to:
- 4.1.1 Submit a Public Art Strategy in respect of the Kingfield Road Residential Land to the Local Planning Authority for approval prior to Occupation of any Kingfield Road Residential Unit.
- 4.1.2 Provide the Public Art on the Kingfield Road Residential Land in accordance with the Public Art Strategy approved by the Local Planning Authority.

5 KINGFIELD ROAD AFFORDABLE HOUSING

- 5.1 The Developer covenants with the Council as follows:
- 5.1.1 To construct or procure the construction of the Kingfield Road Affordable Housing Units in accordance with the Kingfield Road Planning Permission.
- 5.1.2 To provide the Kingfield Road Affordable Housing Units in accordance with the mix and tenure set out in the table below:

Block	No of dwellings	Tenure
Block 1	191 (54 x 1 bedroom apartments and 137 x 2 bedroom apartments)	Shared Ownership Housing
Block 2	277 (58 x studio apartments, 88 x 1 bedroom apartments, 58 x 2	Affordable Rental Housing

	bedroom apartments, 20 x 1 bedroom town house/duplex, 24 x 2 bedroom town house, 24 x 2 bedroom duplex and 5 x 3 bedroom town house)	
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- 5.1.3 Not to Occupy (or permit to be Occupied) any of the Kingfield Road Residential Units within Block 3, Block 4 or Block 5 until the Kingfield Road Affordable Housing Units have been Practically Completed and are Ready for Occupation.
- 5.1.4 To procure that a Registered Provider shall enter into a Nomination Agreement with the Council to secure nomination rights for the Council in respect of the Kingfield Road Affordable Rental Units.
- 5.1.5 To procure that the Kingfield Road Affordable Housing Units shall not be used for any purpose other than as Affordable Housing and for the tenure permitted pursuant to paragraph 5.1.2 above provided that this restriction shall not apply to:
- 5.1.5.1 Any mortgagee or chargee of a Registered Provider or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a “Receiver”) or any person deriving title through such mortgagee or chargee or Receiver;
- 5.1.5.2 Any part or parts of the Kingfield Road Residential Land which are transferred to or leased by any person referred to in paragraph 5.1.5.1 above;
- 5.1.5.3 Any completed Kingfield Road Affordable Housing Units where a Registered Provider shall be required to dispose of the same pursuant to a right to buy under Part V of the Housing Act 1985 as amended by the Housing (Preservation or Right to Buy) Regulations 1993 or pursuant to a right to acquire under section 180 of the Housing and Regeneration Act 2008 or any similar or substitute right applicable;
- 5.1.5.4 Any completed Kingfield Road Residential Units where a Registered Provider sells to a tenant through Social Homebuy funded pursuant to section 19(3) of the Housing and Regeneration Act 2008 or any amendment or replacement thereof;
- 5.1.5.5 Any Shared Ownership Unit in respect of which a shared ownership lease has been granted and where a Registered Provider shall have disposed of 100% of the equity in such unit under the terms of such lease; and
- 5.1.5.6 Any mortgagee or chargee of a tenant under a lease of a Shared Ownership Unit or any receiver appointed by such mortgagee or chargee or any person deriving title through any such persons.

5.1.6 Subject to the exceptions set out in paragraph 5.1.5 above, not to:

5.1.6.1 Permit the Kingfield Road Affordable Rental Units to be used or Occupied other than for Affordable Rental Housing; and

5.1.6.2 Permit the Shared Ownership Units to be used or Occupied other than for Shared Ownership Housing.

6 CAR CLUB

6.1 The Developer covenants with the Council as follows:

6.1.1 To provide the Car Club Parking Spaces prior to the Occupation of the 606th Kingfield Road Residential Unit;

6.1.2 To use reasonable endeavours to procure a Car Club Operator for the Kingfield Road Site and, subject to having procured a Car Club Operator, to obtain the Local Planning Authority's written approval of the proposed Car Club Operator.

6.1.3 Subject to approval by the Local Planning Authority of the proposed Car Club Operator:

6.1.3.1 To use reasonable endeavours to procure entry into a legally binding agreement with such approved Car Club Operator prior to the Occupation of the 606th Kingfield Road Residential Unit for the operation of a Car Club on the Kingfield Road Site upon terms which are reasonably obtainable in the market (including the provision of a car for each Car Club Parking Space); and

6.1.3.2 To secure the operation of the Car Club to the reasonable satisfaction of the Local Planning Authority for a minimum of 2 years following the Occupation of the 606th Kingfield Road Residential Unit.

6.1.4 Subject to paragraph 6.1.3 above:

6.1.4.1 To make available membership of the Car Club to all First Residential Occupiers without access to a residential parking space within the Kingfield Road Site and to provide membership free to all such First Residential Occupiers that confirm they want to become Car Club members PROVIDED THAT the Developer shall only be required to provide free membership to the same for a period of 1 year from the date of Occupation of any such First Residential Occupier that so confirms;

6.1.4.2 To advertise the existence of the Car Club to all residents of the Kingfield Road Residential Units (and, for First Residential Occupiers, the availability of the period of free membership) to include posting notices within common parts of the Kingfield Road Residential Blocks and providing a leaflet to residents with details of the Car Club; and

6.1.4.3 During the operation of the Car Club, to provide and maintain the Car Club Parking Spaces for the sole use of the Car Club and to procure the continued operation of the Car Club in

accordance with paragraphs 6.1.4.1 and 6.1.4.2 above to the reasonable satisfaction of the Local Planning Authority, subject to the following:

6.1.4.3.1 If the Car Club Operator confirms in writing that it no longer requires a Car Club Parking Space, then subject to the Developer providing satisfactory written evidence to the Local Planning Authority and the Local Planning Authority confirming its agreement in writing that there is no demand for the Car Club Parking Space from another Car Club operator, the Developer shall no longer be required to maintain the relevant Car Club Parking Space for use by the Car Club; and

6.1.4.3.2 If the Car Club Operator ceases to exist, or ceases (otherwise than following termination of any agreement with the Car Club Operator by the Developer) to operate the Car Club on the Kingfield Road Site then, subject to the Developer providing satisfactory written evidence to the Local Planning Authority and the Local Planning Authority confirming its agreement in writing that there is no demand from another Car Club Operator to operate a Car Club from the Kingfield Road Site, or that there is demand only for a reduced Car Club, the Developer shall no longer be required to procure the operation of a Car Club from the Kingfield Road Site or shall only be required to procure a reduced operation as relevant.

7 CAR POOL DATABASE

7.1 The Developer covenants with the Council as follows:

7.1.1 To establish a Car Pool Database prior to the Occupation of the 606th Kingfield Road Residential Unit.

7.1.2 To advertise the existence of the Car Pool Database to all residents of the Kingfield Road Residential Units to include posting notices within common parts of the Kingfield Road Residential Blocks and providing a leaflet to residents with details of the Car Pool Database.

7.1.3 Once established, to maintain the Car Pool Database for the lifetime of the Kingfield Road Development on the Kingfield Road Residential Land to the reasonable satisfaction of the Local Planning Authority.

8 FOLD UP BIKES

8.1 The Developer covenants with the Council as follows:

8.1.1 To provide the First Residential Occupier of each Kingfield Road Residential Unit with a Fold-Up Bike on Occupation.

9 ELECTRIC VEHICLE CHARGING POINTS

9.1 The Developer covenants with the Council as follows:

- 9.1.1 To provide each Kingfield Road Residential Car Parking Space with Passive Electric Vehicle Charging Ability prior to Occupation of each Kingfield Road Residential Block to which the relevant Kingfield Road Residential Car Parking Spaces are allocated.
- 9.1.2 Not to Occupy (or permit to be Occupied) any Kingfield Road Residential Block prior to each Kingfield Road Residential Car Parking Space allocated to such Kingfield Road Residential Block having been provided with Passive Electric Vehicle Charging Ability.
- 9.1.3 Within 1 month of Occupation of each Kingfield Road Residential Unit, to carry out the Active Electric Vehicle Charging Upgrade and thereafter maintain (to the reasonable satisfaction of the Local Planning Authority) the Active Electric Vehicle Charging Ability (or any such replacement Active Electric Vehicle Charging Ability having more advanced technology and serving the same objective) required by the Occupier of such residential unit for the lifetime of the Kingfield Road Residential Blocks.

SCHEDULE 3

STADIUM LAND COVENANTS

1 STADIUM TRAVEL PLAN

1.1 The Developer covenants with the Council as follows:

1.1.1 Prior to Occupation of the Stadium Development to:

1.1.1.1 Submit for the written approval of the Local Planning Authority a Stadium Travel Plan (subject to having first consulted with Woking Football Club); and

1.1.1.2 Pay the sum of £6,150 Index Linked to the Local Planning Authority for the purpose of the Local Planning Authority monitoring and auditing the Stadium Travel Plan.

1.1.2 Not to Occupy the Stadium Development unless and until the Stadium Travel Plan has been approved by the Local Planning Authority.

1.1.3 From the date of Occupation of the Stadium Development, to implement or procure the implementation of the Stadium Travel Plan to the reasonable satisfaction of the Local Planning Authority for a period of 7 years from such date subject to any variations agreed from time to time by the Local Planning Authority.

SCHEDULE 4

EGLEY ROAD SITE COVENANTS

1 EGLEY ROAD SAMM CONTRIBUTION

1.1 The Developer covenants with the Council as follows:

1.1.1 To pay the Egley Road SAMM Contribution to the Local Planning Authority prior to Commencement of the Egley Road Residential Development.

2 EGLEY ROAD AFFORDABLE HOUSING

2.1 The Developer covenants with the Council as follows:

2.1.1 To construct or procure the construction of the Egley Road Residential Units in accordance with the Egley Road Planning Permission.

2.1.2 To provide the Egley Road Residential Units in accordance with the mix and tenure set out in the table below:

No of dwellings	Tenure
36 (5x 2/3 bedroom-house, 13 x 3-bedroom house, 16 x 4-bedroom house and 2 x 5-bedroom houses)	Affordable Rental Housing

2.1.3 To procure that a Registered Provider shall enter into a Nomination Agreement with the Council to secure nomination rights for the Council in respect of the Egley Road Residential Units.

2.1.4 To procure that the Egley Road Residential Units shall not be used for any purpose other than as Affordable Housing and for the tenure permitted pursuant to paragraph 2.1.2 above provided that to this does not apply to:

2.1.4.1 Any mortgagee or chargee of a Registered Provider or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a "Receiver") or any person deriving title through such mortgagee chargee or Receiver;

2.1.4.2 Any part or parts of the Egley Road Site which are transferred to or leased by any person referred to in paragraph 2.1.4.1 above;

- 2.1.4.3 Any completed Egley Road Residential Units where a Registered Provider shall be required to dispose of the same pursuant to a right to buy under Part V of the Housing Act 1985 as amended by the Housing (Preservation or Right to Buy) Regulations 1993 or pursuant to a right to acquire under section 180 of the Housing and Regeneration Act 2008 or any similar or substitute right applicable; and
- 2.1.4.4 Any completed Egley Road Residential Units where a Registered Provider sells to a tenant through Social Homebuy funded pursuant to section 19(3) of the Housing and Regeneration Act 2008 or any amendment or replacement thereof.
- 2.1.5 Subject to the exceptions set out in paragraph 2.1.4 above, not to permit the Egley Road Residential Units to be used or Occupied other than for Affordable Rental Housing.

3 EGGLEY ROAD HEALTH CLUB TRAVEL PLAN

- 3.1 The Developer covenants with the Council as follows:
 - 3.1.1 Prior to the Occupation of the Egley Road Development:
 - 3.1.1.1 Submit for the written approval of the Local Planning Authority an Egley Road Health Club Travel Plan; and
 - 3.1.1.2 Pay the sum of £6,150 Index Linked to the Local Planning Authority for the purpose of the Local Planning Authority monitoring and auditing the Egley Road Health Club Travel Plan.
 - 3.1.2 Not to Occupy (or permit to be Occupied) the Health Club unless and until the Egley Road Health Club Travel Plan has been approved by the Local Planning Authority.
 - 3.1.3 From the date of Occupation of the Health Club, to implement or procure the implementation of the Egley Road Health Club Travel Plan to the reasonable satisfaction of the Local Planning Authority for a period of 7 years from the date of Occupation subject to any variations agreed from time to time by the Local Planning Authority.

4 DAVID LLOYD BUILDING

- 4.1 The Developer covenants with the Council that the David Lloyd Building shall not be demolished (or otherwise made incapable of use) until such time as the Health Club has been constructed and is Ready for Occupation.

5 SECTION 278 AGREEMENT

- 5.1 The Developer covenants with the Council that it shall enter into such Section 278 Agreement as the County Highway Authority shall reasonably require in respect of highway works resulting from the Egley Road Development including (without limitation):
 - 5.1.1 Pedestrian crossing improvements on Egley Road.

SCHEDULE 5
COUNCIL'S COVENANTS

- 1.1 The Council covenants with the Developer as follows:
 - 1.1.1 To apply any financial contribution or any other sum or part thereof paid to it pursuant to this Agreement to the purposes specified in this Agreement and for which they have been paid in accordance with the terms of this Agreement.
 - 1.1.2 On reasonable notice from the Developer, to provide details of how the sums paid to it pursuant to this Agreement have been spent.

SCHEDULE 6
STADIUM SPECIFICATION



The Woking Community Stadium

Detailed Stadium Specification

Version 10

12 March 2020

Contents

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 - 2. English Football League Compliance**
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 - 9. Club Associated Facilities**
 - 10. Lettable Spaces**
 - 11. Stadium General Specifications**
 - 12. External Specification**
 - 13. Outstanding Design Considerations**
- Appendix 1 Stand C-Values**

1. Specification Introduction and Context

- 1.1. The 'Detailed Stadium Specification' details the construction and fit out specifications for the new stadium.
- 1.2. The document should be read in association with the designs as submitted in the Planning Application PLAN/2019/1176.
- 1.3. The development theme and design principles are focused on the community. The stadium, residential and retail mix will deliver significant benefits to the Kingfield area to the south of Woking centre. The heart of the development will be the new Stadium which will be a catalyst in developing enterprise, commercial progression, residential enhancement and community improvements.
- 1.4. This document captures the requirements of both Woking Borough Council and Woking Football Club..

2. English Football League Compliance

- 2.1. As a minimum the stadium must comply with the English Football League (EFL) Membership Criteria (Regulation 8) for a League One Club as current at point of contract. The developer will use reasonable endeavours to incorporate any subsequent changes to Regulation 8 into the design so long as this does not delay the contract completion date. For reference the EFL requirements can be found here: <https://www.efl.com/-more/governance/efl-rules--regulations/appendix-1---membership-criteria-regulation-8/>
- 2.2. The Stadium design and associated crowd infrastructure will also adhere to the latest version of the Green Guide (6th Edition).
- 2.3. In addition, this document sets out the more specific points that detail more specific requirements of both Woking Borough Council and Woking FC.

3. Match Day and Event Access / Egress

- 3.1. The Stadium will be accessible from all sides of the ground to speed up match day and event access and egress. The turnstiles will be accessed by smart cards / ticket scanning. The ticket office will be the point of sale for walk up purchases. All turnstiles must have accurate counting systems installed.
- 3.2. There must be the potential to introduce a security screening zone before the turnstiles are reached for high profile or high-risk matches. This must allow for stewards and temporary barriers to funnel and check fans prior to reaching the actual turnstiles.
- 3.3. There will be a separate access and egress route for away supporters with their own dedicated turnstiles. The Away End is positioned in the South Stand with walking access via Westfield Avenue and then travelling down the south west corner of the development site to enter via the southern link road.

- 3.4. There will be a point of access for load-in vehicles to service any on-pitch events, such as community festivals and concerts. This is positioned along the West Stand of the stadium towards the southern end.
- 3.5. There must be sufficient, adequate routes for emergency vehicles leading to and from all buildings and areas within the stadium footprint. Access must be available for vehicles to travel around the entire Stadium footprint.

4. Pitch Specification

- 4.1. The pitch will be turf reinforced with a plastic fibre, such as Desso Grassmaster or SISGrass.
- 4.2. Pitch area including surrounds to be 111m x 74m – actual football playing surface to be 105m x 68m (standard EPL and EFL size) and rugby 94m x 68m plus 6m try zones each end, therefore 106m x 68m (minimum World Rugby size). The run off from the pitch is to be flat with astro turf surrounding the actual playing surface.
- 4.3. Full match day pitch apparatus to be provided including goals, rugby posts, nets, corner and halfway posts.
- 4.4. Home and Away dugouts, each with seating for 13, are to be provided with construction to shield the coaches and players from the elements and crowd.
- 4.5. Integrated pitch irrigation and drainage system is to be fitted, with good water recycling capabilities. This is to be linked with the stadium rainwater drainage. The system is to minimise environmental impact.
- 4.6. One times 7 metre LED portable lighting rig will be supplied to ensure problem areas of the pitch can be maintained in a safe and useable manner. Suitable electrical sockets will be provided at each end of the pitch with a 400 volt 3 phase supply to allow the portable lighting rig to operate.

5. Bowl Specification

- 5.1. The Stadium capacity should be 9,026 split between 4,280 seating, 4,660 standing and 43 disabled access with 43 companion seats.
- 5.2. The Stadium is to be designed such that standing terraces can easily be converted to seats with appropriate deck depth (800mm) and rake within the current construction and without the need of further major structural works.
- 5.3. The stadium will accommodate fans in a seated and standing configuration in accordance with legislation and guidelines. This will include accommodation for disabled and mobility impaired supporters, which will comply with the guidelines of Sports Ground Safety Authority, Accessible Stadia – see: <https://sgsa.org.uk/resource/accessible-stadia/> and the guidance of Level Playing Field.
- 5.4. Standard seat widths must reflect the guidelines at 500mm and seating row depth must be at least 800mm. All hospitality associated seats are to be 550mm

wide and the number of premium seats must be in association with the hospitality / VIP facilities, see section 7.

- 5.5. The seating bowl design will have seats with C values of between 90 and 120 as set out in the Planning Application and as detailed in Appendix 1.
- 5.6. The design must ensure there are no obstructed views within the seating bowl.
- 5.7. Seating will be coloured plastic in the general admission areas and the hospitality seats will be padded. The West Stand will be predominately red with agreed inclusion of branding in white, whilst the East Stand will be multi-coloured. The seats will be provided by Daplast or similar.
- 5.8. There will be a requirement for a digital scoreboard that can also be used to convey emergency messages to the deaf or hard of hearing. This digital scoreboard screen will be 5 metres by 2 metres and be fitted in a location that maximises viewing for as many spectators as possible. In addition there should be adequate power supply identified at agreed locations in the stadium so that at some time in the future, two 50sqm video screens could be quickly installed.
- 5.9. LED flood lighting will have an average lux value of 500, to comply with EFL requirements. However, it is recognised that lighting requirements may change in the future and as such the lighting columns should have sufficient power supply and brackets/branches that the lux levels can be increased to 800 lux at some time in the future in a simple and straightforward manner. The lighting will be to the standard of Musco products or similar.

6. Spectator Facilities

- 6.1. The new stadium must ensure that spectator facilities are of a good standard and encourage fans to arrive early and enjoy their match day experience.
- 6.2. The eight catering outlets are to be constructed in brick or block (to comply with fire regs) and finished with plaster to a high visual effect. The counters should be of a hard-wearing finish with resistance to staining. Roller shutters will be fitted for security and fire protection. All necessary fit-out will be provided to include MEP and catering appliances. The mix of unit provision and therefore fit-out requirements is detailed in subsequent points. The associated retail signage will be provided.
- 6.3. All units will be designed so that there is at least one service till per 175 spectators, allowing for at least 50 tills within the eight kiosk outlets situated within the ground floor concourses. Outlets will have at least two and no more than 10 service tills. All outlets must include accessible service points.
- 6.4. At least five of the catering outlets must be able to serve hot, freshly cooked food (i.e. not just reheated pies or hot dogs). This includes one in North, both units in West, the unit in South and the northern most unit in East. Fit out of these spaces must include for the necessary ducts, ventilation, MEP requirements including gas, 3 phase electricity and the associated cooking equipment, fixtures and fittings required for operational delivery. The equipment will include but not be

limited to fryers, grills, cookers, chillers, freezers. The units will be individually metered. Provision must be made for a sprinkler system to be fitted in the units if required by Building Control and/or the Safety Officer.

- 6.5. The other three outlets must be able to serve food of the reheated, kept warm variety. Fit out of these spaces must include for the necessary ducts, ventilation, MEP requirements and the associated catering equipment, fixtures and fittings required for operational delivery. The equipment will include but not be limited to fridges, ovens, heated merchandiser and hot-dog steamers. The units will be individually metered.
- 6.6. The cellar cool rooms will be immediately adjacent to the bar area to minimise beer line waste at the end of the match.
- 6.7. The necessary IT infrastructure will be provided to support the introduction of EPOS tills if required at some time in the future.
- 6.8. There will be adequate space in the concourse adjacent to the outlets to allow spectators to enjoy their food and drink and at a minimum the concourses must comply with Green Guide space requirements.
- 6.9. Outside of the main concourses there must be an area designated for three pop up or mobile catering units around the main northern approach from Kingfield Road around the Concierge Building. The units must be provided with access to power and data points. This area leading to the North Stand will be used for fan engagement and activations and must be fitted and licensed accordingly.
- 6.10. Within the concourses there will be six positions for selling programmes (to be identified).
- 6.11. Toilet provision must comply with British Standard 6465-1:2006+A1:2009-Sanitary Installations for Sport and Entertainment Venues, with due reference to the specifications issued by Sport England, Toilet Facilities at Stadia, 1993.
- 6.12. Toilet provision for people with disabilities must comply with Sports Ground Safety Authority, Accessible Stadia – see: <https://sgsa.org.uk/resource/accessible-stadia/> and the guidance of Level Playing Field. In summary there will be an accessible toilet within 40m of any amenity or easy access seating, with one accessible toilet provided for every 15 disabled spectator seats.
- 6.13. There must be the provision of Changing Places, that enables disabled people with complex needs to attend and enjoy events. At a minimum a Changing Places provision must service the North Stand, the South Stand (away fans) and the Hospitality Level One facilities. Changing Places rooms must be heated.
- 6.14. In addition, a unisex self-contained toilet WC with its own sink should be provided in each stand.
- 6.15. A Family Stand area will be positioned in the West Stand at the northern end and will be segregated, fitted and branded accordingly.
- 6.16. An Away Fan Stand will be positioned in the South Stand on the western side and will be segregated with shutters, with the ability to increase the area to full stand width and also along the East Stand. It will be fitted and branded accordingly,

and all configurations must be self-sufficient in terms of means of escape, toilet provision and catering outlets.

- 6.17. All concourse floors, associated ground floor toilets floors and concessions floors will be concrete slab finished to a smooth finish in line with Pendulum Test Values of over 36 to be at low risk of slips.

7. Hospitality Facilities

- 7.1. The hospitality rooms which will double as conference and event spaces consist of the following:
 - 7.1.1. The Main Lounge, with deck access to the stand;
 - 7.1.2. A second function space capable of being used as a Fans' Bar on matchdays;
 - 7.1.3. Five match day Executive Boxes, which can be used for non match day meetings and conference breakout spaces;
 - 7.1.4. A Directors Lounge / Board Room;
 - 7.1.5. A Players' Lounge, and on non-match days a third conference / meeting space.
 - 7.1.6. All associated corridors, toilets, staircases and lifts used for C&E / hospitality access.
- 7.2. A main hospitality lounge of 322 m² will be provided to accommodate a minimum of 225 people seated with dining space based on the principle of 1.5m² per person, plus adequate bar facilities, toilets and circulation/reception space for people entering the area. The Lounge will be heated and comfort cooled and have views of the pitch which will be obscured by curtains or blinds as required. All furniture, and associated tableware and flatware to enable dinner and theatre style uses is to be provided along with a suitable number of oblong tables for classroom style use. In addition, there will be adequate storage for all the tables and chairs to allow the room to be utilised for other purposes on non-matchdays.
- 7.3. The second function space, the Fans Bar, should be a minimum of 290m² and will be provided with standalone bar facilities and toilets so that it can be operated as a fans' bar on match days without relying on any facilities provided for the rest of the hospitality suite. This space will be capable of providing a limited hot food offer on match days. The bar will be heated and comfort cooled. All furniture, associated tableware and flatware to enable bar and theatre style uses is to be provided. In addition, there will be adequate storage for all the tables and chairs to allow the room to be utilised for other purposes on non-matchdays.
- 7.4. The Executive Boxes should be sized to accommodate 8-10 people seated and designed so that up to four of the boxes can be joined into doubles. The finish must be designed to be useable as office/meeting room on non-match days with built in service bar/counter and room for table seating. Dimensions must be based on 6m x 3.5m box layout. Dining furniture and associated tableware and flatware is to be provided.

- 7.5. The Director's Lounge / Board Room should be a minimum 49m² and be designed in association with the executive boxes. It needs to accommodate a minimum of 18 people (seated), with associated seating in the stand for 40 people to comply with EFL regulations. Flexible dining furniture and associated tableware and flatware is to be provided which also enables use as a boardroom.
- 7.6. The Players' Lounge should be a minimum of 66m² and have the flexibility for non-match day use. It has space for 40 people seated and will be fitted as per the boxes. Dining furniture associated tableware and flatware is to be provided.
- 7.7. The main production kitchen will be adjacent to the lounges and will include MEP (including gas and 3 phase electricity), ducting, ventilation, fittings, and fixtures, and space for goods received, including frozen and chilled, food preparation, food production, hot and cold food holding, wash up, and pot wash. The kitchen and associated storage areas must be large enough to prepare and serve a three course meal for up to on 300 people. The kitchen will be supplied with a full fit out of equipment including but not limited to benches, cookers, microwaves, fryers, grills, fridges, freezers, bratt pans, steamers, plus all associated cooking utensils, pots and pans.
- 7.8. A second kitchen/servery, as previously stated will be linked to the Fans Bar and will include MEP (including gas and 3 phase electricity), ventilation, fittings, and fixtures. It will have space for hot and cold food holding, service and wash up. The kitchen will be supplied with equipment to provide a limited hot food service on matchdays and to act as a holding kitchen for non matchday events.
- 7.9. A small kitchenette is located in the Director's Box. It will have space to store and reheat food and wash up. The kitchenette needs to be a minimum of 10 m². The servery will be supplied with a full fit out of equipment including but not limited to benches, ovens, microwaves, fridges, and tea and coffee making facilities.
- 7.10. The hospitality suite must have a dedicated entrance at street level and incorporate lifts and stairs to access the first floor level. A dedicated reception area is to be provided incorporating a reception desk, coat / bag store and display cabinets for club trophies, memorabilia and the like.
- 7.11. In addition to the hospitality spaces on level 1 a Sensory Room will be provided measuring 32 m² for use on match days providing space which has been specially designed for children with sensory processing issues. The Sensory Room will offer a full, unrestricted view of the pitch, creating a safe and controlled environment to watch the game, with the option of access to additional seating in the stadium bowl.
- 7.12. The final specifications for all furniture, associated tableware and flatware to enable bar and dining services to operate will be subject to more detailed specification by Woking Borough Council as the interior design and fit out is detailed. The basic specifications for hospitality rooms are:

Finishes:

- Walls – to be robust and a good industry standard, plastered and painted or wallpaper.

- Floors – to be a good industry standard with a mixture of hard and carpeted surfaces dependent on the floor traffic in that area.
- Ceilings – to be a suspended tile with all services hidden from view.
- Doors – to be a timber and of a good industry standard with vision panels where required.
- Ironmongery – to be a good industry standard.
- Acoustics – noise breakout to adjacent buildings is to be minimised and spaces should have integrated PA and sound systems, for use with conference and event requirements.

Mechanical services:

- Heating and cooling – a heating and comfort cooling system in all hospitality areas linked and controlled by a BMS.
- Plumbing – to be a good industry standard, with water saving sensors and equipment.
- Controls – BMS controlled rooms.
- Sprinklers - Provision must be made for a sprinkler system to be fitted in the kitchens if required by Building Control.

Electrical services:

- Sockets and switches – to be a good industry standard. There should be a mix of wall mounted and recessed floor electrical sockets to aid C&E operations.
- Lighting – to allow for dimming and changes in lux to create different moods, include a mix of ambient and spot lighting.
- Sensors and alarms – motion detectors, smoke detectors, fire alarms, and intruder alarms to be fitted and linked to control room.
- Data and communications outlets –to be provided throughout all level 1 rooms as well as wired data points for TVs and computers.

Fixtures and fittings:

- Furniture – to be of a good industry standard and include banquet tables, banquet chairs, high stools, poser tables, sofas, armchairs.
- Black out curtains and blinds – pitch side to allow for compliance regarding match day viewing, and also street side to control light into lounges.
- Storage– adequate storage provision to account for banqueting tables, chairs and conference and events equipment.

8. Technical Facilities

- 8.1. These areas include the changing rooms, medical facilities, steward briefing room, press facilities, and such. All facilities will be designed to EFL League 1 specification.
- 8.2. Changing Rooms will measure a minimum of 30m² and have associated Physio / Gym facilities. The changing rooms are to be fitted to good industry standard

with plastered walls, benches and lockers for the players, with tiled shower and toilet facilities. . Fridges and physio tables are to be provided.

- 8.3. Officials' changing rooms with both male and female areas and facilities will be provided to be at least 10m² per room. Again the rooms are to be fitted to good industry standard with plastered walls, benches and lockers for the officials, with tiled shower and toilet facilities. A buzzer system will be provided linking the officials with the team changing areas.
- 8.4. There will be a dedicated changing room for ball boys and girls with an adjacent unisex toilet. Benches and lockers are to be provided.
- 8.5. A First Aid Room for players/officials will be provided measuring 16m². The room must be fitted with examination bed, curtains, cabinets, fridge, and sink. Flooring must be Altro or similar.
- 8.6. In addition, a spectators' First Aid Room for easy public access will be provided in the North Stand Concourse, location to be identified. The same fit out must be provided.
- 8.7. A Treatment Room for players will be provided measuring 21m². The room must be fitted with 3 x examination beds, and sink. Flooring must be Altro or similar.
- 8.8. A Manager's Office within the players' area will be provided measuring 15m² for match day use. It must be fitted as per the office specification as described in section 9.
- 8.9. An Admin/Event Office will also be provided measuring 13m² for match day use. It must be fitted as per the office specification as described in section 9.
- 8.10. The press must have access in the West Stand to 20 seats with desktop power points with Wi-Fi. An associated media zone / press conference room will be provided measuring 30m².
- 8.11. A laundry room is provided to store, wash and dry kit, this is to be at least 12m² and fitted with the appropriate power water and waste connections to allow the installation of 2 x washers and 2 x dryers and storage and racking.
- 8.12. A dedicated facility for Groundman's Storage is provided measuring 74 m². A workman's sink area will be provided within the room.
- 8.13. A delivery/service/operational store is situated next to the Groundsman store in the South West Corner and measures 80m². The store contains a service lift and also an attached separate waste store.
- 8.14. Additional storage is provided for catering, cleaning and maintenance on all floors of the Stadium. The largest storage areas are to be found on the first floor of the North Stand with a store of 53m².
- 8.15. Event Staff Sign-in and Welfare Area, a room is provided measuring 69m² to accommodate match day staff, in addition a similar size room is provided for solely for the Match Day Stewards. These two rooms will be furnished each with 50 lockers and a kitchenette with sink. The rooms will be fitted with data points, and PA system.

- 8.16. Club Staff Room is situated in the Ground Level in the NW Corner and will contain 2 x unisex toilets and a unisex shower. Lockers for 30 staff and small kitchenette with a sink. Stackable chairs x 20 and 4 x tables to be provided.
- 8.17. A dedicated Match Day Control Room is position in the NE corner of the Stadium on the second floor. This measures over 40m² and will be split into (i) welfare room with a kitchenette and (ii) control area and (iii) a dedicated space for the match PA team. The room will also house the security feeds and servers for non-match day requirements as well. The control area will be pitch facing and have a built-in desk arrangement to accommodate PCs and screens showing the CCTV pictures. The welfare space will contain a fitted kitchenette with sink, fridge, microwave and kettle, a small table and 6 chairs. The PA room will need a desk, chair, PC and all associated PA equipment.
- 8.18. Plant rooms are to be provided in accordance with the requirements of the MEP specifications included herein.
- 8.19. Cleaners Cupboards are provided in all concourses and levels. The cupboards must contain hot and cold water, a janitor sink and wall racking for storage. Plus, electrical power for charging.
- 8.20. The basic specifications for technical spaces / rooms are:

Finishes:

- Walls – to be a good industry standard, plastered and painted.
- Floors – to be a durable, high traffic standard with appropriate hard surfaces dependent on the use in that area e.g. non slip.
- Ceilings – where appropriate to be tiled, other areas can have the services visible.
- Doors – to be a good industry standard.
- Ironmongery – to be a good industry standard.
- Acoustics – to have PA systems for use with event requirements.

Mechanical services:

- Ventilation, heating and comfort cooling system linked and controlled by a BMS.
- Plumbing – to be a good industry standard, with water saving sensors and equipment.
- Controls – BMS controlled rooms.

Electrical services:

- Sockets and switches – to be a functional standard.
- Lighting – functional, to allow for movement sensors.
- Sensors and alarms – motion detectors, smoke detectors, fire alarms, and intruder alarms to be fitted and linked to control room.
- Data and communications outlets – Administration dedicated wifi to be provided as well as wired data points for TVs and computers.
- Audio visual connections – TVs to be provided in the Press Room.

Fixtures and fittings:

- Furniture – to be of durable standard and include chairs, tables, desks, benches, physio equipment, staff lockers.
- Equipment – to be durable standard and include medical and physio equipment.
- Curtains and blinds – functional blinds required.
- Storage and shelving – adequate storage provision to account for staff and match day requirements.
- Other – space to store signage etc for dual use of facilities, ability to revert seamlessly between sports and use with signage and images, brand.

9. Club Associated Facilities

- 9.1. These areas include offices, merchandise shop and other facilities used by the football club.
- 9.2. A Club Merchandise Store with space of 92m² will house the main retail function of the Club. All appropriate shelving is to be provided along with a service desk and 2 x EPOS outlets. This area will be a fan focused space. The space must be heated and comfort cooled. In addition, a back of house store space of at least 12m² will be provided within its demise.
- 9.3. Included within the Merchandise Store realm will also be a ticket office of 10m² with an outward street facing ticket window for sales to public, and office space for the Supporters Trust administration of 10m². These rooms are to be fitted as per the specification for the Club offices and will contain desks and chairs.
- 9.4. The Club offices contain 161m² of space to house the Club's Chairman, Club management, Club administration, and includes commercial team, finance team, and ticket team. This space is to be subdivided as required for confidentiality and security (i.e. money handling / storage). The space should be heated and comfort cooled along with all necessary office furniture. A small kitchenette will be provided within this office space with a sink, cupboards for crockery and space for a kettle, fridge and microwave.
- 9.5. There will be a dedicated faith / quiet room, situated in the north west corner ground floor measuring 12 m².
- 9.6. The basic room specifications for the Merchandise Store are as described for hospitality spaces see point 7.
- 9.7. The specification of the Offices is as described in technical areas in point 8, with the addition that there should be a mix of wall mounted and recessed floor electrical sockets to aid office operations.
- 9.8. A gantry compliant with Sky and BT TV requirements will be positioned in the middle of the East Stand within the roof structure. Other TV camera points will be designed into the stadium stands as required. The Stadium must be wired and serviced to allow 'plug and go' for TV cable requirements. Cabling provision will pre-wired from the East Stand car park into the gantry and onwards to the camera points which are to be detailed in the final design.

10. Lettable Spaces

- 10.1. A number of spaces are to be provided within the demise of the stadium.
- 10.2. The following spaces shall be completed to a serviced shell and core specification as set out below:
 - 10.2.1. Ground Level - NW Corner – Retail 1 – 237m² of retail space fronting the main entrance to the stadium.
 - 10.2.2. Ground Level - West Stand North– Retail 2 – 88m² of retail space in the West Stand facing on one side the main estate road and the other the family concourse.
 - 10.2.3. Ground Level - West Stand Middle – Retail 3 – 97m² of retail space in the West Stand facing on one side the main estate road and the other the family concourse.
 - 10.2.4. Level 1 – SW Corner – Commercial 1 – 214m² of commercial space for offices or service industry.
 - 10.2.5. Level 2 – SW Corner – Commercial 2 – 202m² of commercial space for offices or service industry.
- 10.3. The following spaces shall be fitted out to a shell and core specification for use as a Medical Centre as set out below:
 - 10.3.1. Level 2– North Stand West –341m² of space
 - 10.3.2. Level 2 – North Stand Middle –118m² of space
 - 10.3.3. Level 2– North Stand East –312m² of space

11. Stadium General Specifications

- 11.1. Environmental – The venue is to be built with sustainable stadium operations as a major consideration. The stadium development must comply with Woking Borough Council's policy CS22 (Sustainable Construction) and CS23 (Renewable and low carbon energy generation) to ensure that development impacts on climate change is minimised.
- 11.2. MEP – the plant design and installation must have low cost and low carbon operation as its primary procurement decision (as opposed to low cost capital). Localised power and water use in the stadium will help to reduce power and carbon production.
- 11.3. CCTV – the CCTV system must meet all the requirements of the EFL, the Green Guide and meet Woking Borough Council's standards for CCTV systems. The final specification for the system must be approved by the Council.
- 11.4. Security and Safety System - an access control system is to be installed on a stadium wide level to a specification to be approved by the Council.

The security and safety systems within all parts of the demise must work in association with a matchday and non-match day management plan that allows for the Stadium Control Room to undertake monitoring, control and access, including alarms and access within lettable spaces.

- 11.5. PA System – The PA system will be installed and be compliant with EFL standards and the Green Guide.
- 11.6. WiFi – the Stadium will have an appropriate wifi system that ensures the safety and business operation of the stadium. This may include but not be limited to the PA system, CCTV cameras, access control systems, press requirements and for the function of the club's offices. Additional wifi capacity for fans within the stadium bowl may be added at a future date. Associated wiring will be at Cat 8 quality.
- 11.7. Signage – provision of all statutory signage including fire exits.
- 11.8. Wayfinding and Branding - provision of wayfinding signage and branding internally and externally, including the artwork, graphics, lighting and support systems to enable fit out. Final specification of wayfinding and branding will be subsequent to a presentation of signage design details. The final specification will take into account the colour palette of Woking FC and its brand identity. The branding and interior fit out will be sympathetic to the Club's history.
- 11.9. Advertising – advertising and sponsorship opportunities must be designed into the Stadium in line with signage specifications and commercial possibilities. This is to include:
 - 11.9.1. Suitable fixings for static pitch side perimeter boards are to be provided on the four sides of the ground.
- 11.10. Lifts – to be provided in accordance with LOLER, EN81-70 (accessibility) and EN81-71 (vandal proofing).
- 11.11. BMS – the Building Management System must control and monitor the Stadium's mechanical and electrical equipment and include ventilation, lighting, power systems, fire systems, and security systems. The interface with the BMS will be in the Control Room and also the main Club Administration Offices.
- 11.12. Power Backup – a UPS system will be installed to provide business critical power back up to turnstiles, CCTV, IT server room, tannoy announcement systems, and lighting.
- 11.13. Life Safety Systems – the Stadium must comply with regulations and legislation to ensure crowd safety and compliance with the Safety Certificate.

12. External Specifications

- 12.1. Car park spaces allocated to the Stadium for match day and non-match day activities are planned to number 65, of which an appropriate number (10-12) will be dedicated to disabled users.
- 12.2. Access barriers will be provided at the front entrance to the car park and also at the rear entrance at the SE corner. These will be keypad operated with comms to

the control room and reception. A system for emergency vehicle override must be incorporated.

- 12.3. In addition, anti-car security bollards must be incorporated into the landscaping design at strategic points to safeguard the stadium and retail units from ramraids.
- 12.4. The stadium demise access paths and roads will have a mixed of paving tiles, kerbs and drainage that are in keeping with a high-quality pedestrian priority environment. No tarmac will be used due to its poor visual and cleaning qualities.
- 12.5. The frontage of the stadium will be as the images set out in Section 4.9 Stadium Vision of the Design and Access Statement submitted in the planning application.
- 12.6. Wayfinding and branding signage will feature on all four stands, with fascia and sign lights. The North Stand will contain the main stadium naming signage.
- 12.7. External lighting within the Stadium demise will be wired and controllable from the Club Offices and Match Control Room to enable safe access and egress, especially from the car park.

13. Outstanding Design Considerations

- 13.1. A number of items within the final design need further consideration as they are not currently within the submitted plans. The Developer will use reasonable endeavours to address the matters which include but are not limited to:
 - 13.1.1. Roof to feature panels that allow light and UV through to the pitch and to be positioned at points in accordance with the autumn, winter, spring path of the sun.
 - 13.1.2. Additional first aid room to North Stand concourse, to cater for the public and be fitted accordingly. To work in tandem with the main First Aid Room situated within the Player's Areas.
 - 13.1.3. Provision of unisex toilets.
 - 13.1.4. Cellars are not currently presented in relation to concourse kiosks or the level 1 hospitality rooms.
 - 13.1.5. More detail in general with regard to plant rooms and their impact on user space, especially if they are located in concourse areas.
 - 13.1.6. A more detailed design resolution of the NW ground floor where the hospitality corridor meets the Quiet Room, the Cellar and the Club Shop still needs to occur, as the space use, corridors and mix of users is not conducive to good operations.
 - 13.1.7. The NW communal stairs need to be further detailed as they are heavy use for the Medial Centre and also match day and non-match day use of the Fans Bar. The width needs to be considered to allow easy up and down flow.
 - 13.1.8. There is no separate Ball Girls changing.
 - 13.1.9. The Team Laundry room needs to be identified.

- 13.1.10. The main kitchen design on level 1 is incorrectly labelled, the kitchen needs all the space which has been currently defined as furniture storage.
- 13.1.11. The servery in the Directors Box needs to be facing the corridor and not inside the room, as it also needs to serve the Boxes on the northern side of the Main Lounge.
- 13.1.12. The design of the Main Hospitality Lounge needs to reflect that the street side wall will be a walkway for people in the southern boxes needing to use the toilets, this will need some thought as to look and feel and operational dynamics.
- 13.1.13. The Press Room on the ground level will have to double as a press refreshment area during match day, and access must be addressed accordingly with some doors and access pass dynamics being finalised.
- 13.1.14. The Sensory Room on the first floor must be solely for that purpose on Match Day.
- 13.1.15. The Family Stand in the West Stand northern end needs fully defining and branding as such.

Appendix 1 C-Values

Set out below are the C-Values of each stand as detailed in the planning application.

WOKING STADIUM								
Sheet 1_WEST_LOWER deck								
$C = \frac{D(N+R)}{D+T}$		-R	C= "C" Value					
D+T			D= horizontal distance from eye to pitch					
<i>Constants</i>			N= seating deck riser height					
Eye to rear of row	0.300		R= vertical height from eye to pitch					
Eye above row	1.200		T= seating row depth					
<i>Variables</i>								
Level of Pitch A.O.D.			0.000	All dimensions in Metres u.n.o.				
Distance of Pitch to front of Row 1			4.000					
Height of Row 1 above Pitch			0.150					
Row Number	"C" Value (mm)	Row Depth "T"	Riser Height "N"	Rear of Row to Pitch	Row above Pitch	Level of Row A.O.D.	Deck angle (deg.)	Comments
1	n/a	0.840	n/a	4.840	0.150	0.150	27.6	
2	139	0.840	0.440	5.680	0.590	0.590	27.6	
3	122	0.840	0.440	6.520	1.030	1.030	27.6	
4	109	0.840	0.440	7.360	1.470	1.470	27.6	
5	99	0.840	0.440	8.200	1.910	1.910	27.6	
6	90	0.840	0.440	9.040	2.350	2.350	29.7	
7	116	0.840	0.480	9.880	2.830	2.830	29.7	
8	108	0.840	0.480	10.720	3.310	3.310	29.7	
9	100	0.840	0.480	11.560	3.790	3.790	29.7	
10	94	0.840	0.480	12.400	4.270	4.270	29.7	
11	88	0.840	0.480	13.240	4.750	4.750	31.8	
12	118	0.840	0.520	14.080	5.270	5.270	31.8	
13	112	0.840	0.520	14.920	5.790	5.790	31.8	
14	106	0.840	0.520	15.760	6.310	6.310	31.8	
15	101	0.840	0.520	16.600	6.830	6.830	31.8	
16	96	0.840	0.520	17.440	7.350	7.350	32.7	
17	110	0.840	0.540	18.280	7.890	7.890	32.7	
18	105	0.840	0.540	19.120	8.430	8.430	32.7	
19	101	0.840	0.540	19.960	8.970	8.970	32.7	
20	97	0.840	0.540	20.800	9.510	9.510	0.0	

WOKING STADIUM								
seating_EAST_LOWER deck								
$C = \frac{D(N+R)}{D+T}$		-R	C= "C" Value					
D+T			D= horizontal distance from eye to pitch					
<i>Constants</i>			N= seating deck riser height					
Eye to rear of row	0.300		R= vertical height from eye to pitch					
Eye above row	1.200		T= seating row depth					
<i>Variables</i>								
Level of Pitch A.O.D.			0.000	All dimensions in Metres u.n.o.				
Distance of Pitch to front of Row 1			4.000					
Height of Row 1 above Pitch			0.150					
Row Number	"C" Value (mm)	Row Depth "T"	Riser Height "N"	Rear of Row to Pitch	Row above Pitch	Level of Row A.O.D.	Deck angle (deg.)	Comments
1	n/a	0.840	n/a	4.840	0.150	0.150	27.6	
2	139	0.840	0.440	5.680	0.590	0.590	27.6	
3	122	0.840	0.440	6.520	1.030	1.030	27.6	
4	109	0.840	0.440	7.360	1.470	1.470	27.6	
5	99	0.840	0.440	8.200	1.910	1.910	27.6	
6	90	0.840	0.440	9.040	2.350	2.350	29.7	
7	116	0.840	0.480	9.880	2.830	2.830	29.7	
8	108	0.840	0.480	10.720	3.310	3.310	29.7	
9	100	0.840	0.480	11.560	3.790	3.790	0.0	

WOKING STADIUM								
standing terrace_NORTH_LOWER deck								
C= $\frac{D(N+R)}{D+T}$ -R		C= "C" Value						
D+T		D= horizontal distance from eye to pitch						
<i>Constants</i>		N= seating deck riser height						
Eye to rear of row	0.300	R= vertical height from eye to pitch						
Eye above row	1.600	T= seating row depth						
<i>Variables</i>								
Level of Pitch A.O.D.				0.000		All dimensions in Metres u.n.o.		
Distance of Pitch to front of Row 1				6.000				
Height of Row 1 above Pitch				0.150				
Row Number	"C" Value (mm)	Row Depth "T"	Riser Height "N"	Rear of Row to Pitch	Row above Pitch	Level of Row A.O.D.	Deck angle (deg.)	Comments
1	n/a	0.800	n/a	6.800	0.150	0.150	24.8	
2	124	0.800	0.370	7.600	0.520	0.520	24.8	
3	113	0.800	0.370	8.400	0.890	0.890	24.8	
4	104	0.800	0.370	9.200	1.260	1.260	24.8	
5	96	0.800	0.370	10.000	1.630	1.630	24.8	
6	89	0.800	0.370	10.800	2.000	2.000	24.8	
7	83	0.800	0.370	11.600	2.370	2.370	24.8	
8	78	0.800	0.370	12.400	2.740	2.740	24.8	
9	73	0.800	0.370	13.200	3.110	3.110	24.8	
10	69	0.800	0.370	14.000	3.480	3.480	24.8	
11	66	0.800	0.370	14.800	3.850	3.850	0.0	

WOKING STADIUM								
standing terrace & upper seating_SOUTH deck								
C= $\frac{D(N+R)}{D+T}$ -R		C= "C" Value						
D+T		D= horizontal distance from eye to pitch						
<i>Constants</i>		N= seating deck riser height						
Eye to rear of row	0.300	R= vertical height from eye to pitch						
Eye above row	1.600	T= seating row depth						
<i>Variables</i>								
Level of Pitch A.O.D.				0.000		All dimensions in Metres u.n.o.		
Distance of Pitch to front of Row 1				6.000				
Height of Row 1 above Pitch				0.150				
Row Number	"C" Value (mm)	Row Depth "T"	Riser Height "N"	Rear of Row to Pitch	Row above Pitch	Level of Row A.O.D.	Deck angle (deg.)	Comments
1	n/a	0.800	n/a	6.800	0.150	0.150	24.8	
2	124	0.800	0.370	7.600	0.520	0.520	24.8	
3	113	0.800	0.370	8.400	0.890	0.890	24.8	
4	104	0.800	0.370	9.200	1.260	1.260	24.8	
5	96	0.800	0.370	10.000	1.630	1.630	24.8	
6	89	0.800	0.370	10.800	2.000	2.000	24.8	
7	83	0.800	0.370	11.600	2.370	2.370	24.8	
8	78	0.800	0.370	12.400	2.740	2.740	49.0	
9	524	0.890	0.920	13.290	3.660	3.660	26.3	
10	88	0.840	0.440	14.130	4.100	4.100	27.6	
11	84	0.840	0.440	14.970	4.540	4.540	27.6	
12	79	0.840	0.440	15.810	4.980	4.980	0.0	

PLANS

LEGEND

SITE EDGED RED



Leach Rhodes Walker
ARCHITECTS

55 Southway Road | Lambeth, London SE18 2JH
Tel: 020 7463 2111 | Fax: 020 7463 2000 | www.leachrhodeswalker.co.uk

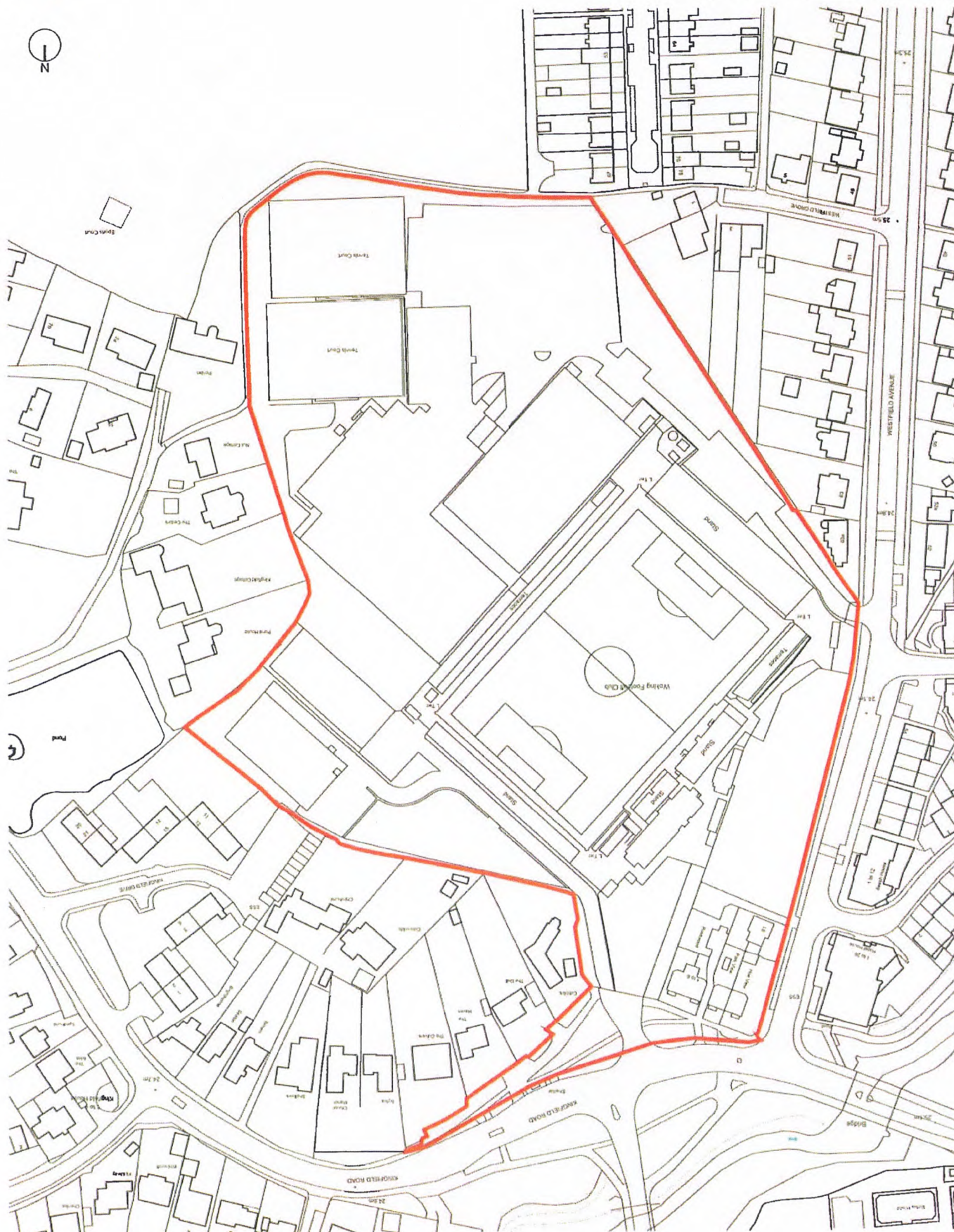
WORKING FOOTBALL CLUB

CARDINAL COURT
INC. WORKING FOOTBALL CLUB

7884 L(00)221 A

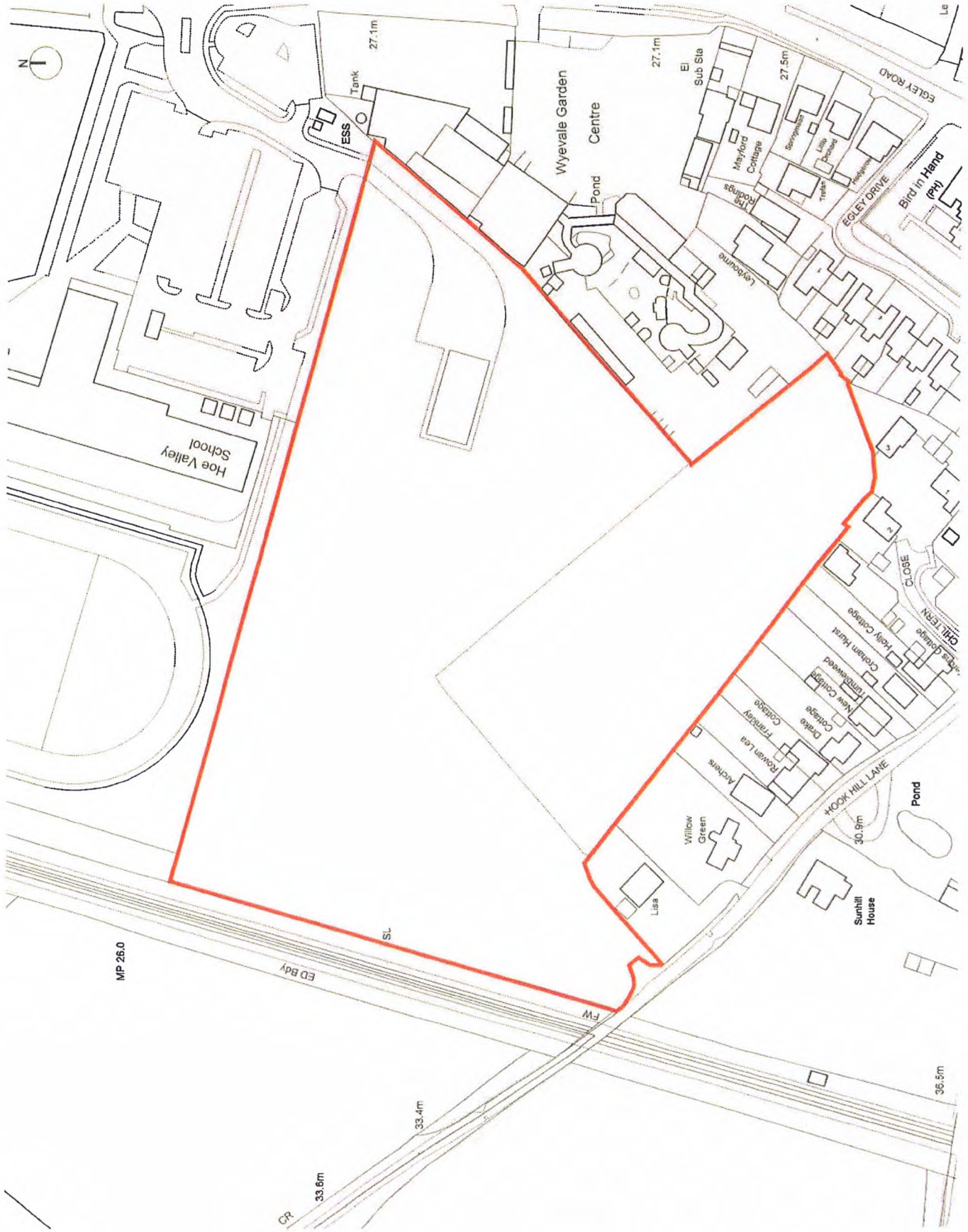
Site Edged Red Plan

Project No.	7884	Client	Working Football Club
Date	12.10.19	Drawn	CJB
Scale	1:11250	Checked	
Author		Approved	



LEGEND

— SITE EDGED RED



LeachRhodesWalker
ARCHITECTS

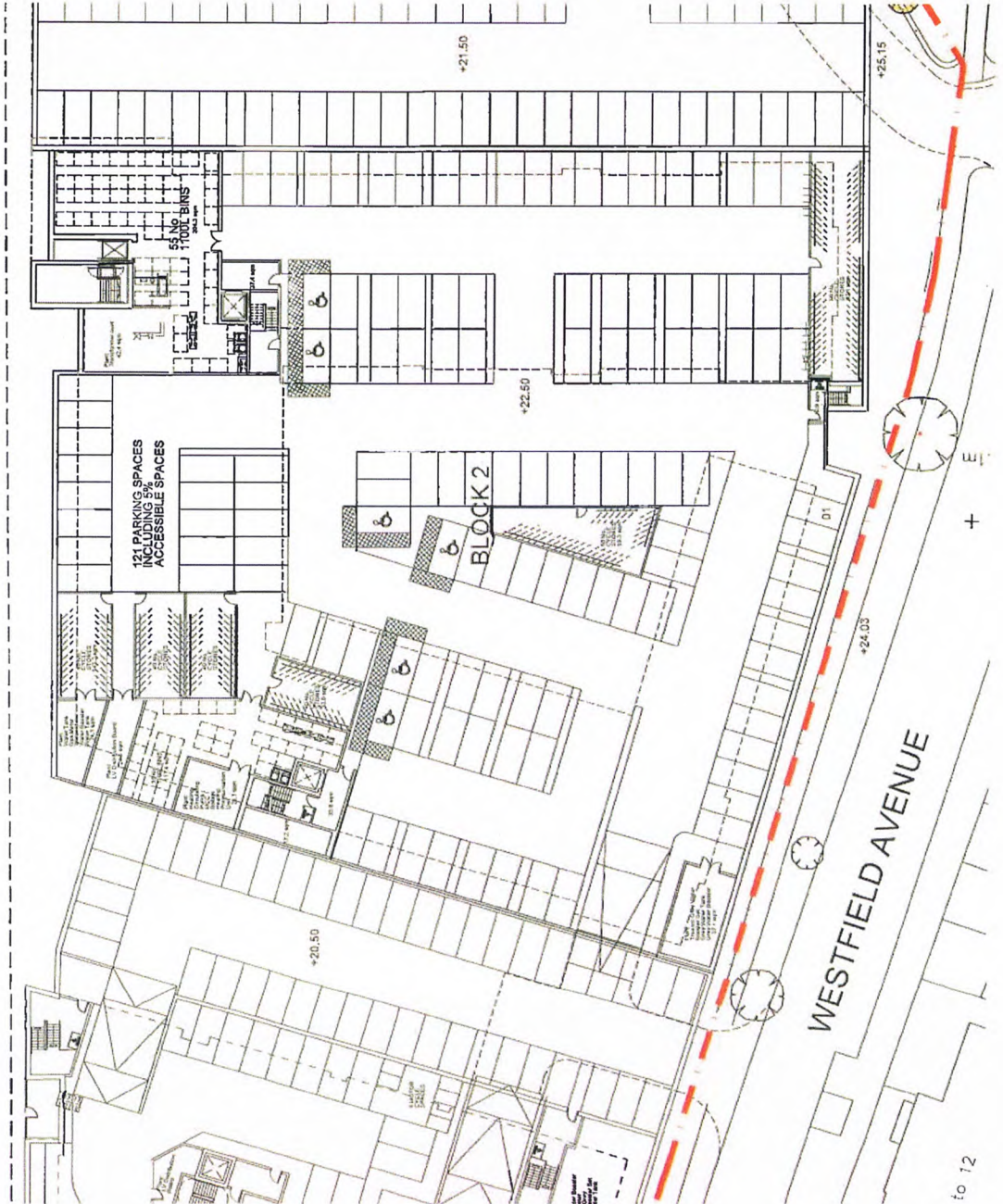
50 Leach Road, Woking, Surrey GU24 0JF
Tel: 01494 432211 Fax: 01494 432212
www.leachrhodeswalker.co.uk

WORKING FOOTBALL CLUB	
EGLEY ROAD WOKING	
7884	L/00222
Site Edged Red Plan	
1:1250 @ A3	05.11.18 RB
CJG	

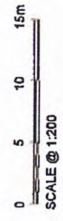


KEY

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 1 BEDROOM DUPLEX / TOWNHOUSE
- 2 BEDROOM APARTMENT
- 2 BEDROOM TOWNHOUSE
- 2 BEDROOM UPPER DUPLEX
- 2 BEDROOM LOWER DUPLEX
- 3 BEDROOM APARTMENT / TOWNHOUSE



to 12



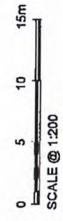
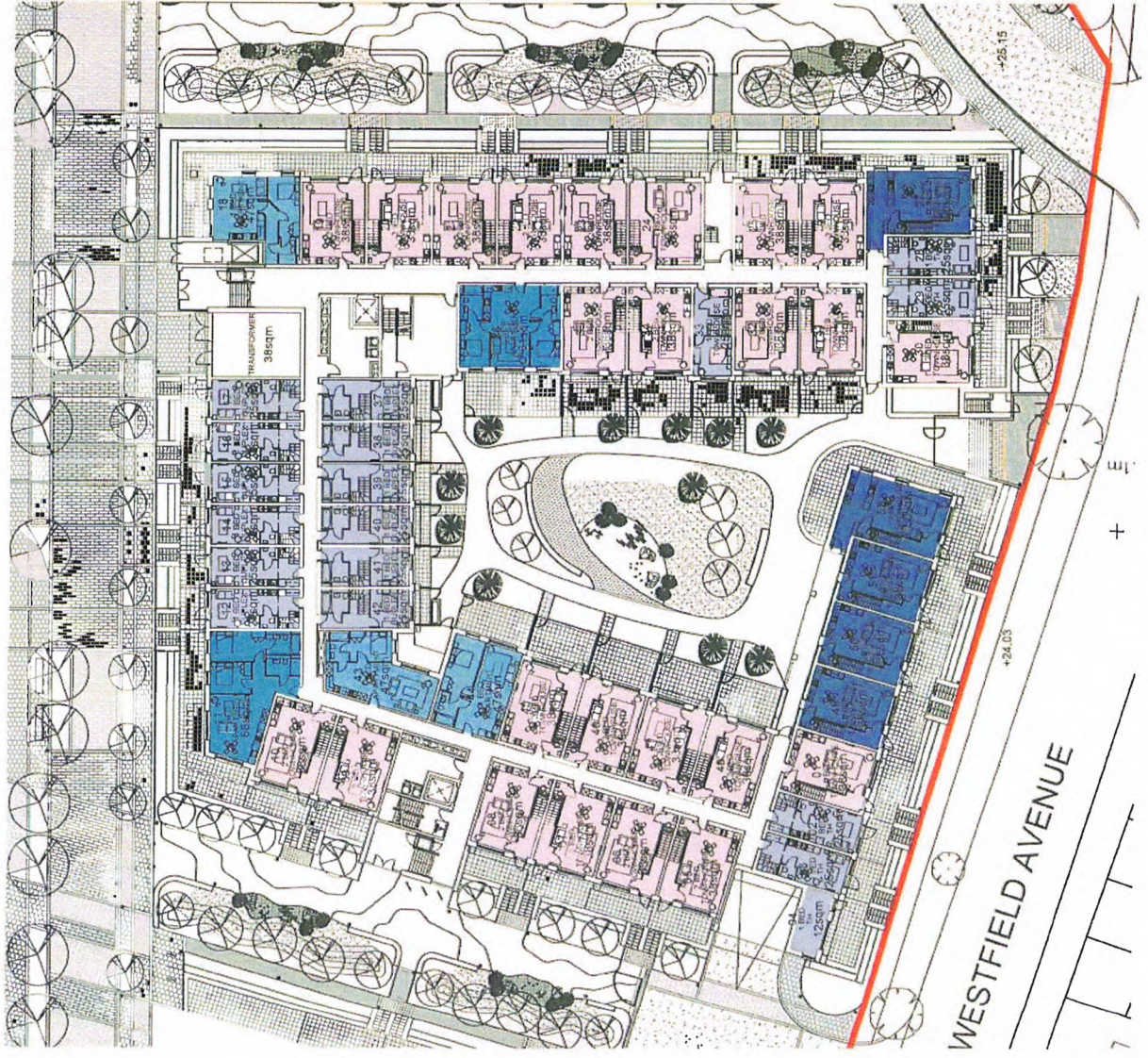
LeachRhodesWalker
ARCHITECTS
50 DUMFRIES STREET
LONDON N1 6AA
+44 (0)20 7611 1111 +44 (0)20 761 1165 +44 (0)20 761 1175

WORKING FOOTBALL CLUB	
CARDINAL COURT INC. WORKING FOOTBALL CLUB	
7884	L(00)123 F
Block 2 Lower Ground Floor Plan	
1:200 @ A1	22.10.18 RWK LGS



KEY

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 1 BEDROOM DUPLEX / TOWNHOUSE
- 2 BEDROOM APARTMENT
- 2 BEDROOM TOWNHOUSE
- 2 BEDROOM UPPER DUPLEX
- 2 BEDROOM LOWER DUPLEX
- 3 BEDROOM APARTMENT / TOWNHOUSE



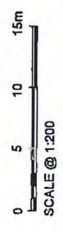
LeachRhodesWalker
Architects
58 Southampton Row
London WC1R 0EU
Tel: +44 (0)20 780 1840 Fax: +44 (0)20 780 0025

WORKING FOOTBALL CLUB	
CARDINAL COURT	
INC. WORKING FOOTBALL CLUB	
7884	L(00)124 G
Block 2	
Ground Floor Plan	
1:200 @ A1	10/11/18 RWV LCG



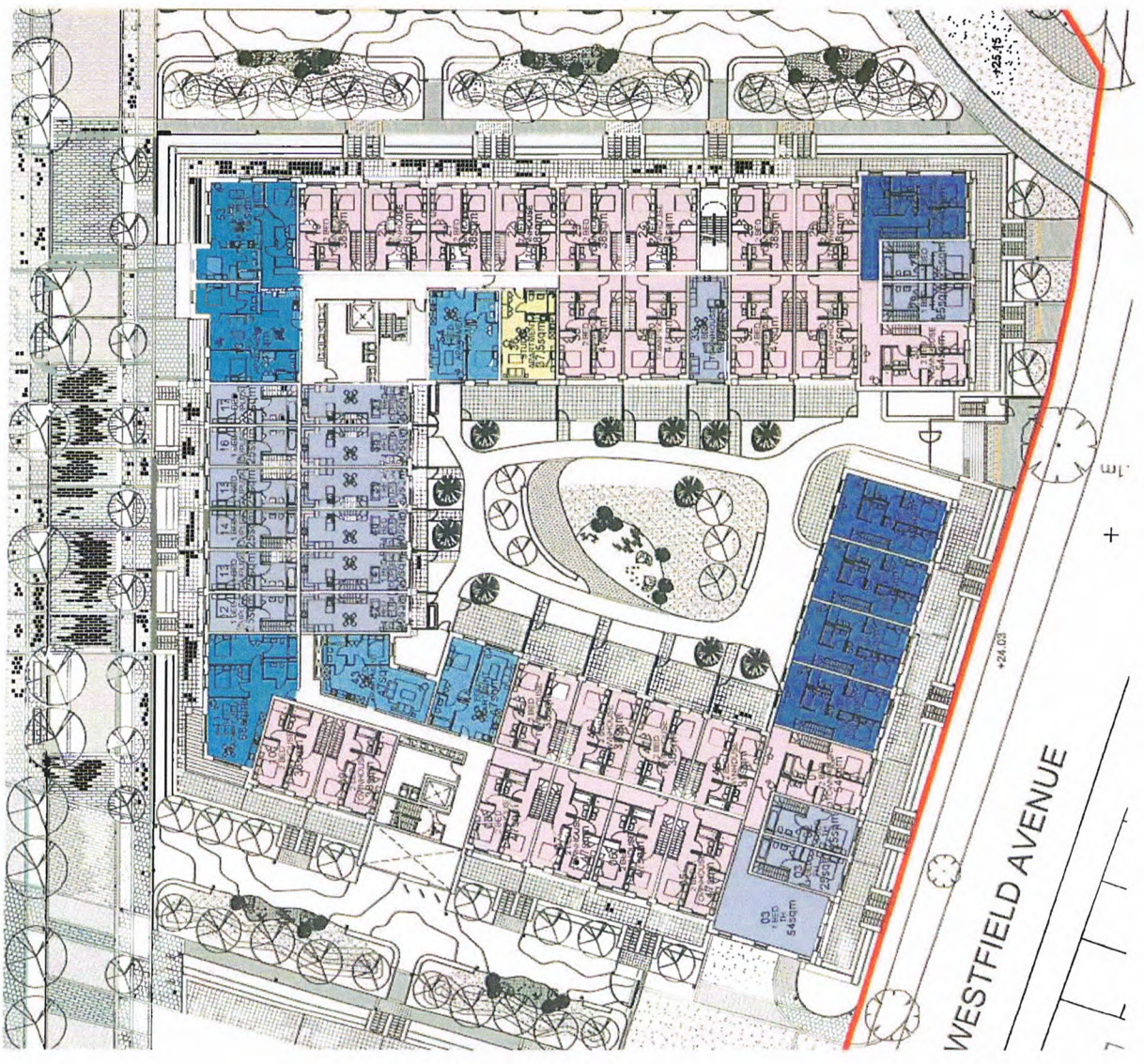
KEY

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 1 BEDROOM DUPLEX / TOWNHOUSE
- 2 BEDROOM APARTMENT
- 2 BEDROOM TOWNHOUSE
- 2 BEDROOM UPPER DUPLEX
- 2 BEDROOM LOWER DUPLEX
- 3 BEDROOM APARTMENT / TOWNHOUSE



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+1 860 261 2211 | +1 860 261 1342 | +1 860 261 2212









WORKING FOOTBALL CLUB	
CARDINAL COURT INC. WORKING FOOTBALL CLUB	
7884	L(00)125
Block 2	
First Floor Plan	
1:200 @ A1	22.10.18 RWK CUG

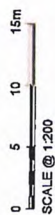
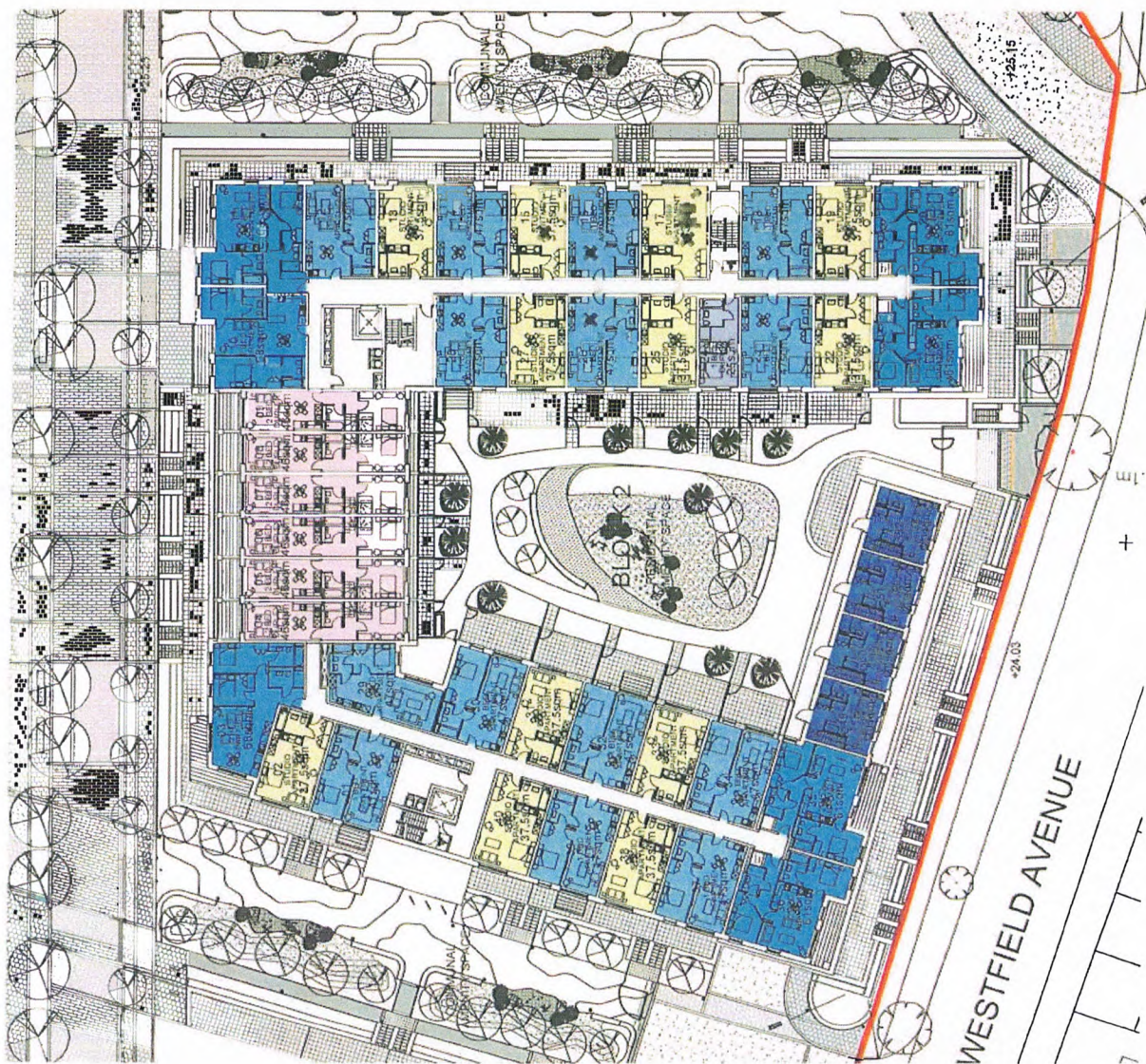


WESTFIELD AVENUE



KEY

-  STUDIO APARTMENT
-  1 BEDROOM APARTMENT
-  1 BEDROOM DUPLEX / TOWNHOUSE
-  2 BEDROOM APARTMENT
-  2 BEDROOM TOWNHOUSE
-  2 BEDROOM UPPER DUPLEX
-  2 BEDROOM LOWER DUPLEX
-  3 BEDROOM APARTMENT / TOWNHOUSE











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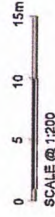
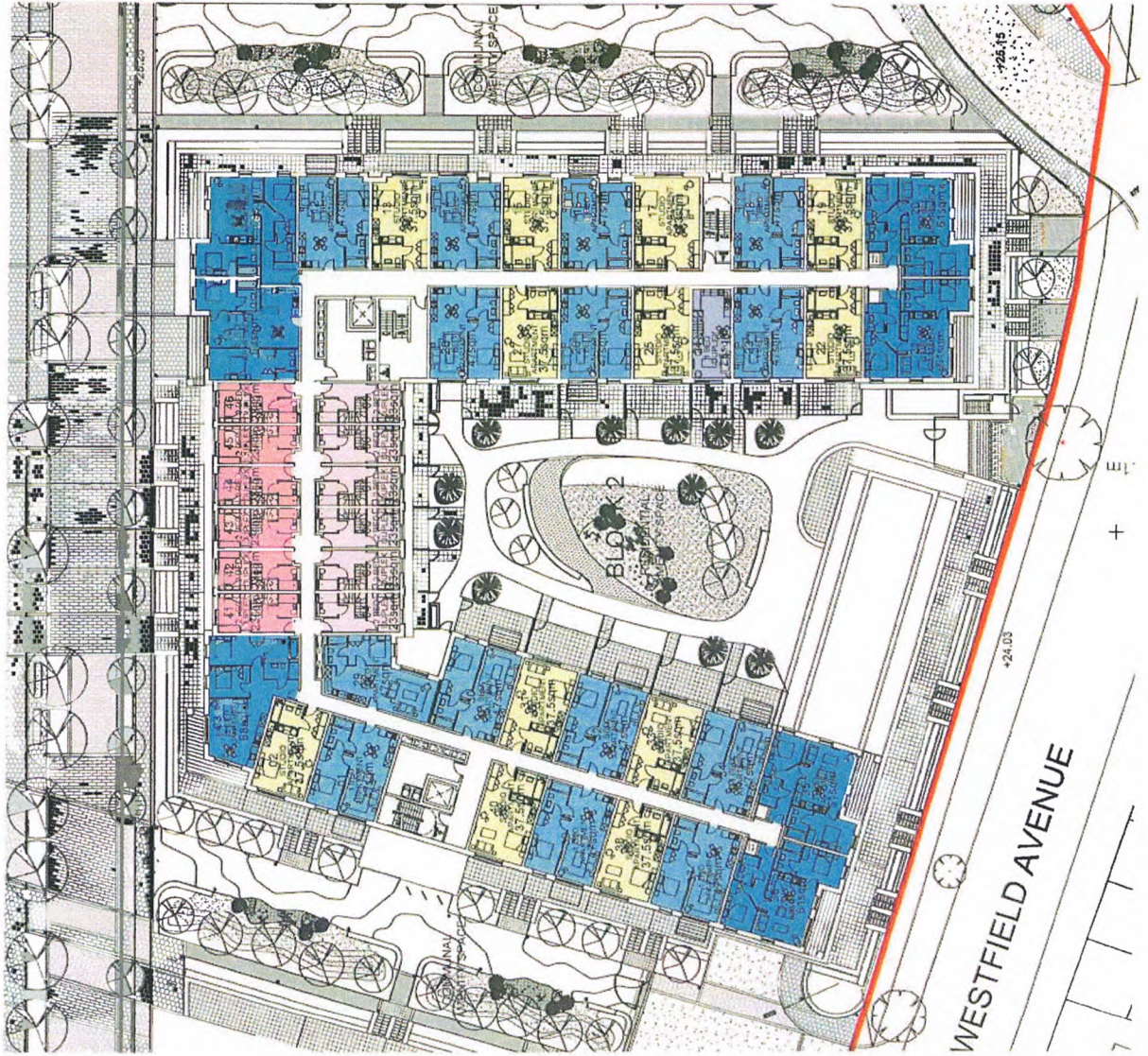
1400 RIVERVIEW BLVD
ANN ARBOR, MI 48106-1400
PH: 734.769.1234 FAX: 734.769.1235
WWW.LRWARCHITECTS.COM

WORKING FOOTBALL CLUB	
CARDINAL COURT INC. WORKING FOOTBALL CLUB	
7884	L(00)126 G
Block 2 Second Floor Plan	
1:200 @ A1	22.10.19 RWY CUG



KEY

-  STUDIO APARTMENT
-  1 BEDROOM APARTMENT
-  1 BEDROOM DUPLEX/TOWNHOUSE
-  2 BEDROOM APARTMENT
-  2 BEDROOM TOWNHOUSE
-  2 BEDROOM UPPER DUPLEX
-  2 BEDROOM LOWER DUPLEX
-  3 BEDROOM APARTMENT /TOWNHOUSE



LeachRhodesWalker
ARCHITECTS

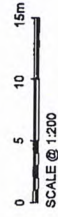
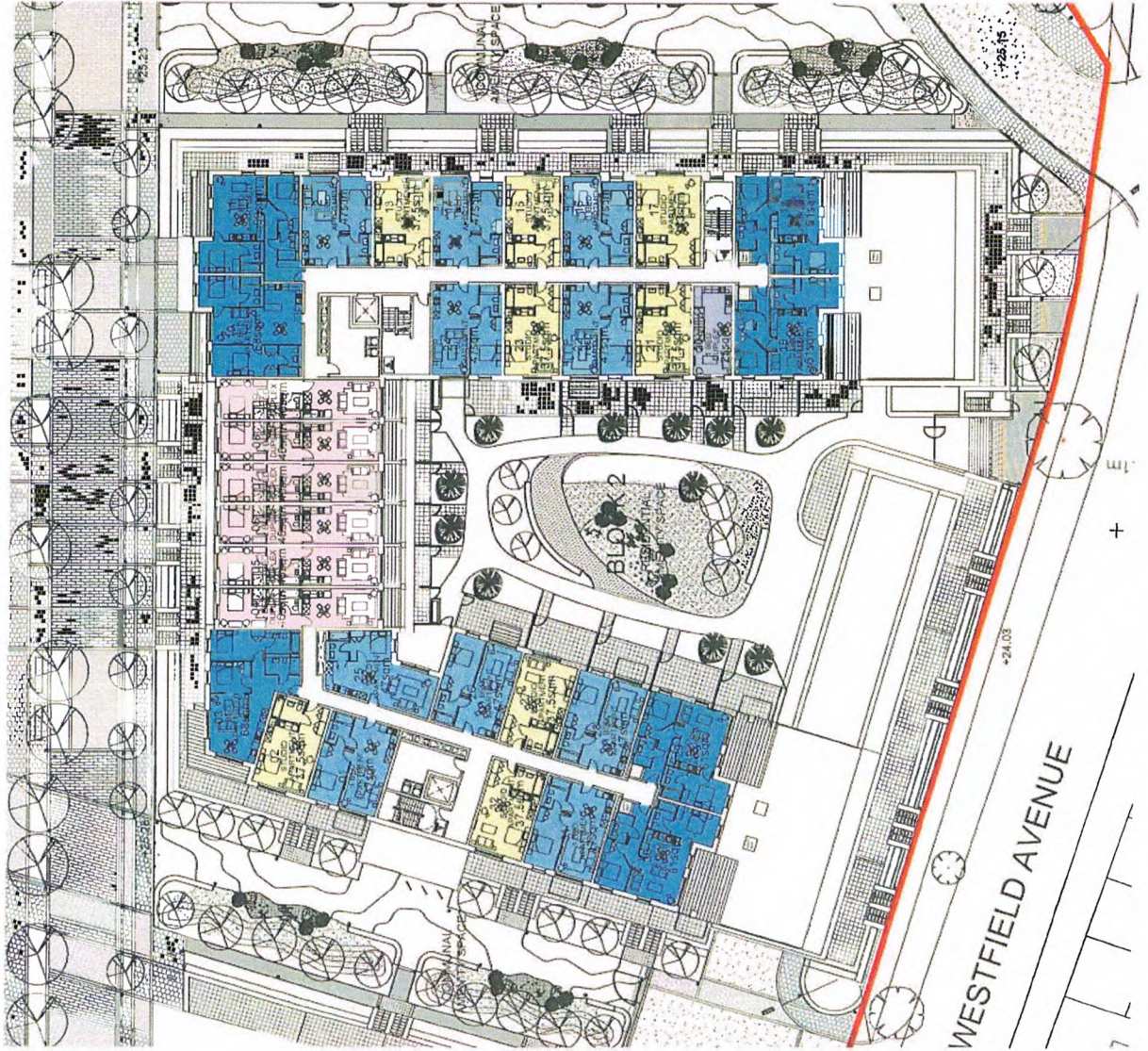
1000 Westfield Avenue
Westfield, MA 01095
Tel: 413.562.1100
Fax: 413.562.1101
www.leachrhodeswalker.com

WORKING FOOTBALL CLUB	
CARDINAL COURT INC. WORKING FOOTBALL CLUB	
7884	L(00)127 G
Block 2 Third Floor Plan	
1:200 @ A1	22.10.18 KRW CJC



KEY

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 1 BEDROOM DUPLEX / TOWNHOUSE
- 2 BEDROOM APARTMENT
- 2 BEDROOM TOWNHOUSE
- 2 BEDROOM UPPER DUPLEX
- 2 BEDROOM LOWER DUPLEX
- 3 BEDROOM APARTMENT / TOWNHOUSE



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ARCHITECTS

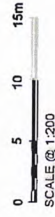
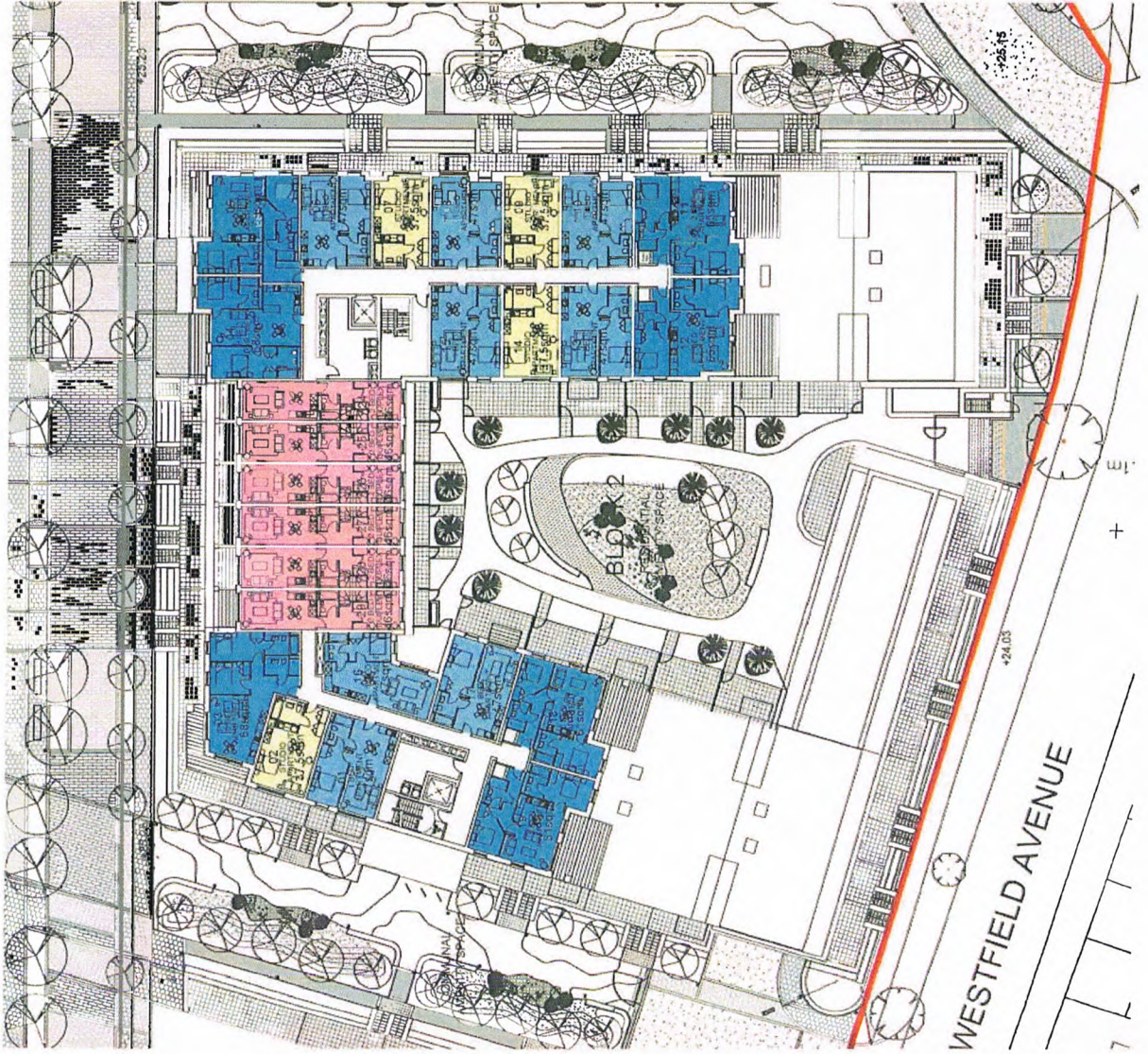
50 Devonshire Street
London
E1 1AA
+44 (0)20 7625 1100 +44 (0)20 7625 1102

WORKING FOOTBALL CLUB	
CARDINAL COURT	
INC. WORKING FOOTBALL CLUB	
7884	L(00)129
Block 2	
Fifth	
Floor Plan	
1:200 @ A1	27.10.18
1:200 @ A1	1/1/18
1:200 @ A1	1/1/18
1:200 @ A1	1/1/18



KEY

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 1 BEDROOM DUPLEX / TOWNHOUSE
- 2 BEDROOM APARTMENT
- 2 BEDROOM TOWNHOUSE
- 2 BEDROOM UPPER DUPLEX
- 2 BEDROOM LOWER DUPLEX
- 3 BEDROOM APARTMENT / TOWNHOUSE












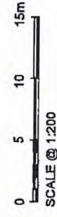
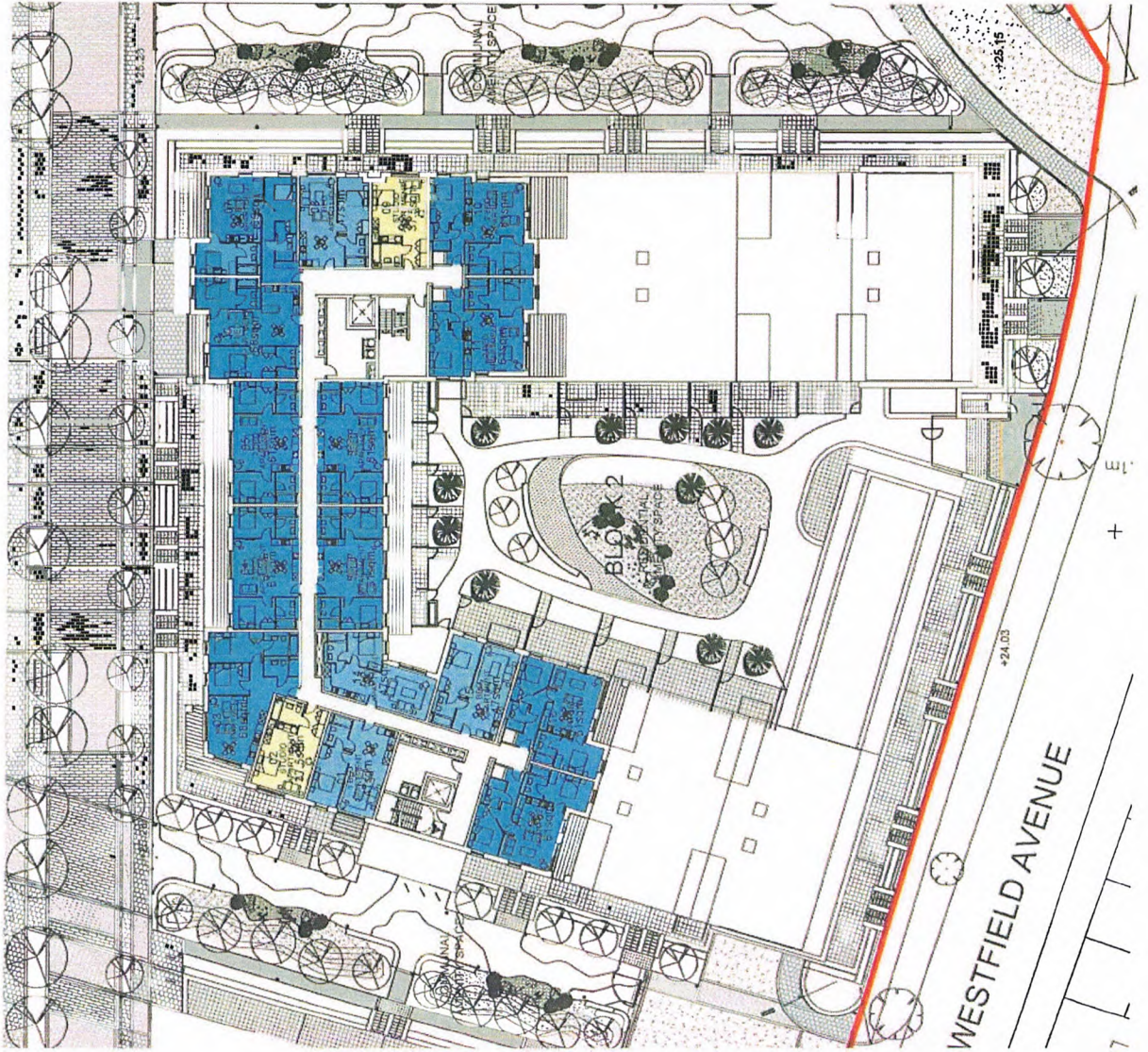
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London EC4A 3DF
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Architect
25 Abchurch Lane
London EC4A 3DF
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WICKING FOOTBALL CLUB	
CARDINAL COURT INC. WICKING FOOTBALL CLUB	
7884	L(00)131 G
Block 2 Seventh Floor Plan	
1:200 @ A1	22.10.18 RWJ CJC
© LeachRhodesWalker Architects Ltd 2018	

KEY

-  STUDIO APARTMENT
-  1 BEDROOM APARTMENT
-  1 BEDROOM DUPLEX / TOWNHOUSE
-  2 BEDROOM APARTMENT
-  2 BEDROOM TOWNHOUSE
-  2 BEDROOM UPPER DUPLEX
-  2 BEDROOM LOWER DUPLEX
-  3 BEDROOM APARTMENT
-  TOWNHOUSE











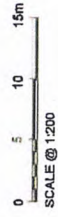
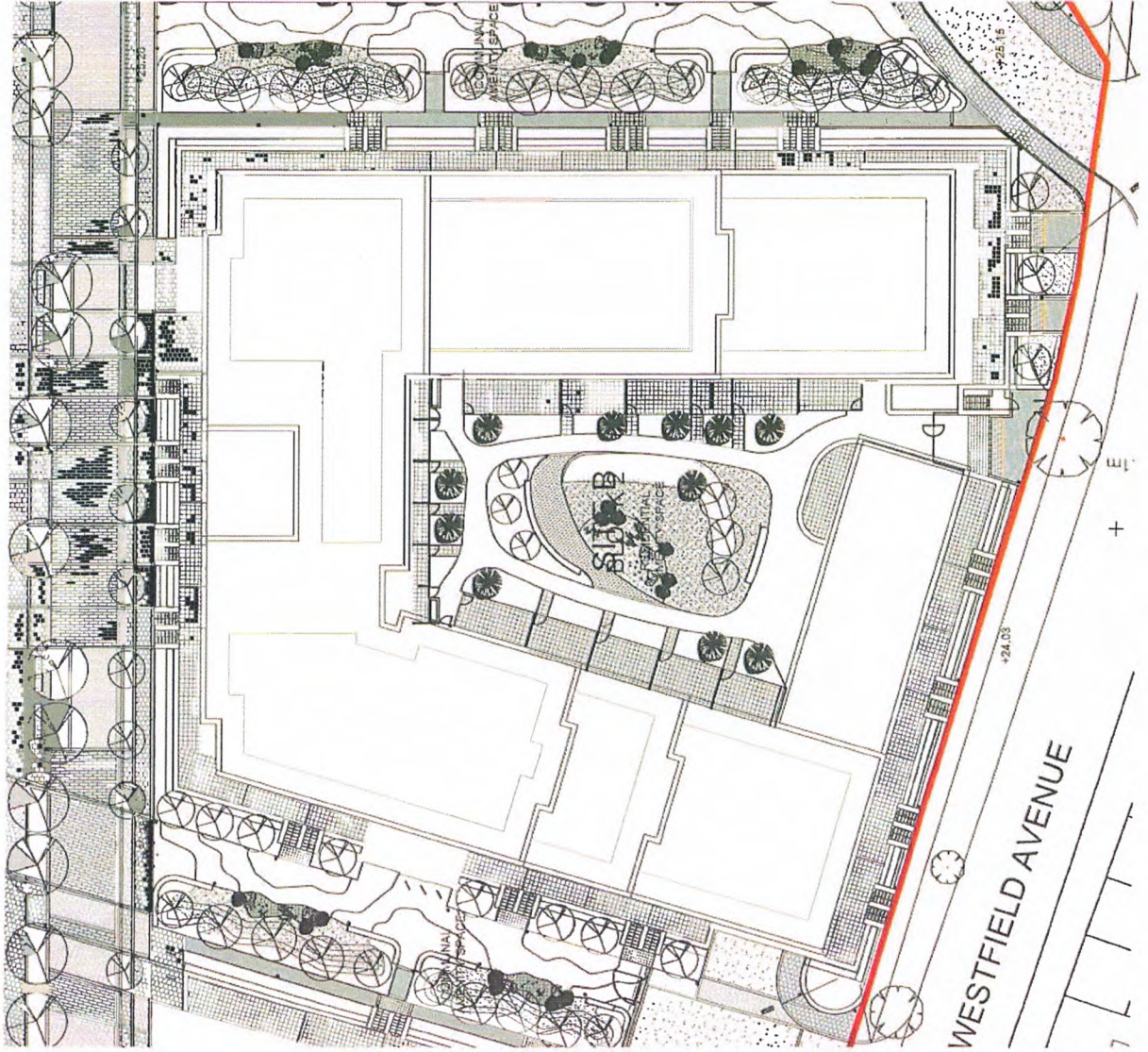
LeachRhodesWalker
ARCHITECTS
51 SUMMIT PLACE | WASHINGTON, MASSACHUSETTS 02128
ARCHITECTS: LEACH RHODES WALKER ARCHITECTS
DATE: 12.10.19 | DRAWN BY: KHW | CHECKED BY: CJS

WOKING FOOTBALL CLUB	
CARDINAL COURT INC. WOKING FOOTBALL CLUB	
7884	L(00)132
G	
Block 2 Final Floor Plan	
1:200 @ A1	22.10.19 KHW CJS



KEY

-  STUDIO APARTMENT
-  1 BEDROOM APARTMENT
-  1 BEDROOM DUPLEX / TOWNHOUSE
-  2 BEDROOM APARTMENT
-  2 BEDROOM TOWNHOUSE
-  2 BEDROOM UPPER DUPLEX
-  2 BEDROOM LOWER DUPLEX
-  3 BEDROOM APARTMENT / TOWNHOUSE



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ARCHITECTS

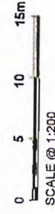
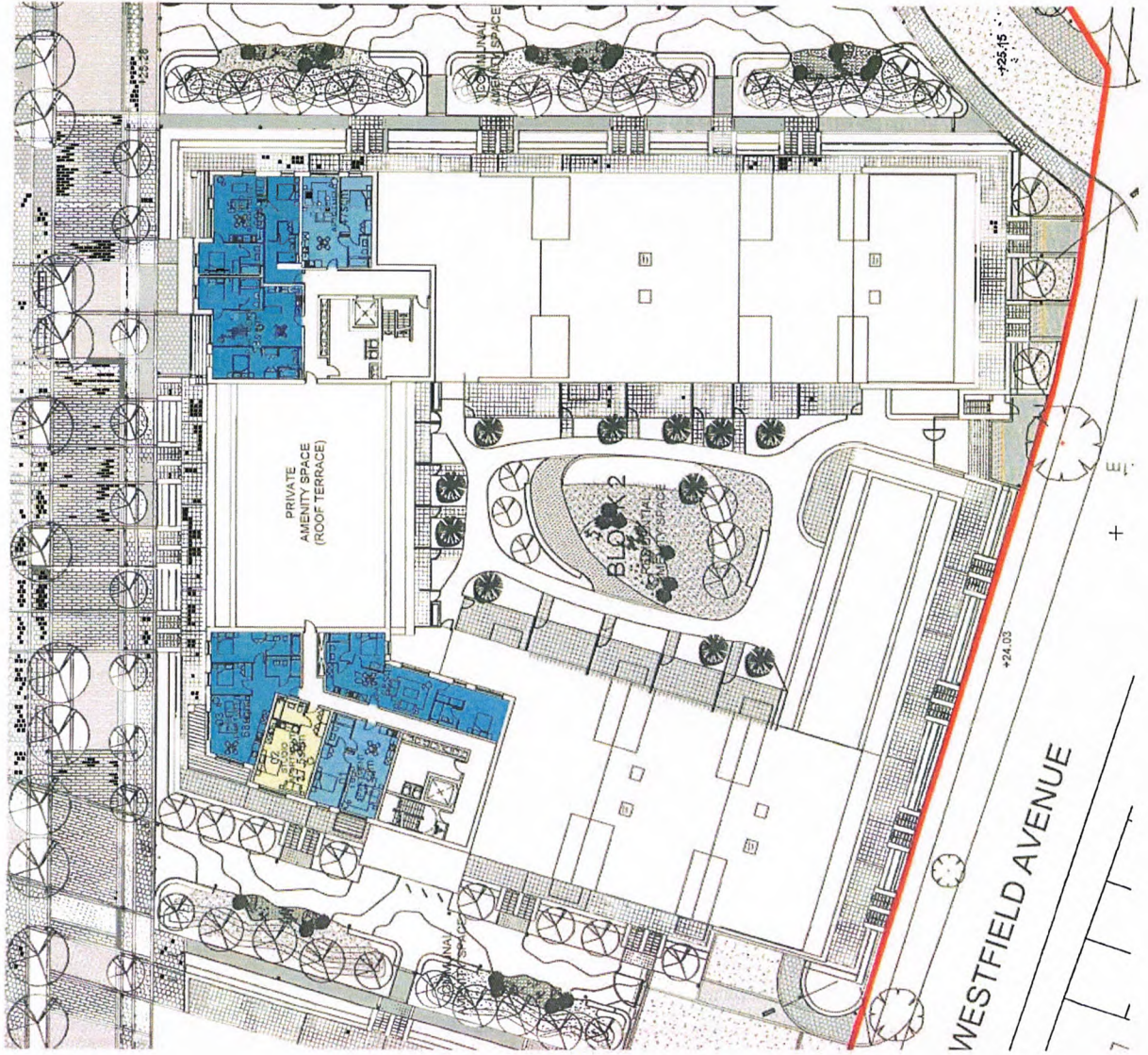
1400 Lakeside Drive | Northbrook, Illinois 60062
500 North Dearborn Street | Chicago, Illinois 60610
Tel: (708) 424-1100 | Fax: (708) 424-1101

WOKING FOOTBALL CLUB	
CARDINAL COURT	
INC. WOKING FOOTBALL CLUB	
Project No.	7884
Client	L(00)336
Block 2	
Roof Plan	
Scale	1:200 @ A1
Date	22.10.19
Drawn	KHW
Checked	CIG



KEY

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 1 BEDROOM DUPLEX / TOWNHOUSE
- 2 BEDROOM APARTMENT
- 2 BEDROOM TOWNHOUSE
- 2 BEDROOM UPPER DUPLEX
- 2 BEDROOM LOWER DUPLEX
- 3 BEDROOM APARTMENT / TOWNHOUSE



LeachRhodesWalker
ARCHITECTS

30 BAYVIEW TERRACE | Suite 1000 | Scarborough
North York, Ontario M2N 6L1 | Canada
Tel: (416) 291-1211 | Fax: (416) 291-1212 | www.lrw.ca

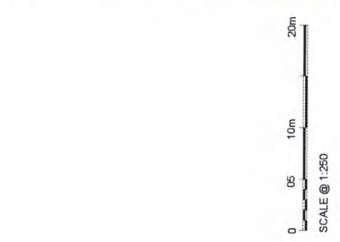
WORKING FOOTBALL CLUB	
CARDINAL COURT INC. WORKING FOOTBALL CLUB	
7884	L(00)133
Block 2	
Ninth Floor Plan	
12000 @ A1	23.10.13 RWK CUS



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 ARCHITECTS
 10 High Street, Wokingham, RG40 3AA
 01356 410000
 www.leachrhodeswalker.co.uk

WOKING FOOTBALL CLUB
 EGLEY ROAD
 WOKING
 7884 L(00)322 E

Project No: 1356/A1
 Date: 05/12/19
 Scale: 1:250



- LEGEND**
- House Type 1
23 BEDROOM (4 PEOPLE)
TOWNHOUSE
(122.2sqm / 1328sqft)
 - House Type 2
3 BEDROOM (6 PEOPLE)
TOWNHOUSE
(145sqm / 1560sqft)
 - House Type 3
4 BEDROOM (8 PEOPLE)
TOWNHOUSE
(162.3sqm / 1747sqft)
 - House Type 4
5 BEDROOM (9 PEOPLE)
TOWNHOUSE
(162.3sqm / 1747sqft)
- RESIDENTIAL**
 (Residential Site Area: 51,161sqm)
 0.91 hectares
 36no. houses
- 05 x House Type 1
 - 13 x House Type 2
 - 16 x House Type 3
 - 02 x House Type 4
- Gross density:
 39 dwellings/ha
 58,306 sqft saleable area
 90 parking spaces provided



SCHOOL AND SPORTS CENTRE ACCESS

ESS

LeachRhodesWalker
ARCHITECTS

WOKING FOOTBALL CLUB	
EGLEY ROAD WOKING	
7884	L(00)323
Residential First Floor Plan	
1:250 @ A1	05.12.19 PB
CJG	

0 5 10m 20m
SCALE @ 1:250



LEGEND

- House Type 1
23 BEDROOM (4 PEOPLE)
TOWNHOUSE
(122.2sqm/1326sqft)
- House Type 2
3 BEDROOM (6 PEOPLE)
TOWNHOUSE
(145sqm/1560sqft)
- House Type 3
4 BEDROOM (8 PEOPLE)
TOWNHOUSE
(182.3sqm/1974sqft)
- House Type 4
5 BEDROOM (10 PEOPLE)
TOWNHOUSE
(182.3sqm/1974sqft)



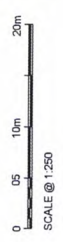
Leach Rhodes Walker
 ARCHITECTS
 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

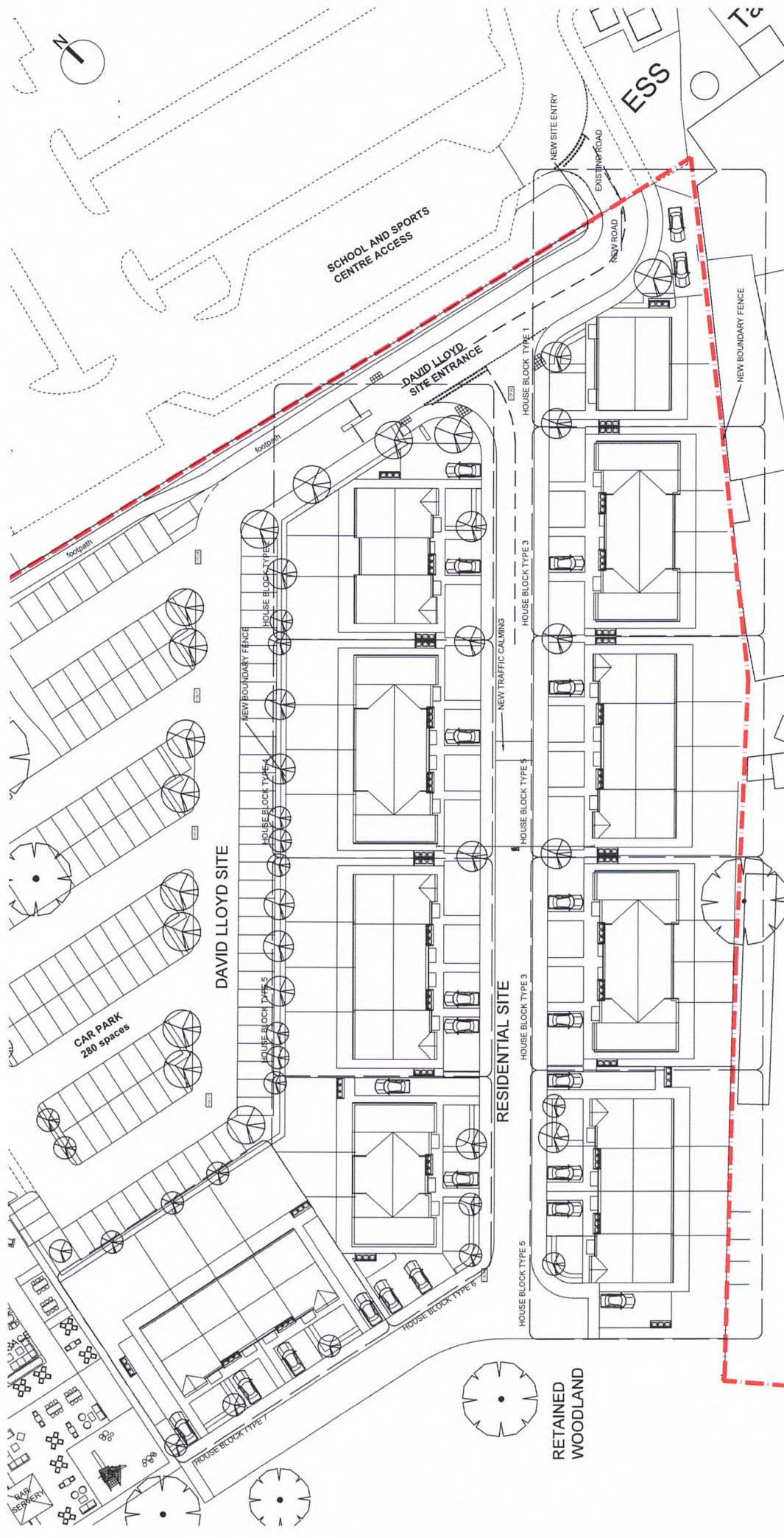
WOKING FOOTBALL CLUB
 EGLEY ROAD
 WOKING
 7884 L (00)324 D

**Residential
 Second Floor Plan**

1:2500 @ A1 05.11.19 RB CUG
 1:2500 @ A1 05.11.19 RB CUG

- LEGEND**
- House Type 1
2/3 BEDROOM (4 PEOPLE)
TOWNHOUSE
(122.2sqm / 1326sqft)
 - House Type 2
3 BEDROOM (6 PEOPLE)
TOWNHOUSE
(145sqm / 1568sqft)
 - House Type 3
4 BEDROOM (8 PEOPLE)
TOWNHOUSE
(182.3sqm / 1747sqft)
 - House Type 4
5 BEDROOM (9 PEOPLE)
TOWNHOUSE
(182.3sqm / 1747sqft)





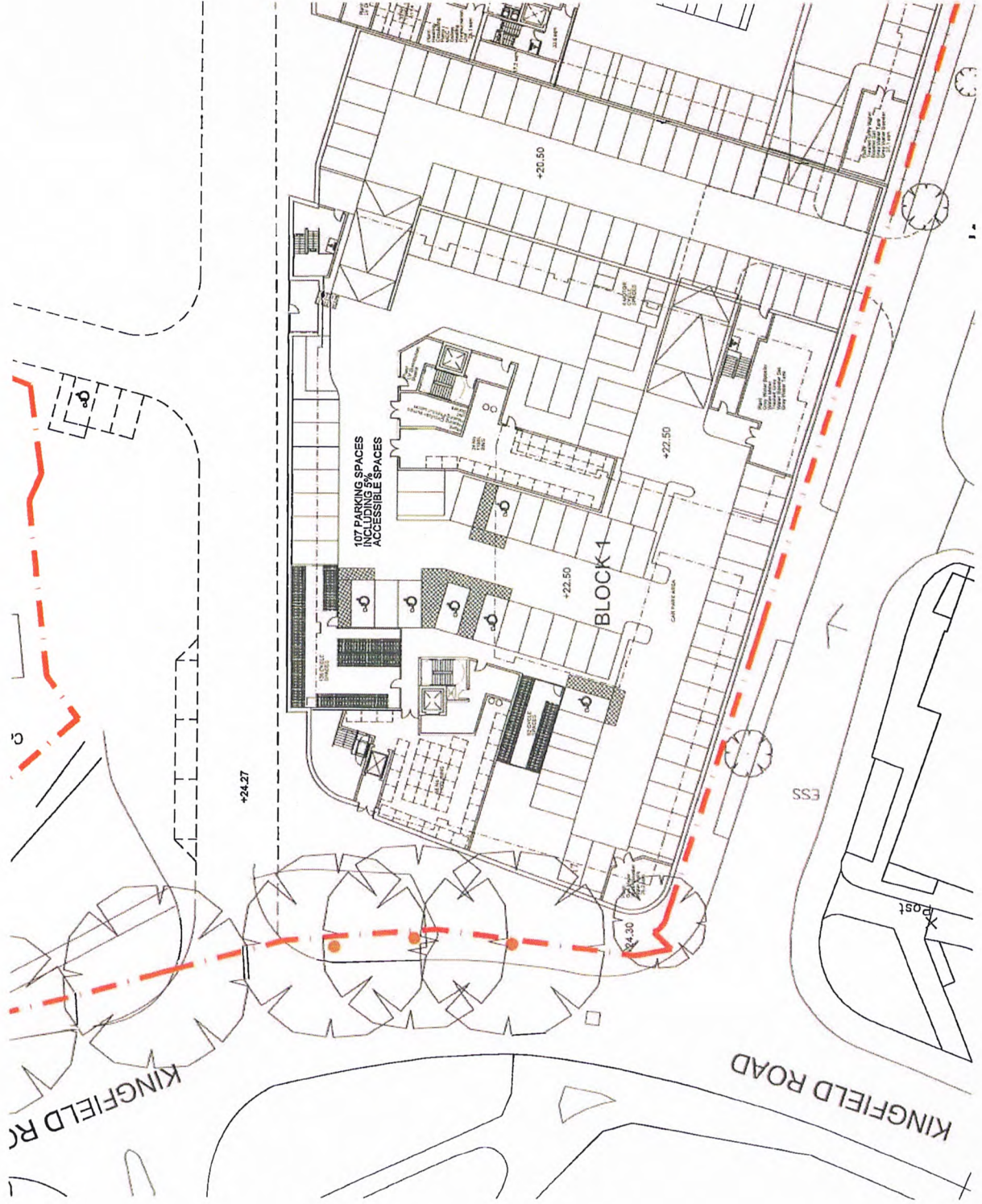
LeachRhodesWalker
 ARCHITECTS
 20 Glemham Park, Wokingham, RG40 3UR
 Wokingham, Hampshire
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WOKING FOOTBALL CLUB	
EGLEY ROAD WOKING	
7884	L(00)325
Residential Roof Plan	
1:250 @ A1	05.11.19 RB
CJG	CJG
0	0

0 05 10m 20m
 SCALE @ 1:250

KEY

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 1 BEDROOM DUPLEX / TOWNHOUSE
- 2 BEDROOM APARTMENT
- 2 BEDROOM TOWNHOUSE
- 2 BEDROOM UPPER DUPLEX
- 2 BEDROOM LOWER DUPLEX
- 3 BEDROOM APARTMENT / TOWNHOUSE
- COMMUNITY CONCIERGE



0 5 10 15m
SCALE @ 1:200



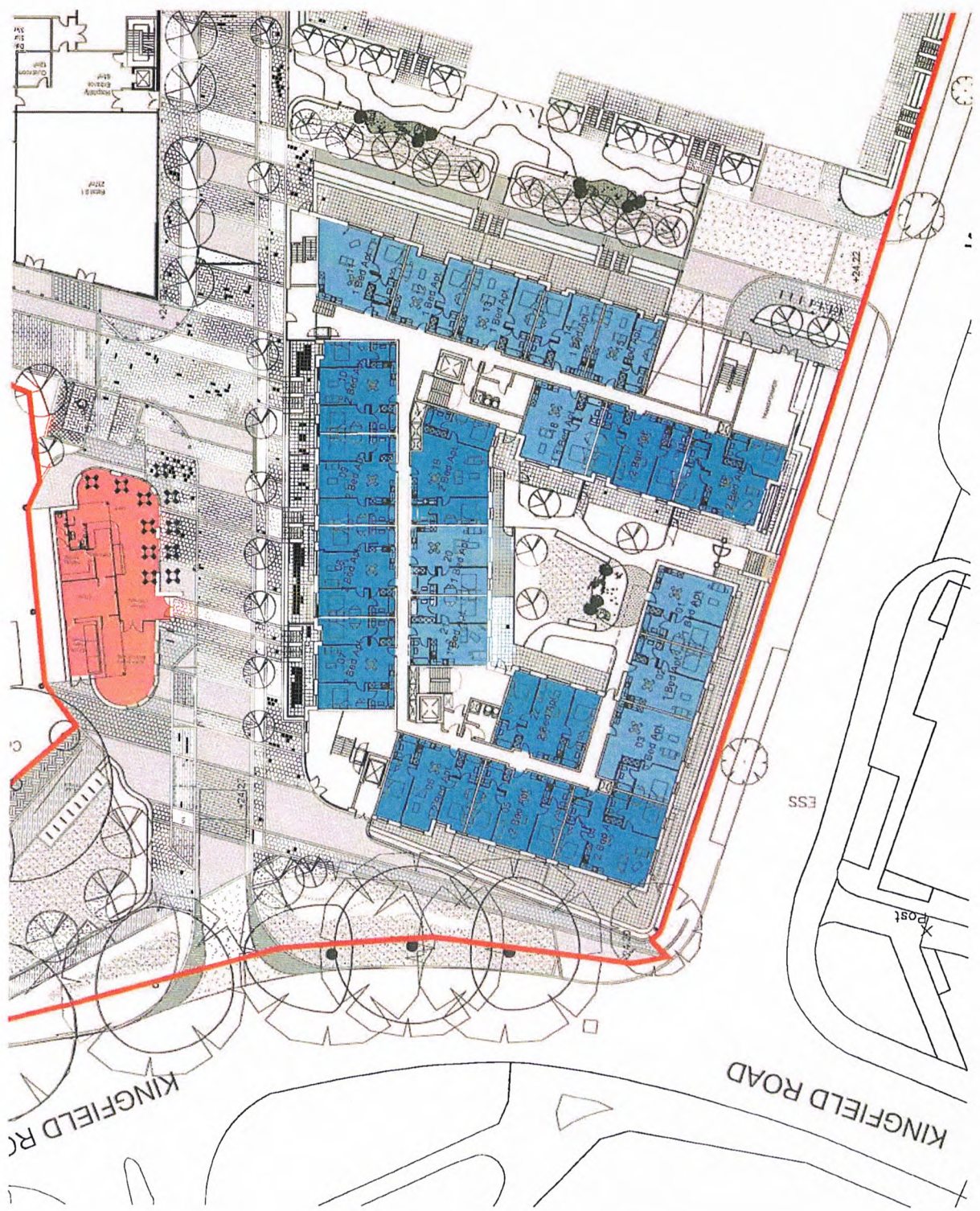
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WORKING FOOTBALL CLUB	
PERSONAL COURT INC. WORKING FOOTBALL CLUB	
7884	L(00)111 G
Block 1 Lower Ground Floor Plan	
17/2008/14	22/10/19 DL
DL	C-0

KEY

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 1 BEDROOM DUPLEX / TOWNHOUSE
- 2 BEDROOM APARTMENT
- 2 BEDROOM TOWNHOUSE
- 2 BEDROOM UPPER DUPLEX
- 2 BEDROOM LOWER DUPLEX / TOWNHOUSE
- COMMUNITY CONCERGE

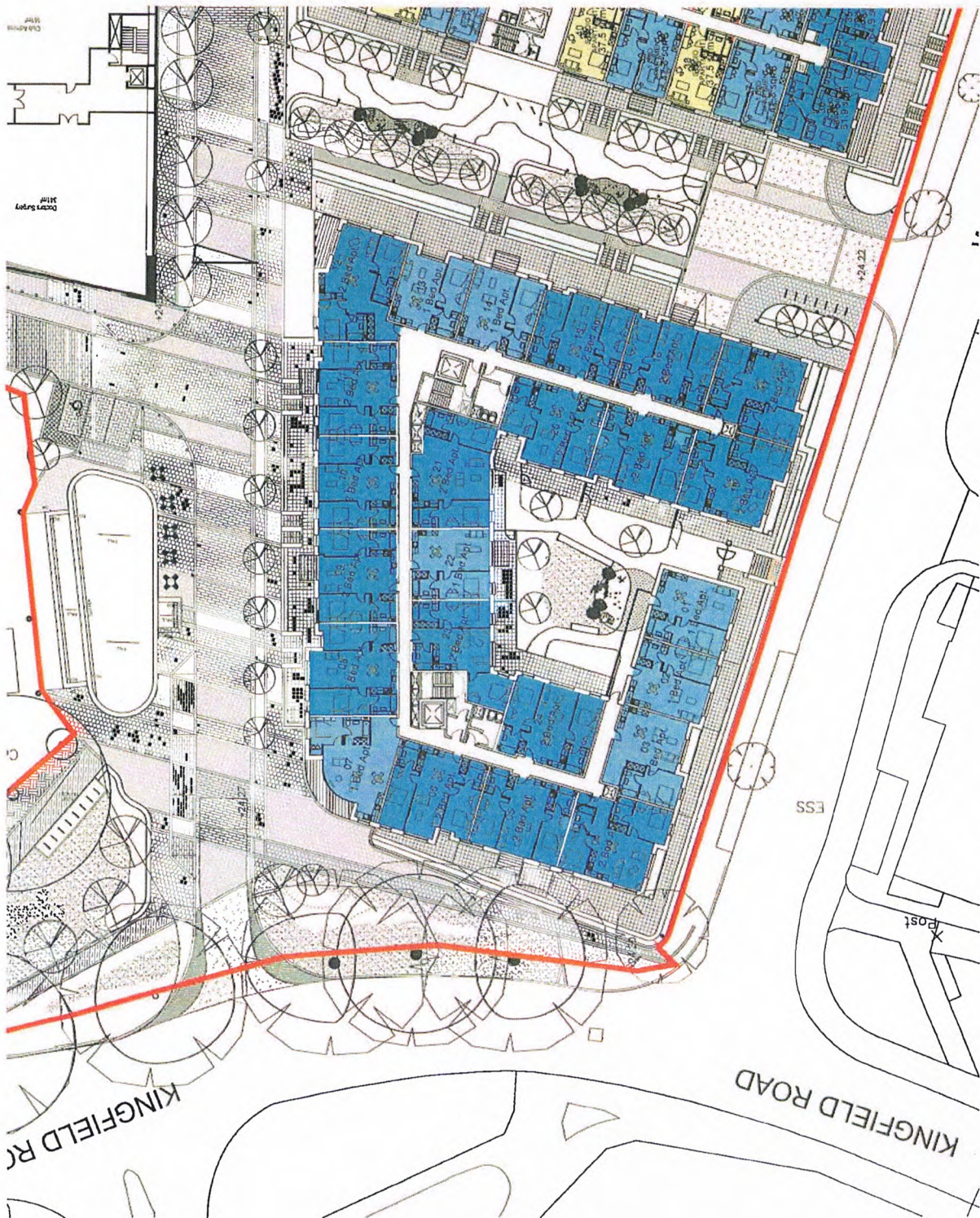


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 ARCHITECTS
 35 ST. MARTIN'S PLACE, LONDON W1K 0AH
 +44 (0)20 7463 1331 +44 (0)20 7463 1343 +44 (0)20 7463 1344

WICKENINGHOOTBALL CLUB	7884	L(00)112	F
CHEVAL COURT RHS WICKING FOOTBALL CLUB			
Block 1 Ground Floor Floor Plan			
DATE: 22/01/14	DL	CLG	

KEY

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 1 BEDROOM DUPLEX / TOWNHOUSE
- 2 BEDROOM APARTMENT
- 2 BEDROOM TOWNHOUSE
- 2 BEDROOM UPPER DUPLEX
- 2 BEDROOM LOWER DUPLEX / TOWNHOUSE
- COMMUNITY CONCERGE



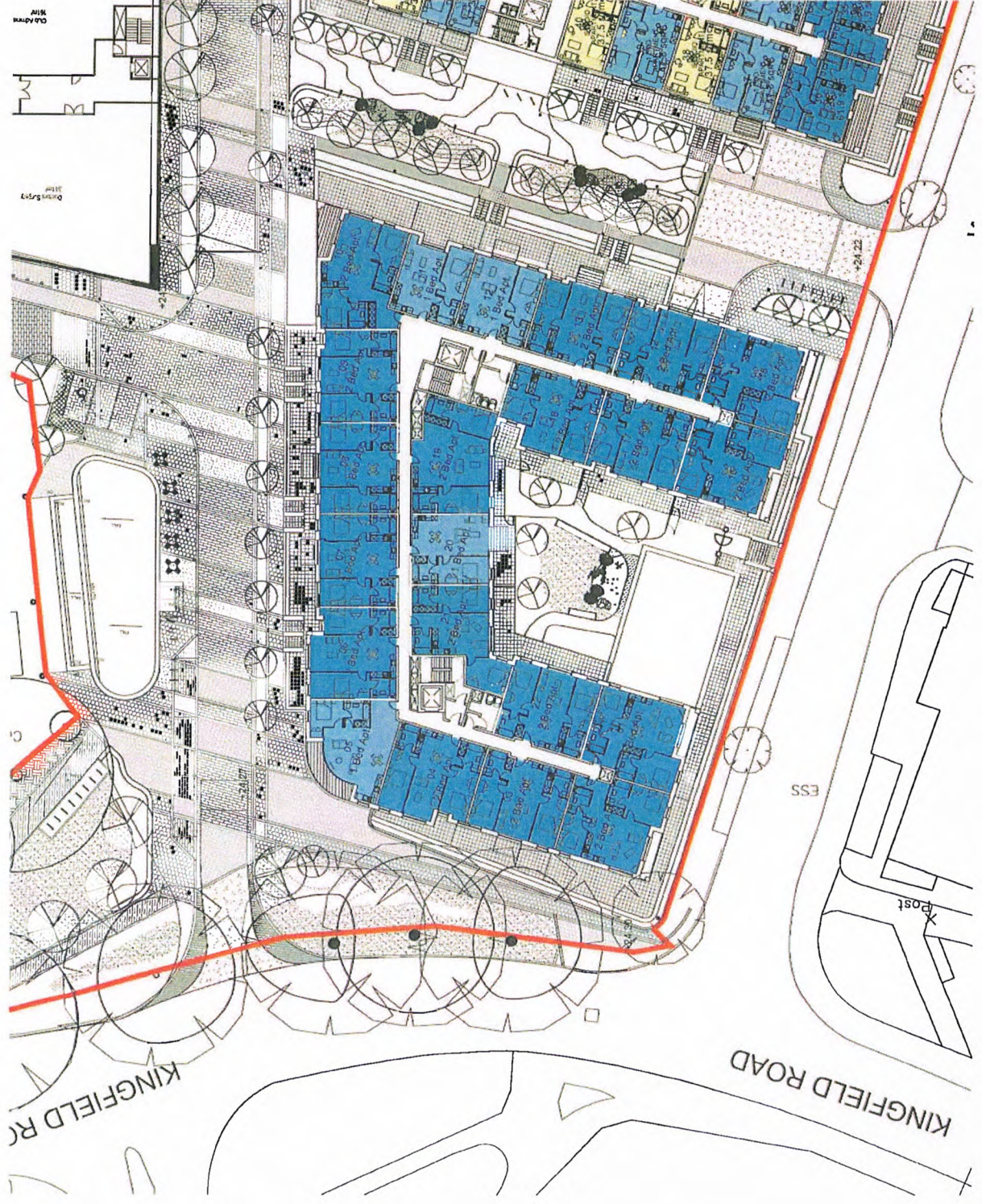
Leach Rhodes Walker
ARCHITECTS

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London EC4A 3DF
+44 (0)20 7626 1000 +44 (0)20 7626 4000

WORKING FOOTBALL CLUB		7884		L(00)114		F	
CARDINAL COURT		INC. WORKING FOOTBALL CLUB		Block 1		Second Floor Plan	
1:200 @ A1		12.10.18		DL		CUG	

KEY

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 1 BEDROOM DUPLEX / TOWNHOUSE
- 2 BEDROOM APARTMENT
- 2 BEDROOM TOWNHOUSE
- 2 BEDROOM UPPER DUPLEX
- 2 BEDROOM LOWER DUPLEX
- 3 BEDROOM APARTMENT / TOWNHOUSE



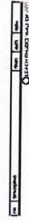
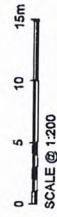
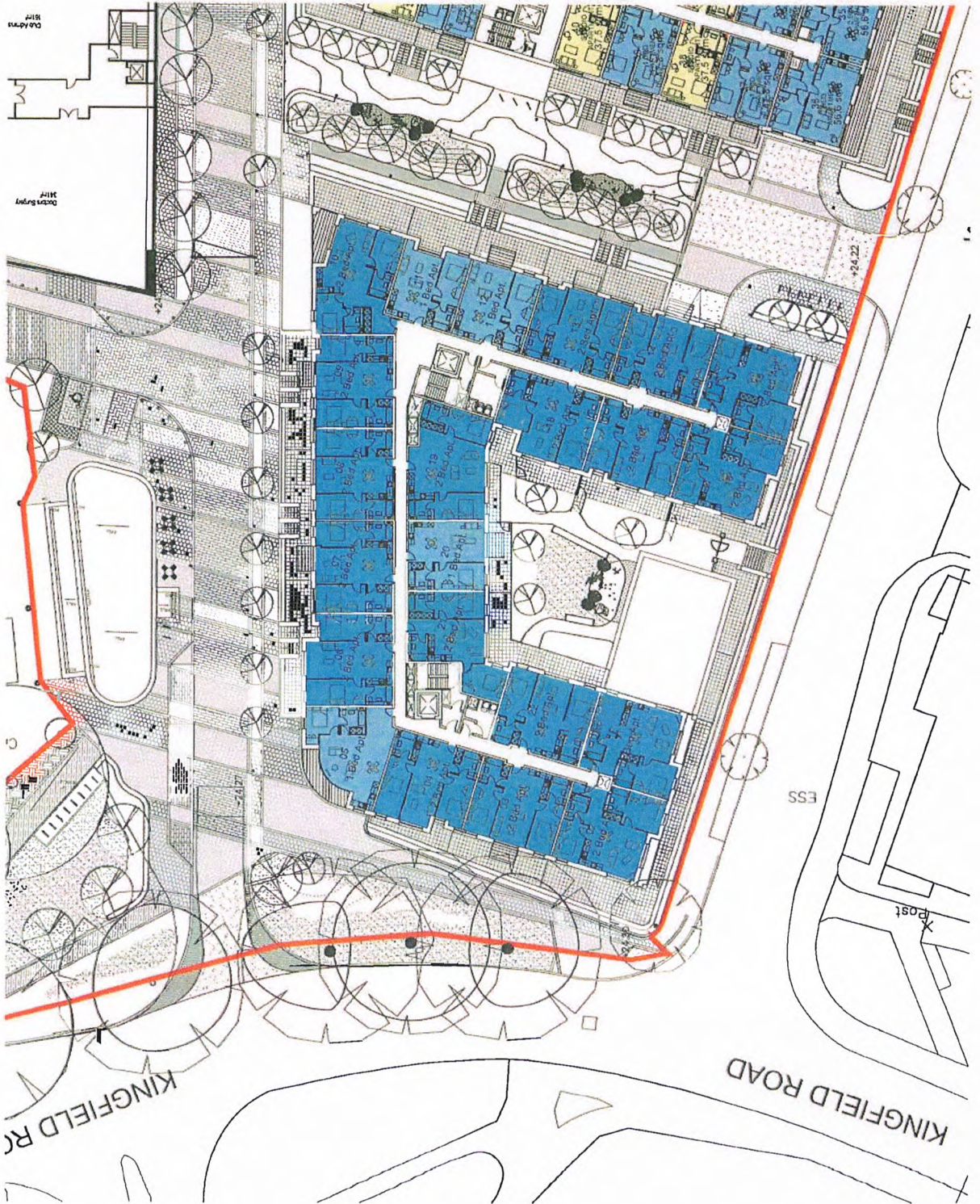
LeachRhodesWalker
Architects

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WOKING FOOTBALL CLUB
CARDINAL COURT
INC. WOKING FOOTBALL CLUB
7884 L(00)115 F
Block 1
Third
Floor Plan
1:200 @ A1
22.10.18 DL
CJL

KEY

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 1 BEDROOM DUPLEX / TOWNHOUSE
- 2 BEDROOM APARTMENT
- 2 BEDROOM TOWNHOUSE
- 2 BEDROOM UPPER DUPLEX
- 2 BEDROOM LOWER DUPLEX
- 3 BEDROOM APARTMENT / TOWNHOUSE
- COMMUNITY CONCIERGE












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ARCHITECTS

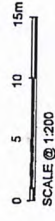
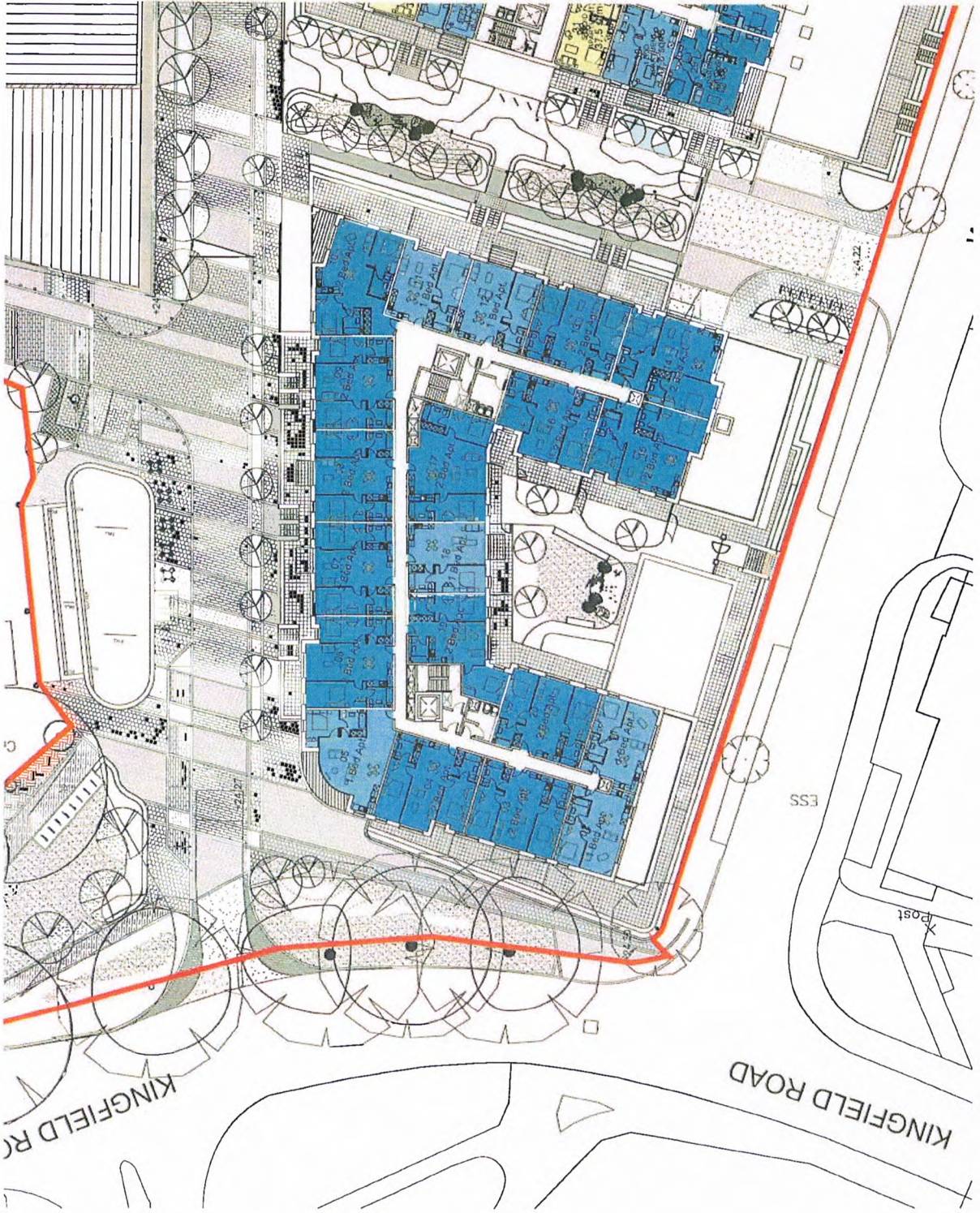
35 Southcombe Road, London, SE15 2JH
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www.leachrhodeswalker.com

WORKING FOOTBALL CLUB	
CARDINAL COURT INC. WORKING FOOTBALL CLUB	
7884	L(00)116 F
Block 1 Fourth Floor Plan	
2008 A1	DL CUG



KEY

-  STUDIO APARTMENT
-  1 BEDROOM APARTMENT
-  1 BEDROOM DUPLEX / TOWNHOUSE
-  2 BEDROOM APARTMENT
-  2 BEDROOM TOWNHOUSE
-  2 BEDROOM UPPER DUPLEX
-  2 BEDROOM LOWER DUPLEX
-  3 BEDROOM APARTMENT / TOWNHOUSE
-  COMMUNITY CONCIERGE

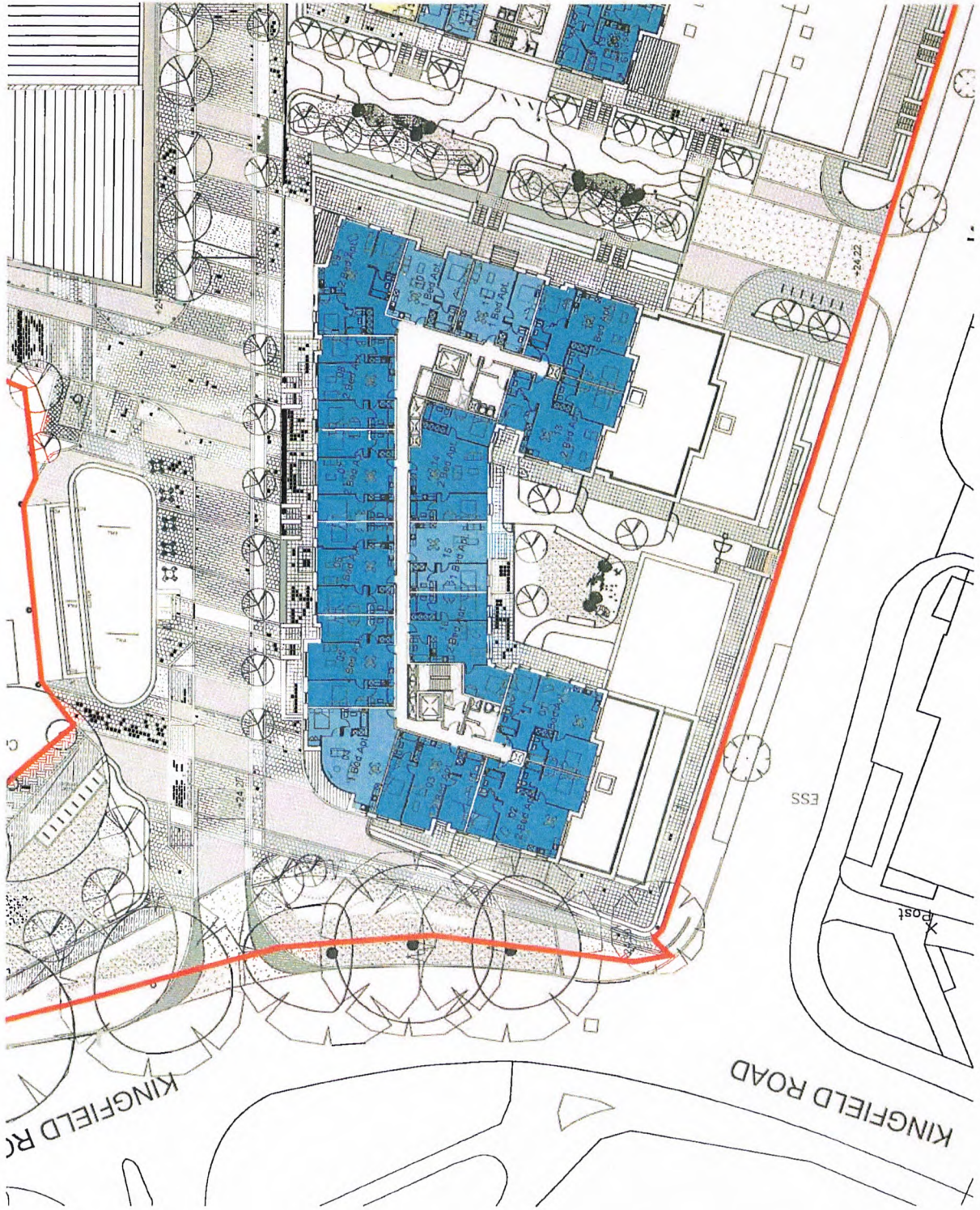


LeachRhodesWalker
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Woodloch, MD 21791
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WOKING FOOTBALL CLUB	
CARDINAL COURT INC. WOKING FOOTBALL CLUB	
7884	L(00)118
Block 1 Sixth Floor Plan	G
1:200 @ A1	22.10.19
DL	CLG



- KEY**
- STUDIO APARTMENT
 - 1 BEDROOM APARTMENT
 - 1 BEDROOM DUPLEX / TOWNHOUSE
 - 2 BEDROOM APARTMENT
 - 2 BEDROOM TOWNHOUSE
 - 2 BEDROOM UPPER DUPLEX
 - 2 BEDROOM LOWER DUPLEX / TOWNHOUSE
 - 3 BEDROOM APARTMENT / TOWNHOUSE
 - COMMUNITY CONCERGE



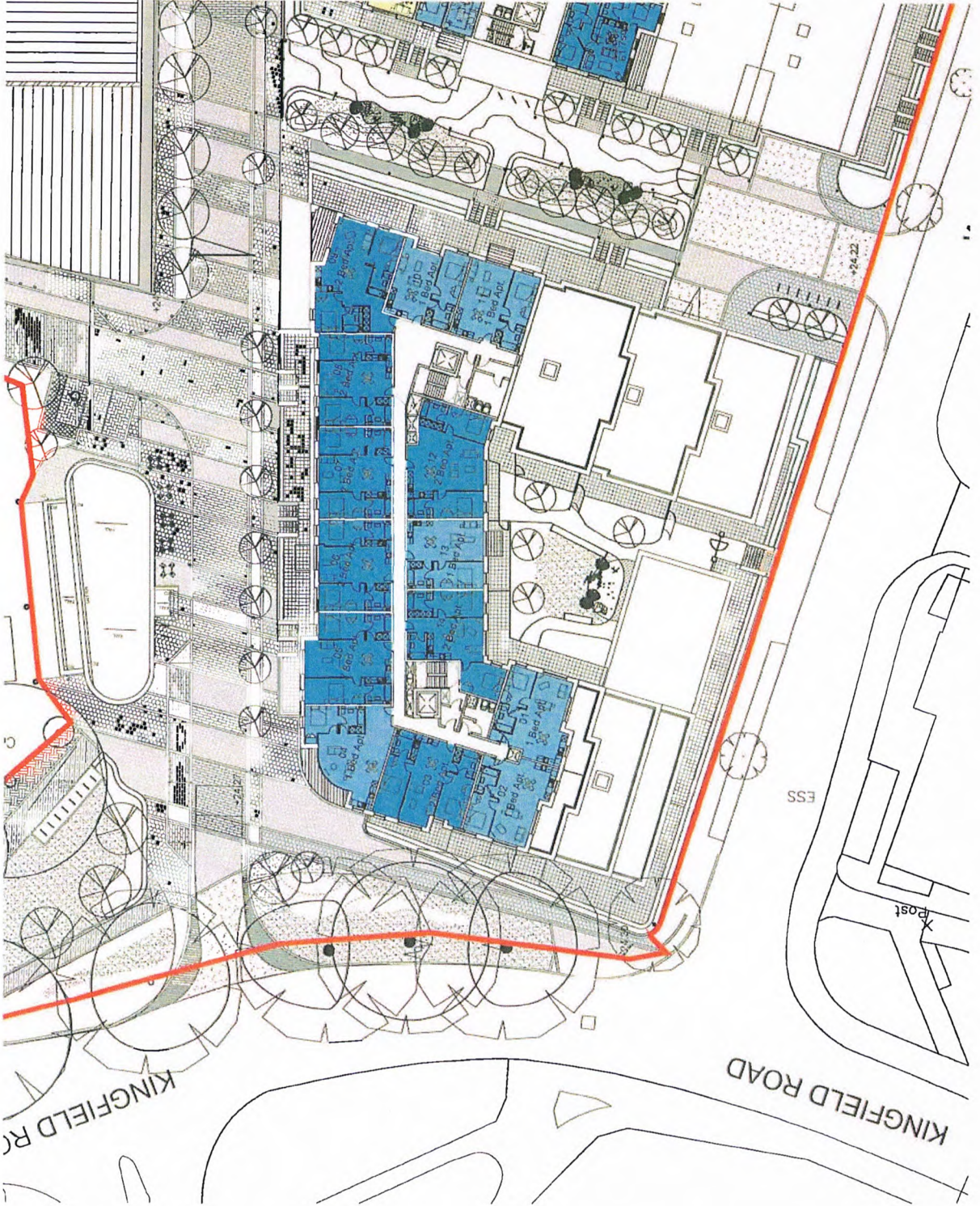
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1500 SHEPPARD AVENUE EAST
SUITE 100
MARKHAM, ONTARIO L3R 9V3
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WICKING FOOTBALL CLUB	
HERNIMAN COURT N.E. WICKING FOOTBALL CLUB	
7884	L(00)119 G
Block 1 Seventh Floor Plan	
1:200 @ A1	22.10.19 DL CUG



KEY

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 1 BEDROOM DUPLEX / TOWNHOUSE
- 2 BEDROOM APARTMENT
- 2 BEDROOM TOWNHOUSE
- 2 BEDROOM UPPER DUPLEX
- 2 BEDROOM LOWER DUPLEX
- 3 BEDROOM APARTMENT / TOWNHOUSE
- COMMUNITY CONCERGE



0 5 10 15m
SCALE @ 1:200












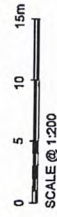
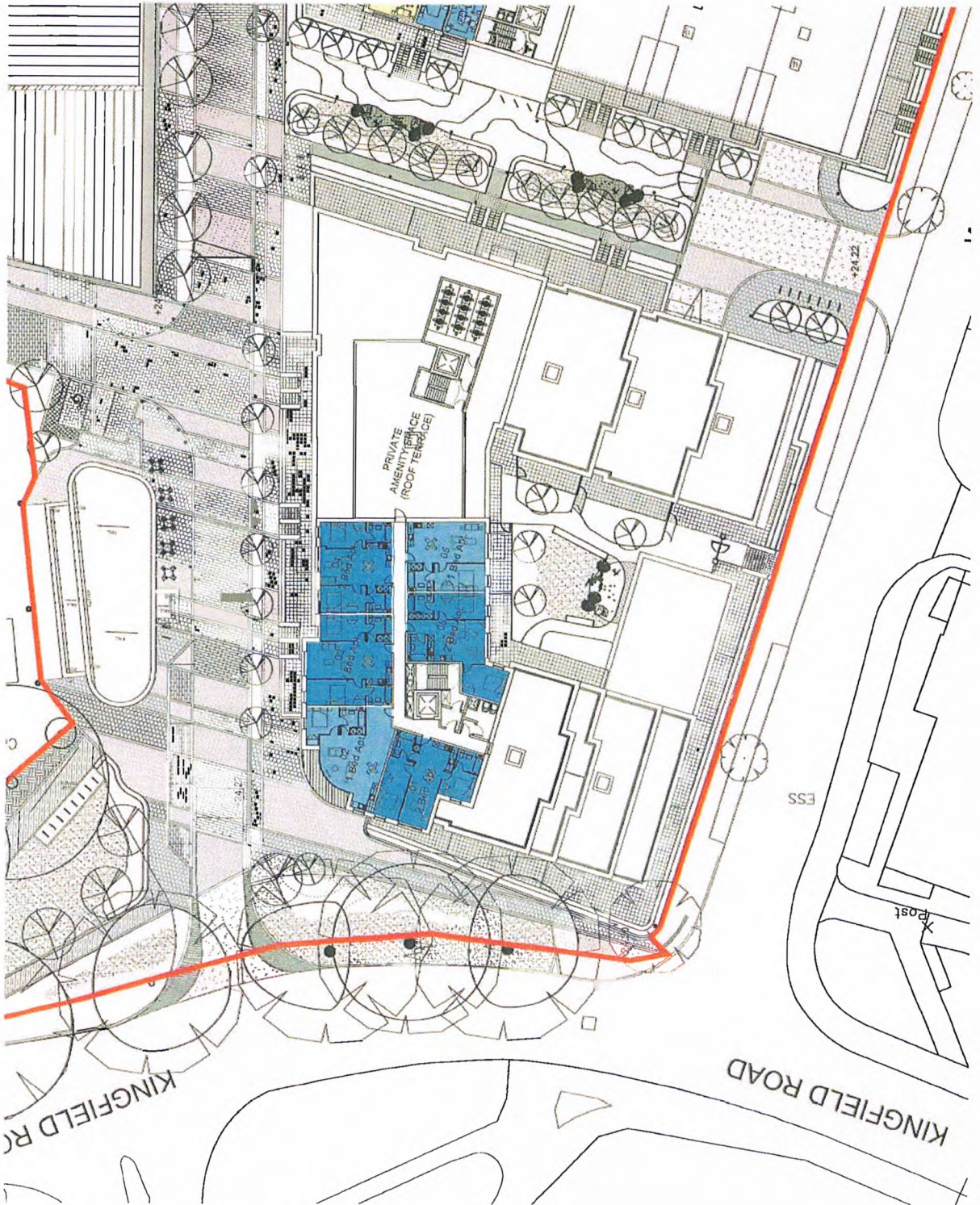
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WOKING FOOTBALL CLUB	
CARDINAL COURT INC. WOKING FOOTBALL CLUB	
7884	L(00)120 G
Block 1 Eighth Floor Plan	
1:200 @ A1	22.10.19 DL CUG
© 2019 LeachRhodesWalker Architects	

KEY

-  STUDIO APARTMENT
-  1 BEDROOM APARTMENT
-  1 BEDROOM DUPLEX / TOWNHOUSE
-  2 BEDROOM APARTMENT
-  2 BEDROOM TOWNHOUSE
-  2 BEDROOM UPPER DUPLEX
-  2 BEDROOM LOWER DUPLEX
-  3 BEDROOM APARTMENT / TOWNHOUSE
-  COMMUNITY CONCIERGE



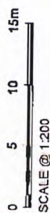
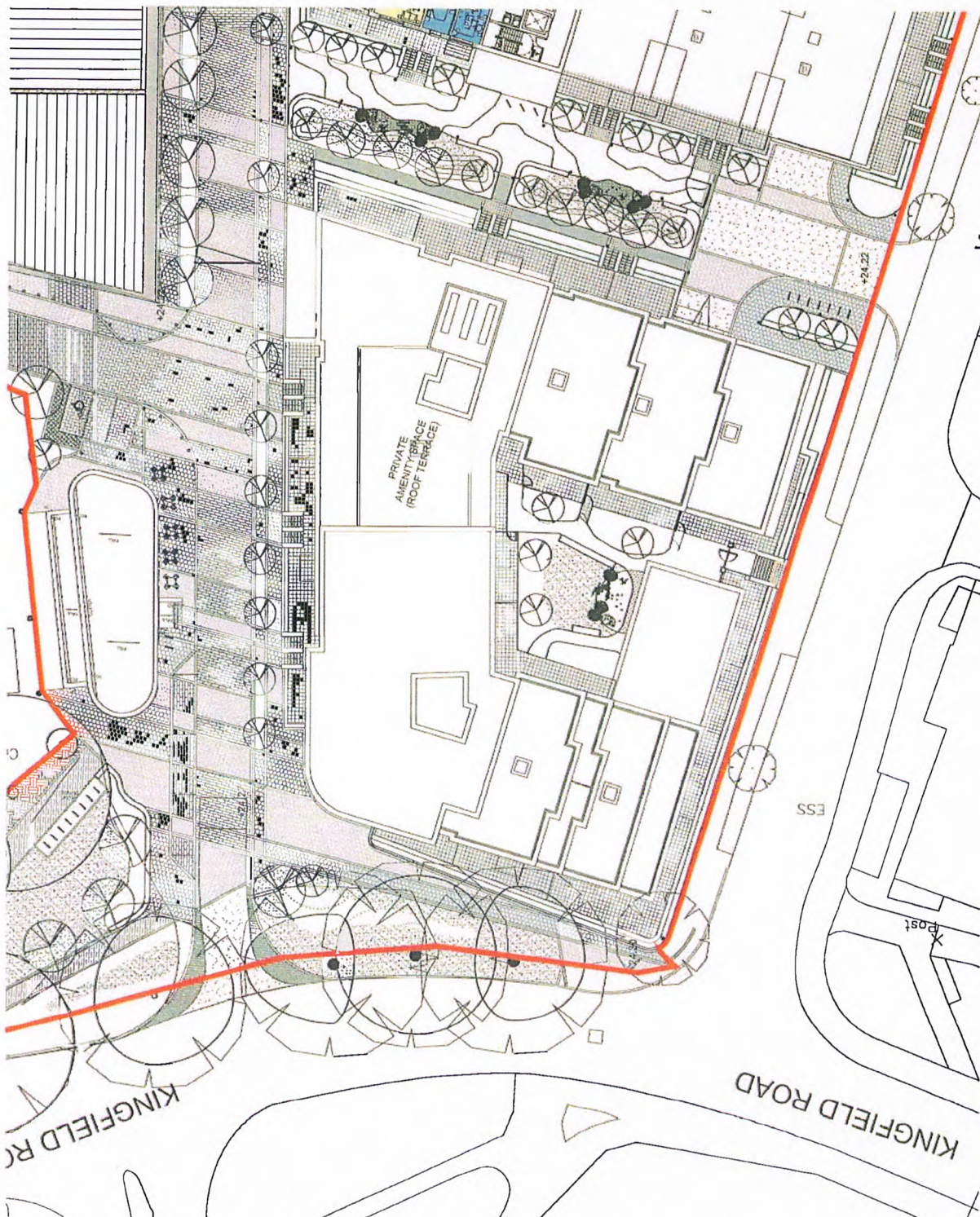
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WORKING FOOTBALL CLUB	
CARDINAL COURT INC. WORKING FOOTBALL CLUB	
7684	L(00)121
Block 1 Ninth Floor Plan	G
22/10/19	DL
22/10/19	DL

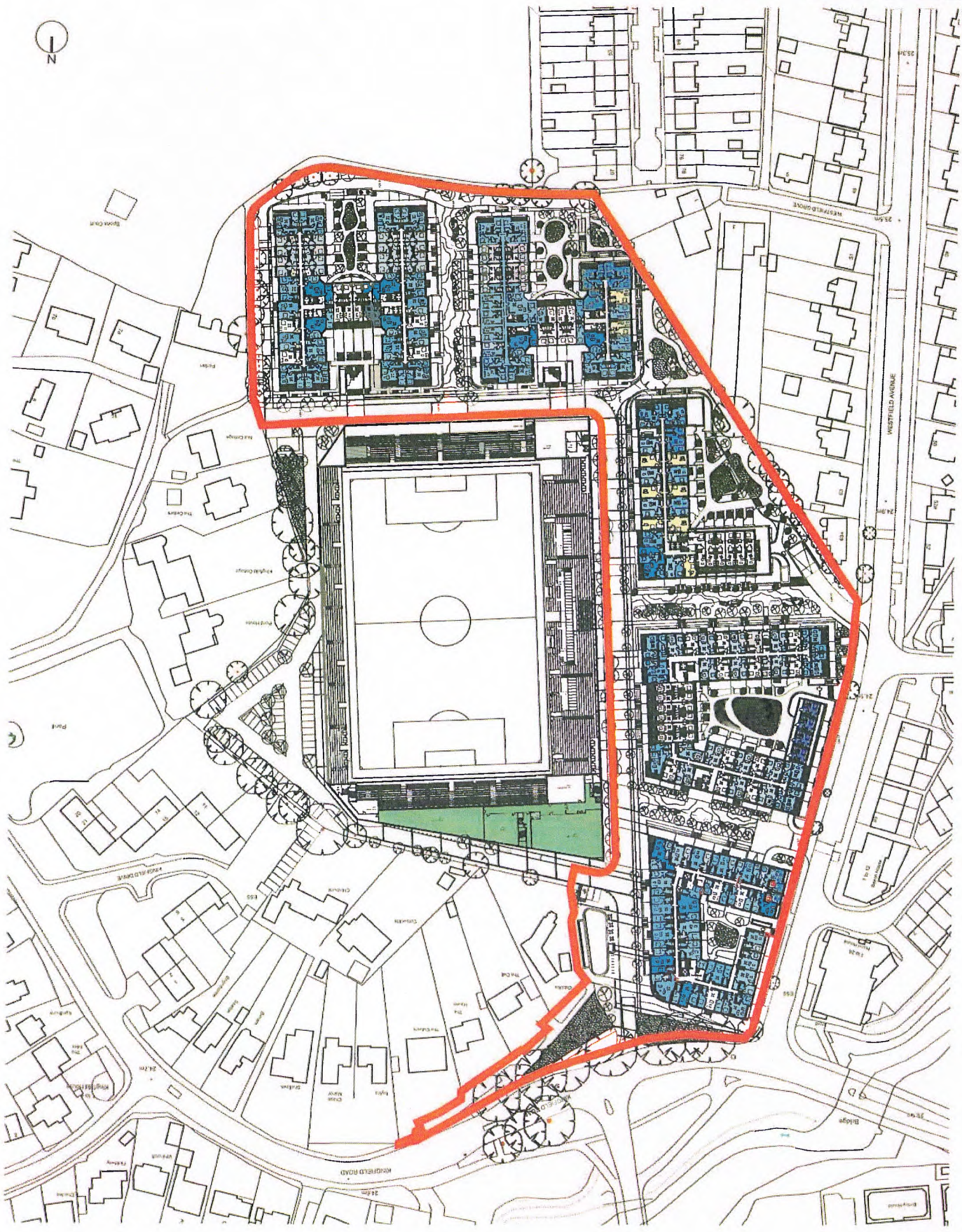
KEY

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 1 BEDROOM DUPLEX / TOWNHOUSE
- 2 BEDROOM APARTMENT
- 2 BEDROOM TOWNHOUSE
- 2 BEDROOM UPPER DUPLEX
- 2 BEDROOM LOWER DUPLEX
- 3 BEDROOM APARTMENT / TOWNHOUSE



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 WWW.LEACHRHODESWALKER.COM

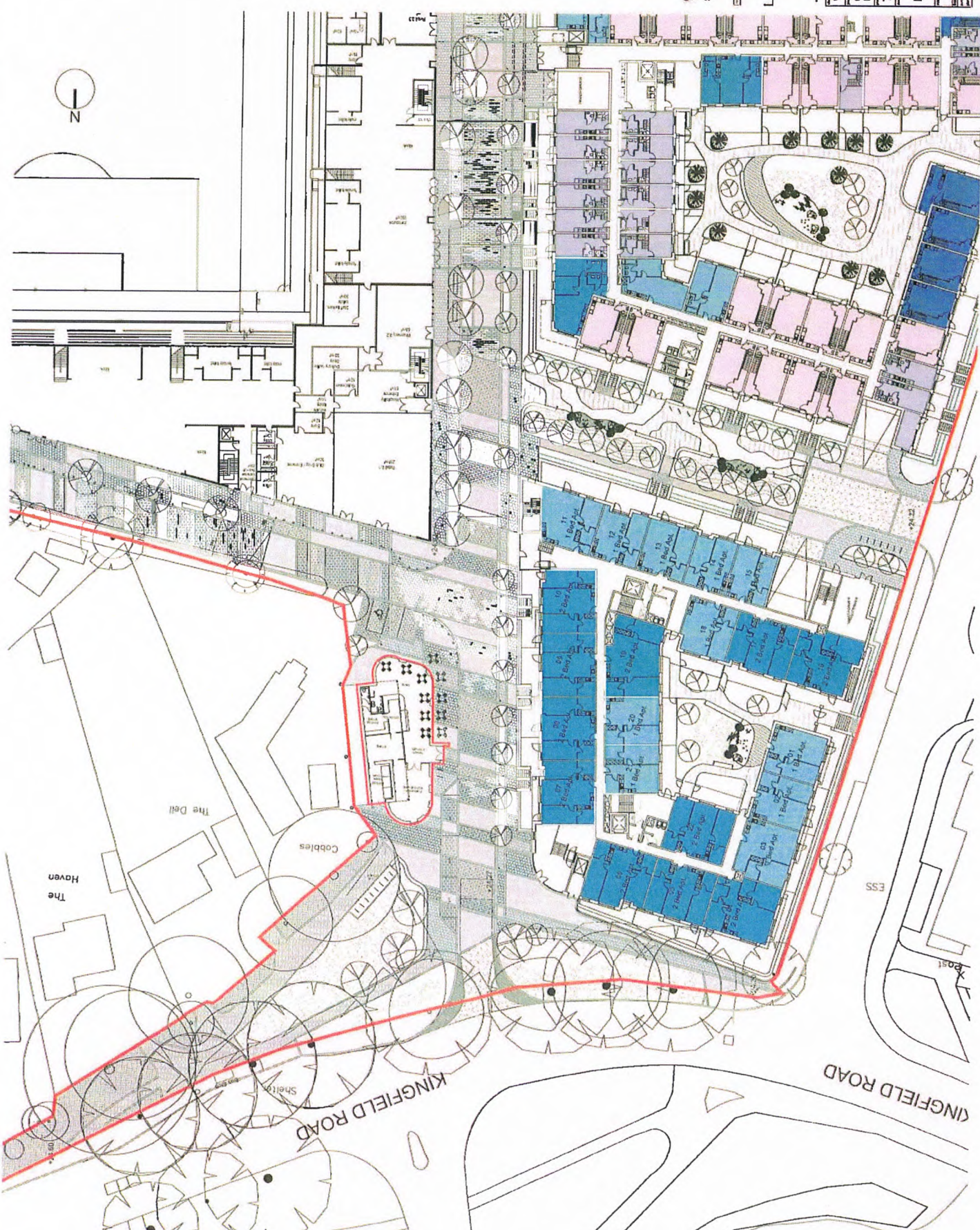
WOKING FOOTBALL CLUB	
CARDINAL COURT	INC. WOKING FOOTBALL CLUB
7884	L(00)122
Block 1 Roof Plan	
DATE: 1-2008 @ AT	SCALE: 22:10:18
DESIGNED BY: DL	CHECKED BY: C.J.G.



Leach Rhodes Walker ARCHITECTS

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WOKING FOOTBALL CLUB	
CARDINAL COURT INC. WOKING FOOTBALL CLUB	
7884	L/007/40 A
Plan 8 Kingsfield Road Residential Blocks	
11/250 @ A3	09/04/21 JDC C/D



0 10 20m 40m
SCALE @ 1:500

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WORKING FOOTBALL CLUB	
CARDINAL COURT INC. WORKING FOOTBALL CLUB	
7884	L(00)/742 B
Plan 9	
12/20/20 A1	10/05/21 DL
	C/G

The Haven

The Dell

KINGFIELD ROAD

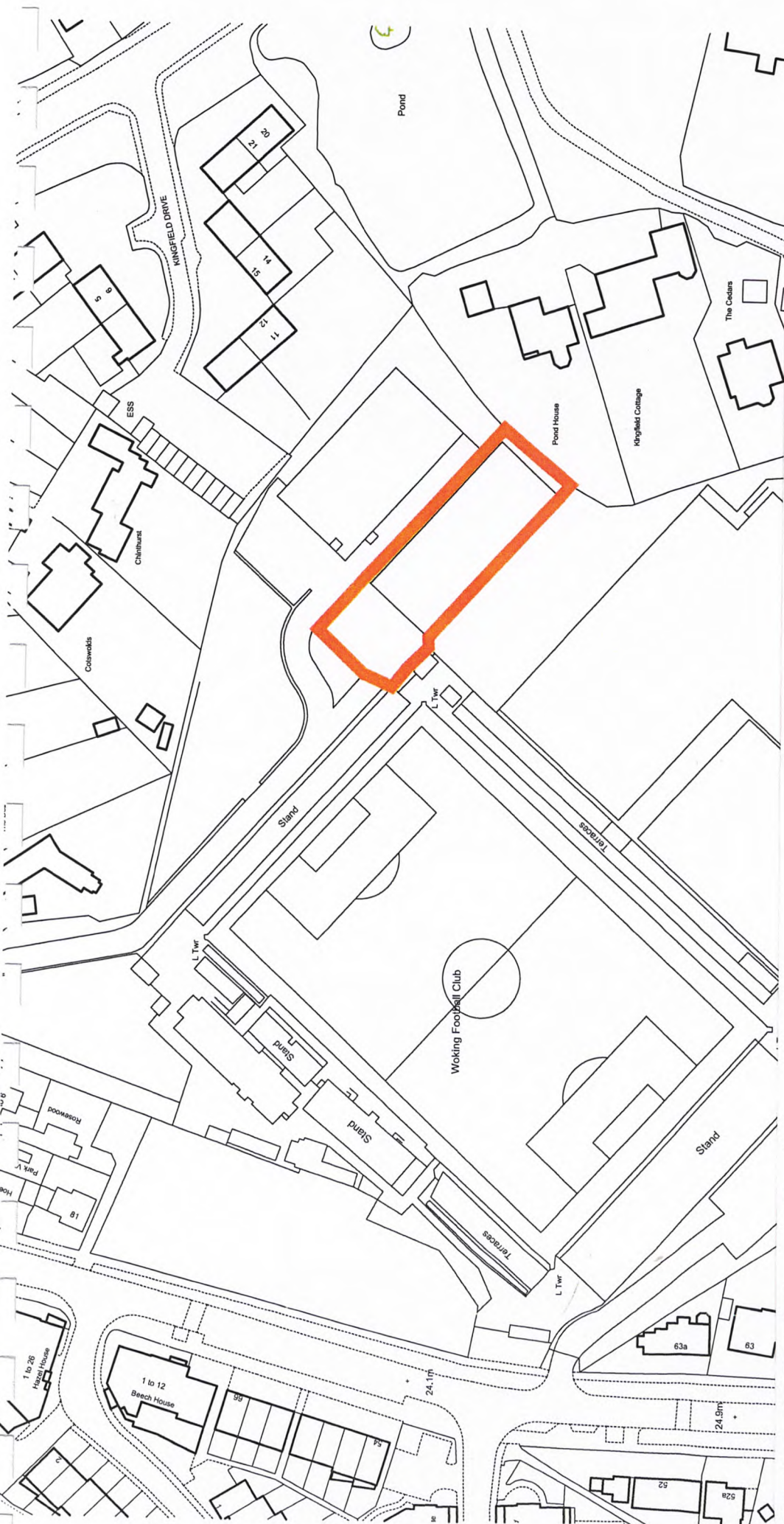
KINGFIELD ROAD

Shell

Cobbles

ESS


Pool



rev	description	drawn	auth	date

LeachRhodesWalker
Architects

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client WOKING FOOTBALL CLUB			
project CARDINAL COURT INC. WOKING FOOTBALL CLUB			
project no 7884	drawing no L(00)741		
description - Plan 10 Woking Gymnastics Club			
scale 1:1250@ A3	date drawn 13.05.21	drawn by DL	authorised by CJG
purpose of issue <input type="radio"/> planning <input type="radio"/> building regs <input type="radio"/> tender <input type="radio"/> comment <input type="radio"/> approval <input type="radio"/> construction			

IN WITNESS whereof the parties hereto have executed this Agreement on the day and year first before written

THE COMMON SEAL of)

WOKING BOROUGH COUNCIL)

was affixed in the presence of:)



21.5.23

[Redacted] Director of Legal and Democratic Services

[Redacted] Corporate Management Group Member

EXECUTED AS A DEED by)

GOLDEV WOKING LIMITED by a)

single Director in the presence of:)

Director Name

Witness Signature

Witness Name

Witness Address

Witness Occupation

CHRIS NORRINGTON

CIVIL OFFICES
GLOUCESTER SQUARE
WOKING GU21 6YL

BUSINESS LIAISON MANAGER.