

DRAFT

8 June 2020

Redevelopment of the Woking Football Club site at Kingfield Road (KR) and David Lloyd and residential dwellings at Egley Road (ER)

Draft Heads of Terms for Executive Undertaking

1. The terms as set out and once approved by WBC, will be set out in detail in the proposed Development Agreement between Woking Borough Council , Woking Football Club and Goldev Woking Ltd
2. Block One being 191 dwellings to be Shared Ownership affordable dwellings (KR)
3. Block Two being 277 dwellings to be rented affordable dwellings (KR)
4. Blocks One and Two to be constructed and capable of occupation before any other residential dwellings within Blocks Three, Four and Five are occupied (KR)
5. Egley Road dwellings to be rented affordable dwellings (ER)
6. Restriction on occupation of no more than 606 dwellings (which must include Blocks 1 & 2) until the replacement stadium construction is complete and capable of use for its intended purpose(s), including the medical centre and retail / flexible use areas being constructed at least to 'shell and core' level (KR)
7. Travel plan – requirements as follows (KR):
 - a. submit a travel plan for the stadium and a travel plan for the remainder of the development to the Council for approval prior to the first occupation of the relevant building(s);
 - b. to implement the approved plans prior to the first occupation of the relevant building(s); and
 - c. pay a travel plan monitoring contribution.
8. Travel plan – prior to first occupation a travel plan for the Health Club will be submitted to and approved in writing by the Council to promote non-car modes of travel. The approved travel plan will be implemented prior to first occupation of the Health Club centre and thereafter maintained and developed to the satisfaction of the Council (ER).
9. Highway works – requirement to enter into S278 agreement(s) to secure the carrying out of highway works required by the Highway Authority, including (KR & ER):

(KR):

 - a. Improvements to the Site Access Junction to Woking FC stadium (Kingfield Road);
 - b. Works to provide access to the undercroft car parks from Westfield Avenue in two locations;

- c. The provision of a pedestrian crossing on Westfield Avenue, close to the Westfield Avenue / Kingfield Road Junction;
- d. Improvements to the pedestrian environment at Vicarage Road / High Street / Kingfield Road Roundabout.

(ER):

- a. Pedestrian crossing improvements on Egley Road.

10. A bus services contribution to provide the following (KR) :

- a. A 20 minute frequency service between the site and Woking town centre and Guildford, with 3 buses per hour operating in each direction. The hours of operation would be 6am – 7pm, Mondays to Saturdays (inclusive), with a reduced level of service after 7pm. The level of service on Sundays would be less, but still enhanced from the existing arrangement to better than 1 bus per hour.
- b. On matchdays, duplicate bus services between Woking rail station and the site to provide 'appropriate capacity'. Pre-match, a duplication of all Max 34 services (including the diverted Max 35 i.e a 20 minute frequency service) operating for circa 90 minutes prior to the match and 60 minutes after a match. For example, for a Saturday 3pm kick-off, all services operating and serving the site between 1:30pm – 2:45pm and 4:30pm – 5:30pm would be duplicated. For a 7:45pm kick-off, it would be 6pm – 7:30pm and 9:15pm – 10pm.

11. Provision of a minimum of 15 car club spaces and vehicles within the development, a car pool database, and the provision of an electric fold-up bike with every apartment (KR)

12. Prior to the first occupation of the 469th dwelling the mobility Hub, with café, workspace, microconsolidation centre, a cycle hub, and Community Concierge Team and associated personalised travel planning service, shall be constructed and capable of use for its intended purpose(s). Thereafter the building and its service(s) shall be permanently maintained for the lifetime of the development (KR).

13. The funding of consultation and implementation of Traffic Regulation Orders (TRO's) to manage parking on local streets (KR).

14. All residential parking spaces to have passive electric charging ability at first occupation of the relevant building(s) with the first occupiers of each dwelling to be able to elect for active electric charging ability, which shall thereafter be provided within one month of first occupation of the relevant dwelling (KR).

15. Goldev Woking with Woking Borough Council will put a strategy in place which provides for the participation in the process and selection of a permanent public work of art which is integral to the Development and permanently affixed to the Site, the precise nature of the work of art and its location on the Site to be approved by the Council prior to First Occupation with an agreed maximum cost. (KR)

16. Strategic Access Management and Monitoring (SAMM) contribution (KR & ER) in line with the Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy tariff (including index linking based on RPI annual inflation)
17. The new Stadium will be completed within TWO years of start on site and at this present time, WFC will vacate May 2022 and return May 2024. If the planning approval is delayed then the date of vacant possession will be delayed until the following May 2023 or later if needed, so a clear two year period is available to allow the new stadium to be constructed, while WFC ground share at a different location.
18. The Woking Gymnastics Club building shall not be demolished until such time as a replacement building has been constructed and is capable of use for its intended purpose(s) on an alternative site.
19. The David Lloyd facilities shall not be demolished (or otherwise made incapable of use) until such time as replacement facilities have been constructed and are capable of use for their intended purpose(s) on an alternative site.