

Comments for Planning Application PLAN/2020/0568

Application Summary

Application Number: PLAN/2020/0568

Address: Land To The North And South Of Goldsworth Road Woking Surrey GU21 6JT

Proposal: Demolition of all existing buildings and redevelopment of the site for a phased mixed-use scheme, comprising 929 residential units (Class C3), communal residential and operational spaces, commercial uses (Classes A1/A2/A3/A4/B1/D1/D2) at ground floor and homeless shelter (sui generis) within 5 blocks of varying heights of between 9 and 37 storeys (including rooftop amenity) to the north and south sides of the site together with soft and hard landscaping including public realm works, highway alterations to Goldsworth Road, car parking, cycle parking, bin storage, ancillary facilities and plant (Environmental Statement submitted) (amended plans and reports received 13.11.2020).

Case Officer: Brooke Bougnague

Customer Details

Name: Mrs Keiko Abe Gray

Address: 69 Vale Farm Road, Woking, Surrey GU21 6DN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- High-over density of development
- Impact of development
- Out of Character
- Overlooking

Comment: I love Woking and I would like to protect green belt. In order to protect green areas, residents voted for developing Woking town centre rather than developing country side. Therefore, we need to make the most of this huge and precious town centre area in Goldsworth road. Affordable family homes in this area will eventually reduce the demand to build more homes in the green belt. Creating lots of non-family homes or un-affordable homes does not help reducing the development demand in the green area. Please don't waste the opportunity by creating the useless houses.

I object to this application because;

1. Woking Core Strategy 12 states that 40% of new developments of this size should be affordable housing. This development includes only 5% of affordable housing which is in stark violation with CS 12.

2. Woking Core Strategy 11 states that the housing mix should meet local needs as per latest Strategic Housing Market Assessment (SHMA). The SMHA recommends around 40% of 3 bed flats. This development offers only 2% 3 bed flats, but 61% studios and 1 bed flats. This is in violation to CS11. Woking's overview and scrutiny committee report (14 Sep 2020) also identified a significant need for 2 and 3 bed homes at 31% and 20% respectively.

3. The application is against the Site Allocation DPD currently outlined as follows:

UA11: 55 flats and 1,200 SqM offices

UA12: 900 sqM offices

UA13: 125 flats and 1,500 SqM offices

As the Site Allocation DPD is in the final stage, honourable gentleman/lady is expected to respect this plan.

4. I support York Road Project. It provides the shelter for the homeless people. However, this project should not be used to justify 'Greening Goldsworth rd development.' York road project building is in the most low height block (9 storeys) and it does not consist of four other higher buildings. It's possible to have York Road Project building together with much lower height buildings compared with the current application.

5. In general, the price of the houses in the taller building costs more even if it increases the number of dwellings. Although the application has been recently amended and the highest building is changed from 41 storeys to 37 storeys, there is no explanation of the necessity of such tall building. It simply keeps the price un-affordable.

6. Due to Covid19 pandemic, people from London are moving to the country side including Woking. They are not interested in flats. People wants to live in the place with green. As the pandemic changed people's working style, this trend might continue in the future. This application might not be attractive enough for the family who wants to live in Woking. It does not have the same character as most of other houses in Woking, or not having green/natural feeling. It should involve more greens. For example, vertical forest building would be better option to have more green in the town area. Vertical forest building will keep the building cooler in the summer and the trees will absorb the CO2. It improves the residents' quality of life. For the details of the vertical forest building, please see the link below.

<https://www.bbc.co.uk/news/av/science-environment-49973358>

7. Tall building will cause birds crashing into buildings. Vertical forest will not only prevent birds crashing into the building but also helping them to create the nest on the trees planted in the building. For the birds crashing, please see the article below.

<https://www.nationalgeographic.com/animals/2020/10/birds-are-crashing-into-nyc-buildings-and-records-numbers-are-being-rescued/>