

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 965 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 40 storeys (plus 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).

Case Officer: Brooke Bougnague

Customer Details

Name: Mrs Keiko Abe Gray

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

Comment Details

Commenter Type: Resident (local res.- member of public)

Stance: Customer objects to the Planning Application

Comment Reasons:

- High-over density of development
- Highway reasons - parking
- Impact of development

Comment: Dear Sir/Madam,

I hope every one of you are well even in this difficult time.

I understand that Goldsworth Road near the town centre needs to be developed and previous application with 34 stories was approved in 2016.

This summer, I understand that quite limited number of people got the notice that the revised application with 41 stories with 8 years building duration is applied.

Due to Covid19, my situation is quite tough and I could not spend enough time to understand the plan properly, so please let me allow to comment based on the limited information I could gather so far.

Let me talk about my feeling before moving to more technical term. I was shocked to see that the height of the new plan is higher than the building which is currently under the construction. Also, 8 years is very long because we have been dealing with current construction work in the town centre, causing constant road changes and not easy to understand road arrangement which

increased the potential of road accident.

In order to find out the appropriateness of the new plan, I referred "Core Strategy Publication document July

2011". "CS10: Housing provision and distribution" shows The Council will make provision for 4,964 net additional dwellings in the Borough between 2010 and 2027, and indicative number of dwellings in Woking town centre is 2,300. I can see there are many more houses have been built or currently under the construction in the town centre area. Does Goldsworth road needs 965 houses to meet this target or is it not necessary?

The Baseline assessment is that the population of Woking will increase by 5,600 people between 2016 and 2041. This development would cover already 2,464 people. Why would more than half this figure concentrated in one small area and how would this impact on other developments that are also providing homes?

The previous plan was expecting 6.5 years to build but it's extended to 8 years in the new plan. It will make our town centre area dangerous and we need more active attitude of the council to make the area safer. Considering current dangerous situation around the Victoria way crossing around the railway ("Green man" lasts only 7 seconds and my disabled husband cannot even start crossing), I saw several dangerous situation (pedestrians could be hit by cars). I asked neighbourhood manager (Mr Calfe) in 2018 and he replied to me as follows.

"The steady Green Man is only meant as an "invitation to cross". Pedestrians are not necessarily expected to complete the whole crossing during that time. They also have the subsequent clearance period during which to continue to cross. This clearance period is extended by intelligent detectors which recognise if a pedestrian is still on the crossing. During this period the vehicle Red signal is illuminated and the pedestrian signal is on Red Man to advise pedestrians approaching the crossing not to start to cross. However, pedestrians still on the crossing should continue to proceed to the other side."

If this attitude continues over the newly coming 8 years construction period, the neighbours will be kept under the risk for such a long time. Without changing council's attitude about the road safety, I cannot accept for the long term construction around this area.

I wanted to understand more about this project together with council's targets etc. in order to make more constructive comment, but I run out of my time. I have already spent very late nights these days. As this short notice for this mega project is unfair, could please extend the comment term and give many more people more time and opportunity to think about this project? I believe that it will contribute to make Woking more attractive place to live in.

Your kind consideration would be very much appreciated.

Many thanks and kind regards,