

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 Gina Bowden

Address: 142 Goldsworth Road, Woking, Surrey GU21 6NE

Comment Details

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

Stance: Customer objects to the Planning Application

Comment Reasons:

- High-over density of development
- Impact of development
- Traffic Volume

Comment: Whilst there clearly is a need for some development I wish to strongly object to this proposed development as it's scale represents a gross over development due to the following:-

- o Height at 41 storeys.
- o Very high density of accommodation with 965 homes.
- o The scale of this development in relation to everything else in the town is disproportionate to the already very tall buildings in the centre of Woking.

In addition to these issues there are a number of other factors that make this proposed development very unsatisfactory.

- o The number of affordable homes at less than 5% of the total is disappointingly low.
- o The type of accommodation proposed is already highly prevalent in Woking and would further

skew the mix of housing stock away from that suitable for families.

- o The additional traffic levels that would result from such an intensive development would exacerbate what is already a regularly congested part of the town.

- o An further issue that is common to most developments but made much worse by the inappropriate scale is the strain that is put on the all the ancillary infrastructure services