

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: Mr Andrew Caulfield

Address: Wych Hill Lane, Woking, Woking GU22 0AH

Comment Details

Commenter Type: Residents Association

Stance: Customer objects to the Planning Application

Comment Reasons:

- Generation of noise level
- Green Belt Land
- High-over density of development
- Highway reasons - parking
- Impact of development
- Loss of privacy
- Loss of trees to site
- Out of Character
- Overlooking
- Traffic Volume

Comment: I write on behalf of the South Woking Action Group (SWAG) to object to this proposed (over) development. As you are aware, SWAG was formed as an action group in July 2019 primarily to oppose over-development in South Woking.

SWAG however also works closely with other action groups, Resident Associations and Neighbourhood Forums to ensure residents voices are fully and properly heard by WBC, specifically in its role as LPA (which historically hasn't always been the case, sadly). Having been made aware of this planning application by Woking Objectors, and read and noted the objections

already lodged here by 186 local residents and neighbours, it seems clear that this planning application must be properly refused, as it raises fundamental issues of serious concern:

1. as we encountered on the Woking FC development, again here we see the 'emotional' argument of providing a community asset - in this case new premises for the York Road Project - being deployed. In no case can or should WBC LPA ever allow a developer to massively breach established local and national planning policies overall on the development simply by offering a community asset as part of the mass over-development;
2. as recently discussed by WBC, there is a recognition by new political leadership and the Council as a whole of residents' concerns that planning in Woking, especially in and around the town centre has got out of control, with endless ever-bigger planning applications for ad hoc over-developments with no clear core strategy, coherent policy or sensible strategic planning as to what exactly the town really needs;
3. part of this, as the new leader has acknowledged, is properly listening to residents views and concerns, something not historically a big part of previous leadership and outgoing senior officers approach, with the build-up of resentment this has caused - Woking is our town, and we (the residents) are entitled to be properly heard, not just dismissed as an irritant to a ruling clique's hidden agenda;
4. as a matter of general planning policy, this application patently fails on a number of grounds as set out in the other 186 objections (as at today's date), with which we fully agree. We will not repeat all the issues set out so clearly, but we fully adopt and support them - specifically:
 1. By cumulative reason of its excessive height, bulk, mass, housing density and design the proposed development would fail to respect and make a positive contribution to the street scenes and character of the area in which it would be situated. The proposed development is therefore contrary to Policies CS10, CS21 and CS24 of the Woking Core Strategy (2012), Policy DM10 of the Development Management Policies DPD (2016), SPD Design (2015) and Section 12 of the National Planning Policy Framework (NPPF).
 2. The proposed development would result in significantly harmful impacts by reason of overbearing effect and loss of privacy / significantly harmful impacts by reason of loss of privacy to neighbouring properties, significantly harmful impacts by reason of loss of daylight/ together with loss of daylight to other residential properties, the effects of which would not be outweighed by other considerations. The proposed development is therefore contrary to Policy CS21 of the Woking Core Strategy (2012), SPD Outlook, Amenity, Privacy and Daylight (2008) and Section 12 of the National Planning Policy Framework (NPPF).
 3. The proposed development would fail to provide an appropriate mix of dwelling types and sizes to address the nature of local needs as evidenced in the latest Strategic Housing Market

Assessment, and to reflect the established character and density of the neighbourhood, and therefore would fail to create a sustainable and balanced community. The proposed development is therefore contrary to Policy CS11 of the Woking Core Strategy (2012).

We fully support all the findings of the independent report commissioned/ submitted and all other objections made by neighbours/ other local residents and specifically all the reasons set out in their objections, which we adopt and submit as part of this objection too. We ask that this planning application is refused by the WBC LPA Planning Committee for all these reasons.