

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: Mr Charles Chatterji

Address: Flat 23, Birchwood Court, 45 Goldsworth Road Woking, Surrey GU21 6JY

Comment Details

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

Stance: Customer objects to the Planning Application

Comment Reasons:

- Generation of noise level
- High-over density of development
- Highway reasons - parking
- Traffic Volume

Comment: I live directly opposite the new fire station and my vehicular access from an underground car park comes out close to the position where the remainder of Goldsworth Road would be absorbed in to this development. With 1000 additional flats and retail and other space it will create many more traffic moments which conflict with the access from Birchwood Court. I have looked at transport assessment by Systra and despite running to 135 pages it shows very little about proposed traffic flows in and out and across both my exit and the fire station exit. Visibility exiting from a steep ramp is already limited and if traffic is passing at frequent rates in and out of the new development this creates potential for accident and impacts on road safety.

My second area of concern is both the number of apartments at 1000 and the overall height of some of the towers. Construction of any high rise is vastly more expensive than low rise construction. Given there already a large number of apartments nearing completion adjacent to the Victoria Arch, and the uncertain economic situation we all face, what certainty do the public have that there will be enough demand to take an additional 1000 flats. The Woking Railway station pre-covid was already running at maximum capacity in peak time travel. I have seen no

consultation study that substantiates how an additional 1000 households will be able to commute? As it was, pre-Covid it was a struggle to get on a train to London in rush hour. Has there been a Rail Track/South Western Trains capacity study undertaken setting out how the current infrastructure will be able to cope with the additional volume of householders?

Finally, as a local town centre resident for 10 years I have seen a lot of changes in the town centre, many are with the intention of moving the town forward, but a plea as a local resident to stop this piecemeal adhoc and disjointed approach to redeveloping the town centre. We have already endured 4 years of disruption because of the council's own project at Victoria Arch. The project if granted will commence in 2021 and not be completed until 2029 which is another 8 years of disruption, noise nuisance, transport disruption, and the town centre is simply never completed. Regrettably we have a chief executive obsessed with grandiose town centre high rise projects that many might feel are better suited to Canary Wharf. His view is not shared by all in the local community, we live here and have to put up with the continual mess, streets dug up, temporary crossing and lengthy and disruptive road improvements that will take years to complete. The argument frequently voiced is that disruption is temporary, perhaps true if it is months, but not when it becomes year after year after year of further disruption.