

PLAN/2020/0568

Land to the North and South of Goldsworth Road, Woking, Surrey, GU21 6JT

Dear Brooke Bounague,

While I appreciate that the above site is in need of regeneration, I object to the above Planning Application for the following reasons:

1. A development of this plan, mass and density will have no positive contribution to the local area, and the height of the blocks is disproportionate to the existing buildings. CS21 states that "That the development should be attractive, respect and make a positive contribution to the street scene with due regard to height and proportion." This plan has 5 blocks of between 9 and 40 storeys. The "flagship" Victoria Square development has only 34 storeys, and other adjacent buildings are no higher than 4 storeys.

2. I agree with Surrey Police's comment that the applicant applies for and achieves the Secure by Design Gold Award. That 'New development in the borough will be well designed... encourage high quality buildings, neighbourhoods and the public realm that creates a sense of place where people feel safe to spend their time and interact without fear of crime.' As my walking route to Woking and to the station will be through this development, I would like to know that I can confidently do this without fear of crime.

3. Only 2% of the residential units are 3 bedrooms, which restricts families with more than one child from living in these properties.

4. Only 5% of the residential properties planned are affordable. CS12 states that "residential properties of this size require 40% of dwellings to be affordable"

5. Were these plans executed before Covid? While I am aware that there is currently no planning legislation in place since the onset of the pandemic, the residential units are very small, with limited access areas. Sizes vary from 38.33 square metres to 85.36 square metres. These dimensions fall just inside those stated in the 2015 National Space Standards Minimum requirements, but these do not allow for wheelchair access, which could make some of these properties below standard. However, these standards were established before 2020, and Covid.

6. There are only 263 parking spaces for residents, and little enough on street parking for existing residents. As 965 flats could result in 2000 residents, this is not adequate, despite the proximity of public transport to the properties.

7. There is no information within the plan for the additional infrastructure to accommodate 2000 more people in terms of doctors, dentists, schools etc.

Yours sincerely,

Martine Cooper

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