

FAO: Brooke Bougnague  
Woking Borough Council  
Civic Offices Gloucester Square  
Woking  
GU21 6YL

9/12/2020 9:27:13 PM

Dear Ms Bougnague,

I'd like to object to the "Greening Goldworth Development" planning application PLAN/2020/0568.

Not in keeping with surroundings: Woking Core strategy 1 and 21 state that new developments need to fit with the surroundings. This development with up to 41 storeys dwarfs the adjacent 3 and 4 story buildings in Goldsworth Road as well as surrounding residential areas with 2 storey victorian cottage style buildings and therefore is in violation with CS 1 and 21.,

Towers are too high: Woking Core strategy 23 states that all developments need to be carefully considered regarding height, design and location. These towerblocks would be higher than any other building in Woking and do not represent a good design decision for this or any other location in Woking town centre,

Messy townscape: Woking Core Strategy 24 requires good design that supports the townscape. This development overshadows Victoria Place which was supposed to be the aesthetic focal point of the town centre and creates a messy skyline which contradicts CS 24,

Extreme Density: Core Strategy 10 states that a density above 200 dwellings per hectare (dph) would be acceptable in Woking town centre. But this development has a density of 839 dph which is higher than any other building in the area and could be expected in inner city London. This is not justifiable for Woking.,

Underprovision of Affordable Housing: Woking Core Strategy 12 states that 40% of new developments of this size should be affordable housing. This development includes only 5% of affordable housing which is in stark violation with CS 12.,

Issues with parking: The development expects to sell 216 parking spaces for the estimated 2,464 residents. The surrounding roads require residents permits and are already stretched beyond capacity. There is not enough parking provided for the new residents and their visitors.

Not enough accommodation for families: Woking Core Strategy 11 states that the housing mix should meet local needs as per latest Strategic Housing Market Assessment (SHMA). The SMHA recommends around 40% of 3 bed flats. This development offers only 2% which is in violation to CS11.,

Yours sincerely,

[REDACTED]

18 Oakbank, Woking, GU22 7QY

[REDACTED]