

# 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 Bounague

## Customer Details

Name: Miss Nathalie Davies

Address: 2 Gables Court, Kingfield Road, Kingfield Woking, Surrey GU22 9EA

## Comment Details

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

Stance: Customer objects to the Planning Application

Comment Reasons:

- High-over density of development
- Highway reasons - parking
- Impact of development
- Out of Character

Comment: I am opposed to this development.

The height of many of the proposed buildings is completely out of character with the area, even considering the Victoria Square development. These buildings will dwarf everything surrounding them, which will look imposing and unfriendly. The rest of Goldsworth Road is open and has a low profile with plenty of sky and wide roads. This development will 'close up' the area and will not be in keeping.

My next issue is that this will create a wind-tunnel at the end of Goldsworth Road which will receive very little sunlight. No matter how much soft and hard landscaping you put in, if it doesn't get enough sunlight it's always going to be a cold and unwelcoming area. I use as my example of the wind tunnel you might create, Harrington Place, which I walk past almost every day. Even on non-windy days, you can be assured that walking past Harrington place will blow you about, and this is because it is a tall building built where it shouldn't be.

Furthermore, due to there only being 5% affordable housing and only 2% of the accommodation on offer being large enough to fit families, you will be continuing to fill Woking with housing which does not suit the town's needs. According to Woking's Population Profile, the average household size is 2.49 people and 31.92% of households include dependant children. We need affordable multiple-occupancy housing or you will continue to push families out of the area or keep them tied up in rental contracts with no hope of ever enjoying home ownership.

You are also at risk of clogging up surrounding residential roads with new residents' cars, as there will not be enough parking provided in this development.

I hope you will consider these concerns, and those of others, and make amendments to your development plans.

Thank you