

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: Ms Denise Farnell

Address: 12 Colnebridge Close, Staines Upon Thames TW18 4RZ

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
- Traffic Volume

Comment: The proposed development does not provide sufficient accommodation for families. I note that the SMHA recommends around 40% of 3 bedroom flats. The development offers only 2% of 3 bedroom flats but 61% of studios and 1 bedroom flats. This is contrary to WBC CS11. On 14/9/20 WBC's Overview and Scrutiny Committee Report also identified a significant need for 2 and 3 bedroom homes at 31% and 20% respectively to meet Woking's housing needs.

There are already with flooding around the streets close to the planned development in periods of heavy rain. I have frequently observed the area around Oakes Rd where the drain is full and overflowing down the street. I believe that a comprehensive drainage plan is required for any development on Goldsworth road.

The planned development is extremely dense and there are issues with sunlight in the planned flats. WBC 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. The type of accommodation and density does not meet the needs of Woking for housing.

The development does not compliment the older buildings and character of Woking.