

# 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 Bernadette Fischler

Address: 29 Oaks Road, Woking, Surrey GU21 6DU

## 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
- Overlooking
- Traffic Volume

Comment:From

Bernadette Fischler

29 Oaks Road

Woking GU21 6DU

Objection to Planning Application PLAN/2020/0568

To whom it may concern,

I would like to hereby lodge a host of objections against the planned development 'Greening Goldsworth Road' with the reference number PLAN/2020/0568.

While I agree that the area is in need of development, this planned development is not suitable in terms of size, massing and density, it is not at all in keeping with the surroundings. It does not make a positive contribution to the townscape. It does not provide the required amount of

affordable housing (only 5% of 40% required) which by no means can be compensated by including the already existing York Road Project homeless shelter. The mix of dwellings does not meet the need for family homes (only 2% are 3 bed flats). It is thereby in multiple ways in violation with the Woking core strategy (<https://www.woking2027.info/developmentplan/corestrategy/adoptedcorestrategy.pdf>) as well as other regulations and policies.

I am aware that a planning application has been granted in 2016 with reference number PLAN/2016/0742 comprising 560 residential units, 10,582 sqm of offices, 843 sqm of retail and gym use (A1-A4 and D2) with 395 parking spaces, public realm improvements and highway works to Goldsworth Road. It would have been composed of block A to comprise ground plus 34 storeys, Block B comprising ground plus 25 and 20 storeys, and Block C comprising ground plus 17, 14 and 10 storeys.

The fact that this development (PLAN/2016/0742 ) was seemingly adhering to policies and standards at that time, is by no means an indication that the Greening Goldsworth Road development (PLAN/2020/0568) does as well. The latter is far bigger, has far too many dwellings and other violations to planning policy to be granted permission to be built. The fact that the newer and bigger development has fewer parking spaces is clearly another reason not to grant the scheme permission to build. It is certainly not 'just a bit bigger' as the comparison below shows:

PLAN/2016/0742	PLAN/2020/0568
Number of dwellings	560 965
Density (dwellings per hectare)	746 839
Number of blocks	3 5
Number of storeys	10 to 34 9 to 41
Number of parking spaces	395 216

CS 21 (design) says development should respect and make positive contribution to street scene and character of the area paying due regard to scale, height, proportions, layout and materials etc. CS 21 (Design) says that tall buildings could be supported in Woking town centre, if well designed and justified in the context.

CS24 (Woking's landscape and townscape) states that development in this location should enhance the townscape character of Woking Town Centre, taking into account views and landmarks, appropriate building styles and materials.

=> This development is higher than any other on the town centre (Victoria square is up to 34 storeys) and also higher than the previously approved scheme (up to 34 storeys). This is not a positive contribution to the street scene in terms of height and proportion.

=> any buildings in direct vicinity and adjacent (except the Premier Inn) are 2,3, 4 storeys high. Victoria Square is on the other side of the street, smaller buildings are in between. This is definitely not a positive contribution to the street scene.

=> this scheme is not paying due respect to scale, height, proportional and layout of the area. While there is Victoria square on the other side of the street and some tower blocks on the other

side of the railway line, two sides are residential areas with family houses, many of them from Victorian era or in keeping with that style.

=> Victoria Square was supposed to be an aesthetic flagship/focal point for the town centre; this takes attention away from Victoria square and is thereby not a positive contribution to the street scene.

=> note that the border of Woking town centre is right next to the edge of the development which puts it at the very edge of Woking town centre. It is not justifiable and well designed to have the highest town centre development right at the edge and directly adjacent to residential areas. The 'peak' should be in the middle and height declining towards the edges of the town centre.

CS 12 (affordable housing) states that all new residential proposals of that size will require 40% of dwellings to be affordable

=> Affordable housing is only 48 out of 965 homes which is about 5%

=> The fact that there is a homeless shelter on site doesn't count as compensation - the only reason the homeless shelter is built, is because it was displaced by the development and homeless people are not the population that affordable housing is aimed at.

Yours sincerely,

Bernadette Fischler