

Dear Sir/Madam

PLAN/2020/0568 Potential Development of the land North and South of Goldsworth Road, WOKING GU21 6JT.

This development proposes a mixed-use scheme building 5 tower blocks of heights between 9 and 37 storeys plus rooftop spaces with 929 residential units, a replacement homeless shelter and commercial spaces.

I am the owner of 72 Nankeville Court which is part of the New Central development. The highest tower which I believed has been increased to 37 storeys is directly opposite Nankeville Court on the other side of the railway tracks. This tower will be 3 storeys higher than the Victoria Square Development.

I would like to object firstly on a personal basis regarding the effect on Nankeville Court and then move on to the actual development.

I still object to the height of the largest tower of apartments proposed. My disabled daughter is my tenant in Nankeville Court and therefore I visit regularly and I am used to the traffic, parking and the amenities and the effect that the current development Victoria Square is having on the local residents. The tower block will be directly opposite and will cut out considerable light from the block which is West facing and gets evening light. We mentioned this at the public exhibition and the consultants present informed us that as her flat was east facing and we wouldn't have much light anyway. I felt this was a very negative approach to the overall development of Woking. Nankeville Court and the rest of the New Central Development will also be directly overlooked by the tower.

My other reasons for objecting to the development are:-

Does Woking really need or has it the infrastructure to cope with this additional development of a further 929 apartments given the current authorised development and those currently being submitted.

The current approved developments include the completion of Victoria Square, 2 towers 34 and 32 storeys high with 400 apartments. Woking Gateway -3 Storeys over 30 storeys high 475 apartments, potentially the BHS Tower and the Church Street Tower.

New Central which was completed 10 years ago has 415 apartments.

Design and visual impact.

Overall -The Victoria Square development was approved as the new centre of Woking and was welcomed as part of the regeneration of the shopping and restaurant facilities. The Victoria Square Tower being the tallest focal point and yet a larger tower of 37 storeys? is anticipated directly opposite. Is this really the skyline that Woking wants or needs? Woking's current development- surrounded by greenery can be seen from miles around from the Hogs Back, the North Downs, Guildford before any of these planned developments.

Loss of Amenity/Disturbance

In order to facilitate this development and reduce the traffic congestion which has been a problem in Woking for a considerable number of years the Victoria Arch on Guildford Road is to be widened starting in 2021. New Central and in particular Nankeville Court are to suffer considerable noise and huge inconvenience which will continue for years, amenities have already been closed on Guildford Road and the road widening will be very disruptive. The residents will suffer this presumably for the improved Road system.

If this new development is added along with the existing planned developments the residents will suffer traffic jams, noise, reduced lighting and building site conditions over the entire area, constant difficulties getting into Woking, inadequate disabled friendly walkways for years and no parking.

Having looked at the Garden Development models and drawings at the public exhibition. The development looked very pleasant and the pedestrian areas and gardens are a very pleasing idea but I did have difficulty visualising that amount of development in the area available and as usual there was no imagery of the existing buildings around it.

The actual residential and leisure area frontage appears to be on the north side of the building. I am concerned that this will limit considerably the green area. The developments in Woking have found creating green areas difficult when North facing and a restricted number of plants can be used and the wind tunnels produced have caused several areas to be replaced with paving which have then caused drainage problems for the developments.

Given the difficulties for the retail and the hospitality industry and the economic conditions in the past, now and particularly following Covid, I think a vibrant green hospitality and mixed use area might be difficult to start or sustain and the centre does not need another unoccupied space having achieved so much with the Victoria Square Development.

A main area of opposition is Parking. There is very limited overnight and residential parking in Woking and its environs. The ratio/quota of spaces for the apartment complexes is woefully inadequate. Disabled parking and public transport are inadequate considering there are limited jobs available in the town and most people commute by car to the surroundings. This situation will worsen with people working more from home. There is a

possibility that there will be less demand for apartments following the change in work practices unless a considerable amount of this housing is affordable housing which is much needed.

We raised the issue of parking at the public exhibition as my daughter is disabled and has to drive to her company outside Woking. The comments we received were that expected owners /occupiers are young professionals who do not require parking or would use club cars. There appears to be little evidence of that fact. Due to a lack of affordable housing in the area and in Surrey, many families live in these apartments and with 9 apartments parking will be very inadequate.

Parking is also required for all trades people who have to access these properties before, during and after the development has been completed. New Central as a recent development is a good example of this. One side of the development is pedestrianised. The only vehicle entrance area has the only access to the underground car garaging and acts as the parking for suppliers, delivery, maintenance men which as the apartments age increases dramatically and of course importantly rubbish collection. I wasn't aware in the site plans for this development of the area allocated for these services. This issue is very important as the apartments get older and repairs and maintenance issues increase.

The usual reply regarding cars and parking is that they are no longer needed on a permanent basis. Woking is a great town to commute from /to London. I appreciate that Woking has had a good train connection which currently is working well and with very few passengers but prior to the recent lock down it has been working at limited capacity and been overcrowded and although it is possibly only 25 minutes to Waterloo standing up, it is not a pleasant experience .

Finally I appreciate that this proposal includes the rebuilding of the Homeless Centre which of course is very important but should be part of an overall plan for the homeless in the area and not just a replacement of property.

I have real concerns with this planning application as with all recent developments that yet again there is no consideration of affordable housing. If all of the new developments in Woking provided adequate amounts of affordable housing perhaps we could approach homelessness in a different way.

Ecology – How can this development improve the Ecology of the area on any macro scale.

Thank you
Jane Forbes