

# 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: Mr Joe Gervasio

Address: The Oak, Portsmouth Rd, Ripley, WOKING GU236HA

## Comment Details

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

Stance: Customer objects to the Planning Application

Comment Reasons:

- Highway reasons - parking
- Impact of development
- Out of Character
- Traffic Volume

Comment: I object to this huge structure in our small town. The building is out of scale with everything in the town, even with the already huge towers being built.

I accept the need for some higher density housing and the site in the town centre is a good one, being close to good transport hubs and amenities. But the scale of it is utterly appalling. 9/10 storeys should be the objective for this sort of development in this sort of location, not 40!

The amount of homes, even with the transport system that Woking has, will inevitably bring hundreds more cars to be parked locally, which is unsupportable and unsustainable. The assumption that only 10% of residents will have cars (as display in the parking space provision) is laughable. The density of the dwellings is far too high, at 4 times the indicative density for development (CS10)

The impact on the skyline and the rest of the town would be huge and devastating; already Woking starts to resemble a nuclear power plant from a distance - the HUGE towers that are

currently being finished are the pretty much the only feature of Woking seen from 10 kms away, and this proposed tower would dwarf even those monstrosities! This is clearly not good design; neither attractive nor making a positive contribution to the street scene (CS 21). It will cut out light from low-rise residential areas right next to this site outside the town centre boundary.

CS 12 states that all new residential proposals of this size should provide 40% of dwellings to be "affordable" but this provides about 5% i.e. 1/8th of what it should be!

This development clearly contributes nothing to and has only a negative impact on biodiversity (CS7) and alternative green spaces (CS8)

In terms of social infrastructure, where is the proposal for new schools, doctors, community centres that a development of this size would need? This is required by CS19, but there is nothing in this, and all the existing facilities are at capacity already.

Fire Safety is a huge concern in high rise developments. Surrey Fire Service has the highest rescue aerial platform in Britain, but it was unable to reach the top 10 floors at Grenfell Tower which is only half the size of the tallest tower proposed here. Have we learned nothing from that tragedy?

This scheme is damaging madness and must not go ahead.