

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 Bournague

Customer Details

Name: Miss Frances Glover

Address: 73 Vale Farm Road, Woking, Surrey GU21 6DN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Generation of noise level
- High-over density of development
- Highway reasons - parking
- Impact of development
- Out of Character
- Overlooking
- Traffic Volume

Comment: The proposed development while falling under the "town centre" designation is out of keeping with the area surrounding it. A 40 storey tower block will be significantly overbearing to all residents in town, as is already being experienced by the Victoria Place development. At this height the building is not environmentally friendly due to all the additional materials required to stabilise a building of this height. A more modest 10 storeys would have a less environmental impact while still providing high density housing.

However is there really such a need for such high density housing? If 2020 has taught us anything, it is that:

a) people need access to outdoor spaces

b) high density housing leads to increased outbreaks of respiratory disease (due to the recirculation of air in common areas, high contact points in lifts and stair wells).

Neither of these things is being considered in the design. There will be little green space provided

for the residents of the 1000 flats.

There is insufficient parking being provided to the residents of the new tower blocks. Even with the move to electric vehicles, these will still need parking places, and there is virtually nothing being provided. The trains are already overcrowded from Woking in previous times. Or are we assuming that all the previous users of the railway, will continue working from home so the only users will be those coming from the new flats?!

I'm also concerned that this development throws out the previous plans developed for the town centre and the road layout. The fire station was located in it's new position for it's easy access on to Victoria Way via the junction with Goldsworth Road and the previous junction with Church Street West has been removed and will not be reinstated following the completion of the current round of building works. The Goldsworth Road junction has been redeveloped to be able to be a cross roads once building works have been completed. This would enable one set of traffic lights to be removed on the A320 and will help enable better traffic flow through the town. Moving the junction with Victoria Way to Church Street West will do nothing with improving traffic flow through the town.

There seems to be no joined up thinking with any of these developments to generate a sensible overall strategy and it looks like having spent the last 4 years being unable to turn right onto Victoria Way from the Goldsworth Road area, this will continue for many years to come. There is a significant detour for those of us on the west of town trying to drive to the south.

There are no amenities being provided with this development. Where are the additional schools and doctors surgeries? Is the existing infrastructure just meant to absorb the extra people expected to move in. And that is before we examine the lack of affordable housing in the development.

I hope some of these issues will be considered when reviewing this application.