

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 Casper Gray

Address: 69 Vale Farm Road, Woking, Surrey GU21 6DN

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
- Loss of privacy
- Out of Character

Comment:Housing Mix - CS 11 says that proposals are expected to provide a mix of dwelling types and sizes to address the nature of local needs. Only 24 of the 965 homes (2%) are 3 bed and therefore suitable for families. That is not a good mix and does not address the local needs.

Accessibility - CS 21 states that proposals need to be designed to be accessible to all members of the community, regardless of any disability. How accessible are the dwellings and the road scheme? Recent builds (Goldsworth Road and Oaks Road) have been unsafe for wheelchair users (I have fallen in the road, been unable to cross the road) on several occasions. The plans do not give reassurance that this build will be different. The Design & Accessibility Statement fails to give reassurance the build will be accessible to wheelchair users eg no threshold doors, signage for sight impaired, area to store wheelchair, push button opening doors. Recent build opposite the train station is terrible and dangerous for disabled access (I worked there and use a wheelchair, so know it well).

Travel/Parking - CS 21 says that proposals should encourage sustainable means of travel. The plan is to sell 216 parking spaces and work on the assumption that the estimated 2,464 residents will mostly not have cars. That seems very optimistic and surrounding areas which have already huge parking problems will not be able to service any additional need for parking.

CS 18 states that the council is committed to sustainable transport systems which connects people to jobs, services and community facilities. Where will these people work? About half of the over 2000 estimated dwellers are likely to be commuters. Have network rail been consulted? Can they accommodate additional capacity in addition to those additional commuters that will be living in Victoria Square - while the railway bridge widening work is being completed?

Loss of Light - CS 21 says that proposals should avoid any significant harmful impact in terms of loss of daylight or sunlight. Daylighting: assessment admits that adjacent dwellings will notice loss of daylight, minor solar reflections that would trouble road/train drivers were identified, not measures taken.

Loss of Privacy - CS 21 says that proposals should avoid any significant harmful impact in terms of loss of Privacy. The "Environmental Statement Vol 4" states that "Movement of the Woking Railway Athletic Club to the western side of the site, off Goldsworth Road meaning a greater level of privacy will be provided." This response is inadequate especially given the height of the build.

Sustainable Economic Development - CS 15 wants to accommodate predicted future growth and allow for flexibility to cater for changing needs of the economy. Given the new circumstances due to COVID-19, we believe that Woking policies on size of buildings, number of new homes, likely demand of what kind of homes, etc. need to be revised and the planning application accordingly adjusted. There is no detail in the plan how it will generate "sustainable economic development".

Social & Community Infrastructure - CS 19 states that the Council will work with partners to provide accessible and sustainable infrastructure to support the growth of the Borough. It will do so by promoting the use of social and community infrastructure for a range of uses. What are the Council's plans to provide accessible and sustainable infrastructure such as schools, kindergartens, GP surgeries, youth clubs, community centres, etc. for the additional estimated 2,464 residents which will arrive on top of the additional residents from Victoria Square and other developments? The plans do nothing to provide social and community infrastructure. The build removes the current homeless people's facility, which is why it includes one. Woking schools are already at their limits.

Infrastructure Delivery - CS 16 states that the council will work in partnership with infrastructure providers to ensure the infrastructure is provided in a timely manner. Where is the timetable and needs assessment from the council and their detailed plans? How will they ensure infrastructure is provided in a timely manner?