

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
- Impact of development
- Out of Character

Comment: Open space/Green space/Sport - CS 17 says that all proposals for new residential developments need to include children's play areas, outdoor recreational facilities for young people, outdoor sports facilities. The "Environmental Statement Vol 4" states that following consultations: "Areas of green were consolidated into the centre of the street to create a more unified linear character. The residential amenity was expanded providing gardens and amenities at podium level and at the top of each building". Where are the plans to meet these requirements?

The proposed homes do not have gardens and present no plans for green space within the development (I do not believe that plant boxes or a roof garden on top of a tower block can be counted). The plan does not provide children's play areas or any sport areas. It is understood large open space is not possible in a tower block, but these plans make no provision for children's play space or outdoor recreational/sports facilities to help protect the health of residents.

Sustainable Construction - CS 22 states that new residential development on previously

developed land will be required to meet the energy and CO2 and water components of the e Code for Sustainable Homes level 5. The scale, nature and location of this proposed development justify a higher code level and the Council to negotiate with developers to achieve that because of the lower cost of developing such sites. The development plans do not show leading, high code level.

Safety - The plan's VENTILATION AND EXTRACTION report (dated June 2020) says: "This report provides details of the ventilation and extraction systems that are necessary to serve the mixed-use development. It provides details of the ventilation to serve shops, cafes, food outlets, Tenant amenity spaces, residential and carparks. In conjunction with the Air Quality Consultant, the location of air inlet grilles has been carefully considered to ensure good quality fresh air is drawn in to serve the buildings. The design also ensures that any exhaust streams which may contain odours or other contaminants is directed well away from building occupants, local receptors and neighbouring properties. Every effort has been made to avoid the short circuiting between air intake and air exhaust to ensure the internal air quality is maximised. ... We believe that the ventilation strategy being proposed will meet the requirements and expectations of planning and comply with the relevant policies." PROBLEM - The development application makes no reference to COVID-19 or the potential issues associated with ventilation and disease transmission, despite being made well after the emergence of this global pandemic. This fails to give any reassurance that the ventilation strategy will meet the requirements and expectations.

Fire Safety - The tallest building would be 41 stories high. Grenfell Tower was 23 floors high. Fire Services lacked the high rise rescue equipment to save the lives of so many in the upper part of this building. PROBLEM - Surrey Fire Service has the highest rescue aerial platform in Britain, housed at Leatherhead, but it was unable to reach the top 10 floors at Grenfell. This proposal should not be considered without full investment in Woking Fire service to provide the staff and equipment critically essential to rescue people from these tall buildings.