

20 July 2020.



RECEIVED  
 21 JUL 2020  
 107 VALE FARM ROAD  
 WAKING  
 SURREY  
 GU21 6DN

PLAN 2020/0568

LAND TO THE NORTH & SOUTH OF GOLDSWORTH RD.

I object to the proposed development on the following grounds

1. The height of the main tower, 41 storeys, is far too much. It would appear to ape the buildings in the Victoria Square development and is an attempt to "piggy bank" the approval for that development. There is no valid reason, apart from the developer's greed, to go to such an ambitious plan.
2. The development of 965 units is far too dense for the area. The mix of small units is 152 studio flats and up to 112 two bed flats for 3 people (i.e. 36 one bedroom) will not attract families or any settled occupants; the very sort of developments that Woking has previously rejected. Nor is there sufficient "affordable" housing, the developer suggests 48 i.e. 5% when the Council target is 35% i.e. 338 "affordable" units

3. There is insufficient parking provision. Parking will be available only for 263 vehicles which would give only 1 vehicle per 4 flats. Where one may ask will sufficient infrastructure be provided for a reasonable number of vehicles. We all know that there is not enough space for existing vehicles let alone the number proposed in the plan which is not ~~sure~~ sufficient in any case.
4. Which leads to infrastructure as a general objection. There is no ground given for extra school places, doctor provision, or any other support facility. The developers want the money, they appear to be walking away from any problems that such a development may cause.
5. There is the problem of what will follow the Covid 19 infection. The pandemic may well cause far reaching and long lasting changes. Will there be a need for such commuting to London, will people require to live in areas joining railway links and airports as the need for them will reduce. The proposed development may (?) answer some existing problems but may well be a "clinesour development" and become a blot on the area when the need for it greatly reduces.
6. Then there is the traffic problem. The proposed changes to road layouts when the Victoria Arch

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improvements are implemented. The development may well take up to 10 years to fully implement and will require considerable traffic changes to be made. The creation of the Victoria Square has caused considerable difficulty to local traffic - the proposed plan will create havoc for existing vehicles ~~at~~ ~~let~~ ~~do~~ along the numbers proposed in plan 2020/0568.

Yours sincerely

  
MR. F. GRIFFIN.