

# 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 Nicholas Hooper

Address: 29 Oaks Road, Woking, Surrey GU21 6DU

## 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
- Traffic Volume

Comment:From

Nicholas Hooper

29 Oaks Road

Woking GU21 6DU

To

Brooke Bougnague

Woking Borough Council Civic Offices

Gloucester Square

Woking GU21 6YL

Objection to Planning Application PLAN/2020/0568

To whom it may concern,

I would like to hereby lodge a host of objections against the planned development 'Greening

Goldsworth Road' with the reference number PLAN/2020/0568.

Whilst I agree that the area is in need of development and that the owner of the land have allowed it to get into a rundown state. The proposed development is not at in keeping with the surrounding area. It does not provide a suitable amount of affordable housing which due to the current world events will become a bigger requirement. Also, the lack of parking spaces will also be affected by the reduction in the use of public transport and that the use of motor vehicles is increasing. I also note that the Welcome church are using the large car park for there regular church services and with this taken away there will be a impact on the local roads.

It is thereby in multiple ways in violation with the Woking core strategy (<https://www.woking2027.info/developmentplan/corestrategy/adoptedcorestrategy.pdf>) as well as other regulations and policies.

I am aware that a planning application has been granted in 2016 with reference number PLAN/2016/0742 comprising 560 residential units, 10,582 sqm of offices, 843 sqm of retail and gym use (A1-A4 and D2) with 395 parking spaces, public realm improvements and highway works to Goldsworth Road. It would have been composed of block A to comprise ground plus 34 storeys, Block B comprising ground plus 25 and 20 storeys, and Block C comprising ground plus 17, 14 and 10 storeys.

The fact that this development (PLAN/2016/0742 ) was seemingly adhering to policies and standards at that time, is by no means an indication that the Greening Goldsworth Road development (PLAN/2020/0568) does as well. The latter is far bigger, has far too many dwellings and other violations to planning policy to be granted permission to be built. The fact that the newer and bigger development has fewer parking spaces is clearly another reason not to grant the scheme permission to build. It is certainly not 'just a bit bigger'

Please find the detailed objections listed below:

CS21 says that proposals for new development should achieve a satisfactory relationship to adjoining properties due to [...] an overbearing effect due to bulk, proximity or loss of outlook. => any buildings in direct vicinity and adjacent, except the Premier Inn are 2,3, 4 storeys high. Victoria Square is on the other side of the street, smaller buildings are in between. This is definitely not a positive contribution to the street scene and is most definitely overbearing nearby buildings.

CS1 says in the town centre, well designed, high density development that could include tall buildings and which enhances its image will be encouraged, but without compromising on its character and appearance and that of nearby areas

CS 24 (Woking's landscape and townscape) also states that future development should be well-suited and sensitive to its location to protect the Borough's different character areas.

=> Woking town centre border is right next to the edge of the development. It is not justifiable and

well designed to have the highest town centre development right at the edge for residential areas, the 'peak' should be in the middle and height declining towards the edges of the town centre.  
=> this is compromising the character and appearance of nearby areas in Goldsworth road, oaks road, Kingsway etc which consists exclusively of terraced and semi-detached houses, mostly from Victorian era  
=> this is neither sensitive nor well-suited to protect the Borough's different character area next to the development

CS 10 says that indicative density range should be 200 dwellings per hectare minimum.  
=> There is no upper limit but this development is 4 times as many is surely too many. This development has 839 dwellings per ha.  
=> the previous scheme from 2016 had dwellings per ha of 746 which would have been a lot more appropriate  
=> The previous scheme from 2016 had approx same max height as victoria square and almost half as many dwellings  
=> density seems a lot more appropriate and aligned with Victoria Square  
=> the previous scheme would have been much better in this regard, there is no justification for this increase in massing, density, number of dwellings

CS11 (housing mix) 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

Yours sincerely,  
Nicholas Hooper