

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 Bounague

Customer Details

Name: Mr J Morgan

Address: Greystones, Bagshot Road, Woking, Surrey GU21 2SE

Comment Details

Commenter Type: Resident (local res.- member of public)

Stance: Customer objects to the Planning Application

Comment Reasons:

- Impact of development
- Support subject to minor amendment
- Traffic Volume

Comment: My objections to this scheme mainly lie in two areas. Firstly, the lack of affordable units. Just 5% of the units will be 'affordable', which is not only 35% less than Woking's SPD expects, but will also open the door for other developers to cite this scheme as a precedent for providing less themselves. We desperately need more affordable homes in the borough, which should be the priority for any development.

The developer claims the lack of affordable homes is "necessary to achieve wider aims and key benefits of the scheme", but the only real benefit of the scheme is the development of much needed homes, so the number of affordable units included is absolutely critical. There's an irony of developing a homeless shelter right beside a housing development which will be out of reach for the vast majority of local residents.

Secondly, there is a clear need to upgrade the transport infrastructure in and around Woking which this scheme will do nothing to address. Woking is the largest town in the UK with no connection to the Primary Route Network within the borough limits, and without significant improvements, the capacity of the A320 can't be increased. This scheme may help finance the

widening of Victoria Way, but this will create a wedge through the town, like you see in other towns like Croydon with dual-carriageways running through the middle, dividing the town in two. Once complete, 'New Central' and Goldsworth Road will feel cut-off from the town centre and the additional pedestrians crossing the dual-carriageway could actually make traffic here worse.

The station is also one of the busiest in the South West, and needs redeveloping with additional through platforms and wider stairways to safely deal with the additional number of commuters which developments like this will produce. Woking desperately needs to produce a masterplan which can explore these issues and look at how the town might look and feel once these developments will increase.

I also disagree with the sentiment that this part of Woking is in desperate need of improvement. Goldsworth road is pleasant enough and it's density is appropriate for the area.

I feel as though the latter issues might be excusable if enough affordable housing was provided, but in it's current state, the scheme should be rejected.