

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 929 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 37 storeys (including 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) (amended plans and reports received 13.11.2020).

Case Officer: Brooke Bougnague

Customer Details

Name: Ms Linda Murray

Address: 83 Vale Farm Road, Woking, Surrey GU21 6DP

Comment Details

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

Stance: Customer objects to the Planning Application

Comment Reasons:

- High-over density of development

Comment: The density is exorbitant. While CS10 anticipates densities over 200 dph in Woking Town Centre, the new development's density of 839 dph would be more typical of intense London inner city development. It is considerably higher than the 2016 development (747 dph) and Victoria Square (approx. 300 dph or 660 dph for main towers) as well as the Council's anticipated number of dwellings set out in the Draft Site Allocations DPD.

The separation distances between buildings are too low. They are between 26.17m and 20.2m. The 2016 development had 32 and 35m and Victoria Square development between 30 and 40m. The Outlook, Amenity, Privacy and Daylight SPD makes it clear that there should be a separation distance of 30m between buildings three stories and higher. This is in violation of the Policy CS21, the Draft Site Allocations DPD and the Outlook, Amenity, Privacy and Daylight SPD.

Satisfactory living conditions are not provided through the site. Surrey Fire and Rescue Service have reviewed the layout of dwellings and states: "The internal layout of some of the flats may not be compliant when it is submitted for Building Regulations approval, as the cooking facilities are too close to the means of escape" and many more dwellings than the 2016 scheme have not enough light. Overall, 1809 (83%) out of all 2190 proposed habitable rooms meet or exceed the

BRE recommendation for daylight quantum (ADF), and 1597 (73%) achieve the recommended level of sky visibility (NSL)".

The Council's Five Year Housing Land Supply Position Statement 2019 states: "Woking Borough has a total five year housing land supply at 1 April 2019 to enable the delivery of 2,913 net additional dwellings. This compares with the Core Strategy requirement of 1,460 net additional dwellings for the five year period or the Core Strategy requirement, historic undersupply compensation and 5% buffer of 1,619 net additional dwellings. This represents a surplus of 1,453 net additional dwellings against the housing requirement and an overall housing land supply of 10.0 years between 2019/20 and 2023/24" .

Site allocations are included within this calculation. The Council allows for 180 dwellings on the UA11 and UA13 sites. That is what the council originally anticipated.

According to the core strategy, the plan is to build 2,180 dwellings between 2010 and 2027

Consequently, the Council does not have a pressing need to approve residential development in order to meet its housing land supply needs, especially not a development that has such a negative impact on surrounding areas and does not meet the identified needs

The proposed mix of dwellings does not meet people's needs identified in the West Surrey Strategic Housing Market Assessment. The proposed mix of Studio - 152 (16%) 1 bed - 426 (44 %) 2 bed (3p) - 112 (12%) 2 bed (4) - 251 (26%) 3 bed - 24 (2%) is over reliant on studio and 1 bed units (60%) also in comparison with the 2016 scheme (51%). As a result, it does not meet with the overall aims of Policy CS11 which states that the mix should be informed by the Strategic Housing Market Research which recommends around 40% 3 bed and 20% 4bed flats.

The housing mix is also not in line with the report to the Councils overview and scrutiny committee report (14 Sep 2020) which identified a significant need for 2 and 3 bed homes at 31% and 20% respectively. It also states that 3 bedroom houses have attracted the highest average numbers of bids over recent months.

Substantial loss of light. 61.1% of windows on properties adjacent to the application site will be below the BRE standard for Vertical Sky Component ("VSC") and 66% are below the standard for No-Sky Line ("NSL"). The impact of the sunlight and daylight is harmful to the adjoining properties and therefore contrary to Policy CS21, the Draft Site Allocations DPD and the Outlook, Amenity, Privacy and Daylight SPD.

It is not in keeping with surrounding area. Beyond the site lies a large area of two storey residential buildings which will be dwarfed by the proposed development. In order to achieve good design, the proposals should not compromise the character of the surrounding area. This violates CS21 and CS24.

