

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: 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:

- Generation of noise level
- High-over density of development
- Highway reasons - parking
- Impact of development
- Loss of privacy
- Out of Character
- Overlooking
- Traffic Volume

Comment:Woking Goldsworth Objection:

Height, scale, massing

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 which this development does not. This development is higher than any other in Woking and higher than the previously approved scheme and does not make a positive contribution to the street scene.

Density

CS 10 states that higher density will be permitted where it can be justified in terms of sustainability and where the character of the area would not be compromised. These buildings are not in keeping with other building in Woking and will negatively impact on the appearance of the Town.

Affordable housing

CS 12 states that all new residential proposals of this size will require 40% of dwellings to be affordable

The proposal provides only 5% affordable housing which is not satisfactory.

Housing Mix

CS11 says that proposals are expected to provide a mix of dwelling types and sizes to address the nature of local needs

This proposal has only 24 of the 965 homes (2%) are 3 bed and therefore suitable for families and is not a good mix nor does it address the local needs.

Social and community infrastructure

CS 19 states that the Council will work with partners to provide accessible and sustainable infrastructure to support the growth of the Borough. It will do so by promoting the use of social and community infrastructure for a range of uses. The proposal will cause great pressure on health and education services which are already overstretched in the Borough.

Parking

CS 21 The planning allows for a small number of parking spaces. It assumes that only 10% of residents will have cars which is at odds with the WBC own plan which identifies that over 90% have their own cars and commute to their place of work. Already there are issues with parking around the area and the use of the Council car park will not be able address e to service any additional requirements for parking. Oaks Road, Vale Farm Road, Kingsway are problem areas for parking. There is no room to add increase on road resident parking in these area and residents parking will be put under additional considerable pressure when residents and guests of the proposed development will cruise the area for parking spaces.

It is planned that the building works will take 8 years. The current building works in Woking have been incredibly disruption to local residents, in terms of traffic flow and diversions, parking, noise, and dust. I therefore urge the Planning Committee to reject the current proposal which would not be a positive addition to Woking, nor in keeping with town.