

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: Mrs Anne Sauer

Address: 140 Goldsworth Road, Woking, Surrey GU21 6NE

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:As a longstanding resident of Woking (31years), I strongly object to the development outlined in Plan2020/0568.

The following points summarise the basis of my objection:

- o Height: Victoria Square was heralded as Woking's central 'peak' when planning permission for that development was being sought. There has been no local consultation of any vision regarding Woking becoming the skyscraper hub of Surrey. Woking is already gaining a reputation as an 'eyesore' from distant viewing points across the county.
- o Density of accommodation: 965 homes: 4 times the indicative density of a previous scheme and way over Woking's required 'new homes' quota when you add this development to others, both planned and in progress such as Sheerwater, Victoria Square, Church Street East etc.

Skyscrapers are NOT the answer to local needs

- o Woefully inadequate number of affordable homes: Only 48 of the 965 homes (5%) are classed as affordable. Rehousing the York Road project NOT a replacement for affordable homes and does not have any validity as collateral against the required 40% quota
- o 'Mix' of homes will not meet local needs: The mostly small and very small apartments are aimed at commuters who cannot afford to live in London. These dwellings are not suitable for families
- o Scale: This is not appropriate in relation to everything else in the town. Current Victoria Square development has already changed the character of Woking in a highly detrimental way. The proposed Goldsworth Road development vastly exceeds development capacity for the area.
- o Current infrastructure inadequate: The estimated number of 2464 additional residents the development will house cannot be supported by this
- o Parking is already an issue in the area: Despite the projection that the residents will not need to be car owners, existing apartment blocks have put huge pressure on surrounding roads. Visitor vehicles of friend and service providers will have to park somewhere. We already have a huge amount of antisocial pavement parking in the area.
- o Residential traffic will increase significantly due to access needs of residents, trades people and home delivery etc. Some public transport capacity in the area is already inadequate for commuting, making car travel essential.
- o Fire safety is a major concern given the current resources of Surrey Fire & Rescue Service. Grenfell had 23 floors. Leatherhead fire service has the highest rescue aerial platform in Britain but it was unable to reach the top 10 floors of Grenfell
- o Loss of light and shadowing on surrounding residential areas
- o Construction traffic will affect the quality of life for existing residents over the construction period, quite possibly lasting 10 years or more. Goldsworth Road is a residential road and not suitable for ongoing construction access. Construction access should be via Lockfield Drive, since it is a service road. Goldsworth Road already suffers from speeding construction lorries.

Whilst I am not against development of the proposed area, I believe Plan/2020/0568 is totally unsuitable as part of Woking's future development