

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: Dr Maurice 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:

- High-over density of development
- Impact of development
- Out of Character
- Traffic Volume

Comment: I believe there is good justification for development of the town centre end of Goldsworth Road since this brown field area has become somewhat run down. This said the recently amended proposed development (Application 2020/0568) still fails to meet many aspects of WBC Core strategy and (proposed) DPD. I have detailed many of my objections in a previous objection and wish to add to this.

Reasons for further objections:

CS1, CS21, CS24. Recent changes to the planning application represent tokenism and fail to address substantial issues of height, scale, massing and visual impact.

CS10, CS11, CS21. It is highly likely, following on from the Covid-19, that working practices will change quickly, dramatically and permanently. As a result there seems to be substantial consensus that people will increasingly work from home. The proposed density of housing,

housing mix and parking provision fail to address such changes. A very a high proportion of the dwellings are very small and their size fails to address any requirement for comfortable living while home working, this applies equally whether properties are for singles, couples or families; indeed, dwelling provision for families is unacceptably small and fails to meet the needs of the Woking community. Similarly, if residents increasingly work from home there will be substantial need for more parking spaces. The numbers of places provided in the proposal are far too small (approximately only 1 for every 4 dwellings) and will inevitably give rise to even more pressure on the inadequate parking currently available in Woking.