

Sharon O'Reilly

From: Comments
Sent: 24 July 2020 10:11
To: DevelopmentControl
Subject: FW: PLAN/2020/0568

Categories: Sharon

Please see customer appeal below. Kindly reply to the customer direct.

Kind regards

Customer Services

Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL
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From: Robert Shatwell [REDACTED]
Sent: 24 July 2020 00:29
To: Comments
Subject: PLAN/2020/0568

Dear Sir

I fully understand that the council have been ordered by central government to provide a large number of homes in a short period of time. I also understand that in order to comply with the government the council are obliged to either build up in the town centre or build out into the green belt. I do not wish to have the green belt and wildlife habitats destroyed. It is also most important, for the physical and mental health of the residents that we preserve the green belt spaces. I would, however, wish to object to the PLAN/2020/0568 proposal on the following grounds:-

1. There are no indications as to how many of these properties will be for the young and poorly paid residents of Woking. We have a large number of residents on the council house waiting list, living in poor quality, temporary homes. These residents should be accommodated as a matter of urgency. This does not appear to be the case with this application. It is my understanding that the council have a target of 30% of all new developments to be for council tenants, this does not appear to be the case with this application which provides only about 6%.
2. The density of this proposed development is not in keeping with the surrounding area, as is required by the council's own planning policies document. It is difficult to assess what is in keeping for residential occupancy within an area of predominantly commercial properties, however I believe the density should be a serious consideration. We are, and have been for some time, going through a serious pandemic. We can, research shows, expect to have this situation again within the foreseeable future. Pandemics are spread by contact. We have been made to adopt "social distancing" of 2 metres in order to prevent the cross contamination spread of the coronavirus. It will be impossible to follow this social distancing within a high rise tower block development providing some 1,000 homes. The council have a duty to protect it's residents.
3. Car parking. To provide only some 263 car parking spaces for a development of nearly 1,000 homes is just not acceptable. Despite what council officers say about residents not needing cars because they will be living within walking distance of the town centre and railway station is utter nonsense. Not all residents work in Woking town centre or London. Many will be working on the other side of Woking, where the employment is, how are they expected to travel to work, when public transport is virtually non-existent, and unreliable at best? Many of the "new" residents will migrate from outside the borough boundary from places such as Reading, Oxford or Milton Keynes, it is impossible to get to visit friends and relatives in these places by public transport. The council have to accept that we live in a car motivated society and it is

imperative that in order to sell, (occupy), these new developments people need somewhere, other than public car parks where they have to pay to park and then walk to their homes. The provision of 1 car parking space per 4 homes is not good enough. It will create congestion on our roads ,having cars parked illegally and inconsiderately.

4. Infrastructure improvements are not mentioned. With a development of this size we could expect to have:-

- (I) some 3,000+ extra residents requiring health care facilities. Where is it proposed to accommodate these new residents when all GP surgeries are already at breaking point. I have recently undergone surgery for cancer and had to attend A&E at St Peters Hospital. There were people who had been waiting over 6 hrs to be seen. I was fortunate, due to the serious nature of my problem to be seen within 2 hrs. With this increase in potential patients it could be expected that this situation will worsen.
- (II) Some 5/600 additional children of school age. All the local schools are bursting at the seams yet no mention is made of providing extra school places.
- (III) No mention is made of any increase in capacity for waste/foul sewerage disposal. When Kingsmoor Park, in Westfield was completed and occupied residents experienced a serious backflow of foul waste into their homes. It was necessary to install 2 huge retention tanks under the Vicarage Rd in Kingfield in order to retain such waste until the water treatment plant in Old Woking could absorb such waste. When requested, by residents, the environment agency confirmed that the waste treatment plant in Old Woking could not absorb the waste from the proposed Football Club development. Will the waste treatment plant be able to cope with waste from this development and Victoria Square development, (there is no additional capacity within this development).
- (IV) I note that the artists impression displayed on the planning application is of a night scheme showing:-
 - I) People sitting outside various eating establishments. Do we really need more half empty eating outlets in the town centre
 - II) People, including young children walking along a pedestrian walkway. If there is insufficient car parking for the development will this pedestrian walkway be inundated with parked cars? Cyclist will inevitably use this pedestrian walkway thereby putting pedestrians at risk.
 - III) There appears to be no vehicular access to Goldsworth Rd. How will vehicles be able to turn left out of Victoria Way in order to access a route to, for example, Morrisons or St Johns.

The council have a duty to follow their own planning policies when deciding any planning application. It would appear that there are several breaches of policy. The council also have a duty to ensure the safety of the residents, as mentioned above this application clearly demonstrates that there is a real danger to pedestrians from cyclists using a pedestrian walkway and from cars indiscriminately and illegally parking on footpaths. It is for certain that many so called cyclists do need feel safe, at present, riding on the roads, this is causing a danger already to pedestrians. Are pedestrians to be put in more danger. If a pedestrian is injured, or worse, then the council would be held responsible.

For the reasons given above I earnestly request that planning consent be refused, until the points raised are rectified.

Yours faithfully

Robert Shatwell
11, Lime Grove,
Woking

Sent from [Mail](#) for Windows 10