

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: Mrs Nicola Stephens

Address: Rivendell, 11 Everlands Close, Woking, Surrey GU22 7TB

Comment Details

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

Stance: Customer objects to the Planning Application

Comment Reasons:

- High-over density of development
- Highway reasons - parking
- Impact of development
- Loss of privacy
- Overlooking
- Traffic Volume

Comment: I object to the size of this development and even higher tower blocks than already has been agreed. I also have concerns around the impact on the wider infrastructure including pressure on doctors surgeries, road infrastructure and local parking availability.

CS 21 (design) says development should be attractive with their own distinct identity, should respect and make positive contribution to street scene and character of the area paying due regard to scale, height, proportions, layout and materials etc.

=> This development is higher than any other on the town centre (Victoria square is up to 34 storeys) and also higher than the previously approved scheme (up to 39 storeys). This is not a positive contribution.

=> any buildings in direct vicinity and adjacent, except the Premier Inn are 2,3, 4 storeys high. Victoria Square is on the other side of the street, smaller buildings are in between. This is definitely not a positive contribution to the street scene.

=> this scheme is not paying due respect to scale, height, proportional and layout of the area. While there is Victoria square on the other side of the street and some tower blocks on the other side of the railway line, two sides are residential areas with family houses, many of them from Victorian era or in keeping with that style.

=> Victoria Square was supposed to be a aesthetic flagship/focal point for the town centre; this takes attention away from Victoria square

CS 21 (Design) says that tall buildings could be supported in Woking town centre, if well designed and justified in the context.

CS24 (Woking's landscape and townscape) states that development in this location should enhance the townscape character of Woking Town Centre, taking into account views and landmarks, appropriate building styles and materials.

=> note that woking town centre border is right next to the edge of the development. It is not justifiable and well designed to have the highest town centre development right at the edge for residential areas, the 'peak' should be in the middle and height declining towards the edges of the town centre.

=> this does not enhance the townscape character, it ruins it

=> this also undermines plans for Victoria Square to be landmark development which will impact on sales and rental income of private and commercial property in Victoria Square

=> is this well designed? What assessment has been made on that?

=> is this really justified in the context of Victoria Square? How?

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.

=> Woking town centre border is right next to the edge of the development. It is not justifiable and well designed to have the highest town centre development right at the edge for residential areas, the 'peak' should be in the middle and height declining towards the edges of the town centre.

=> this is compromising the character and appearance of nearby areas i goldsworth road, oaks road, kingsway etc which consists exclusively of terraced and semi-detached houses, mostly from victorian era

=> this is neither sensitive nor well-suited to protect the Borough's different character area next to the development

CS 10 says that indicative density range should be 200 dwellings by ha minimum.

=> There is no upper limit but it is 4 times as many is surely too many. This development has 839 dwellings per ha.

=> the previous scheme form 2016 had dwellings per ha of 746 which would have been a lot more appropriate

CS 10 says that Woking will build 2,300 new homes in Woking town centre between 2010 and 2027 (over 17 years)

=> this development provides 965 of these new homes. Victoria Square provides around 400. But other developments have been already built since 2010 and likely there are further to be built in the next 7 years so this is likely overshooting these figures - how can this be justified?

=> the Baseline assessment is that the population of Woking will increase by 5,600 people between 2016 and 2041

=> this development would cover already 2,464 people. Why would more than half this figure concentrated in one small area and how would this impact on other developments that are also providing homes? That seems unjustifiable

CS11 (housing mix) says that proposals are expected to provide a mix of dwelling types and sizes to address the nature of local needs. => Only 24 of the 965 homes (2%) are 3 bed and therefore suitable for families - that is not a good mix and does not address the local needs whereby people move largely to the area to start a family and do not want to live in a flat!