

# 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: Mr Daniel Winder

Address: 73 The Rowans, Woking, Surrey GU22 7ST

## Comment Details

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

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Impact of development

Comment: I support the development and believe it will benefit the street character and connection of the Goldsworth Road area to the town centre and be a positive redevelopment of property which is currently a bit of an eyesore and disconnects the west from the town centre. The architectural proposal is of high quality, as would be expected of Ralph Judd architects, with some excellent proposed detailing which will be a positive contribution to the Woking townscape.

However I have a number of key concerns:

1. The sustainability statement is extremely weak and provides no real, meaningful target for managing or limiting construction carbon footprint, or the carbon intensity, design for re-use, or recyclability of the materials of construction. In addition BREEAM "very good" actually isn't very good and falls far short of where we need to be performing if we are to meet the needs of the current generation without compromising the ability of future generations to meet their needs. Similarly the design needs to better identify how the buildings are designed to allow improvement/adaptation to respond to increasingly unpredictable and extreme weather and our warming climate. This aspect of the submission needs significant further work, or at least clear stated commitments to targets and processes which can be monitored. The targets currently mentioned for carbon intensity in use are the lowest legally acceptable standard and should be significantly bettered in a new development which carries the brand "Eco World"!

2. I would be concerned the streetscape needs to be implemented using mature tree planting to ensure the hoped for physical environment reflects the vision from the start. this is especially important in creating a desire to cross the Victoria Way/Guildford Road crossing and create connection, but also in managing local gust wind speed which can be significantly increased around and between tall buildings.

3. Security and management of environment to the rear of the buildings along the service road adjacent the rail lines will be required to ensure the area does not become an eyesore. The treatment of the service zone should be to a similarly high quality as the rest of the development and should not be allowed to be dumbed down in favour of the public zone. It would be appropriate to provide more detail of how this will be achieved.

4. Residential balconies should provide meaningful amenity and not just satisfy planning obligations. Wind speed on balconies is only dealt with in the documents in terms of safety, but also should be considered in terms of occupant/user comfort and useability. This aspect of the Design and Access Statement is rather weak and needs enhancement.

Regards