

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 Bournague

Customer Details

Name: Mrs Karen Woodland

Address: 25 Turnoak Avenue, Woking, Surrey GU22 0AJ

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
- Out of Character
- Overlooking
- Traffic Volume

Comment: I strongly object to this development for the following reasons:-

Height, Scale & Massing - This development will be 7 storeys higher than Victoria Square (34 storeys), the Victoria Square 'Tower' was to be the flagship for Woking as confirmed by the planning committee.

Density - CS10 states that the density range should be about 200 dph, this development comes out at 839 dph, over 4 times the minimum recommended

It is therefore contrary to the following policies:-

CS10 (Core Strategy)

CS21 (Core Strategy)

CS24 (Core Strategy)

DM10 (Development Management Policies)

Section 12 NPPF (National Planning Policy Framework)

Although tall buildings could be supported in the town centre, the adjoining properties are only 4 storeys tall, thereby dwarfing them & a loss of natural daylight to these properties.

There are insufficient family homes included in this development, over 50% of them being studio or 1 bedroom homes, Woking's Core Strategy Document clearly states that there is a shortage of family homes, this is only exasperating that shortage.

Affordable Housing - out of the 965 units there are only 48 affordable, this is a woeful 5%! Way short of the 40% required!

This development does not provide the appropriate level of dwelling types & sizes to address local needs. This is evidenced in the latest Strategic Housing Market Assessment.

Insufficient car parking provided - why automatically assume that everyone buys these apartments will be a commuter. I think we all know that post covid there will be less people commuting & more offices moving out of London to more rural locations.

Woking Core Strategy Document states that each residence in Woking has an average of 1.4 vehicles, which would equate to 1351 parking spaces for this development. So this falls woefully short with only 216 available!

The Council should have a big picture of what they want Woking Town Centre to look like, & I don't think that has happened, separate items are coming up for planning, & the town will begin to look disjointed.

Sheerwater had a plan, so why not do something similar for the Town Centre?

Again I strongly object to these proposals.