

# 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: Mrs Keiko Abe Gray

Address: 69 Vale Farm Road, Woking, Surrey GU21 6DN

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- High-over density of development
- Impact of development
- Out of Character
- Overlooking

Comment: I would like to add some more points in my objection to this application that will be voted tomorrow.

Victoria Arch Scheme requires building new homes because of Housing Infrastructure Fund (HIF), but how to meet the housing target should not be mixed up with this plan (2020/0568). New housing targets must be collaborated with sight allocation DPD, and council should plan based on long term perspective over the entire Woking borough. It might be tempting to just accept this plan and create almost 1,000 houses because it makes council's job very easy in a short term, but I should call it as neglect of duty.

High rise building is generally difficult to maintain or keep updating because it's difficult for the owners to agree/share the maintenance cost. As a result, the building can easily start decaying, tenants leave the building, and over the years it could turn into a slum. Also, it will damage the neighbour's quality of life. Regarding this plan (2020/0568), if the tenants need to pay for such

cost, it would be highly likely to be failed in a long term. If council pays for the cost, then council should disclose how much it will cost over the years and get pre-approval from the public.

I hope council listens to the people's objections. Thank you.