

# 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: Mr Charles Anderson

Address: Flat 67, Hill View Court, Hill View Road Woking, Surrey GU22 7QW

## Comment Details

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

Stance: Customer objects to the Planning Application

Comment Reasons:

- High-over density of development
- Out of Character

Comment: While I am overall supportive of development in the town center to protect the green belt land around Woking, I object to this application based on the proposed housing mix:

Woking Core Strategy 11 states that the housing mix should meet local needs as per latest Strategic Housing Market Assessment (SHMA). The SMHA recommends around 40% of 3 bed flats. This development offers only 2% 3 bed flats, but 61% studios and 1 bed flats. This is in violation to CS11. Woking's overview and scrutiny committee report (14 Sep 2020) also identified a significant need for 2 and 3 bed homes at 31% and 20% respectively.

The current COVID situation only goes to further strengthen the need for working from home provisions, which will lead to an increased demand for houses with suitable home office space. Studio and 1 bed flats do not provide this, nor do they provide sufficient space for families.