

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: Miss Sara Fernandez

Address: 49 De Lara Way, Woking, Surrey GU21 6NY

Comment Details

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

Stance: Customer objects to the Planning Application

Comment Reasons:

- Impact of development

Comment:CS 10 states that higher density will be permitted where it can be justified in terms of sustainability and where the character of the area would not be compromised

=> how can this density of 839 dwellings per ha be justified?

=> it is clearly not in character with the area, the big developments nearby have a much lower density rate and the residential areas directly adjacent at two sides of the development are comprised of mostly terraced and semi-detached houses which is absolutely compromise the character of this area

=> Although yes it is at the edge of the town centre, the height of the new build far exceeds, even the tallest middle of town centre building and is far in excess of reasonable for the adjacent residential area

=> This excessive build will radically change the character of the area

CS 12 (affordable housing) states that all new residential proposals of that size will require 40% of dwellings to be affordable

=> Affordable housing is only 48 out of 965 homes which is about 5%

=> The fact that there is a homeless shelter on site doesn't count as compensation - the only

reason the homeless shelter is built, is because it was displaced by the development and homeless people are not the population that affordable housing is aimed at.

=> The applicant is required to state why they cannot meet the 40% requirement but do not give any reason. Affordable Housing was a key issue with their 2016 application, which suggests they have not learned or improved in the last 4 years and adds to the idea that they have no justification for making just 5% of the homes affordable

The applicant's Planning Statement section 5.63-5.68 attempts to justify providing only 48 (5%) affordable homes through:

"The provision of the homeless shelter - not only will this fit-for-purpose facility provide a much needed resource for vulnerable members of the community but it could enable other properties currently used by the YRP for temporary accommodation to transfer back to permanent accommodation;

The provision of a significant area of public realm - the introduction of much-needed green space to the town centre weighs heavily in favour of the application."

=> The proposal only provides 5% affordable housing however the only green space provided to the town by the development is some on-street box planters. This clearly contravenes WBC's CS 12.

CS 19 states that the Council will work with partners to provide accessible and sustainable infrastructure to support the growth of the Borough. It will do so by promoting the use of social and community infrastructure for a range of uses.

=> what are the Council's plans to provide accessible and sustainable infrastructure such as schools, kindergartens, GP surgeries, youth clubs, community centres, etc. for the additional estimated 2,464 residents which will arrive on top of the additional residents from Victoria Square and other developments?

=> The plans do nothing to provide social and community infrastructure. => The build removes the current homeless people's facility, which is why it includes one. Woking schools are already at their limits.