

# 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: Mr Casper Gray

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

## 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
- Loss of privacy
- Out of Character
- Overlooking
- Traffic Volume

Comment: 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 the homeless shelter only replaces what the development forces out. The only green space provided to the town by the development is some on-street box planters. The application clearly contravenes WBC's CS 12.

