

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 Bounague

Customer Details

Name: Mr Patrick Lonergan

Address: 62 Orchard Drive, Horsell, Woking, Surrey GU21 4BW

Comment Details

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

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 object to the proposed 'Greening Goldsworth rd development.'

I agree that the area needs development, but any development in the town centre needs to be planned in the context of an overall plan for the town centre.

Woking, like many towns and cities has been dramatically affected by Covid 19. Covid has highlighted many inequalities in UK including housing. I hear the developers are proposing to reduce the highest building by 4 storeys. This is just a sop and ignores issues such as affordable housing for families in Woking,

Woking Core Strategy 12 states that 40% of new developments of this size should be affordable housing. This development includes only 5% of affordable housing which is in stark violation with CS 12.

Not enough accommodation for families

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.

Core Strategy 10 highlights the proposed density of dwellings

200 dwellings per hectare (dph) would be acceptable in Woking town centre. This development would have a density of 839 dph

I urge you to reject this application and put the interests of Woking residents first.