

# 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:

- Generation of noise level
- High-over density of development
- Impact of development
- Out of Character
- Traffic Volume

Comment:Objections to planning application 2020/0568 Goldsworth Road.

Patrick Lonergan, 62 Orchard Drive, GU21 4BW. Woking resident.

Personally ,I am happy with the idea of more people living in the town centre , as I think it is a positive thing for some people and does mean that many can manage without the expense of car and possibilities of people to be close to their workplace and not too far from Woking Park as a green space. A development that is a mix of sizes is also positive, but I think the balance is wrong and does not meet the need of lower income families or families, who might want to get on the 'property ladder'.

My objections and questions are as follows :

1) From WBC Core Strategy - 'Housing policies (Policies CS10 - CS13) seeks to ensure that there

are sufficient homes built in sustainable locations that people can afford and which meet the needs of the various sections of the community. For example, Policy CS12: (Affordable Housing) sets the overall target for affordable housing provision at 35% of all new homes. This will help in this area where house prices are relatively higher than the national average.'

This proposal is suggesting 48 out of 965 units, which is way below the target of 35% outlined in the Core Strategy. Furthermore , only 24 of the units are 3 bedroom, which is very low and does not meet the housing need of the wider community or low income families.

2) Furthermore, in the current economic downturn, it is likely that there will be a surplus of office accommodation in Woking town centre, as people change their working patterns by working at home more and companies review the renting of office space .

Consideration should be given to converting office space to flats to a good quality specification to meet the needs of local families on the waiting list for social housing and just as importantly meet zero carbon targets in line with WBC Climate Change targets. Conversions from office space to flats have a bad press , because in London in particular, it has been seen as an opportunity for developers to convert flats to a lower specification and therefore more cheaply. With rigorous oversight from the planning committee and council officers, this could be a feasible option.

It would also allow the current number of units proposed in this planning proposal to be cut and therefore make less impact on the skyline, mean less density and the size of units could be modified to create a greater mix of 1, 2, 3 bedroom units with more larger properties in the specification to meet local housing need.

3) A question . is there any community levy in this proposal in respect of the developer ?

4) How does the current proposal address the need for social housing ? If it does not , are there other developments in the pipeline to meet need of people on the housing waiting list ?

5) At the moment the documents on traffic impact, transport, air quality and other wider community impact, are not yet on the planning portal. When will these be available?