

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: Miss Sophie Mahal

Address: 74 Sycamore Avenue, Woking, Surrey GU22 9FH

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:I object to this development for the following reasons:

1. It is too tall (being higher than any other in the town centre) for this street location which is on the outskirts of the town centre with residential areas abutting the development. It will also cause loss of light and privacy to neighbouring properties.
2. It is too dense for this location and will be overbearing. It is not in keeping with the surrounding area.
3. It provides vastly inadequate social housing (representing approximately 5% rather than the required 40%). The developer's emphasis on the "York Road Project" appears to be nothing more

a (transparent) marketing technique to detract attention from its failure to deliver the level of social community benefit that is clearly required from a development of this size.

4. The housing comprised in the development does not provide an adequate mix of homes to address local housing requirements (in particular, there are an insufficient number of 3-bed flats).

5. It provides inadequate parking facilities which will greatly exacerbate parking problems in the vicinity.