

# 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 Bournague

## Customer Details

Name: Mrs Jane SALIH

Address: 16 Turnoak Avenue, Woking, Surrey GU22 0AJ

## 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

Comment: Another oversized development proposed for Woking! It dwarfs the flagship 34 storey building in Victoria Square which was supposed to be the maximum height for Woking's town centre.

How do these proposals even get this far in the Planning process, when they flout so many core policies?

The height, size and mass overpower the surrounding areas which are only up to 4 storeys and cause a loss of daylight. The density at 839 dph far exceeds the approved standard of 200 dph for this area and is contrary to CS10, CS21, CS24 and DM10, plus NPPF policy.

The types of housing offered are overwhelmingly studios and 1 bed flats (60%) which does not

reflect the identified property mix needed in Woking. The town centre is already saturated with these types of smaller homes already and family homes are badly needed. The car parking available is for only 216 spaces for 965 dwelling which does not meet the identified 1.4 cars per household in the core strategy.

The proposals only offer and support 5% affordable housing against a requirement of 40%. In fact the financial viability study says that the the return of 1% GDV is materially below the targeted return threshold and demonstrates "delivery of the scheme is challenging".

I urgently plead that WBC puts these kind of developments on hold as we are in the Covid-19 era which has changed many aspects of living, working and commuting. The housing strategy should be re-examined in the light of this and appropriate guidelines put in place which address genuine needs. Otherwise we are in danger of building more white elephants which will not make any sort of positive contribution to the town and community.