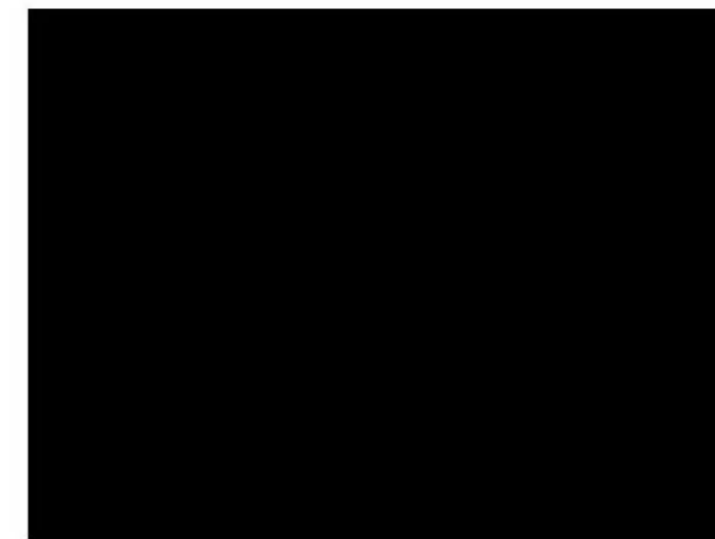




Ian Doyle

Director of Service Delivery
Guildford Borough Council
Millmead House
Guildford,
GU2 4BB



10 December 2021

Dear Mr Doyle

21/P/02232 | Demolition of existing building and erection of two buildings comprising residential accommodation (Use Class C3), retail floorspace (Use Class E) and cinema (Sui Generis), erection of a retail pavilion (Use Class E), together with car and cycle parking, plant and all highways, landscaping and other associated works. | Debenhams, Millbrook, Guildford, GU1 3UU

Guildford Residents Association wishes to object to this proposal on behalf of members, on the following grounds:-

1. Inadequate set back from the River Wey, in particular the SE corner, producing an overbearing impact on the Wey Corridor, contrary to the saved policies in 2003 Local Plan.
 - 1.1. The greatest opportunity afforded by redevelopment is the creation of an attractive public riverside walk. There was strong support for this during the consultation. This needs to be open to the public 24 hours a day, seven days per week but the application does not promise this.
 - 1.2. The current proposal is more of a narrow afterthought, particularly at the south-east corner which appears to be even closer to the river than the current building. This needs to be an attractive space within which to linger, not a cramped parsimonious thoroughfare.
 - 1.3. A pedestrian bridge link to the Yvonne Arnaud theatre would be a further major positive.
 - 1.4. Raising the ground level adjoining the river demands a greater setback to avoid urban structures dominating the Wey Corridor in an overbearing way.
2. Excessive height.
 - 2.1. This scheme would produce some of the tallest buildings in the town, but situated where medium rise is the maximum acceptable to avoid damaging views that define the town, and to avoid being overbearing given that the full height effectively extends to the site perimeter on three sides. The token high level setback in no way alleviates this.
 - 2.2. The additional height is particularly damaging at the south-east corner because the proposed building is closer to the river at this point: both proximity and height need reducing
 - 2.3. The buildings need to be several storeys lower *and* the facades need additional architectural refinement such as setbacks to reduce the impact.