

Appendix – Main Modifications

The modifications below are expressed in the conventional form of strikethrough for deletions and underlining for additions of text.

The page numbers below and paragraph numbering below refer to the submission DMP DPD and do not take account of the deletion or addition of text.

Where a paragraph or policy has been subject to both main modification and minor further modification, the minor change is highlighted in grey shading.

Ref:	Page	Paragraph / Policy	Main Modification
MM1	22	DM3	<p>DM3: Outdoor Recreation and Sport Facilities Facilities for Outdoor Sport and Outdoor Recreation</p> <p>General Principles Proposals for the provision of outdoor sport and recreational facilities or extensions to, or intensification of use of, existing facilities will be permitted subject to other Development Plan policies and provided that they meet the following criteria:</p> <ul style="list-style-type: none"> • the development is of an appropriate design, scale and layout relative to its intended use and surrounding area; • the development will not have an adverse visual impact; • the development, if involving agricultural land, is located on the lowest practicable grade and seeks to avoid the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) unless there are overriding planning benefits for the development; • the development will not cause harm to a site of nature conservation, landscape or historic value that cannot be satisfactorily mitigated; • the re-use of any existing buildings is prioritised and, in the case of a new facility, is satisfactorily integrated with existing buildings where present; • the development will not generate unacceptable activity or give rise to loss of amenity by virtue of

			<p>noise, smell, light pollution, overlooking, traffic or other general disturbance; and</p> <ul style="list-style-type: none"> opportunities are taken to connect to and enhance the surrounding Green Infrastructure Network. <p>The overall aim is for facilities for outdoor sport and outdoor recreation in the Green Belt to demonstrate that they will preserve the openness of the Green Belt and not conflict with the purpose of including land within it.</p> <p>Equestrian Facilities In addition to the criteria under 'General Principles' above, proposals for the development of equestrian facilities (including extensions) will be permitted provided that the following criteria are met:</p> <ul style="list-style-type: none"> the development is designed to minimise the potential detrimental impact on the quality of the pasture (by reason of overgrazing or otherwise); proposals for equestrian establishments whether for private use or commercial livery have demonstrated that there is adequate land within the curtilage of the site to allow for the proper care of horses, including stabling, grazing and exercise, in accordance with the Equine Industry Welfare Guidelines and British Horse Society Standards (or any future equivalent); and the development will not result in the over-use or deterioration of bridleways, lead to potential conflicts between equestrians and other users, or have adverse effects on the road or highway safety of the area; and <u>Provision of equestrian facilities in the Green Belt that are not for outdoor sport or outdoor recreation or for agricultural purposes, will have to be justified by very special circumstances to be approved.</u> <p>Golf Facilities In addition to the criteria under 'General Principles' above, proposals for the development of new golf courses and extensions to existing golf courses will be permitted provided that the following criteria are met:</p> <ul style="list-style-type: none"> the development preserves and respects important natural features and topography of the landscape including trees and water features; and proposals only include buildings which are genuinely ancillary and which are sited so as to avoid damage to the open character of the area and minimise noise and disturbance to residents.
MM2	35	DM7	<p>DM7: Noise and Light Pollution</p> <p>Noise The Council will require noise generating forms of development or proposals that would affect noise-</p>

		<p>sensitive uses to be accompanied by a statement detailing potential noise generation levels and any mitigation measures proposed to ensure that all noise is reduced to an acceptable level. In assessing such a scheme of mitigation, account will be taken of:</p> <p>(i) for noise-generating development:</p> <ul style="list-style-type: none"> • the location, design, and layout of the proposed development; and • existing levels of background noise; and • measures to reduce or contain generated noise; and • hours of operation and servicing; <p>(ii) for noise-sensitive development:</p> <ul style="list-style-type: none"> • the location, design and layout of the proposed development; and • measures to reduce noise within the development to acceptable levels, including external areas where possible; and • the need to maintain adequate levels of natural light and ventilation to habitable areas of the development. <p>Development will only be permitted where mitigation can be provided to an appropriate standard with an acceptable design, particularly in proximity to sensitive existing uses or sites.</p> <p>Development proposals for noise-sensitive uses in areas of significant existing environmental or neighbourhood noise will only be supported where the need for development outweighs impacts on amenity of future occupiers, and where a robust scheme of mitigation is provided. In general, the following values will be sought for residential development:</p> <p>A) Day time (07.00 – 23.00) 35 dB LAeq4 16 hours in all rooms and 50 dB in outdoor living areas. B) Night time (23.00 – 07.00) 30 dB LAeq 8 hours and LAmax5 less than 45 dB in bedrooms.</p> <p>For proposals involving residential and other noise-sensitive development that would be sited close to commercial/industrial noise sources, the Council will consider applications against the current version of BS4142 (or any future equivalent) in order to assess the likelihood of complaints from future occupiers and therefore the acceptability of the proposed development. A similar approach will be taken for noise sensitive development sited close to any other form of noise-generating use.</p> <p>Lighting and Illumination</p> <p>Proposals for external lighting as part of a new or existing development which require planning permission⁶ will be permitted where the applicant can demonstrate that the lighting scheme is the minimum necessary for security, safety, working or recreational purposes and that it minimises the pollution from glare or spillage. Particular attention will be paid to schemes in or close to open</p>
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			<p>countryside or intrinsically dark landscapes, close to residential property and areas important for nature conservation. This includes the undeveloped buffer zones alongside watercourses identified in Core Strategy Policy CS17: Open Space, Green Infrastructure, sport and recreation, and detailed further with regard to the Basingstoke Canal in Policy DM4.</p> <p>Proposals for or including floodlighting will be permitted provided there is no significant harm to the character of the area, to the amenities of the occupiers of residential property or to areas important for nature conservation. In addition, within the Green Belt floodlighting to illuminate sport and recreation facilities will only be permitted where there is no harm to the openness of the Green Belt.</p> <p><u>Proposals for external lighting as part of a new or existing development which require planning permission will be permitted where the applicant can demonstrate that the lighting scheme is the minimum necessary for security, safety, working or recreational purposes and that it minimises the pollution of glare or spillage to prevent adverse impacts on nocturnal animals such as bats and water species.</u></p>
MM3	42	DM9	<p>DM9: Flats Above Shops & Ancillary Accommodation</p> <p>Flats Above Shops</p> <p>Where proposals fall outside the remit of permitted development rights, the change of use of vacant or under-used accommodation above shops to residential purposes will be permitted in accordance with other policies in the Development Plan, and provided:</p> <ul style="list-style-type: none"> • it meets relevant space standards; • it would not undermine the economic viability vitality of the immediate area; • the property can be satisfactorily occupied as a self-contained dwelling unit; and • the appropriate car parking standards for such developments can be met will be decided, taking into account the locational characteristics of the site, including its proximity to key services and public transport accessibility; and • there is suitable access to amenity space as per having regard to the general principles in the Outlook, Amenity, Privacy and Daylight SPD and the Design SPD; and • <u>there is a safe access and egress route during flood events.</u>
MM4	43	Paragraph 5.4	<p>The Design and Access Statement (where required) and detailed plans and drawings submitted with the application should indicate how the criteria in this policy have been</p>

			<p>addressed. In particular, information should be submitted which makes clear the concept and rationale underlying the proposed building and site design, including approach to living standards. <u>Change of use applications need to be supported by a site specific flood risk assessment (FRA), subject to the triggers set out in footnote 20, paragraph 103 of the NPPF. Within the FRA it should be demonstrated that a safe route access and egress can be provided and maintained during flood events up to and including 1% annual exceedance probability (AEP) (1 in 100 years) plus an allowance for climate change flood events.</u></p>
MM5	47	DM11	<p>DM11: Sub-divisions, Specialist Housing, Conversions and Loss of Housing</p> <p>General Criteria Proposals for:</p> <ul style="list-style-type: none"> • the sub-division of existing dwellings of an appropriate size to two or more dwellings, including flats; • the conversion of existing dwellings or construction of new buildings to be used as houses in multiple occupation; • the intensification of existing houses in multiple occupation; • other forms of shared housing, including residential institutions; • the conversion of existing dwellings to be used as overnight accommodation, as defined in paragraph 5.16; and • the conversion of existing dwellings of an appropriate size to be used as community facilities; <p>will be permitted provided the following criteria are met:</p> <ul style="list-style-type: none"> • the proposal does not harm the residential amenity or character of the area; • a good quality of accommodation is provided by meeting any relevant housing standards⁹; • there would be no detrimental impact on the visual appearance of the area or that of the building itself; • any proposed alterations, extensions or additional areas of hard surfacing required to enable the conversion of the dwelling are appropriate in scale, form and extent to the site and its surroundings; • maximum tree cover, mature planting, and screening is retained; • boundary treatment to the street frontage of the property is retained and a sufficient area of amenity space is retained or provided; • there is adequate enclosed storage space for recycling/refuse;

			<ul style="list-style-type: none"> • access is acceptable and parking (including for cycles) is provided on site in accordance with the Council's standards¹⁰. Car parking (including drop-off points if relevant) will not be permitted in rear gardens or in locations which might cause a nuisance to adjoining residential properties; • the traffic impacts of the proposal are considered acceptable; • the internal layout of the rooms within the proposed conversion will not cause undue disturbance to adjoining residential properties in the building. • Appropriate contribution is made to avoid harm to the Thames Basin Heaths Special Protection Areas, as set out in Core Strategy Policy CS8, where relevant; • <u>There is a safe access and egress route during flood events.</u> <p>Where relevant, the Council will attach a condition to restrict occupancy and use of the development to the relevant standards.</p>
MM6	49	Paragraph 5.16	<p>The criteria in this policy are intended to guard against any deterioration of the environment in which conversions are permitted and to ensure that the amenity of adjoining properties is protected. It is unlikely that any dwelling with less than four bedrooms will be considered suitable for conversion since it will be difficult to achieve satisfactory space standards in smaller dwellings. However, this will be judged on a case by case basis. <u>The criteria in this policy are also intended to ensure that sub-division and conversions are appropriately flood resilient and resistant, including demonstrating that a safe route of access and egress can be provided and maintained during flood events up to and including 1% annual exceedance probability (AEP) (1 in 100 years) plus an allowance for climate change flood event.</u></p>
MM7	73	Paragraph 6.13	<p>Projecting signs will only be permitted where it is considered that they will add to the visual interest of the street and are of appropriate materials and dimensions <u>if it is considered that it is not harmful to public safety and amenity and are of appropriate materials and dimensions.</u> Small plastic box signs internally illuminated are unlikely to be suitable. Careful regard will be paid to the position and size of signs so as to, firstly, avoid a clutter of unrelated fixtures obscuring the architectural quality of the street scene, and secondly, help contribute to a safe, accessible environment.</p>
MM8	25	DM4	DM4: Development in the Vicinity of Basingstoke Canal

		<p>Development proposals which would conserve and enhance the landscape, heritage, architectural or ecological character, setting or enjoyment of the Basingstoke Canal and would not result in the loss of important views in the vicinity of the Canal will be permitted, if all other relevant Development Plan policies are met.</p> <p>Recreational, navigational and ancillary facilities will be permitted along the Canal where the Council is satisfied that the proposal would conserve the historic and ecological character of the waterway and its setting.</p> <p>Development on land adjoining the Canal should not be permitted where it would result in un-attenuated surface water or highway drainage into the Canal. Developments which can offer attenuated dry-season flows or wet-season water storage will be supported.</p> <p>Development proposals for sympathetically constructed boat mooring facilities for leisure purposes on land directly adjoining the Canal will be considered favourably provided they:</p> <ul style="list-style-type: none">• respect the historic character of the Canal;• will not create a hazard or obstruction along the canal or interfere with the pedestrian usage of the towpath;• will not have a detrimental impact on surrounding uses;• preserve the predominantly dark setting of the Canal Corridor by avoiding light spillage;• provide for adequate facilities for refuse storage and collections;• provide for satisfactory sanitary facilities;• adequate provision of car parking and suitable vehicular access, including access for emergency vehicles should ensure all other relevant development plan policies are met. <p>Permanent residential moorings and proposals for new cuts, lagoons, marinas or basins to provide off-line moorings on land adjoining the Canal will only be permitted in very special circumstances.</p> <p><u>The Basingstoke Canal is shown on the Policies Map and further detail can be found in the document 'Heritage of Woking'.</u></p>
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