



Woking Borough Council

**Development Management Policies Development Plan
Document (DPD) and accompanying Sustainability Appraisal
Report (SA)
Schedule of proposed modifications**

February 2016



Produced by the Planning Policy Team

**For further information please contact:
Planning Policy, Woking Borough Council, Civic Offices, Gloucester Square,
Woking, Surrey, GU21 6YL.
Tel: 01483 743871. Email: planning.policy@woking.gov.uk**

Introduction

The preparation of the Development Management Policies Development Plan Document (DPD) has evolved through various stages. The Council has made sure that community involvement is at the heart of each stage and has valued and taken into account comments received at both the Regulations 18 and 19 consultation stages and the informal consultations with the key stakeholders. The Council has a Consultation Statement that sets out in detail how the public has been involved in the DPD process and how their comments have been taken into account. The Development Management Policies DPD, the Sustainability Appraisal and the Habitats Regulations Assessment were published for Regulation 19 consultation between 26 October 2015 and 7 December 2015. Overall 29 individuals and organisations made representations. The representations were considered by the Local Development Framework Working Group at its meeting on 13 January 2016, the Executive on 4 February 2016 and by the Council on 11 February 2016. The Council proposes to make the following modifications for the Inspector to consider as part of the Independent Examination of the DPD. They are modifications that the Council considers as minor modifications, which will not change the substance of any of the policies but collectively will significantly enhance the quality of the DPD. The proposed modifications are as follows, and do follow any particular order of priority:

- 1 A new paragraph 1.22 should be inserted as follows:
The Development Plan for the area comprise of:
 - The Saved policy of the South East Plan;
 - The Surrey Waste Plan;
 - The Surrey Minerals Plan Core Strategy and Primary Aggregates Development Plan Documents;
 - Woking Core Strategy;
 - The saved policies of the Woking Borough Local Plan (1999);
 - Adopted Neighbourhood Plans

Section 38 of the Planning and Compulsory Purchase Act 2004 emphasises that if regard is to be had to the Development Plan for the purposes of any determination to be made under the Planning Act the determination must be made in accordance with the Development Plan unless material consideration indicate otherwise. If to any extent a policy contained in a Development Plan for an area conflicts with another policy in the Development Plan, the conflict must be resolved in favour of the policy which is contained in the latest document to be adopted, approved or published (as the case may be).

For the avoidance of doubt, the Development Plan is the Development Plan Documents (taken as a whole) which has been adopted or approved in relation to that area. The Council is in the process of preparing the Development Management Policies DPD (this DPD) and the Site Allocations DPD. When they are adopted they will also form part of the Development Plan for the area.
- 2 The last but one bullet point of Policy DM21 should be modified by inserting 'outdoor sports' after outdoor recreation.
- 3 Paragraph 3.40 should be modified by adding the following: 'The Council will work in partnership with the Basingstoke Canal Authority, Surrey County Council and other interested parties to encourage and deliver the aims of the

policy. This will include partnership working in identifying suitable silt disposal sites after dredging. The appropriateness of any site for this purpose will be considered on a case by case basis when a need to do so is justified’.

- 4 The last sentence of Paragraph 3.47 should be modified by adding: ‘preserved and incorporated into the drainage scheme of any development’.
- 5 Reference to Surrey Wildlife Trust in Policy DM1 should be replaced with Surrey Nature Partnership.
- 6 The first paragraph number 1.18 on page 9 should be replaced with paragraph number 1.17 and the subsequent paragraph numbers modified accordingly.
- 7 The word ‘consists’ in the second sentence of paragraph 3.1 should be replaced by ‘contain’.
- 8 The fifth paragraph of Policy DM1 should be modified by adding the following bullet point: ‘the benefit arising from the development is of sufficient value to the overall objectives of the Development Plan to outweigh any harm caused’.
- 9 The first paragraph number 5.43 on page 55 should be replaced by paragraph number 5.39 and the subsequent paragraph numbers modified accordingly.
- 10 The first sentence of Policy DM13 should be replaced by: ‘Unless very special circumstances can be clearly demonstrated, the Council will regard the construction of new buildings and forms of development other than those specifically identified on allocated sites in the Site Allocations DPD as inappropriate in the Green Belt’.
- 11 A new paragraph 4 should be inserted in Policy DM18 as follows: ‘Advertisement proposals on other heritage assets or areas will only be permitted if they will conserve or enhance particular features of architectural or historic interest’.
- 12 The first sentence of the last paragraph of Policy DM20 should be replaced with: The Council will not permit the demolition of heritage assets except in exceptional circumstances. Where partial or total demolition of a heritage asset is permitted in exceptional circumstances, a high standard of design will be required in any replacement building’.
- 13 The words ‘is it’ in the first line of paragraph 8.2 should be replaced by ‘it is’.
- 14 ‘Adopted Neighbourhood Plans’ should be added to the list of evidence base in Appendix 1.
- 15 The word ‘conserve’ in paragraphs 2 and 3 of Policy DM18 should be replaced with ‘preserve’.
- 16 The words ‘planning permission’ in the penultimate paragraph of Policy DM18 should be replaced by ‘express consent’.
- 17 Policy DM18 should be modified by an additional paragraph at the end of the policy as follows: ‘The Planning Practice Guidance sets out the standard conditions for all types of advertisement consent. If the Council wishes to

impose additional conditions it will specify the relevant planning reasons on the express consent why the conditions are imposed’.

- 18 The words ‘highway safety’ should replace ‘road traffic safety’ in paragraph 6.12.
- 19 The first sentences of paragraph 6.13 should be modified as follows: ‘Projecting signs will only be permitted if it is considered that it is not harmful to public safety and amenity and are of appropriate materials and dimensions’.
- 20 The second sentence of paragraph 6.13 beginning with ‘Small plastic box signs ...’ should be deleted.
- 21 The words ‘in limited circumstance’ in paragraph 6.16 should be deleted and replaced with ‘if it is in relation to sign posting in rural areas’.
- 22 The following should be added to the supporting guidance under Policy links of Policy DM18: Planning Practice Guidance – advertisements and DCLG advisory booklet – Outdoor Advertisement and Signs – A guide for Advertisers.
- 23 The following should be added to the Policy Link under Policy DM20 on page 79: The National Heritage List for England at: <http://www.historicengland.org.uk/listing/the-list/>.
- 24 The following should be added to the Policy Link under Policy DM20 on page 79: Heritage Gateway.
- 25 Appendix 3, the indicator under Policy DM20 in Table 3 should be modified by adding ‘the number of heritage assets at risk’. The measure under Policy DM20 should be modified by adding ‘the effectiveness of the policy in preserving and enhancing heritage assets at risk’.
- 26 Paragraph 4.14 should be modified by adding the following sentence: The Government has published its policy on SUDS. In line with this, the Council has published an Advice Note on SUDS, which is available to download on the Council website.
- 27 The Policy Link under Policy DM6 should be modified by adding the following link: <http://www.woking.gov.uk/planning/service/suds/sudadvice>.
- 28 Paragraph 5.46 should be modified by inserting ‘could’ between ‘buildings’ and ‘harm’ in the last but one line of the paragraph.
- 29 Additional sentence be added to paragraph 3.15 as follows: Whilst the benefits of trees are acknowledged, the Council is also aware that trees might not always be beneficial to some forms of biodiversity, and they need to be maintained to avoid potential danger to safety, property and amenity. This will be taken into account in planning decisions.
- 30 The first bullet point of Policy DM20 should be modified by inserting ‘preserve and’ before enhance.
- 31 Objective 14 in Appendix 2 regarding water quality should be amended with the following information:

Up to date Cycle 2 of the River Basin Management Plan 2014 data

Main River	Ecological Status	Chemical elements	Overall risk
Hoe Stream	Moderate	High: Ammonia and phosphate Moderate: Annex 8 chemicals Good: Annex 10 chemicals	Not assessed yet for cycle 2, at risk for cycle 1.
Basingstoke Canal	Moderate	Not assessed	Not assessed
The Wey	Moderate	High: Ammonia Poor: Phosphate Pollutants High and Good	Not assessed yet for cycle 2, at risk for cycle 1'.

- 32 Policy DM9 should be modified by adding a new bullet point as follows: 'there is a safe access and egress route during flood events'. The following should also be added to the application information in paragraph 5.4 as follows: 'Change of use planning 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'.
- 33 Policy DM11 should be modified by adding additional bullet point as follows: 'There is a safe access and egress route during flood events'. Paragraph 5.16 should also be modified by adding the following to clarify the suggested bullet point: '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 the 1% annual exceedance probability (AEP) (1 in 100 year) plus an allowance for climate change flood event'
- 34 The second bullet point of the part of Policy DM1 beginning 'where proposals include...should be modified by adding an additional bullet as follows: 'that the provision of Suitable Alternative Natural Greenspace will not compromise the biodiversity value of Sites of Nature Conservation Interests'.
- 35 Paragraph 2 of policy DM5 should be modified by adding: 'the aim of the Water Framework Directive should be taken into account in planning decisions affecting water quality and management'.

- 36 Policy DM7 should be modified by adding the following as a last sentence under the part of the policy on lighting and illumination: 'Proposals for the 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 slippage to prevent adverse impacts on nocturnal animals such as bats and water species'.