



## **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**

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## **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.

**Proposed modifications to the Development Management Policies DPD:**

Ref	Page	Policy/paragraph	Proposed modification	Main or Additional Modifications
1	8	Policy DM1: Green Infrastructure Opportunities	Insert an additional bullet point into Policy DM1 under the section 'Development proposals which would result in significant harm to the broader green infrastructure network will only be considered if:' to read as follows: 'the benefit arising from the development is of sufficient value to the overall objectives of the Development Plan to outweigh any harm caused'.	Additional modification
2	9	Duty to Cooperate Paragraph 1.18	Paragraph number 1.18 on page 9 should be replaced with paragraph number 1.17 and the subsequent paragraph numbers modified accordingly.	Additional modification
3	10	New paragraph to follow 1.21	A new paragraph 1.22 to read as: The Development Plan for the area comprise of: <ul style="list-style-type: none"> <li>• The Saved policy of the South East Plan;</li> <li>• The Surrey Waste Plan;</li> <li>• The Surrey Minerals Plan Core Strategy and Primary Aggregates Development Plan Documents;</li> <li>• Woking Core Strategy;</li> <li>• The saved policies of the Woking Borough Local Plan (1999);</li> <li>• Adopted Neighbourhood Plans</li> </ul> <p>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).</p> <p>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.</p>	Additional Modification
4	13	Paragraph 3.1	Replace the word 'consists' with 'contain' in the second sentence.	Additional Modification
5	13	Policy DM1: Green Infrastructure Opportunities	Insert an additional bullet point into the first section of Policy DM1 to read as follows: 'that the provision of Suitable Alternative Natural Greenspace will not compromise the biodiversity value of Sites of Nature Conservation Interests'.	Additional Modification

6	14	Policy DM1: Green Infrastructure Opportunities	Reference to 'Surrey Wildlife Trust' on page 14 of the policy should be replaced with 'Surrey Nature Partnership'.	Additional Modification
7	18	Paragraph 3.15	Insert the following sentence to the end of paragraph 3.15: '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.'	Additional Modification
8	26	Paragraph 3.40	Inserting the following text at the end of paragraph 3.40: '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'.	Additional Modification
9	27	Paragraph 3.47	Amending the final sentence in the paragraph to read as follows: 'Where embankment toe drains exist they are to be preserved and incorporated into the drainage scheme of any development'.	Additional modification
10	29	Policy DM5: Environmental Pollution	Insert the following sentence to the end of paragraph 2 of Policy DM5: 'The aim of the Water Framework Directive should be taken into account in planning decisions affecting water quality and management.'	Additional modification
11	33	Paragraph 4.14	Insert the following text to the end of Paragraph 4.14: '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.'	Additional Modification
12	33	Policy Links	Insert the following bullet point under the section 'Other supporting guidance': ' <a href="http://www.woking.gov.uk/planning/service/suds/sudadvice">http://www.woking.gov.uk/planning/service/suds/sudadvice</a> .' in the Policy Links box.	Additional Modification
13	35	Policy DM7: Noise and Light Pollution	Insert the following paragraph to the end of Policy DM7 to read as follows: "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 slippage to prevent adverse impacts on nocturnal animals such as bats and water species.'	Main Modification
14	42	Policy DM9: Flats Above Shops & Ancillary Accommodation	Insert an additional bullet point in Policy DM9 to read as follows: 'there is a safe access and egress route during flood events'.	Main Modification
15	43	Paragraph 5.4	Insert the following to the end of paragraph 5.4 "Change of use planning applications need to be supported by a site specific flood risk assessment	Main Modification

			(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.'	
16	47	Policy DM11: Sub-division, Specialist Housing, Conversions and Loss of Housing	Insert an additional bullet point in Policy DM11 to read as follows: 'There is a safe access and egress route during flood events'.	Main Modification
17	49	Paragraph 5.16	Insert the following sentence to the end of Paragraph 5.16: '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.'	Main Modification
18	55	Paragraph 5.43	Paragraph number 5.43 on page 55 should be replaced with paragraph number 5.39 and the subsequent paragraph numbers modified accordingly.	Additional Modification
19	54	Policy DM13: Buildings in and adjacent to the Green Belt	Replace the first sentence in Policy DM13 to read as follows: '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'.	Additional Modification
20	57	Paragraph 5.46	Insert the word 'could' between the words 'buildings' and 'harm' in the penultimate sentence to read as follows: 'For example, whilst the re-use of a vacant building for residential accommodation in itself may be acceptable, some associated features such as fences and walls, driveways, domestic paraphernalia and ancillary buildings could harm the open character of the area.'	Additional Modification
21	72	Policy DM18: Advertising and Signs	Inserting a new paragraph after the third paragraph in Policy DM18 to read 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'.	Additional Modification
22	72	Policy DM18: Advertising and Signs	Replace the word 'conserve' with 'preserve' in the second paragraph	Additional Modification
23	72	Policy DM18: Advertising and Signs	Replace the word 'conserve' with 'preserve' in the third paragraph	Additional Modification
24	72	Policy DM18: Advertising and Signs	Replace the term 'planning permission' with 'express consent' in the penultimate paragraph	Additional Modification
25	72	Policy DM18: Advertising and Signs	Insert an additional paragraph at the end of Policy DM18 to read as follows: 'The Planning Practice Guidance sets out the standard conditions for all	Additional Modification

			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’.	
26	73	Paragraph 6.12	Replace ‘highway safety’ with ‘road traffic safety’.	Additional Modification
27	73	Paragraph 6.13	Amend the first sentence of Paragraph 6.13 to read 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’.	Main Modification
28	73	Paragraph 6.13	Delete the second sentence of Paragraph 6.13 beginning with ‘Small plastic box signs...’	Additional Modification
29	73	Paragraph 6.16	Replace ‘in limited circumstance’ with ‘if it is in relation to sign posting in rural areas’ in paragraph 6.16.	Additional Modification
30	73	Policy Links	Add Planning Practice Guidance – advertisements and DCLG advisory booklet – Outdoor Advertisement and Signs – A guide for Advertisers to the Policy Links box.	Additional Modification
31	77	Policy DM20: Heritage Assets and their Settings	Amend the first sentence of the final paragraph of Policy DM20 to read as follows: ‘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’.	Additional Modification
32	77	Policy DM20: Heritage Assets and their Settings	Insert the words ‘preserve and’ before enhance in bullet point 1 of Policy DM20 to read as follows: ‘that the works are in harmony with and, where appropriate, preserve and enhance the heritage asset and/or its setting in terms of quality of design and layout (scale, form, bulk, height, character, street pattern and features), materials (colour and texture) and historic street pattern of the area;’	Additional Modification
33	79	Policy Links	Add The National Heritage List for England at: <a href="http://www.historicengland.org.uk/listing/the-list/">http://www.historicengland.org.uk/listing/the-list/</a> to the Policy Links box.	Additional Modification
34	79	Policy Links	Add Heritage Gateway to the Policy Links box.	Additional Modification
35	81	Policy DM21: Education facilities	Amending bullet point 6 in policy DM21 to read as follows: ‘where appropriate, adequate provision is made and/ or existing provision is retained for indoor and outdoor recreational, outdoor sports and amenity space, to meet the needs of the school;’	Additional Modification
36	87	Paragraph 8.2	Replace the wording ‘Where is it’ with ‘Where it is’.	Additional Modification
37	88	Appendix 1: Evidence Base	Insert ‘Adopted Neighbourhood Plans’ into Appendix 1.	Additional Modification
38	99	Appendix 3: Monitoring Framework – Table 3	Insert an additional Indicator to read as follows: ‘The number of heritage assets at risk’	Additional Modification
39	99	Appendix 3: Monitoring Framework – Table 3	Insert an additional Measure to read as follows: ‘The effectiveness of the policy in preserving and enhancing heritage assets at risk’.	Additional Modification

**Proposed modifications to the Development Management Policies DPD  
Sustainability Appraisal:**

40	162	Appendix 2: Objective 14 - Maintain and improve the water quality of the Borough's rivers and groundwater, and manage water resources sustainably	Objective 14 regarding water quality to be amended with the following information:  Up to date Cycle 2 of the River Basin Management Plan 2014 data	Additional Modification																
			<table border="1"> <thead> <tr> <th data-bbox="467 376 655 456">Main River</th> <th data-bbox="655 376 820 456">Ecological Status</th> <th data-bbox="820 376 1002 456">Chemical elements</th> <th data-bbox="1002 376 1182 456">Overall risk</th> </tr> </thead> <tbody> <tr> <td data-bbox="467 456 655 846">Hoe Stream</td> <td data-bbox="655 456 820 846">Moderate</td> <td data-bbox="820 456 1002 846">High: Ammonia and phosphate Moderate: Annex 8 chemicals Good: Annex 10 chemicals</td> <td data-bbox="1002 456 1182 846">Not assessed yet for cycle 2, at risk for cycle 1.</td> </tr> <tr> <td data-bbox="467 846 655 949">Basingstoke Canal</td> <td data-bbox="655 846 820 949">Moderate</td> <td data-bbox="820 846 1002 949">Not assessed</td> <td data-bbox="1002 846 1182 949">Not assessed</td> </tr> <tr> <td data-bbox="467 949 655 1218">The Wey</td> <td data-bbox="655 949 820 1218">Moderate</td> <td data-bbox="820 949 1002 1218">High: Ammonia Poor: Phosphate Pollutants High and Good</td> <td data-bbox="1002 949 1182 1218">Not assessed yet for cycle 2, at risk for cycle 1'.</td> </tr> </tbody> </table>	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'.	
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