



## **Woking Borough Council**

### **Examination of the Woking Development Management Policies Development Plan Document (DPD)**

#### **Schedule of further proposed modifications**

May 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](mailto:planning.policy@woking.gov.uk)**

## **Introduction**

The further modifications have been prepared by Woking Borough Council in response to the Inspector's questions sent to the Council on 15 March 2016. The Inspector's questions (WBC/DM/I001) and the Council's response (WBC/DM/015) are on the Council's website ([www.woking.gov.uk](http://www.woking.gov.uk)). The schedule of suggested modifications is also on the Council's website. Eventually, the further modifications will be added to the proposed modifications submitted to the Inspector as part of the Submission Documents to provide a central reference document for all proposed modifications. It is emphasised that the schedule of proposed modifications could change during the Examination, and it is up to each interested party to contact the Programme Officer or check the Council's website for up-to-date information.

## Proposed further modifications to the Development Management Policies DPD

Ref	Page	Policy/paragraph	Proposed modification	Main and Additional Modification
1	All	All policies	All policies will be presented in the form of numerals and where relevant in combination with lettering.	Additional modification
2	All	Throughout the DPD	All references to either 'A Green Infrastructure Strategy' or 'Biodiversity and Green Infrastructure Strategy' to be amended to 'Natural Working: Biodiversity and Green Infrastructure Strategy'	Additional modification
3	13	Policy DM1 Green Infrastructure Opportunities	Amend the first sentence of the second bullet point to include 'and/or proposed' after the word 'existing', to be read: 'the function of green infrastructure assets, what benefits they will bring (e.g. social, environmental, economic) and how proposals will contribute or integrate with the existing and/or proposed green infrastructure network'.	Additional modification
4	13	Policy DM1 Green Infrastructure Opportunities	Delete the second sentence of the second bullet point: 'A Green Infrastructure Strategy is being prepared to map existing Green Infrastructure and where future provision could be directed.'	Additional modification
5	13	Policy DM1 Green Infrastructure Opportunities	Add a third bullet point under the second bullet point of the policy to read: 'management and maintenance arrangements that will be put in place to ensure the sustainable long-term care for the asset'	Additional modification
6	14	Paragraph 3.4	Add the word 'features' after 'connected' in the last sentence of paragraph 3.4	Additional modification
7	17	Policy DM2: Trees and Landscaping	Amend the final sentence of the first bullet point to: 'In such cases full compensation will be required, in the form of suitable replacements and/or additional planting. Such compensatory measures will have to be to the satisfaction of the Council'	Additional modification
8	21	Policy DM3: Outdoor Recreation and Sport Facilities	References to 'outdoor sport and recreation facilities' should be changed to 'facilities for outdoor sport and outdoor recreation'. The modification also applies to the title of the policy.	Additional modification
9	21	Policy DM3: Outdoor Recreation and Sport Facilities	Add a new sentence at the end of the 'General Principles' section: '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 will not conflict with the purpose of including land within it.'	Additional modification
10	21	Policy DM3: Outdoor Recreation and Sport Facilities	Amend the seventh bullet point with 'and enhance' after 'connect', to read: 'opportunities are taken to connect to and enhance the surrounding Green Infrastructure Network.	Additional modification
11	22	Policy DM3: Outdoor Recreation and	Add a new bullet point at the end of the existing bullet points under 'Equestrian Facilities' as follows:	Main modification

		Sport Facilities	'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 special circumstances to be approved.'	
12	23	Paragraph 3.33	Replace the text: 'and will have to demonstrate why appropriate in the Green Belt' with the following text: 'including evidence to demonstrate why it would not be inappropriate in the Green Belt.'	Additional modification
13	23	Paragraph 3.35	Amend the paragraph to read: 'In all cases the Council will consider the possible cumulative impact of proposals and may impose appropriate planning conditions to address the impact e.g. restricting times or frequency of use'.	Additional modification
14	28	Policy Links	Adding the Landscape Character Assessment and the Woking Character Study to the Policy Links.	Additional modification
15	29	Policy DM5: Environmental Pollution	Amending point (iv) of the policy to remove the word 'and' to read as follows: '(iv) Hours of operation'.	Additional modification
16	31	Paragraph 4.8	Amending the first sentence of paragraph 4.8 to refer to the 'Flood and Water Management Act 2010'.	Additional modification
17	42	Policy DM9: Flats above shops and ancillary accommodation	Amending bullet point 2 in policy DM9 to read as follows: 'it would not undermine the economic vitality of the immediate area'	Additional modification
18	42	Policy DM9: Flats above shops and ancillary accommodation	Amending bullet point 3 in policy DM9 to read as follows: 'the property can be satisfactorily occupied as a self-contained dwelling unit; and'	Additional modification
19	42	Policy DM9: Flats above shops and ancillary accommodation	Amending bullet point 4 in policy DM9 to read as follows: 'the appropriate car parking standards for such developments will be decided, taking into account the locational characteristics of the site, including its proximity to key services and public transport accessibility'.	Additional modification
20	42	Policy DM9: Flats above shops and ancillary accommodation	Amending bullet point 5 in policy DM9 to read as follows: 'there is suitable access to amenity space having regard to the general principles in the Outlook, Amenity, Privacy and Daylight SPD and the Design SPD'.	Additional Modification
21	42	New footnote	Inserting a footnote to bullet point 1 of the policy read as follows: 'Such as the nationally described space standard, available at <a href="https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard">https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard</a> and standards set in other Development Plan policies. All subsequent footnote numbering will be updated accordingly'.	Additional modification

22	43	Policy Links	Add CS18: Transport and accessibility to the Policy Links box.	Additional modification
23	45	Policy DM10: Development on Garden Land	Amending bullet point 1 in policy DM10 to read as follows: 'it does not involve inappropriate sub-division of existing curtilages to a size substantially below that prevailing in the area, taking account of the need to retain and enhance mature landscapes;'	Additional modification
24	48	New footnote	Inserting a footnote to bullet point 2 of 'Conversions to mixed-use developments' within Policy DM11 to read as follows: 'Small scale is any development below that defined as major development in the Town and Country Planning (Development Management Procedure)(England) Order 2015, or as subsequently updated'. All subsequent footnote numbering will be updated accordingly.	Additional modification
25	49	Policy DM11: Sub-divisions, Specialist Housing, Conversions and Loss of Housing	Amending bullet point 4 under Loss of Housing in policy DM11 to read as follows: 'the applicant can demonstrate to the satisfaction of the Council that the dwelling to be lost is in an unsustainable location and/or the benefits of the proposed use to the objectives of the Core Strategy will significantly outweigh the use of the building as a dwelling'.	Additional modification
26	50	Paragraph 5.22	The addition of the following sentence to the end of the paragraph: 'Family accommodation is defined in the Core Strategy (paragraph 5.73) as 2+ bedroom units which may be houses or flats'.	Additional modification
27	51	Policy Links	Add Strategic Housing Market Assessment (2015) to the Policy Links box.	Additional modification
28	55	Paragraph 5.38	Amending the second sentence of paragraph 5.38 to read as follows: 'Although the Glossary of the Core Strategy defines and provides more detail on what is considered appropriate infilling of Major Developed Sites, the Development Management Policies DPD provides an opportunity to incorporate this detail into Development Management policy'.	Additional modification
29	55	Footnote 14	Amending Footnote 14 as follows: 'The Town and Country Planning (General Permitted Development) (England) Order 2015 – we strongly advise householders considering works under permitted development rights to contact us first to confirm its status and to subsequently apply for a Certificate of Lawful Development'.	Additional modification
30	57	Paragraph 5.45	Amending paragraph 5.45 to read as follows: 'In April 2015 the Government updated permitted development rights allowing the change of use of agricultural buildings to other uses, subject to certain limitations and conditions. Therefore policy DM13 will only apply where permitted	Additional modification

			development rights (including any future amendments) cannot be exercised’.	
31	61	Paragraph 5.61	‘Refer’ in line 2 of the paragraph should be replaced with ‘reference should be made’	Additional modification
32	77	Policy DM20: Heritage Assets and their Settings	The first bullet point should be amended by adding ‘or development’ after ‘works’.	Additional modification
33	77	Paragraph 6.29	Amending the final sentence in paragraph 6.29 to read as follows: ‘A range of other policies may have relevance to the application of this policy, including policies DM17 to DM19 on Public Realm, Advertising and Signs, and Shopfronts’.	Additional modification
34	77	Policy DM20: Heritage Assets and their Settings	Amending the first line of policy DM20 to read as follows: ‘A proposal affecting the character, appearance and/or setting of heritage assets <sup>20</sup> will be required to show:’	Additional modification
35	77	New footnote	Inserting an additional footnote to read as follows: ‘The heritage assets of the Borough include Listed Buildings (statutory and non-statutory including locally listed buildings and assets), Conservation Areas, Areas of historic or architectural importance, Scheduled Ancient Monuments, Registered Gardens and landscape, Sites of Archaeological significance and Ancient Woodland’. All subsequent footnote numbering will be updated accordingly.	Additional modification
36	77	Policy DM20: Heritage Assets and their Settings	Amending bullet point 1 in policy DM20 to read as follows: ‘that the works or development preserve and/or 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
37	78	Paragraph 6.35	Amending paragraph 6.35 to read as follows: ‘The fact that heritage assets are irreplaceable means that great care must be taken when deciding on the destruction, either partial or total, of those assets. Even the most comprehensive record of an asset can never replace the asset itself. However, there will be occasions where other factors may dictate that a record is an acceptable alternative to the destruction of a heritage asset. In exceptional circumstances where the Council has to make a decision for the total or partial destruction of a heritage asset because a comprehensive record exists, careful consideration will be given to the significant public benefits of the asset before that decision is made. Such a record should be in proportion to the significance of the asset itself and be carried out by suitably qualified people with provision for the	Additional modification

			publication of the results of the work to a wider audience. It should be noted that as of October 2013, there is no longer the requirement to submit a separate application for 'Conservation Area consent' for the demolition of an unlisted building in a Conservation Area – only one application for planning permission is required'.	
38	79	Paragraph 6.36	Amending the first line of paragraph 6.36 as follows: 'The Town and Country Planning (General Permitted Development) (England) Order 2015 specifies certain types of development which are outside normal planning control'.	Additional modification
39	87	Paragraph 8.1	'Standards specified in the DPD' should be replaced with 'standards referred to in the DPD'.	Additional modification
40	87	Paragraph 8.4	The following should be added to paragraph 8.4 'The outcomes of the annual monitoring will be used to inform future reviews of the DPD. In any event, consideration will be given to review the DPD either in whole or in part every five years to take into account any new evidences including evidence on how the Core Strategy is performing'.	Additional modification
41	25	Paragraph 3.37	The following should be added to the end of paragraph 3.37: 'as shown on the Proposals Map.'	Additional modification

The Council has identified the following editorial errors that are proposed to be modified:

Ref	Page	Policy/paragraph	Proposed modification	
42	26	Paragraph 3.41	Replace the word 'underdeveloped' with 'undeveloped'	Additional modification
43	78	Paragraph 6.31	Replace the word 'contribute' with 'contribution'.	Additional modification