



Woking Borough Council

Development Management Policies Development Plan Document (DPD) and accompanying Sustainability Appraisal Report (SA)

Summary of representations to the consultation on the Schedule of main modifications with Council's response

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Produced by the Planning Policy Team

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Consultation on proposed main modifications to the Development Management Policies DPD

The Council's Main Modifications to the Development Management Policies Development Plan Document (DPD) was published for consultation between 17 May 2016 and 29 June 2016. A total of six individuals or organisations made representations. A summary of the representations with the Council's response and recommendations are set out in the Table below:

Ref	Page	Policy/paragraph	Proposed main modification	Summary of representations	Council's response
1	22	Policy DM3: Outdoor Recreation and Sport Facilities	Add a new bullet point at the end of the existing bullet points under 'Equestrian Facilities' as follows: '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.'	The objection to the general principles of the policy raised by Sports England in its letter of 2 April 2015 (Regulation 18 consultation) has not been addressed. Therefore objection is raised to the proposed modification.	The representations submitted by Sports England have been appropriately and comprehensively addressed. These are set out in Appendix 10 of the Development Management Policies DPD Consultation Statement. No further modification is proposed as a result of the representation.
2	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	The Main Modification should also contain reference as per DEFRA guidance to the avoidance of any prejudicial impact in terms of health and nuisance of excessive artificial light emitted from premises on neighbours.	The Policy Links to Policy DM7 makes specific reference to the National Planning Practice Guidance (NPPG) on Noise and the Woking Borough Council's Good Practice Guide on Light Pollution. Both documents contain guidance on the control of artificial light. Policy DM7 make reference to artificial light. In particular, the NPPG makes reference to the DEFRA guidance on Statutory Nuisance from Insects and Artificial Light, which will be taken into account. Any

			species.'		further reference to artificial light will therefore be repetition. No further modification is proposed as a result of the representation.
3	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'.	No representation received.	
4	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 (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.'		
5	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'.	No representation received.	
6	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	No representation received.	

			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.'		
7	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'.	No representation received.	
8	25	Policy DM4: Development in the Vicinity of Basingstoke Canal	Insert the following sentence at the end of Policy DM4: 'The Basingstoke Canal is shown on the Proposals Map and further detail can be found in the Heritage of Woking.'	No representation received.	

Further Representations by Environment Agency

The Environment Agency is satisfied with the Main Modifications made by the Council. However, it has taken another opportunity to reiterate previous representations that it thought the Council had not taken into account. These are not related to the Main Modifications. The Council considers the representations to be outside the scope of the Main Modifications and as such are not duly made. Nevertheless, if the Inspector is minded to consider them, they are summarised below with the Council's response and recommendations. It is emphasised that with the exception of the suggestion to use Policy DM6 to minimise fly-tipping, all the representations are taken on board as Additional Modifications or already covered in the Core Strategy. The Council's response follows the same order of the summary of the representations:

Policy DM1: Green Infrastructure Opportunities

Representations

- Reference should be made to undeveloped buffer zones.
- Importance of retaining existing trees should be emphasised.
- Add additional bullet point to read – the benefits of the development outweigh the harm to biodiversity.
- SANGs should be referred to with emphasis not being established on Sites of Nature Conservation Importance.

Council's response

- This matter has already been appropriately and comprehensively addressed by the Council. See Appendix 17 of the Development Management Policies DPD Consultation Statement.
- This is appropriately covered by Policy DM2: Trees and landscaping.
- The Council has already proposed this modification as additional modification.
- This has already been proposed by the Council as additional modification.
- **Policy DM2: Trees and landscaping**

Representations

- Planning trees is not always beneficial to biodiversity.

Council's response

- This has already been proposed by the Council as additional modification.

Policy DM5: Environmental Pollution

Representation

- Reference should be made to the aims of the Water Framework Directive.

Council's response

- This has already been proposed by the Council as additional modification.

Policy DM6: Air and water quality

Representations

- Reference should be made to undeveloped buffer zones.
- Policy should see to minimise the potential impacts of fly-tipping over back fences of developments facing onto the Borough's watercourse.

Council's response

- This matter has already been appropriately and comprehensively addressed by the Council. See Appendix 17 of the Development Management Policies DPD Consultation Statement.
- This matter has already been appropriately and comprehensively addressed by the Council. See Appendix 17 of the Development Management Policies DPD Consultation Statement.

Policy DM7: Noise and light pollution

Representations

- Suggests the inclusion of the following text in the policy – 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 spillage to prevent impacts on nocturnal animals such as bats and water base species.

Council's response

- This has already been proposed by the Council as additional modification. This has already been proposed by the Council as additional modification.

Policy DM10: development on garden land

Representations

- The policy should highlight that the protection of green spaces is important to help minimise flood risk.

Council's response

- This matter has already been appropriately and comprehensively addressed by the Council. See Appendix 17 of the Development Management Policies DPD Consultation Statement.

Overall conclusion

No further modification is proposed as a result of the representations.