



Woking Borough Council

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

Proposed main modifications to the Development Management Policies DPD:

Ref	Page	Policy/paragraph	Proposed main modification
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.'
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 species.'
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'.
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'.
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 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'.
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.'