

Woking Borough Council Outlook, Amenity, Privacy and Daylight SPD

Consultation Statement

The Outlook, Amenity, Privacy and Daylight Supplementary Planning Document (SPD) provides detailed guidance on achieving sustainable and appropriate outlook, privacy, daylight and sunlight in new residential development, whilst safeguarding the distinctive attributes of adjoining residential areas. It supplements design policies in the Core Strategy and Development Management Policies Development Plan Document.

Before a Local Planning Authority adopts an SPD, Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires it to publish a statement setting out:

- i. The persons the local planning authority consulted when preparing the Supplementary Planning Document;
- ii. A summary of the main issues raised by those persons; and
- iii. How those issues have been addressed in the Supplementary Planning Document.

This statement reflects these requirements. The Council carried out public consultation on the SPD for a period of six weeks between 27 September and 8 November 2021. A list of persons consulted during that consultation can be found in Appendix 1. In addition, the consultation was publicised through notices in local newspapers and on the Council's website. Representations made have been considered and the main issues are summarised in Appendix 2. This also includes reference to how the issues raised have been considered and addressed.

The following modifications have been made following the consultation, and are incorporated in the SPD. Underlined text has been added and struck through text has been deleted. These modifications enhance the quality of and/or provide updated information to the SPD:

In Paragraph 1.2: *"The Council will use this guidance to help determine planning applications, but will apply it flexibly, having regard to the individual circumstances and other material planning considerations of each case, ~~such as development within dense urban locations or the historic environment.~~"*

In Paragraph 2.6: *"Particular care should be taken when siting bin stores, utility cabinets and similar domestic structures"*

Addition at the end of paragraph 3.10: *'Where communal outdoor amenity space is proposed, its retention and maintenance for the lifetime of the development (as well as a management plan) should be secured by planning condition.'*

Amendments to paragraph 3.18 as follows: *... It is ~~suggested~~ expected that an area of approximately 30 sqm. for dwellings up to two storeys high and 15 sqm. for each storey thereafter up to four storeys high, and additional amenity space as proportionate for any tall buildings, would be sufficient for this purpose. A specific area*

is not suggested for sheltered accommodation as long as the area surrounding the building is in scale with the size of the building. However, it is ~~suggested~~ expected that there should be at least one significant area of shared amenity space such as adjoining the main day room.

Additions to paragraphs 4.3 and 4.4 as follows: Traditionally, for dual or multiple aspect dwellings, there is a lower expectation of achieving privacy at the front... separation distances between the front elevations of dual or multiple aspect dwellings need only achieve the minimum distance required... except in 'tandem' forms of layout. However, the privacy of single aspect dwellings facing the street will be protected.

Changes to paragraphs 5.3 and 5.4 as follows: 5.3 Where the vertical angle is between 25° and 45°, it is recommended that very large windows are used to provide adequate daylight provided there is no significant harm to local character. This will always be the preferred requirement. 5.4 In exceptional circumstances the Council would consider the BRE. However, if this test is not satisfied, the BRE has a second test; that the centre of the window achieves a 'vertical sky component' (VSC) of 27% or more, if a case can be made. ...

Page 24, second bullet point: "Standards of amenity may be relaxed for housing in Woking Town Centre and West Byfleet District Centre which are close to a range of facilities although the Council ~~may~~ will normally seek a contribution towards improvements to the public realm in lieu of on-site amenity provision"

Page 25, table 'Recommended Minimum Garden Amenity', row beginning 'Flats or duplex apartments', column 'Type of provision': A suitable area of private garden amenity as a first priority – recommended minimum of 30 sqm for each dwelling. However a A shared amenity space, roof garden or balcony/terrace will only may be acceptable if it has equal provision for family amenity.

Appendix 2 (Review of privacy separation distances used by other Local Planning Authorities): Delete entire appendix.

Figure 7: Replace photograph of a development in London with one of Sheerwater Purple Phase.

Figures 3, 6, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19: Either have been digitised from hand-drawn images or were digital images that have been redrawn to make them appear clearer.

The Council is satisfied that the Outlook, Amenity, Privacy and Daylight SPD has been prepared in accordance with the Regulations and other relevant statutory procedures.

Appendix 1: Persons and organisations consulted during consultation

Specific consultee bodies

AMEC
Bisley Parish Council
Bracknell Forest Council
Chobham Parish Council
DEFRA
Department for Transport
Elmbridge Borough Council
Heritage England – South East Region
Environment Agency
Epsom and Ewell Borough Council
Guildford Borough Council
Hart District Council
Highways England
Mobile Operators Association
Mole Valley District Council
National Grid
Natural England
Network Rail
Ockham Parish Council
Pirbright Parish Council
POS (SE)
Reigate and Banstead Borough Council
Ripley Parish Council
Royal Borough of Windsor and Maidenhead
Runnymede Borough Council
Rushmoor Borough Council
Send Parish Council
Southern Gas Networks
Spelthorne Borough Council
Sport England South
Surrey County Council
Surrey Heath Borough Council
Tandridge District Council
Thames Water
The Planning Inspectorate
Veolia Water
Waverley Borough Council
West End Parish Council
Wisley Parish Council
Wokingham Borough Council
Worplesdon Parish Council

Developers and Agents

AAP Architecture Ltd
Adams Planning And Development Ltd
ADM Architecture
Advoco Planning
Alexson Homes
Alliance Environment And Planning Ltd
AMG Planning And Development
Anderson Planning And Development
Apcar Smith Planning
ARR Developments Ltd
Ashill Developments
Aspire Architects LLP
Axis Land Partnerships
Banner Homes (Wessex) Ltd
Barratt Homes
Barratt Homes (Southern Counties)
Barton Williams
Batcheller Thacker
BBF Fielding
BCM
Beaumonde Homes
Beckbridge LTD
Beechcroft Developments
Bell Cornwell
Bewley Homes
Bewley Homes PLC
Birchwood Homes
Bishopgate Homes Ltd
Blue Cedar Homes
Blue Sky Planning Ltd
BNP Parabis Real Estate
Bonham Homes Ltd
Bovis Homes Limited
Bovis Homes Ltd
Brimble, Lea And Partners
Broadway Malyan
Bruton Knowles
Bryan Jezeph Consultancy
Burhill Golf And Leisure Limited
Burhill Group Ltd
Caistor Properties Limited
Cala Homes (South)
Cameron Jones Planning
Carter Jonas
Castle Wildish Chartered Surveyors
Catesby Property
CGMS
Chapman Lily Planning Ltd
Charles Church Developments Ltd

Charterhouse Strategic Land
Childs & Co And Woodstead
Properties Ltd
Churchods
CLA Southeast
Clarence Country Homes Limited
Clarke Willmott
Conceptual Design
Cooper Environmental Planning
Crane And Associates
Crest Nicholson
Crest Strategic Projects
D And M Planning Limited
Dandara
Danks Badnell
David L. Walker Chartered Surveyors
Dean Lewis Estates
Deloitte
Denning Male Polisano
Development Planning Partnership
Devine Homes PLC
DHA Planning
Doherty Baines
DPDS Consulting Group
Drivers Jones Deloitte
Edgington Spink And Hyne Architects
Fairview New Homes Plc
Firstplan
Form Architecture And Planning
Frank Winter Associates
Fullerthorne
Fusion Online Limited
George Wimpey Ltd
Gerald Eve
Gillenden Development Company
Gillings Planning
GL Hearn
Gladman Developments Limited
Glen House Estates Ltd
Goadsby And Harding Commercial
Goldcrest Homes
Grant Consultancy
Grant Consultancy
Gurney Consulting Engineers
GVA Grimley
Hackwood Homes Ltd
Hallam Land Management Limited
Hammerson UK
Hayward Partnership
Henry Adams Planning Ltd

Henry Smith
Heriage Property Consultant
Heritage Architecture
Heronsbrook
Holder Mathias Architects
House Builders Federation
HTA Design
HTA Design LLP
Hunterhill Estates Ltd
Hyder Consulting (UK) Ltd
ICENI
Iceni Projects Limited
Iconic Design
Indigo Planning Limited
James Smith Associates
John Ebdon Homes
Jones Lang LaSalle Ltd
JSA Architects
K Jones
Keith Hiley Associates Ltd
Kiely Planning
Kier Homes Ltd
King Sturge
Kingdom
Lacey Simmons Ltd
Lambert Smith Hampton
Lamron Developments Ltd
Landmark Information Group Ltd
LDA Design
Leigh Place Properties Ltd
Leith Planning Ltd
Linden Homes South-East Limited
Linden Properties Surrey Ltd
Lizard Estates
LOC Consulting
London And Quadrant Housing Trust
MAA Architects
Main Allen Property Consultancy Ltd
Mark Leedale
Marrons Planning
Martin Critchell Architects
Martin Grant Homes
Mary Hackett And Associates
Maven Plan Ltd
Mayer Brown
McClosky And Bingham
MDA
Mercury Planning
MGA Town Planning
Michael Shanley Group

Mike Hart Architect
Millgate Homes
Mitchell Evans Partnership
Morgan Smithyes
Mott Macdonald
Mouchel
Simon Owen HTA Design LLP
National Housing Federation
Octagon Developments Ltd
Omega Partnership
One World Architects
Paradigm Planning Limited
Parnell Design Partnership LLP
PBA
PC Dalton Planning
Peacock And Smith
Pegasus Group
Persimmon Homes
Peter Allan
Peter Black Associates
Peter Brett Associates LLP
Petrofac
Phase2Planning
Pitmans
Planning Issues And Churchill
Retirement
Planware Ltd
Pleydell Smithyman Limited
PRC
Pyrford Homes Ltd
Quinton Scott Chartered Surveyors
And Estate Agents
Quod
Quod Ingeni Building
R Perrin Town Planning Consultants
Rapleys LLP
Red Berry Living
Reef Estates Ltd
Reside Developments
RG And P Ltd
Richborough Estates
Rippon Development Services
Rolfe Judd
Romans Land And Planning
Rosetower Ltd
Royal London Mutual Insurance
Society Ltd
Runnymede Homes Ltd
Rushmon New Homes
Ruston Planning Limited

Rutland Group
Rydon Homes
Savills
Seymours
Shanly Homes
Shrimplin Brown Planning And
Development
SJR KMN Woking LLP
Solum
South Ridge Development LLP
Southern Star Property Investments
Sovereign
SSA Planning Limited
St. Modwen
Stanhope Plc
Stewart Ross Associates
Strategic Land Partnerships
Strutt & Parker
Stuart Ross Associates
Tanner And Tilley Town Planning
Consultants
Taylor Wimpey Strategic Lane
Terence O'Rourke
Tesni Properties Limited
Testament Land Company (TLC)
Tetlow King Planning
Thakeham Homes
The John Phillips Planning
Consultancy
The Landmark Trust
The Planning Bureau Limited
The Planning Inspectorate
Thomas Eggar LLP
Tower Homes Ltd
Turley
Union4 Planning
Vail Williams
Village Foundations
Vincent James Homes Ltd
Wates Developments
Watkin Jones
William Lacey Group
Woolf Bond Planning
WYG

Housing Associations

A2 Dominion
Ability Housing Association
Accent Peerless Ltd
Affinity Sutton

Bracknell Forest Homes
Catalyst Housing
Downland Housing Association
Greenoak Housing Association
Housing 21
Hyde Housing Association (Hyde
Martlet)
London & Quadrant Housing Trust
Mount Green Housing Association
New Vision Homes
Paragon Housing Association
Places for People Ltd
Rosemary Simmons Memorial
Housing
Association
Rosetower Ltd
Servite Houses
South Neighbourhood: L&Q Housing
Trust
Stonham Housing Association
Surrey Heath Housing
Thames Valley Housing Association
The Guinness Trust
Tower Homes Ltd
Transform
Welmede Housing Association

Businesses

ASDA Stores Ltd
BNB Management
Cap Gemini
Carisbrooke Investments
Charles Austen Pumps Ltd
CEPF II (Woking) Limited
Chris Thomas Ltd
Christchurch Bookshop
Clerical Medical Managed Funds Ltd
Clifford Chance Secretaries Limited
Country Land And Business
Association
Ellingham Limited
Enterprise First
Federation Of Small Businesses
Greenfields Ireland
Horsell Businesses' And Traders'
Association
Island Design
Jones Day
Kendall Cars Ltd
Kier Homes Ltd

Lodge Farm Distribution Centre
Mantle Panel Ltd
McLaren Group Limited
McLaren Technologies Group LTD
Moyallen
NULAP (Aviva Investors)
Peacocks Centre
Reflected Reality
Repropoint
RG Mole And Co. Ltd
Surrey Chamber Of Commerce
Surrey Connects
The Lightbox
Turley
West Byfleet Business Association
William Nash PLC
Woking And District Trades Council
Woking Asian Business Forum
Woking Chamber Of Commerce
Woking Shopmobility
Woking Shopping

Community Groups including youth groups

Byfleet Residents Action Group
Community Learning Partnership
Gay Surrey
Goldsworth Park Community
Association
Home-Start Woking
Home-Start Woking
Horsell Park Neighbourhood
Watch/WAN
Just Advocacy
Lakeview Community Action Group
Lakerview Youth Centre
Liaise 158
Liaise Women's Centre
Phoenix Cultural Centre
Probation Service
PROWD
Pyrford Green Belt Action Group
Sheerwater Neighbourhood Watch
Sheerwater Youth Centre
Surrey Access Forum
Surrey Community Action
Surrey Lifelong Learning Partnership
Tenants Representative
Tenants Representatives Woking
The Barnsbury Project

The Grove Area LTD
The Sheerwater And Maybury
Partnership
Transform Housing
West Byfleet Women's Institute
Woking Association Of Voluntary
Service (WAVS)
Woking Youth Arts Centre
Woking Scouts
Woodlands Community Group
York Road Project

Residents – numbering 5605

Residents Associations

Alpha Road Residents Association
Anthony's Resident Association
Brambledown Residents Association
Brookwood Village Association
Byfleet, West Byfleet And Pyrford
Resident Association
Cheapside Residents Association
East Hill Residents Association
Egley Road Residents Association
Ford And Farm Road Residents
Association
Friars Rise Residents Association
Hockering Gardens Residents
Association
Hockering Residents Association
Hoe Valley Residents Forum
Hook Heath Residents Association
Horsell Park Residents Association
Horsell Residents Association
HRA Planning Sub-Committee
Knaphill Residents Association
Maybourne Rise & Woodpecker Way
Residents Association
Mayford Village Society
Moor Lane Area Residents
Old Woking Community Association
Pyrford Neighbourhood Forum
The Ridge and Lytton Road Residents
Association
Sandy Way Residents Association
Sheerwater Residents Association
Sheets Heath Residents Association
St John's Village Society
Sutton Green Association

Sutton Green Village Hall And
Association
The Ridge And Lytton Road Residents
Association
The Riding Residents Association
Westfield (Hoe Valley) Residents
Association
Woodham And Horsell Neighbourhood
Forum
Woodham Way Residents
Association
Wych Hill Way Residents Association

Neighbourhood Forums (NF) and Groups (note that inclusion here does not imply their statutory designation)

Brookwood And Bridley
Neighbourhood Forum
Byfleet Neighbourhood Forum
Hook Heath Neighbourhood Forum
Pyrford Neighbourhood Forum
West Byfleet Neighbourhood Forum
Woodham and Horsell Neighbourhood
Forum

Parish Councils

Bisley Parish Council
Chobham Parish Council
Ockham Parish Council
Pirbright Parish Council
Ripley Parish Council
Send Parish Council
West End Parish Council
Wisley Parish Council
Worplesdon Parish Council

Disability and elderly groups

Age Concern
Carers Support Woking
Deafplus
Friends of The Elderly
Surrey Coalition of Disabled People
Surrey Disabled People's Partnership
The Squirrels
Woking MIND

Ethnic, and Gypsy and Traveller groups

Friends, Families And Travellers
Gypsy And Traveller Forum

Irish Community Association
Irish Travellers Movement In Britain
Surrey Gypsy Traveller Communities Forum
Surrey Minority Ethnic Forum
Surrey Travellers Community Relations Forum
The Bangladesh Cultural Association
The Gypsy Council
The Gypsy Council
The Indian Association Of Surrey
The Maybury Centre
Woking Pakistan Muslim Welfare Association

Religious Organisations

Al Asr Education and Community Centre
All Saint's Church
Christian Clinic For Environmental Medicine
Church Comissioners
Congregation Of St Mary's Chruch Byfleet
First Church Of Christ Scientist Guildford Diocese
Jehovah's Witnesses
Masjid Albirr
Muslim Community Centre, Walton Road
New Life Church
Religious Society Of Friends
Shah Jahan Mosque
St Mary's Church Office
St. Edward Brotherhood
The Church Of England Guildford Diocesan Board Of Finance
Woking People Of Faith

Schools and colleges

Barnsbury Primary School
Beaufort Community Primary School
Brookwood Primary School
Byfleet Primary School
Kingfield School
Knaphill Lower School
Knaphill School
Maybury Infant School
New Monument School
Pyrford C Of E (Aided) School

St Dunstan's Roman Catholic Primary School
St Hugh Of Lincoln Catholic Primary School
St John The Baptist R.C Secondary School
St John's Primary School
The Bishop David Brown School
The Hermitage School
The Marist Catholic Primary School
The Oaktree School
The Park School
The Winston Churchill School
West Byfleet Infant School
Westfield Primary School
Wishmore Cross School
Woking College
Woking High School

Environment, conservation and heritage organisations (some of

these organisations are statutory consultees and are also listed above as specific consultees):

Ancient Monuments Society
Basingstoke Canal Society
Council For British Archaeology
CPRE Surrey
DEFRA
Environment Agency
Forestry Commission
Friends Of The Earth
Georgian Group
Historic England
Horsell Common Preservation Society
Inland Waterways Association
Maybury Sheerwater Partnership
Garden Project
National Trust
Natural England
Surrey Farming Wildlife Advisory Group
Surrey Archaeological Society
Surrey Campaign to Protect Rural England
Surrey County Council
Surrey Heathland Project
Surrey Nature Partnership
Surrey Wildlife Trust
The Garden History Society

The National Trust
The RSPB
The Society For The Protection Of
Ancient Buildings
The Twentieth Century Society
The Woodland Trust
Victorian Society
Westfield Common Preservation
Society
The Woodland Trust

Leisure and Sports organisations

Ambassadors Theatre Group
Arts Council For Woking
Link Leisure
Open Spaces Society
Playing Field Association - Surrey
County
Sport England
Surrey Playing Fields Association
The Lawn Tennis Association
The Ramblers
The Rotary Club Of Woking
The Theatres Trust
Tourism South East
Woking Community Play Association
Woking Football Club
Woking Ramblers
Woking Sports Council

Charitable, voluntary, political and other organisations

Byfleet United Charities
Lighthouse, Woking
National Farmers Union SE Region
National Landlords Association
NATS Ltd (Safeguarding)
Neighbourhood Commander
Network Rail
Woking Cycle Users Group
Places For People
Woking Conservatives
Woking Constituency Labour Party
Woking Liberal Democrats

Health and Education (some organisations and providers are statutory consultees and are also listed above as specific consultation bodies):
Department for Education

Surrey County Council Education
Authority
Surrey Health And Wellbeing Board
Adult Social Care NW Surrey
Adult Social Care Surrey NW
Health And Safety Executive
NHS England (South)
NHS Guildford And Waverley Clinical
Commissioning Group
NHS Guildford And Waverley Clinical
Commissioning Group
NHS Guildford And Waverley Clinical
Commissioning Group
NHS Property Services
NHS Surrey Heath Clinical
Commissioning Group
NHS Surrey Heath Clinical
Commissioning Group
North West Surrey CCG
South East Coast Strategic Health
Authority

Transport and Telecomms (some organisations and providers are statutory consultees and are also listed above as specific consultation bodies):

Abellio Surrey
Arriva
Arriva Southern Counties
Carlone Buses
Civil Aviation Authority
Department For Transport
EE
Freight Transport Association
Highways England
Mobile Operators Association
Network Rail
Office Of Rail Regulations
Office Of Rail Regulations
Reptons Coaches
South West Trains
Stagecoach South
Three
Walden Telecom Ltd
Woking Community Transport Ltd
Woking For Pedestrians

Appendix 2. Summary of the main issues raised in consultation, and how they have been considered and addressed

	Name of respondent	Summary of representation	Officer's response
1	M Meinke	<p>Is there a similar SPD relating to construction, and to the approval of new builders' yards? Problems noted with such building sites and builders' yards in Woking include significant air pollution, demolition without proper screening, storage and movement of materials in the open air. At Total Concrete, Monument Way, these issues affect users of the adjacent canal path. WBC should advise businesses about grants for updating equipment and vehicles, to reduce pollution for both site workers and the public. Air pollution from these sites should be monitored and policies should require relevant conditions on planning permissions.</p> <p>Paragraph 1.2: The last sentence is worrying; should be rewritten for clarity. If the sentence means 'flexibility to cram too many buildings into too small a space' rather than 'flexibility to ensure a healthy environment' it makes the policy useless.</p>	<p>Pollution is addressed by policies DM5, DM6 and DM7 of the Development Management Policies DPD and advice on applications is received from the Council's Environmental Health department. The use of conditions to control pollution arising from construction, including the issues mentioned, is standard.</p> <p>Agree this could be confusing. Specific references to dense urban locations and the historic environment are made in the text of the SPD. Remove the final phrase as follows: <i>The Council will use this guidance to help determine planning applications, but will apply it flexibly, having regard to the individual circumstances and other material planning considerations of each case, such as development within dense urban locations or the historic environment.</i></p>

	Name of respondent	Summary of representation	Officer's response
		<p>Paragraph 1.5: what justification could there be for allowing closer spacing? There is already a lack of green space in busy areas. In and around the town centre, people congregate in groups to socialise; they probably have little space at home; we could be moving towards slum development.</p> <p>Paragraph 1.4: Concerned that this point (r.e. respect for context) means that where an areas has undergone densification and become more busy recently, that process will be allowed to continue- that would not be fair. Maybury is such an area and it has various problems, for example recent development of fast food units. Does the paragraph mean that more fast food units would be allowed?</p>	<p>As is apparent from Appendix 2, the proposed 30m rear-to-rear distance for three- or more storey residential buildings (as those in the town centre are likely to be) is relatively large. Potential justifications for diverging from these distances are set out in the SPD. This is a different issue from the application of standards for internal space or external amenity/green space.</p> <p>Where an area includes a mixture of higher and lower density buildings, then regardless of their age, both of those building types will form part of the context. It would not be appropriate for the design of new development to ignore the presence of high density buildings on a neighbouring site, any more than to ignore the presence of low density buildings on a neighbouring site. In addition, indicative density ranges for residential development are set out in the Core Strategy (policy CS10), which places part of Maybury in a 'high density residential area' around the town centre. Hot food takeaways and associated amenity issues are covered by a separate Hot Food Takeaway SPD (adopted 2014).</p>

	Name of respondent	Summary of representation	Officer's response
		<p>It is difficult for information about planning proposals to circulate in the Maybury area, due to a lack of unity among the different parts of the area. Greater effort in advertising planning information would help.</p> <p>Paragraph 2.2: Could this mention the placement of utility cabinets and parking areas for telecom/delivery vehicles, to ensure space for both these things is incorporated into initial designs of development, and they do not have to be squeezed into locations that were not originally intended?</p> <p>Paragraphs 3.4, 3.10: There is no evidence of money having been spent on highway or drainage improvements in our area; how would we know if it had been? Could CIL funds be allocated away from our area towards those with neighbourhood forums? Which council officer is responsible for ensuring fairness of the CIL budget and publicising the availability of the money collected for the area appropriately? I am not aware of such publicity for Maybury.</p>	<p>Proposals regarding the publicising of planning applications are set out in the draft Statement of Community Involvement (consulted on September-November 2021; the respondent also produced a response to that consultation)</p> <p>Agree with regard to utility cabinets. Insert reference into Paragraph 2.6, to read: '<i>Particular care should be taken when siting bin stores, <u>utility cabinets</u> and similar domestic structures...</i>'. Parking for telecom and delivery vehicles would come under the category of visitor parking, which is addressed by the Parking Standards SPD (2018) (Table 3)</p> <p>The CIL charge includes a 'neighbourhood portion' comprising 25% of locally generated CIL receipts in areas with an adopted Neighbourhood Plan, and 15% in areas without. These proportions are set out in national regulations. The way this is implemented in Woking is set out on the following webpage, and the pages linked to from it: https://www.woking.gov.uk/planning-and-building-control/planning/planning-policies-and-guidance/how-we-spend-income-cil-levy</p>

	Name of respondent	Summary of representation	Officer's response
		<p>Woking Park is too small, cannot accommodate any more activities. Every area should have green spaces with clean air (especially where homes are small, with small or no gardens) and CIL should be used to provide more of these spaces.</p> <p>Paragraph 3.10: Will planning permissions include conditions regarding the maintenance of wall and roof gardens and other areas of relaxation?</p> <p>Paragraph 3.18 and Appendix 1 (Recommended Garden Amenity Area): Elderly and disabled people in sheltered accommodation need green, recreational space and fresh air just like everyone else (good for their health); internal space, or a loggia above ground floor level, is not enough.</p>	<p>This is provided for by paragraph 3.11 of the SPD; and policy CS17 and Appendix 4 of the Core Strategy. The Town Centre Masterplan will include proposals for the public realm in the town centre.</p> <p>This is common practice for the Council, in line with policy DM1 of the Development Management Policies DPD. However, it would be worth including a sentence to the end of this paragraph to cement its usage, as follows: <u>'Where communal outdoor amenity space is proposed, its retention and maintenance for the lifetime of the development (as well as a management plan) should be secured by planning condition.'</u></p> <p>This appears to be a misunderstanding; the SPD does require garden amenity space for sheltered accommodation, it simply does not require it to be of a specific size.</p>

	Name of respondent	Summary of representation	Officer's response
		<p>External areas allow residents to meet visitors in some privacy. See the Railway care home in Oriental Road for an example.</p> <p>Appendix 1 (Recommended Garden Amenity Area). Special treatment for conservation areas allows for the continuation of an unfair policy: people living in less affluent areas are treated worse, in terms of their amenity and health. The document should seek to ensure that buildings are of an appropriate size and quality to ensure the good health of everyone in the town.</p>	<p>Conservation areas and other older housing areas receive special treatment for the sake of their heritage value and townscape character, not for the amenity of their residents. However, the final sentence is supported. Therefore amend the second bullet on page 24 to read: <i>'Standards of amenity may be relaxed for housing in Woking Town Centre and West Byfleet District Centre which are close to a range of facilities although the Council may <u>will normally</u> seek a contribution towards improvements to the public realm in lieu of on-site amenity provision.'</i></p>
2	C Hutchison (Carter Jonas) on behalf of Ecoworld	<p>The proposed update is welcomed; the current SPD is very old.</p> <p>Different approaches should be taken to matters such as separation distances and daylight/sunlight in areas like the Town Centre, as opposed to the rest of the borough.</p> <p>The document should be updated to provide a measuring tool that considers the individual circumstances of allocated sites.</p>	<p>Support welcomed. The SPD provides a useful guide to the way the Council manages development across the borough. Certain sections of the SPD refer to development being treated differently in different areas. Overall, the SPD is flexible enough to allow it to be applied to the various character areas in the Borough, including the Town Centre. Together with the Design SPD and Woking Character Study, there is a sufficient body of evidence to allow for the</p>

	Name of respondent	Summary of representation	Officer's response
		<p>The provision of high density residential development in tall buildings is an important aspect of the Council's housing strategy, as detailed in the report to Executive in July 2021 regarding the Town Centre Masterplan. The draft SPD should be updated to reflect this, and the direction of growth set out in the future Masterplan. More emphasis should be placed on the flexibility advocated in national policy to achieve a high quality of design, in turn allowing for a design-led approach to mitigating impacts on outlook, amenity and daylight.</p> <p>The findings detailed in Appendix 2 (specifically, that several authorities have back-to-back distances much less than 30m, and only two have specific distances for flats) should inform the content of the SPD, by introducing flexibility in the design development of town centre schemes.</p>	<p>assessment of development in different contexts across the Borough.</p> <p>With regard to the Town Centre specifically, there will be additional layer of guidance in the Town Centre Masterplan which will establish some key principles against which applications in this area will be assessed.</p> <p>Appendix 1, which contains the recommended rear-to-rear distances for Woking, already states <i>'Standards of amenity may be relaxed for housing in Woking Town Centre...'</i></p>
3	J Greene (Spatial Planning, Surrey County Council)	No comments	Noted

	Name of respondent	Summary of representation	Officer's response
4	T Howe (Historic Environment Planning, Surrey County Council)	No comments	Noted
5	B Ginn (National Highways)	No comments	Noted