

## **Outlook, Amenity, Privacy and Daylight SPD Consultation Statement in accordance with Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

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 as a result of the representations received, 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.'*

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”*

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  
Alliance Environment And Planning Ltd  
Alliance Planning  
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  
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 Neighbourhood Forum  
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  
West Byfleet Neighbourhood Forum  
West Byfleet Neighbourhood Forum  
West Byfleet Neighbourhood Forum  
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 Church 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  
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, utility cabinets 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:  <a href="https://www.woking.gov.uk/planning-and-building-control/planning/planning-policies-and-guidance/how-we-spend-income-cil-levy">https://www.woking.gov.uk/planning-and-building-control/planning/planning-policies-and-guidance/how-we-spend-income-cil-levy</a></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: <i><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></i></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 will normally 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



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