

CHAPTER 6: HOUSING

INTRODUCTION 3/4

- 6.1 This Chapter identifies land for new housing both during the Plan period and in the longer term. Particular types of housing the Council will expect to see included in these developments are identified. The Chapter also includes policies to guide the development of housing on all sites, large and small, from new estates to domestic extensions, and identifies areas of special character where policies will be applied particularly carefully.

DESCRIPTION OF THE BOROUGH AND RECENT TRENDS

- 6.2 Approximately 60% of the Borough is covered by Green Belt policy, and its housing is concentrated mainly in the residential areas surrounding Woking town centre - Horsell, Mount Hermon, Kingfield and Westfield and Sheerwater and more free-standing areas such as Byfleet, West Byfleet, Pyrford, Knaphill and St. John's.
- 6.3 There were, at 1 April 1999, approximately 36,700 dwellings in the Borough. Over the past 20 years, Woking has been one of the fastest growing Boroughs in Surrey, with 4,800 of total dwellings, or 13%, having been completed since 1981. Much of this increase in the number of dwellings has accommodated growth in the numbers of households - which expanded by approximately 5,200 (from 28,333 in 1981 to 33,509 in 1991) - rather than a growth in population, which increased by 5,500 over this period (from 81,303 in 1981 to 86,780 in 1991).
- 6.4 A large proportion of the dwelling stock is relatively modern. It consists of a mixture of large residential areas comprising detached houses set in spacious surroundings, substantial communities of mainly semi detached and terraced housing - mostly post war - and some more modern blocks of low rise flats. There are also smaller pockets of much older housing, especially in areas close to Woking town centre, some of which has been sub-divided.
- 6.5 In terms of tenure, at the 1991 Census of Population, 77% of the dwelling stock was owner occupied, - an increase of 7% since the 1981 Census, 13% was rented from the Council - a decrease of 5% since 1981, and the proportion in other tenures, mainly privately rented, was 10%, a reduction of 2%. Since this date, the number of properties in Council ownership has decreased further, to 4000 approximately, but the number of properties owned by Housing Associations has increased, to a total of approximately 1000 dwellings at 1 April 1999.
- 6.6 Several significant trends have occurred in respect of house building, housing requirements and needs in recent years. In terms of the level of new house construction, revisions to the Surrey Structure Plan have resulted in a reducing

requirement for additional housing land compared with the situation in the 1970s and 1980s described above. Consequently, there has been a decreasing level of housing completions on sites of all sizes and these have averaged approximately 200 per year since 1991. In particular, a diminishing supply of “windfall” sites have come forward for development, that is, sites not previously identified in Local Plans as available for housing development. The reason for this is that fewer such sites are available as surplus school and community sites have become used up and policies restricting the loss of employment sites and open space have come into effect

- 6.7 Despite the general affluence of the area, high house prices, the continuing sale of Council housing, and the general lack of sites suitable for the development of lower cost housing in Woking, access to decent housing remains a problem for many households. Increasing numbers of households are looking to the Council for accommodation but fewer are families with children
- 6.8 68% of all dwellings consisted of 3 bedrooms or more at the 1991 Census. Since the mid to late 1980s, policies aimed at encouraging the provision of small dwellings and also, greater market demand for this type of property have increased the representation of 1 and 2 bedroomed dwellings. Consequently, it is likely that the distribution of dwellings of different sizes now better represents the household structure of the Borough, where, at the 1991 Census, 58% of all households consisted of 1 or 2 people. The 1995 Housing Needs Survey confirmed that a high proportion of housing requirements are for smaller dwellings.
- 6.9 A strong demand for high standards of design, layout and amenity has become apparent in recent years, as shown by the increased opposition to many proposals for residential development in the built up areas of the Borough, especially those of an “infill” or “backland” nature
- 6.10 There is also an increased concern as to the need to design new dwellings that are sustainable both in terms of the materials used for their construction and to locate them in proximity to public transport, local shops and schools and other facilities, thereby allowing residents to have choices of transport mode other than relying solely on the private car.
- 6.11 Therefore, the policies for the development and location of new housing must respect these trends and concerns. The central concern of these policies must be to ensure that on the one hand, they satisfy the material requirements of households for housing of good quality but on the other, ensure that environmental objectives are adhered to.

NATIONAL/REGIONAL CONTEXT

- 6.12 The policies in this Plan are guided by Government guidance in the form of Regional Planning Guidance (RPG’s) and Planning Policy Guidance Notes (PPG’s). Those of relevance to the Employment and Economic Development Chapter are listed below.

- 6.13 *RPG9 - Regional Planning Guidance for the South East* states that Local Plans should help ensure that the housing needs of all sections of the population are met, whilst maintaining the quality of the environment. The Guidance states that the region should plan to meet its own generated demand for housing .
- 6.14 The key piece of policy guidance governing Housing policies in a Planning context is *PPG3 - "Housing"*. This Guidance addresses most of the topics which need to be covered in Local Plan policies. *PPG3* identifies the following roles for Local Plans:
- § to demonstrate a continuous and adequate supply of land for housing, in order to provide choice and diversity. The dwelling requirements for districts derive from the County Structure Plan, and Local Plans should translate these into more detailed development control policies and map based allocations. As many sites as possible should be individually identified and allowance may also be made for windfall sites. A variety of sites, both in terms of size and location, should be provided.
 - § to identify locations for new housing which integrates well with the existing pattern of development and takes account of the availability of infrastructure, including public transport
 - § to develop policies which make full and effective use of land within urban areas, especially derelict, underused and waste land, thereby reducing pressure for development in the countryside
 - § to protect the character of existing residential areas, achieving a high quality of design overall and paying particular attention to matters such as overall scale and density, layout, landscaping and consistency with surroundings.
- 6.15 A further key area covered by *PPG3* and supplemented by Circular 6/98 "Planning and Affordable Housing" is the guidance as to how Local Plans should frame policies on affordable housing and how it may be negotiated as an element of larger housing schemes. The guidance details those criteria which it is acceptable for Local Plans to refer to, for example, they should explain how it is intended affordable housing should be maintained as such for the benefit of future households and may specify the proportion of affordable dwellings to be provided on specific sites. Local Plan policies may not, however, specify the form of tenure which affordable housing should take. Local authorities may also include in Local Plans, where there is evidence of local need, an indication that they will seek to negotiate elements of housing suitable for people with disabilities, on suitable sites, and may control the mix of house types where there are specific planning reasons and providing marketing considerations are taken into account.
- 6.16 *PPG12 - Development Plans and Regional Guidance* indicates how the issue of the phasing of housing development should be addressed in Local Plans and emphasises the importance of siting housing developments so as to minimise the emission of greenhouse gases.
- 6.17 *PPG13 - Transport* also emphasises the preferred location for new housing development and states that Local Plans should allocate the maximum

proportion of new housing in existing larger urban areas where they are accessible to facilities and public transport.

COUNTY PLANNING CONTEXT

- 6.18 The Surrey Structure Plan 1994 reflects the above national and regional planning guidance and provides the strategic policy context for developing planning policies for housing in the Local Plan. Policies DP3 to DP7 constitute the main policy framework.
- 6.19 The Structure Plan sets out the number of dwellings for which the Local Plan should make provision up to 2006 and explains the principles guiding the phasing of the release of housing sites. Woking's allocation is for 3550 dwellings, to be provided in two phases of 2800 dwellings up to 2001 and 750 dwellings between 2001 and 2006. Sites allocated for the latter period should not be released before 2001 unless necessary to meet the 5 year housing land requirement. Development on unallocated sites may be refused if it would result in significant over provision.
- 6.20 The Structure Plan states that the preferred location for new housing is in existing urban areas, constructed at a density appropriate to the character of the surrounding area. However, in certain areas, particularly those identified in the Local Plan as worthy of particular measures in order to conserve the quality and character of their environment, significantly increased densities will not normally be permitted. Dwellings which meet the demands of certain categories of households, for example, newly formed households and single people will be permitted. The Plan also provides guidance on the issue of negotiating affordable housing, leaving individual districts to establish an appropriate target provision for affordable housing based on local housing needs surveys.

OTHER COUNCIL POLICIES

Housing Strategy

- 6.21 The Housing Strategy for Woking 1999 - 2002 is the Council's current statement on how it intends to ensure the housing needs of Woking residents are met, by clearly establishing housing needs, agreeing priorities and targeting action. The Council has an increasingly important "enabling" role and this requires close co-ordination between planning and housing policies, to ensure that opportunities for achieving affordable housing are maximised and that the Local Plan policy on this type of housing is based on up to date local information.



OLD WOKING

OBJECTIVES FOR HOUSING POLICIES

6.22 The Council has to ensure that adequate provision is made to meet the housing supply requirements set out in the Surrey Structure Plan. At the same time, the protection of scarce resources such as the Green Belt and the need to ensure that development observes principles of sustainability are equally crucial considerations. Also of central importance is the need to ensure that new housing is affordable, and development is consistent in terms of character and scale with its surroundings, and makes a positive contribution to its local environment.

6.23 Accordingly, the strategic objective for the Housing policies is as follows:

The Council will provide for housing development in accordance with Surrey Structure Plan requirements. Within this provision, the Council will seek affordable housing to meet local needs

6.24 The objectives for the Housing policies may be spelt out in more detail as follows :

1. to ensure that sufficient land is available during the Plan period to meet Structure Plan and consequent 5 year housing land requirements;
2. to provide for the majority of new housing in the existing developed areas of Woking through redevelopment, new development and to some extent through conversions, in order both to reduce incursion into the countryside and to encourage patterns of sustainable development and energy efficiency;

3. to require high standards of design, layout, and consistency with surroundings in respect of all new dwellings and expect the density of development to reflect both the location of the site and the character of the area. This should ensure that all new residential development makes a positive contribution to its local environment rather than detracts from it.
4. to ensure a sufficient choice of dwellings to meet the full range of housing and household requirements, with special reference to the need to provide for smaller households, those with special needs and households on lower incomes;

6.25 With regard to the last objective, securing affordable housing is a key aim of the Council. Affordable housing covers a wide range of types of housing, and planning policies can make a contribution towards achieving this objective. The relevant policies in the Local Plan Review seek to maximise the contribution that these types of housing development make towards meeting the Borough's housing needs.

6.26 The following policies are designed to achieve these objectives. They fall into 3 main subject areas:

- § Amount of New Housing
- § Type of New Housing
- § New and Replacement Housing in Urban Areas

POLICIES 3/4

AMOUNT OF NEW HOUSING

~~HSG1 - HOUSING TARGET ALLOCATION~~

~~PROVISION WILL BE MADE FOR A PHASED INCREASE IN THE DWELLING STOCK OF 2800 DWELLINGS BETWEEN 1.4.91 AND 31.3.2001, AND OF 750 DWELLINGS BETWEEN 1.4.2001 AND 31.3.2006, MAKING A TOTAL OF 3550 UNITS.~~

~~THE COUNCIL WILL CONTINUALLY MONITOR THE SUPPLY OF HOUSING IN RELATION TO STRUCTURE PLAN REQUIREMENTS. LONG TERM AND WINDFALL HOUSING SITES WILL BE RELEASED AS NECESSARY TO MEET THESE REQUIREMENTS.~~

JUSTIFICATION

- 6.27 ~~The Surrey Structure Plan 1994 Policy DP4 requires Woking Borough to make provision for an additional 3550 units between 1 April 1991 and 31 March 2006. This will be met through several means:~~

- ~~§ — units already completed since 1991~~
- ~~§ — existing planning permissions on sites of more than 1 ha~~
- ~~§ — estimated completions on windfall sites within the urban area of less than 1 ha~~
- ~~§ — sites allocated for development up to 2006~~

~~— The contribution these made at 1st of April 1999 is shown at Appendix 4.~~

- 6.28 ~~Preference will be given to development on identified and windfall sites, including conversions, provided the criteria set out in the relevant policies below are met. The release of sites excluded from the Green Belt under Policy GRB6 are to be phased as detailed in Policies HSG5 and HSG6.~~

- 6.29 ~~The estimate for completions from windfall sites in the period up to 2006 is calculated on the basis of 60% of the completions that occurred on such sites between 1986 and 1995. This lower rate reflects the greater protection to be afforded to sites of environmental value in the urban area, such as open space, and to the safeguarding of sites currently in employment use. It is therefore expected that such sites will yield approximately 100 units per year. The criteria for judging whether permission will be granted for housing development on windfall sites are set out under Policy HSG7 below.~~

HSG2 Ý IDENTIFIED SITES 1996 - 2001

RESIDENTIAL DEVELOPMENT WILL BE PERMITTED ON THE FOLLOWING SITES, FOR APPROXIMATELY THE NUMBERS OF UNITS SHOWN:

VALE FARM ROAD*	40 UNITS
MAYBURY ALLOTMENTS/ MONUMENT HILL SCHOOL PLAYING FIELDS	30 UNITS
OAKTREE ROAD *	100 UNITS
BROOKWOOD HOSPITAL CORE (SOUTHERN PART) *	150 UNITS
BROOKWOOD HOSPITAL NORTHERN CORE (PART) **	130 UNITS
VICTORIA HOSPITAL SITE, VICTORIA WAY *	75 UNITS

TOTAL *525 UNITS*

* PLANNING PERMISSION HAS BEEN GRANTED FOR THE DEVELOPMENT OF THESE SITES

** PLANNING PERMISSION HAS BEEN GRANTED FOR CONVERSION OF EXISTING BUILDINGS ON PART OF THIS SITE TO 24 RESIDENTIAL UNITS

JUSTIFICATION

- 6.30 The above sites have been identified as suitable for housing development because they are all situated within the urban area or are on the fringe of the urban area and relate well to it, thereby helping to preserve those areas of the Borough covered by Green Belt policies. Moreover, they are generally better situated in terms of facilities such as schools, shops and local employment and are closer to public transport routes than sites in the Green Belt. The release of these sites, nearly all of which are in public ownership, will be ordered so as to ensure a regular flow of housing sites coming onto the market.
- 6.31 The figures for the capacity of each site are approximate only and are likely to be modified in the event of a planning application being submitted. The estimates were generally arrived at on the basis of a density assumption of 25 units per hectare (10 units per acre), although this approach was not necessarily applied in respect of sites in the town centre and/or where there has in the past been a planning application.
- 6.32 Site briefs may be prepared for each of these sites in order to provide detailed guidelines for development. These will include guidance as to the mix of dwelling sizes, open space provision and any other planning benefits. Affordable housing will also be expected on these sites; policy HSG10 below specifies the proportion of affordable housing that each site will be expected to contribute (Proposal Sites 2/H, 6/M, 16H, 17H, 19/H/C, 20/H, & 22H).

~~HSG3 – IDENTIFIED SITES 2001 TO 2006~~

~~RESIDENTIAL DEVELOPMENT WILL BE PERMITTED FROM 1 APRIL 2001, ON THE FOLLOWING SITES, FOR APPROXIMATELY THE NUMBER OF UNITS SHOWN~~

BROOKWOOD HOSPITAL NORTHERN CORE (PART)	60 UNITS
REDDING WAY	110 UNITS
TOTAL	170 UNITS

~~THE DEVELOPMENT WILL ONLY BE PERMITTED BEFORE THIS DATE IF IT IS NECESSARY TO MEET THE HOUSING LAND SUPPLY PROVISIONS OF THE SURREY STRUCTURE PLAN.~~

JUSTIFICATION

- ~~6.33 – Deferring the release of these sites at Brookwood Hospital until after 2001 both maximises the chance of the A322 improvements having been completed, hence minimising traffic impact, and also fulfils the aim of phasing the release of housing land over the Plan period. However, should insufficient “windfall” housing sites come forward to meet Structure Plan requirements before 2001, it may be necessary to release some or all of the land before this date.~~
- ~~6.34 – A site brief may be prepared for these sites. This will give details of the type and mix of dwellings which the local authority will expect to see provided on the site, open space provision, highway arrangements a component of affordable housing and any other planning benefits expected. Design Principles are set out in the Schedule of Proposals (Proposal Sites 17/H, 18/H, 20H).~~

~~HSG4 – BROOKWOOD HOSPITAL FLORENCE BUILDINGS (WESTERN SECTION)~~

~~THE COUNCIL WILL SEEK TO ENSURE THAT THE WESTERN SECTION OF THE FLORENCE BUILDINGS IN THE BROOKWOOD HOSPITAL CORE AREA, AS IDENTIFIED ON THE PROPOSALS MAP, IS RETAINED AND CONVERTED TO A RESIDENTIAL USE.~~

JUSTIFICATION

- ~~6.35 – Policies HSG2 and HSG3 above refer to that area of the core of Brookwood Hospital which is currently occupied by buildings of no particular architectural merit which previously formed the wards, administrative and social areas of the Hospital.~~

- ~~6.36 The western section of the Florence Buildings, excluding its rear extensions, is on the local list of buildings of architectural and historic merit. It is considered important to retain this building which has a potential future for conversion for residential purposes. Such conversion may require slight adjustment to the building line at the rear, to enable efficient design. The local authority will therefore expect any planning application for the use of these now redundant buildings to be primarily for residential use.~~
- ~~6.37 It is important to ensure the future residential use of these buildings not only because of aesthetic and conservation considerations, but also because, as explained in Policy HSG1 above, it is vital to ensure that the best use is made of existing urban land for housing purposes. Housing would also constitute a pattern of development compatible with the remainder of the site. The commercial use of these buildings is considered undesirable as there is no identified need for additional large scale office development and there would be higher levels of traffic generation associated with this form of development~~
- ~~6.38 Planning permission has been granted for the retention and conversion of the Florence Buildings as a whole for residential development with an element of A1 and A3 uses. This scheme safeguards the locally listed building and its setting, and any alternative planning applications will need to demonstrate that they also achieve this. More details are set out in the Schedule of Proposals. (Proposal Site 21H).~~

HSG5 Y MOOR LANE WESTFIELD

THE PHASED RELEASE FOR HOUSING DEVELOPMENT OF LAND AT MOOR LANE WESTFIELD WILL BE PERMITTED AFTER APRIL 1 2001, IF IT IS NECESSARY TO MEET THE HOUSING SUPPLY PROVISIONS OF THE SURREY STRUCTURE PLAN OR TO MEET ANY DEFICIT IN THE 5 YEAR HOUSING LAND SUPPLY AFTER THIS DATE.

JUSTIFICATION

- 6.39 The land at Moor Lane lies between the existing urban area and the boundary of the Green Belt. It is not included in the Green Belt but will be subject to Green Belt policy under Policy GRB6. As such, the Council will not normally permit development other than for the essential requirements of agriculture, forestry and outdoor recreation and will not permit any development which would prejudice the long term use of the site for housing.
- 6.40 The exclusion of the Moor Lane site from the Green Belt is necessary to allow for development in the longer term. The site may be needed to meet Surrey Structure Plan housing provision in the period after 2001. It will not be released before this date and until it is released will be subject to Policy GRB6.

- 6.41 The site can accommodate approximately 200 dwellings overall, and it is probable that its release will occur in phases after 2001 as it is required to meet either Surrey Structure Plan 1994 and/or 5 year housing land housing requirements. If it is not required for this purpose, it will continue to be safeguarded beyond the Plan period, i.e. post 2006, and will not necessarily be released at this point unless required. However, if release of part only of the site is needed before 2006 it is likely that a certain minimum amount of land will be needed in order to finance necessary infrastructure works and facilities such as open space (Proposal Site 13H).

HSG6 ~~Y~~ BROOKWOOD FARM

THE COUNCIL WILL CONTINUE TO SAFEGUARD LAND AT BROOKWOOD FARM FOR POSSIBLE LONG TERM HOUSING PURPOSES

JUSTIFICATION

- 6.42 The Woking Borough Local Plan 1993 designated land at Brookwood Farm as an area beyond the existing urban area excluded from the Green Belt, to be safeguarded for possible long term development needs, but subject in the interim to Green Belt policy, i.e. development other than for the essential requirements of agriculture, forestry and outdoor recreation will not normally be allowed. See also Policy GRB6

~~HSG7~~ ~~Y~~ ~~WINDFALL SITES~~

~~RESIDENTIAL DEVELOPMENT OF UNIDENTIFIED SITES IN THE URBAN AREA OF 0.4 HECTARES OR MORE WILL BE PERMITTED PROVIDED THE FOLLOWING CRITERIA ARE MET:~~

- ~~(I) THE PROPOSAL DOES NOT RESULT IN THE LOSS OF LAND PROTECTED BY OTHER POLICIES IN THE LOCAL PLAN~~
- ~~(II) RELEVANT POLICY GUIDANCE ON THE DEVELOPMENT OF SITES WITHIN THE URBAN AREA IS MET~~
- ~~(III) AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED ON SITES WHICH MEET THE CRITERIA OF POLICY HSG10~~

~~IN THE EVENT THAT THE HOUSING LAND SUPPLY RESULTING FROM THE GRANTING OF A PLANNING PERMISSION ON A WINDFALL SITE EXCEEDS THE FIVE YEAR STRUCTURE PLAN HOUSING REQUIREMENT BY MORE THAN 20%, THE COUNCIL MAY REFUSE PLANNING PERMISSION ON SITES OF A PREDOMINANTLY OPEN NATURE ON THE GROUNDS OF PREMATURITY.~~

JUSTIFICATION

- ~~6.43 An important element in housing supply is “windfall” development – these are sites which are brought forward for development but which cannot be predicted with accuracy in advance the granting of planning permission.~~
- ~~6.44 Windfall development is therefore a key component in meeting Surrey Structure Plan housing requirements and as set out in Policy HSG1 is anticipated to provide about 100 dwellings per year on sites of less than 1 hectare.~~
- ~~6.45 In view of the importance of windfall development in meeting housing requirements in Woking, it is likely that housing development will be permitted provided it is consistent with the other policies of the plan. This means that it must not take land required for another use, such as employment, must conform to the policies on mix, design and layout of housing elsewhere in this chapter, and must provide open space and other facilities as appropriate.~~
- ~~6.46 However, in order to ensure the orderly release of land for housing purposes and the safeguarding of reserve sites for as long as possible, the Council may refuse applications for housing development on unidentified sites of more than 0.4 ha where there is more than a 20% excess of supply over the 5 year housing supply on grounds of prematurity, where these are sites of a predominantly open nature such as large areas of back garden land, surplus playing field sites and sports facility sites. It is not considered desirable to delay the redevelopment of currently developed sites in this way as this could result in sites becoming derelict and unsightly, or for example delay the removal of an obnoxious use.~~
- ~~6.47 Where a windfall site complies with the criteria of Policy HSG10 below, – that is, in excess of 1 hectares or 25 dwellings, the Council will seek to negotiate an element of affordable housing. The provision of such housing however will not generally be an adequate reason for granting a permission if a 5 year housing supply plus 20% exists.~~

HSG8 Ÿ LOSS OF RESIDENTIAL LAND AND BUILDINGS

PROPOSALS FOR THE CHANGE OF USE OF ANY EXISTING OR PROPOSED RESIDENTIAL LAND OR BUILDINGS OR PART OF ANY BUILDING WHICH CAN STILL REASONABLY BE USED FOR RESIDENTIAL PURPOSES WILL NOT NORMALLY BE PERMITTED.

WHERE REDEVELOPMENT OF EXISTING HOUSING IS PERMITTED, THE COUNCIL WILL NORMALLY REQUIRE A NUMBER OF UNITS AT LEAST EQUIVALENT TO THE NUMBER CURRENTLY ON THE SITE.

JUSTIFICATION

- 6.48 The importance of maintaining the Green Belt in the Borough and the need to retain valuable urban open land make it essential that existing or proposed residential land and buildings are not lost to alternative uses without good cause.
- 6.49 The first section of the policy will apply to all sites having an extant planning permission for housing on or subsequent to the date of deposit, irrespective of whether a planning permission subsequently lapses.

TYPE OF NEW HOUSING

HSG 9 SMALL DWELLINGS

ON ALL HOUSING SITES OF MORE THAN 0.4 HECTARES (1 ACRE) OR 20 UNITS, THE COUNCIL WILL EXPECT A MIX OF DWELLING SIZES, INCORPORATING A SIGNIFICANT PROPORTION OF ONE OR TWO BEDROOM UNITS.

THE COUNCIL WILL ALSO ENCOURAGE THE PROVISION OF SMALL DWELLING UNITS ON SUITABLE SMALLER SITES

JUSTIFICATION

- 6.50 In Woking, at the 1991 Census, only 32% of dwellings consisted of 1 and 2 bedrooms. However, 58% of households consisted of 1 or 2 people only and household projections suggest that the number of smaller households will continue to increase - average household size in Woking is projected to decrease from 2.56 in 1991 to 2.4 in 2006. Moreover, the Council's 1995 Housing Needs Survey found that 56% of the households identified as being "in need" required a dwelling consisting of 1 or 2 bedrooms. It is therefore important to redress the imbalance between housing and household size wherever possible.
- 6.51 As well as providing a greater degree of housing choice to local residents, it is also desirable to maximise the numbers of smaller units in order to meet priority housing needs, particularly those of young couples, newly formed households, single people and the elderly, who may also require an element of sheltered accommodation. Furthermore, maximising the use of urban land assists in safeguarding the future of the Green Belt.
- 6.52 The requirement for larger sites to provide a significant proportion of small units will apply to all sites of more than 0.4 ha, unless good reasons exist to the contrary, for example, the topography of the site is unsuitable. Recognising the fact that single people may often prefer a 2 bedroom dwelling, the Council will be flexible as to the size of the small dwelling provided.

Generally, the fact that the surrounding area consists of perhaps larger single family dwellings will not rule out the provision of smaller dwellings - for example, apartment type developments in the lower density areas of the Borough could contribute to the increase in the stock of smaller dwellings and meet the housing requirements of, for example, elderly people who wish to stay in the immediate area but require a smaller dwelling. Externally, such schemes should be compatible with the residential character of the area. A good example of such a scheme is that at the Turnoak Roundabout, Woking.

- 6.53 The encouragement of the provision of smaller units will also apply to all smaller sites insofar as this provision is compatible with the maintenance of acceptable environmental standards and the criteria in Policies HSG18 and HSG19. On suitable sites the Council will expect a dwelling mix incorporating small dwellings as well as affordable dwellings

HSG10 ✓ AFFORDABLE HOUSING THROUGH NEW BUILD

THE COUNCIL WILL EXPECT THE PROVISION OF AFFORDABLE HOUSING ON THE FOLLOWING SITES. THE NUMBERS INDICATED SHOULD BE REGARDED AS A MINIMUM

- § VALE FARM ROAD - 10 UNITS
- § OAKTREE ROAD - 25 UNITS
- § BROOKWOOD HOSPITAL CORE (SOUTH) - 35 UNITS
- § VICTORIA HOSPITAL SITE - 19 UNITS
- § BROOKWOOD HOSPITAL CORE (NORTH) - 47 UNITS
- § MOOR LANE, WESTFIELD - 50 UNITS
- § REDDING WAY NORTH - 12 UNITS
- § MONUMENT HILL SCHOOL PLAYING FIELDS - 7 UNITS

ON ALL OTHER HOUSING SITES OF MORE THAN 1 HECTARE OR 25 UNITS THE COUNCIL WILL NORMALLY EXPECT AN ELEMENT OF AFFORDABLE HOUSING TO BE PROVIDED, SUBJECT TO COMPLIANCE WITH THE CRITERIA IN POLICIES HSG18 AND HSG19, THE EXACT PROPORTION TO BE DETERMINED THROUGH CONSIDERATION OF MARKET AND SITE CONDITIONS AND LOCAL NEEDS AND THROUGH A PROCESS OF NEGOTIATION WITH THE DEVELOPER OF THE SITE.

THE COUNCIL WILL MONITOR THE PROVISION OF AFFORDABLE HOUSING IN ORDER TO ENSURE THAT ALL OPPORTUNITIES TO PROVIDE SUCH HOUSING ARE BEING TAKEN.

JUSTIFICATION

- 6.54 A community's need for affordable housing is a material planning consideration. Affordable housing may be defined as "housing to meet the needs of those on lower incomes who are unable to buy or rent on the open

market. It often includes housing where some form of subsidy is included to reduce costs and bring prices, either for sale or rent, more within the reach of lower income groups.” In practice, affordable housing covers a wide range of housing types, including:

- § new build housing to rent
- § conversions
- § the use of flats above shops
- § small dwellings where these are sold at below normal market prices
- § houses in multiple occupation
- § sheltered and special needs housing
- § shared ownership housing

- 6.55 Within the Surrey Structure Plan 1994 dwelling requirement identified under Policy HSG1 the Council will seek to meet affordable housing requirements by ensuring that up to 2006, affordable units are provided on all suitable sites. The proportion to be provided on individual sites will vary according to market and site conditions. It is considered that all the sites listed above are suitable for the inclusion of a significant element of affordable housing, as all are accessible to facilities such as schools, shops and centres of employment and all are accessible by a wide range of transport, including public transport, foot and cycles.
- 6.56 The Council’s Housing Needs Survey March 1995 found that 543 affordable housing units are required up to 2006 in addition to the affordable housing provision obtained through re-lets and the current building programme. This amounts to approximately 50 units annually. The actual proportion to be obtained through new build as opposed to the other sources of providing additional affordable housing listed above cannot be precisely forecast.
- 6.57 However, it is likely that at least 25% of the housing on identified sites and likely future windfall sites of at least 25 units or 1 ha will need to be affordable housing in order to meet the requirement. The precise amount will depend on the level of gains through other sources. In order to ensure adequate provision is made the number of affordable housing units gained will be closely monitored
- 6.58 In general, if a higher proportion than 25% of affordable housing is obtained on a particular site, this may not then be counted against a lower provision on alternative sites, although in certain circumstances, for example, where 2 sites in the same ownership come forward for development simultaneously, it may be possible to do this, provided parties are willing to enter into a legal agreement which ensures the affordable housing will be provided.
- 6.59 Where sites of less than 25 units or 1 ha are brought forward for development adjacent to sites which are also suitable for development, the local planning authority will require all available sites to be brought forward concurrently, so the affordable housing requirement can be assessed comprehensively.
- 6.60 Smaller units for sale will not in general count towards the affordable housing total. Median incomes in Woking mean that such units will not make any significant contribution to affordable housing needs, and none at all to the

requirement for family type accommodation. However there may be some locations which, while acceptable for housing, are not ideally suited, and consequently this will be reflected in the sale price. In these circumstances such development may contribute to affordable housing provision. Whether this is the case or not will be determined against income levels of those in housing need prevailing at the time.

- 6.61 Affordable housing will be achieved on the sites identified above and other suitable sites through a process of negotiation and discussion with the developer. The mechanisms for securing affordable housing will usually be an agreement under Section 106 of the Town and Country Planning Act 1990. In appropriate cases the Council will seek up to 100% nominations to properties covered by the agreement.
- 6.62 The Council will prepare revised supplementary planning guidance on the provision of affordable housing in order to assist developers and applicants. The Guidance will enlarge on what is meant by “market and site conditions” and will also set out criteria to be included in legal agreements, including, in appropriate cases, control over occupancy. It will also address the circumstances in which the Council may consider a financial contribution to the provision of affordable housing on another site, in lieu of the provision expected under this policy.

HSG11 ÷ FLATS ABOVE SHOPS

THE CHANGE OF USE OF VACANT OR UNDER USED ACCOMMODATION ABOVE SHOPS TO RESIDENTIAL PURPOSES WILL BE PERMITTED PROVIDED:

- (I) IT WOULD NOT RESULT IN A SHORTAGE OF SMALL BUSINESS PREMISES IN THE IMMEDIATE AREA
- (II) THE PROPERTY CAN BE OCCUPIED AS A SELF CONTAINED DWELLING UNIT.
- (III) THE APPROPRIATE CAR PARKING STANDARDS FOR SUCH DEVELOPMENTS CAN BE MET.

JUSTIFICATION

- 6.63 Vacant accommodation above shops can be a wasted residential resource. The aim of this policy is to permit such accommodation to be brought into residential use wherever possible. In certain limited cases planning permission is not required for the change of use of premises above shops to residential use. However this policy will apply whenever planning permission is required.
- 6.64 Some accommodation above shops is currently self contained office accommodation which provides space for small local firms. The change of use of such premises will only be permitted where they are currently vacant and evidence is provided that the marketing of the premises has been unsuccessful over a period of at least twelve months.
- 6.65 The proposed residential property must also be capable of being self contained. Where necessary the provision of a separate access will have to be included in the planning application for change of use. Car parking standards for dwellings of this type are lower than for purpose built flats and should be met.

HSG12 ÷ HIGH DENSITY RESIDENTIAL AREA

WITHIN THE HIGH DENSITY AREA SOUTH OF WOKING TOWN CENTRE AS SHOWN ON THE PROPOSALS MAP THE COUNCIL WILL PERMIT REDEVELOPMENT FOR HOUSING PURPOSES TO PROVIDE SMALL HOMES, PROVIDED PROPOSALS:

- (i) ARE ACCEPTABLE IN TERMS OF THEIR IMPACT ON THE ENVIRONMENT
- (ii) ARE APPROPRIATE, IN DESIGN AND LAYOUT, TO THE SIZE AND FORM OF THE SITE
- (iii) ARE ACCEPTABLE HAVING REGARD TO ACCESS AND PARKING CONSIDERATIONS

(iv) RELATE TO A SITE LARGE ENOUGH TO ACCOMMODATE A GOOD LAYOUT WITH ADEQUATE AMENITY SPACE AND SUITABLY LOCATED CAR PARKING.

JUSTIFICATION

- 6.66 Many single people, couples without children or older people prefer a central location, close to shops and public transport. An area on the south side of Woking town centre is considered particularly suitable for smaller units, at relatively high densities. A general density guideline in this area is 175 habitable rooms per hectare (70 per acre). However in practice the acceptable density on a site will usually be determined by the criteria specified in policies BE1 and HSG18, 19, 21 and 22, rather than by density criteria per se.
- 6.67 In some cases it will not be possible to provide a good quality layout with adequate amenity space and suitably located car parking through the piecemeal development of small sites. Such development could result in a cramped appearance, or over dominance of hard surfaces, and will not be acceptable.

HSG13 Y HOUSING FOR PEOPLE WITH DISABILITIES

THE COUNCIL WILL SEEK THE PROVISION ON SUITABLE LARGER SITES OF A PROPORTION OF NEW HOUSING WHICH IS SUITABLE FOR OCCUPATION BY PEOPLE WITH DISABILITIES. SUCH HOUSING SHOULD BE SPECIFICALLY DESIGNED FOR PEOPLE WHO USE WHEELCHAIRS

JUSTIFICATION

- 6.68 There are very few purpose built dwellings in Woking Borough designed specifically for people with physical disabilities. However, the recent Housing Needs Study identified 4% of the population as being less than fully independent, and housing for people with physical disabilities is essential to ensure the housing requirements of the various groups are met. Many needs can be met through adaptations to existing accommodation but there is also a need for purpose built dwellings. The main requirements for such dwellings will be: a level access or ramps to the dwelling itself; internal doorways of sufficient width to accommodate wheelchairs; a stairlift in appropriate cases; purpose designed toilet arrangements.
- 6.69 Therefore, in order to meet the needs of this sector of the population, on sites of 20 dwellings or more, the Council will seek to negotiate with developers the provision of a proportion of the dwellings suitable for households with disabilities. Such housing should be close to shops, services and public transport and on level sites. Whilst it may be provided to meet either affordable or market housing needs, where it is provided as the former, it will normally also count against affordable housing requirements. This policy does not refer

to the provision of group homes for ex-patients of large institutions, which will generally be provided through the conversion of existing dwellings, covered by Policy HSG16. Where such dwellings are to be provided by new build, they will need to conform with the relevant policies on the design of new dwellings. The Council will consult its Access Officer when applying this policy.

HSG14 Ľ ELDERLY PERSONS' HOUSING

THE PROVISION OF SHELTERED ACCOMMODATION FOR ELDERLY PEOPLE WILL GENERALLY BE PERMITTED WITHIN THE URBAN AREA PROVIDED THE CRITERIA SET OUT IN POLICIES HSG18, HSG19 AND HSG21 ARE MET. IN SUCH CASES, THE COUNCIL WILL ATTACH A LEGAL AGREEMENT TO RESTRICT OCCUPATION TO CERTAIN CATEGORIES OF PEOPLE.

JUSTIFICATION

- 6.70 The Council recognises the increasing need for accommodation specially designed for elderly people. These will often take the form of sheltered housing, where a warden is present. Provided the criteria guiding residential developments generally are met, such schemes will be acceptable throughout the built up areas of the Borough. Legal agreements will usually seek to restrict occupancy to persons over the age of 55. In general such housing generates fewer cars and this is reflected in current parking standards. However, the Council reserves the right to apply the full standard where a significant reduction in the demand for parking cannot be demonstrated.

HSG 15 Ľ HOUSES IN MULTIPLE OCCUPATION, BEDSITS AND SHARED HOUSES

THE CONVERSION OF DWELLINGS TO BEDSITS, SHARED HOUSES, GROUP HOMES AND RESIDENTIAL INSTITUTIONS WILL BE PERMITTED IF THIS DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND THE FOLLOWING CRITERIA ARE MET

- (i) THERE WOULD BE NO DETRIMENTAL IMPACT ON THE VISUAL APPEARANCE OF THE AREA AND THAT OF THE BUILDING ITSELF;
- (ii) ANY PROPOSED ALTERATIONS, EXTENSIONS OR ADDITIONAL AREAS OF HARD SURFACING REQUIRED TO ENABLE THE CONVERSION OF THE DWELLING ARE APPROPRIATE IN SCALE, FORM AND EXTENT TO THE SITE AND ITS SURROUNDINGS;
- (iii) MAXIMUM TREE COVER AND SCREENING IS RETAINED;

- (iv) BOUNDARY TREATMENT TO THE STREET FRONTAGE AND ADJACENT PROPERTIES IS RETAINED AND A SUFFICIENT AREA OF LANDSCAPED AMENITY IS RETAINED OR PROVIDED;
- (v) ACCESS IS ACCEPTABLE AND PARKING IS PROVIDED ON SITE IN ACCORDANCE WITH THE COUNCIL'S STANDARDS. CAR PARKING WILL NOT NORMALLY BE PERMITTED IN REAR GARDENS OR IN LOCATIONS WHICH MIGHT CAUSE A NUISANCE TO ADJOINING RESIDENTIAL PROPERTIES.
- (vi) THE INTERNAL LAYOUT OF ROOMS WITHIN THE PROPOSED CONVERSION WILL NOT CAUSE UNDUE DISTURBANCE TO ADJOINING RESIDENTIAL PROPERTIES WITHIN THE BUILDING.

JUSTIFICATION

- 6.71 This policy embraces a range of dwelling types, most of which provide low cost and/or short term housing and consist of dwellings with 6 or more persons sharing but with communal kitchen and bathroom facilities. If fewer than 6 persons share a dwelling, this does not constitute a change of use and as such, does not require planing permission
- 6.72 Dwellings of this type provide essential accommodation for young single people and increasingly, Care in the Community policies result in a need for group homes for ex - patients of large institutions. There is also an increasing need for specialist housing for elderly people, much of which may be provided through the conversion of larger houses to small residential homes.
- 6.73 There are many large houses in Woking which are suitable for conversion to bedsits, houses in multiple occupation or Group Homes, provided the above criteria can be met, though in reality it will often only be feasible to convert larger dwellings, many of which are close to the town centre. The usual car parking standards need not necessarily apply, since car ownership levels for residents in this type of property may often be relatively low. Similar considerations to the above will apply in respect of planning applications for new build group homes etc.
- 6.74 Houses in Multiple Occupation should also meet Environmental Health Standards as regards the provision of basic amenities and means of escape from fire. Arrangements should also be made for the maintenance of front and rear gardens and the general appearance of the property as a condition of the planning permission

HSG16 CONVERSIONS OF EXISTING DWELLINGS

THE COUNCIL WILL PERMIT THE CONVERSION OF DWELLINGS OF AN APPROPRIATE SIZE TO TWO OR MORE DWELLINGS, INCLUDING FLATS, PROVIDED THEY DO NOT ADVERSELY AFFECT

THE CHARACTER OF THE AREA AND THE FOLLOWING CRITERIA ARE MET:

- (i) THERE WOULD BE NO DETRIMENTAL IMPACT ON THE VISUAL APPEARANCE OF THE AREA AND THAT OF THE BUILDING ITSELF;
- (ii) ANY PROPOSED ALTERATIONS, EXTENSIONS OR ADDITIONAL AREAS OF HARD SURFACING REQUIRED TO ENABLE THE CONVERSION OF THE DWELLING ARE APPROPRIATE IN SCALE, FORM AND EXTENT TO THE SITE AND ITS SURROUNDINGS;
- (iii) MAXIMUM TREE COVER AND SCREENING IS RETAINED;
- (iv) BOUNDARY TREATMENT TO THE STREET FRONTAGE OF THE PROPERTY IS RETAINED AND A SUFFICIENT AREA OF LANDSCAPED AMENITY RETAINED OR PROVIDED;
- (v) EACH PROPOSED DWELLING HAS ACCESS TO A SUITABLE AREA OF GARDEN/SOFT AMENITY TOGETHER WITH SUITABLE PROVISION FOR THE ENCLOSED STORAGE OF REFUSE ;
- (vi) ACCESS IS ACCEPTABLE AND PARKING IS PROVIDED ON SITE IN ACCORDANCE WITH THE COUNCIL'S STANDARDS. CAR PARKING WILL NOT NORMALLY BE PERMITTED IN REAR GARDENS OR IN LOCATIONS WHICH MIGHT CAUSE A NUISANCE TO ADJOINING RESIDENTIAL PROPERTIES.
- (vii) THE INTERNAL LAYOUT OF ROOMS WITHIN THE PROPOSED CONVERSION WILL NOT CAUSE UNDUE DISTURBANCE TO ADJOINING RESIDENTIAL PROPERTIES IN THE BUILDING.

JUSTIFICATION

- 6.75 Conversions are a most useful way of meeting the Council's dwelling requirement and may enable many larger older properties to be retained which are important to the character of many residential areas. However, it is important that conversions contribute to maintaining the character of residential areas rather than detract from them - the conversion of a single dwelling house into several separate units may result in an increased intensity of use and possible adverse effects on the adjacent properties.
- 6.76 The criteria in this policy are therefore intended to guard against any deterioration of the environments in which conversions are permitted and to ensure that the amenity of adjoining properties is protected. It is unlikely that any dwelling with less than 4 bedrooms will be considered suitable for conversion since it will be difficult to achieve satisfactory space standards in smaller dwellings
- 6.77 Parking standards may be relaxed for proposals for conversions only in town centre locations or where adequate public off-street parking is available.

~~HSG17 - GYPSY SITES~~

~~PROPOSALS FOR GYPSY CARAVAN SITES WILL ONLY BE PERMITTED IF THEY COMPLY WITH THE FOLLOWING CRITERIA:~~

~~THE DEVELOPMENT~~

- ~~(i) IS NOT SITUATED IN THE GREEN BELT~~
- ~~(ii) THE SITE COMPRISES NO MORE THAN 2 PITCHES FOR RECOGNISED GYPSY FAMILIES~~
- ~~(iii) THE SITE COMPRISES RESIDENTIAL ACCOMMODATION ONLY, UNLESS THE PARTICULAR CIRCUMSTANCES OF THE SITE WOULD ENABLE BUSINESS USES TO BE ACCOMMODATED WITHOUT PREJUDICE TO OTHER CRITERIA IN THIS POLICY~~
- ~~(iv) THE DEVELOPMENT WOULD NOT HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT OR CHARACTER OF THE LOCALITY, IN PARTICULAR ON THE AMENITIES OF NEIGHBOURS ARISING FROM VEHICULAR MOVEMENT OR ACTIVITIES ON THE SITE~~
- ~~(v) THE DEVELOPMENT IS MADE COMPATIBLE WITH THE CHARACTER, PREVAILING DENSITY AND APPEARANCE OF THE SURROUNDING AREA~~
- ~~(vi) THE SITE HAS SAFE AND PROPER ACCESS TO A SUITABLE HIGHWAY AND CAN PROVIDE ADEQUATE CAR AND VEHICLE PARKING IN ACCORDANCE WITH THE COUNCIL'S CURRENT CAR PARKING STANDARDS~~
- ~~(vii) THE SITE IS WITHIN REASONABLE DISTANCES, USUALLY NOT MORE THAN 800 METRES, OF LOCAL SERVICES AND FACILITIES, INCLUDING SHOPS, SCHOOLS AND PUBLIC TRANSPORT~~

~~JUSTIFICATION~~

~~6.78 Local authorities have a discretionary power to provide Gypsy sites based on the results of bi-annual counts of Gypsy caravans and families in the Borough and Circular 1/94 requires Local Plans to include policies which set out criteria for determining private applications. Therefore, if the above criteria can be met, gypsy sites are considered to be an acceptable use in the urban areas of the Borough. However Circular 1/94 is explicit that Green Belt land should not be allocated for Gypsy sites.~~

~~6.79 There is currently one Gypsy site in Woking Borough at Burdeshott Lane, consisting of 16 pitches, and a further privately run site providing 5 pitches. At the time of the passing of the Criminal Justice and Public Order Act 1994, Woking was not a "designated" Borough insofar as it had made provision for one site only. However, in 1995, the County Council resolved that on the basis of count figures for the previous 3 years which showed no residual requirement for Woking-based families, there was no need for a further site. The latest~~

~~count figures confirm that this remains the situation. Therefore, it is considered that the existing level of site provision is adequate, and the use and turnover of pitches on existing sites, together with any sites which may come forward and satisfy the above criteria will be sufficient to meet current and projected needs.~~

NEW AND REPLACEMENT HOUSING IN URBAN AREAS

- 6.80 Although the supply of additional housing is generally encouraged the Council places the highest importance on protecting the environmental quality of the Borough. Wherever possible new development is expected to enhance the environmental quality of an area through the attainment of high standards of design, layout and material finish. The following detailed policies set out the Council's criteria of minimum acceptable standards.
- 6.81 To provide greater clarification on the standards a development should achieve both for proposed dwellings and existing dwellings in the vicinity of the development, a number of detailed policies are introduced. In particular, these provide detailed criteria on density, privacy, amenity and design. Further clarification is also provided on the assessment of extensions and annexes.

HSG18 Y RESIDENTIAL DEVELOPMENT IN URBAN AREAS

SUBJECT TO COMPLIANCE WITH OTHER POLICIES IN THE PLAN, PROPOSALS FOR THE RESIDENTIAL USE OF LAND WITHIN THE URBAN AREA WILL BE PERMITTED. ALL RESIDENTIAL DEVELOPMENTS, INCLUDING NEW DEVELOPMENTS FOR BOTH PRIVATE OCCUPATION AND USE AS A GROUP OR COMMUNAL DWELLING, AND ALSO EXTENSIONS AND ALTERATIONS TO EXISTING BUILDINGS SHOULD:

- (i) COMPLY FULLY WITH POLICIES BE7, REC3 AND REC4 WHICH PROTECT AGAINST LOSS OF OPEN AREAS
- (ii) COMPLY FULLY WITH THE OVERALL DESIGN CRITERIA SET OUT IN POLICY BE1 AND CLOSELY REFLECT THE RESIDENTIAL CHARACTER OF THE AREA;
- (iii) BE APPROPRIATE IN TERMS OF DENSITY AND SITE COVERAGE IN ACCORDANCE WITH POLICY HSG19;
- (iv) BE SUITABLY SPACED TO MAINTAIN AND PROVIDE ADEQUATE OUTLOOK, AMENITY, PRIVACY AND DAYLIGHTING BETWEEN DWELLINGS AND TO AVOID A CRAMPED APPEARANCE IN ACCORDANCE WITH POLICY HSG21; AND
- (v) BE ADEQUATE IN TERMS OF THE COUNCIL'S ACCESS AND CAR PARKING STANDARDS, INCLUDING MEETING THE NEEDS OF DISABLED RESIDENTS AND VISITORS, WITHOUT DETRIMENT TO THE AMENITY AND CHARACTER OF THE SURROUNDING AREA (SEE POLICY MV9).

JUSTIFICATION

- 6.82 The Council wishes to encourage a range of residential developments in the urban area to meet a variety of accommodation needs, including those of single family households and for those of a more communal nature such as bedsits, group homes for the elderly and for ex-patients of large institutions. However, it is a fundamental principle that any new developments, including alterations and extensions, will only be permitted where they will not result in any detriment to the quality and character of existing residential areas.
- 6.83 Although residential developments should closely reflect the character of existing housing areas, consideration should also be given to measures which help to reduce crime. Further information on crime prevention is given in Policy BE2. The Council will support appropriate measures where they do not directly conflict with the overall character of an area.
- 6.84 Regard should also be given to the access needs of people with disabilities with respect to parking, pedestrian movement and access into buildings designed for special needs. Further information is given in Policy BE3 which also refers to the Council's Access Design Guide, which provides detailed information on all access matters.

HSG19 ¶ DENSITY AND SITE COVERAGE

THE APPROPRIATE DENSITY AND EXTENT OF INDIVIDUAL DEVELOPMENTS WILL BE ESTABLISHED BY REFERENCE TO THE FOLLOWING FACTORS:

- (i) THE LOCATION, SIZE, TOPOGRAPHY AND SHAPE OF THE SITE;
- (ii) THE NEED FOR DEVELOPMENT TO REFLECT THE HEIGHT, FORM, EXTENT AND PATTERN OF SURROUNDING DEVELOPMENT, INCLUDING SITE COVERAGE BY HARD SURFACED AREAS, TO MAINTAIN THE CHARACTER OF THE AREA;
- (iii) THE NEED FOR SCHEMES TO RETAIN EXISTING SITE FEATURES, INCLUDING MATURE TREES, SHRUBS, HEDGEROWS AND SOFT AMENITY AREAS TO MAINTAIN THE CHARACTER OF THE AREA;

THIS POLICY IS CONCERNED WITH THE VOLUME AND EXTENT OF THE DEVELOPMENT PROPOSAL TOGETHER WITH THE INTENSIFICATION OF SITE USE. DENSITY WILL BE MEASURED BOTH AS THE RATIO OF GROSS FLOORSPACE TO SITE AREA (THAT IS, OF BUILDINGS WITHIN THE CURTILAGE) TOGETHER WITH THE NUMBER OF HABITABLE ROOMS PER HECTARE.

JUSTIFICATION

- 6.85 The density of a proposed development is only one of a number of criteria used to assess the acceptability of a scheme. Other factors such as the spacing between buildings, the layout and design of the proposal and the loss of trees or other soft amenity will have equal importance in assessing the impact of a development on the character of an area.
- 6.86 The fact that a development proposal exceeds the density of development in the adjoining area is not normally on its own sufficient reason to warrant a refusal as demonstrable harm in terms of the impact on amenity will also need to be shown. In particular, the location of a development site close to the town centre or a village centre, where there are a range of facilities and good public transport is available nearby, can be a material consideration justifying a higher density, provided there would be no demonstrable harm to amenity. In order to assess the scope for development on certain sites, the Council may request indicative layouts to be submitted with outline schemes.
- 6.87 In assessing housing density the main concern will be the volume and extent of the building mass in relationship to the building plot and surrounding developments. However, in the case of a building sub-divided to form flats or terraced housing there will also be an assessment of the area of the site required to provide off-street parking and circulation in comparison to the surrounding area. To help in this assessment information will be required on the proposed building floorspace and plot ratio together with the number of dwellings and habitable rooms

HSG20 Y URBAN AREAS OF SPECIAL RESIDENTIAL CHARACTER

WITHIN THE URBAN AREAS OF SPECIAL RESIDENTIAL CHARACTER AS SHOWN ON THE PROPOSALS MAP, ANY PROPOSALS FOR RESIDENTIAL DEVELOPMENT INCLUDING REPLACEMENT BUILDING, INFILLING AND EXTENSIONS WILL BE CRITICALLY EXAMINED TO ENSURE THE SPECIAL CHARACTER OF THE AREA IS MAINTAINED IN STRICT ACCORDANCE WITH THE CRITERIA SET OUT IN POLICIES HSG18, HSG19, HSG21 AND HSG22.

JUSTIFICATION

- 6.88 Woking has many areas of predominantly lower density, high quality, inter-war housing which are a particularly attractive feature of the Borough. Many areas were planned as estates by a single developer, such as W.G. Tarrant and comprise substantial individual houses in spacious plots. Although there has been some infilling, the spacious character of these areas has remained, with a predominance of tree cover with extensive mature shrubs and hedges.

- 6.89 The areas which have been selected for their attractive character are considered to be a significant feature in the Borough which should be safeguarded. Further developments in these areas will only be permitted where generous spacing between buildings is retained and the overall character of the area with a visual predominance of trees, shrubs and hedges is maintained. The Council will examine proposals critically to ensure that the amenity space surrounding dwellings, particularly front gardens, is adequate to maintain the overall character of these areas.

HSG21 OUTLOOK, AMENITY, PRIVACY AND DAYLIGHT

RESIDENTIAL DEVELOPMENT WILL ONLY BE PERMITTED WHERE THE DESIGN AND LAYOUT ACHIEVES THE FOLLOWING CRITERIA:-

- i) SUITABLE OUTLOOK AND DAYLIGHT IS PROVIDED FOR ALL HABITABLE ROOMS TO DWELLINGS;
- ii) ADEQUATE PRIVACY IS AFFORDED BETWEEN THE HABITABLE ROOMS OF RESPECTIVE DWELLINGS TOGETHER WITH THEIR ASSOCIATED PRIVATE AMENITY AREAS;
- iii) A SUITABLY LOCATED AREA OF SOFT LANDSCAPE IS PROVIDED FOR THE AMENITY OF EACH DWELLING APPROPRIATE IN SIZE TO BOTH THE TYPE OF ACCOMMODATION AND THAT CHARACTERISTIC OF THE LOCALITY;
- iv) THE SITING OF NEW DEVELOPMENT DOES NOT ADVERSELY AFFECT THE OUTLOOK, AMENITY, PRIVACY AND DAYLIGHTING OF EXISTING DWELLINGS.

JUSTIFICATION

- 6.90 The habitable rooms to all dwellings need to enjoy a reasonable degree of outlook and daylight. The siting of dwellings and the positioning of windows needs to be organised to ensure that their proximity does not result in any overbearing or overshadowing impact on respective habitable rooms.
- 6.91 To ensure an adequate degree of privacy between the habitable rooms of all dwellings, it is essential that they are separated by a suitable distance to avoid any overlooking or the windows are organised or designed for controlled aspect. It is similarly important that private amenity areas are not overlooked by adjoining dwellings.
- 6.92 All dwellings which are suitable for family accommodation should have an adequate area of private garden amenity for the use of residents which is contiguous with the dwelling. The size and shape of the garden should reflect the dwelling it serves and must be of a format suitable for practical use. Groups of smaller, one bedroom dwellings and flats may benefit from sharing an area of joint amenity, but again, the overall size should be adequate for the

aggregate level of accommodation. Areas such as for bin storage or car parking will not count as contributing towards the area of amenity.

- 6.93 The Council has prepared Supplementary Planning Guidance to illustrate options for ensuring the criteria in this policy are met. Many of the established residential areas of the Borough, particularly those identified under Policy HSG20, are characterised by their spacious layouts which provide much higher levels of privacy and amenity than more recent residential areas. Where new dwellings are proposed within or in close proximity to established residential areas, higher standards of building separation will be required to ensure that the outlook, amenity, privacy and daylighting of existing dwellings is not adversely affected nor development is injurious to the character of these areas. Similarly, in those locations which are more urban in character, particularly those associated with the town centre and village centres it may be appropriate to apply a more flexible approach to the standards of privacy and amenity.

HSG22 Y PLOT SUBDIVISION - INFILLING AND BACKLAND DEVELOPMENT

THE SUB-DIVISION OF EXISTING HOUSING PLOTS TO PROVIDE EITHER INFILL DEVELOPMENT ALONG A FRONTAGE OR REAR GARDEN DEVELOPMENT WILL BE PERMITTED WHERE ALL THE FOLLOWING CRITERIA ARE MET:

- (i) THE EXISTING AND PROPOSED BUILDING PLOTS ARE OF A SUFFICIENT DIMENSION TO MEET THE CRITERIA SET OUT IN POLICY HSG19
- (ii) THE PROPOSED LAYOUT AND SPACING OF DWELLINGS REFLECTS THE PREVAILING PATTERN OF HOUSING DEVELOPMENT IN THE AREA AND DOES NOT RESULT IN ANY TANDEM FORM OF LAYOUT OR LOSS OF PRIVACY TO SURROUNDING RESIDENTIAL AMENITY LAND; (SEE ALSO POLICY HSG 21)
- (iii) ANY ACCESS ROAD INTO THE PROPOSED DEVELOPMENT DOES NOT CREATE AN UNACCEPTABLE DISRUPTION TO THE CHARACTER AND APPEARANCE OF THE EXISTING ROAD FRONTAGE;
- (iv) ANY ACCESS ROAD OR PARKING AREA IS SUFFICIENTLY SEPARATED OR SCREENED FROM EXISTING RESIDENTIAL DEVELOPMENT SO AS NOT TO ADVERSELY AFFECT THESE PROPERTIES THROUGH NOISE OR VISUAL INTRUSION;
- (v) THE DEVELOPMENT DOES NOT PREJUDICE THE OPPORTUNITY TO DEVELOP ADJOINING LAND WITH SIMILAR POTENTIAL.

JUSTIFICATION

- 6.94 Infilling and backland development may be a useful source of land for additional housing supply but will not necessarily be considered favourably. Through successive developments the character of an area can be radically altered and may eventually result in cramped forms of development which greatly reduce the outlook and landscape amenity currently afforded to existing dwellings. The insertion of narrow or awkward access drives to serve land to the rear can greatly disrupt a street scene or affect adjoining properties through the noise or visual intrusion of traffic movements.
- 6.95 Where there is sufficient land to provide development to the rear of properties care should be taken in the design and layout to avoid any overlooking of existing properties or their gardens. Small groups of buildings which form informal culs-de-sac with a sense of place may provide an acceptable solution. "Tandem" development, involving the placing of one dwelling immediately behind another, will not be acceptable.

HSG23 EXTENSIONS

SUBJECT TO COMPLIANCE WITH THE CRITERIA SET OUT IN POLICY HSG18 AND RELATED DETAILED POLICIES, EXTENSIONS WILL BE PERMITTED WHERE THEY ARE APPROPRIATE IN SCALE, FORM AND CHARACTER TO THE EXISTING DWELLING AND DO NOT RESULT IN ANY SIGNIFICANT LOSS OF PRIVACY TO ADJOINING DWELLINGS OR ASSOCIATED GARDEN AMENITY IN ACCORDANCE WITH THE FOLLOWING:

- (i) EXTENSIONS EXCEEDING ONE STOREY IN HEIGHT WILL BE PERMITTED TO THE SIDE OR REAR OF A DWELLING SUBJECT TO SATISFACTORY SPACING BETWEEN DWELLINGS; AND
- (ii) EXTENSIONS TO THE FRONTAGE OF A DWELLING WILL BE RESTRICTED TO MINOR SINGLE STOREY DEVELOPMENTS SUCH AS PORCHES UNLESS THEY ARE CLEARLY WITHIN THE PREDOMINANT BUILDING LINE; AND
- (iii) EXTENSIONS WITHIN THE ROOF-SPACE WILL BE RESTRICTED TO THE REAR SLOPE IN THE FORM OF TRADITIONAL DORMERS WHICH DO NOT TAKE UP THE WHOLE HEIGHT OR WIDTH OF THE ROOF AND ARE NOT DOMINANT IN APPEARANCE.

JUSTIFICATION

- 6.96 Dwellings can often be enlarged without any detrimental change to their appearance or any adverse impact on adjoining dwellings providing extensions are suitably designed and positioned. In the majority of cases it will be necessary for extensions to be subordinate in size and to take their architectural cues from the original dwelling, in order to meet the criteria in this policy. However, larger extensions may be acceptable where buildings have little

architectural merit and the site is large enough to retain suitable spacing between dwellings without detriment to the character of the area.

- 6.97 Detached and semi-detached houses can usually be extended satisfactorily to the side or rear providing that suitable space is retained between dwellings particularly along a frontage to avoid any terracing or cramping effect. Pitched roofs should be of a similar form to those existing, and windows and materials should also reflect those of the original dwelling.
- 6.98 Where buildings share a common boundary as in the case of terraced houses it may only be possible to undertake a rear extension, particularly at the second storey, if a pair of adjoining properties are extended at the same time. Large rear extensions projecting beyond 4 metres will be critically examined to ensure they do not have an adverse impact on the amenity of surrounding properties.
- 6.99 It may be possible to provide a two storey extension to the frontage of a property where the existing house design readily lends itself to this form of extension, such as the infilling of a recess or the provision of a second wing to balance an existing wing. Similarly, it may be possible to site free-standing structures such as a garage or store forward of a property where there is a very deep curtilage between a dwelling and the road frontage and the design is complimentary to the existing dwelling. The Council may prepare supplementary planning guidance to assist in the design of suitable forms of extension.

HSG24 ¶ ANNEXES TO DWELLINGS

EXTENSIONS TO DWELLINGS INCORPORATING ANNEXES DESIGNED IN ACCORDANCE WITH THE CRITERIA SET OUT IN POLICY HSG18 WILL NORMALLY BE PERMITTED PROVIDED:

- (i) THEY ARE PHYSICALLY INCORPORATED IN THE MAIN DWELLING AND ARE DESIGNED IN SUCH A WAY THAT RENDERS THEM INCAPABLE OF BEING OCCUPIED SEPARATELY FROM THE MAIN DWELLING .
- (ii) THEY SHARE A COMMON ACCESS WITH THE MAIN DWELLING.

JUSTIFICATION

- 6.100 Annexes can provide a useful way of meeting the accommodation needs of elderly relatives and similar needs of a household, particularly in the short and medium term. Whilst accommodation may need to afford a degree of privacy from the main dwelling it is important that annexes are not designed in such a way that they may be sold off as a separate dwelling, as this could adversely affect the demand for access and parking on the site. In this respect, the size of the accommodation should not exceed that reasonable required for a one bedroom flat.