



Chiddingfold Neighbourhood Plan

Basic Conditions Statement

on behalf of Chiddingfold Parish Council

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Table of Contents

1.0 Introduction and General Legal Requirements.....	3
2.0 To Have Appropriate Regard to National Planning Policies and Advice	5
3.0 To Contribute to the Achievement of Sustainable Development.....	19
4.0 To be in General Conformity with WBC’s Strategic Planning Policies	24
5.0 To meet the Relevant EU Obligations	36
6.0 Summary	36

1.0 Introduction and General Legal Requirements

- 1.1 The Chiddingfold Neighbourhood Plan (“the CNP”) has been developed by the CNP Steering Group to guide development within Chiddingfold Parish for the period 2013 - 2032. The CNP period is in accordance with the adopted Waverley Borough Local Plan Part 1: Strategic Policies and Sites (“WBLPP1”) plan period. The CNP has been evolved through ongoing community involvement and engagement, which have contributed to establishing the key principles for the CNP.
- 1.2 Following the pre-submission consultation (under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012), which concluded on the 26th August 2019, the CNP is submitted to Waverley Borough Council (“WBC”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.
- 1.3 The Chiddingfold Neighbourhood Area was designated by WBC on the 3rd June 2014, following an application made under the Localism Act 2011 and Part 2, Paragraph 5 of the Neighbourhood Planning (General) Regulations 2012. Chiddingfold Parish Council is a qualified body under Section 61E of the Town and Country Planning Act 1990 (as amended).
- 1.4 The CNP policies do not relate to excluded development, as defined by Section 61K of the Town and Country Planning Act 1990, including County matters (such as minerals or waste development) and nationally significant infrastructure projects. It only relates to development in the designated Chiddingfold Neighbourhood Area.

1.5 This Basic Conditions Statement demonstrates compliance with the ‘Basic Conditions’.
Neighbourhood Plans must conform to the relevant Basic Conditions set out in Paragraph 8 of Schedule 4B

to the

Town and Country Planning Act 1990 (as amended). The relevant basic conditions for Neighbourhood Plans are identified at National Planning Practice Guidance (“PPG”) paragraph ref ID. 41-06520140306, and these are:

1. to have appropriate regard to national planning policies and advice;
2. to contribute to the achievement of sustainable development;
3. to be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case WBLPP1 and the Saved Policies of the

WBC Local Plan 2002 that have not been superseded by policies within WBLPP1; and

4. to meet the relevant EU obligations.

Structure of this Statement

- 1.6 The remainder of this Basic Conditions Statement assesses the compliance of the CNP with each of the Basic Conditions.

2.0 To Have Appropriate Regard to National Planning Policies and Advice

2.1 National Planning Policy and Advice is primarily contained within:

- 1) The National Planning Policy Framework (“NPPF”) (adopted February 2019); and
- 2) National Planning Practice Guidance (“PPG”) (an evolving resource that was republished in November 2016).

2.2 The NPPF sets out the overarching planning policies for England and how these should be applied. It is of relevance to both plan-making and decision-making, and the CNP must have regard to the relevant policies and with its general principles. The NPPF’s planning policies are supplemented by guidance set out within the PPG.

2.3 The compliance of the CNP with the NPPF is detailed in the below table:

CNP Chapter	Policy	Relevant NPPF Paragraph	Commentary
Chapter 4 – Overall Vision, Planning Principles and Key Policy	Policy KP1 - Settlement Boundaries and Green Belt	Paragraphs 78, 79, 103, 136, 138, 139, 143, 144, 145, 146.	<p>Policy KP1 seeks to focus development within walking distance of the Parish's existing services and facilities; avoiding isolated new homes in the countryside, minimising the need to travel and contributing towards enhancing the vitality of the rural community of Chiddingfold.</p> <p>It also identifies the removal of land from the Green Belt in order to enable Chiddingfold to meet its housing target, having taken all possible opportunities to provide development on brownfield land. Land released from the Green Belt is located at the adjacent to an area of existing residential development at the northern edge of Chiddingfold Village, is sustainably located, and is defined by new permanent boundaries in the form of strong mature hedgerows.</p> <p>Further, the Policy protects Green Belt land, consistent with the requirements of the relevant paragraphs of the NPPF. It also provides Chiddingfold-specific guidance on the scale of extensions and the increased floorspace provided through replacement buildings that would not constitute inappropriate development in the Green Belt.</p>
Chapter 5 - Housing	Policy H1 - Housing Supply	Paragraphs 59, 67, 69, 70;	This Policy identifies existing commitments and allocations that make up Chiddingfold's housing supply for the CNP period. This contributes towards boosting the housing supply by identifying sites to deliver across the CNP period, including small-medium sized sites. The site allocations identified are deliverable in accordance with paragraph 67 (when considered alongside the site-specific policy requirements).

Chapter 5 - Housing	Policy HA1 - Land south of Field View Close	Paragraphs 59, 103, 108, 122, 127, 174	This Policy identifies the requirements for a housing allocation which will contribute towards increasing the supply of housing by making efficient use of a sustainably located site. It also seeks for the design of the apartment blocks to compliment the character of the locality, to provide a suitable access into the site, and for the application to identify the site's ecological value and to enhance green infrastructure.
Chapter 5 - Housing	Policy HA2 - Meadow Nursery West and Meadow Nursery East	Paragraphs 59, 98, 103, 108, 122, 174	Policy HA2 identifies the requirements for a housing allocation, which will contribute towards increasing the supply of housing by making efficient use of a sustainably located site. It also requires a suitable access to be provided into the site, and for the application to identify the site's ecological value and to enhance green infrastructure. Further, it also requires that the opportunity to provide an improved footpath link is explored.
Chapter 5 - Housing	Policy HA3 - Land to the rear of Wildwood Close and Queens Mead	Paragraphs 59, 61, 98, 103, 108, 122, 127, 175, 176	Policy HA3 identifies the requirements for a housing allocation which will contribute towards increasing the supply of housing by making efficient use of a sustainably located site. The requirement to provide self-build plots enables identified needs to be met. The requirement to have regard to the masterplanning document will ensure that the site's development is of a high quality design that creates an attractive living environment. In accordance with the conclusions of the Habitats Regulation Assessment, mitigation is required to avoid any potential adverse recreational impacts on nearby special protections areas. Suitable vehicular and pedestrian access points are required to be provided, as is a new connection through the site, to link the northern part of Chiddingfold Village to the wider public rights of way network.
Chapter 5 - Housing	Policy HA4 - Emlyn	Paragraphs 59, 103, 108, 118, 122, 185	This policy identifies the requirements for a housing allocation, and requires a development to make more efficient use of previously developed land in a sustainable location to meet identified housing needs. It also contributes to boosting housing supply. The policy requires suitable access to be provided and for development to have regard to the site's setting within the Conservation Area.

Chapter 5 - Housing	Policy HA5 - WBC Owned Sites	Paragraph 59, 103, 108, 118, 122	This policy identifies the requirements for a housing allocation, and requires a development to make more efficient use of previously developed land in a series of sustainable locations to meet identified housing needs. It also contributes to boosting housing supply and requires suitable access to be provided.
Chapter 5 - Housing	Policy HA6 - Britten's Yard, Skinners Lane	Paragraphs 59, 103, 108, 122, 145	Policy HA6 identifies the requirements for a housing allocation requires a development to make efficient use of previously developed land in a sustainable location to meet identified housing needs. Although the site is located in the Green Belt, its brownfield nature means that its development is capable of complying with paragraph 145 of the NPPF. Further, planning permission already exists for two dwellings at the site, therefore permission is only required for the third.
Chapter 5 - Housing	Policy HA7 - Land in Combe Lane, behind Clover Cottage	Paragraphs 59, 98, 103, 108, 122, 127, 145, 174	Policy HA7 identifies the requirements for a housing allocation which contribute towards increasing the supply of housing by making efficient use of a sustainably located site to meet a specific identified housing need. Indeed, the policy requires 100% of the dwellings to be delivered as affordable homes, therefore meets the exceptions outlined at paragraph 145 of the NPPF. It requires the new dwellings to be of a suitable design having regard to the character of the locality and for a suitable access to be provided. Further, as part of the planning application, surveys will need to be provided to assess the site's ecological and arboricultural value, and for the development to have regard to these. The site's development will be required to protect the existing bridleway.
Chapter 5 - Housing	Policy H2 - Windfall Sites	Paragraphs 59, 78, 79, 103.	This policy supports the principle of new residential development within the existing settlement boundaries; therefore, within locations that minimise the need to travel, contribute towards enhancing the vitality of Chiddingfold and avoid isolated new homes in the countryside. Moreover, it contributes towards the aim of boosting the supply of homes.

Chapter 5 - Housing	Policy H3 - Housing Mix	Paragraph 61	Policy H3 is based on the conclusions of the Chiddingfold Housing Needs Assessment and reflects the identified housing need for Chiddingfold.
Chapter 5 - Housing	Policy H4 - Affordable Housing	Paragraphs 62 and 63	Policy H4 reflects the NPPF in identifying the provision of affordable housing expected from developments. Given that the entire Designated Neighbourhood Area is washed over by the Surrey Hills Area of Outstanding Natural Beauty, Policy H4's requirements for affordable housing to be sought from developments of 5 or more dwellings is consistent with the NPPF (in accordance with paragraph 6.2 of the Explanatory Memorandum to the Housing (Right to Buy) (Designated Rural Area and Designated Region) (England) 2019).
Chapter 5 - Housing	Policy H5 - Quality and Design	Paragraphs 127 f)	This policy seeks to ensure that new housing developments are adaptable through requiring a proportion of new dwellings to meet the Government's optional technical standards for accessible and adaptable housing standards. It also seeks to ensure that new residential development is safe.
Chapter 5 - Housing	Policy H6 - Delivery of Infrastructure	Paragraph 56, 112	This policy requires financial contribution to be made where relevant. It also outlines the requirements for the provision of broadband connections.

Chapter 6 - Built Environment and Heritage Conservation	Policy BE1 - General Design Principles	Paragraphs 124, 125, 126, 127, 170a), 172, 185	This policy provides clear overarching advice on the design requirements of development within the Designated Neighbourhood Area, with reference made to the accompanying Design Guide. Furthermore, it provides an overview of the need to protect the valued landscapes and heritage value of Chiddingfold.
Chapter 6 - Built Environment and Heritage Conservation	Policy BE2 - Design Standards	Paragraphs 124, 125, 126	Policy BE2 requires new development in Chiddingfold to have regard to the accompanying Design Guide. This sets out a clear expectation on new development.
Chapter 6 - Built Environment and Heritage Conservation	Policy BE3 - Space Standards	Paragraph 127 f) and Footnote 46	Policy BE3 seeks to ensure that new housing developments achieve a high standard of residential amenity, making reference to the nationally described space standards.
Chapter 6 - Built Environment and Heritage Conservation	Policy BE4 - Public Realm	Paragraph 124, 125, 127.	Policy BE4 outlines the requirements for public realm within new developments in Chiddingfold, providing clear guidance on what is expected. Moreover, it requires spaces to be accessible, be reflective of the existing character of Chiddingfold, and provide attractive and safe streets.

Chapter 6 - Built Environment and Heritage Conservation	Policy BE5 - Creation of Safe Public and Private Spaces	Paragraph 127	This policy outlines measures that should be provided by new development in Chiddingfold to ensure that they create safe places.
Chapter 6 - Built Environment and Heritage Conservation	Policy BE6 - Heritage Assets	Paragraphs 185, 189, 190, 194, 195, 196, 197	Policy BE6 outlines the requirements for developments that affect heritage assets, including specific guidance for designated and non-designated assets. It also outlines that any harm to heritage assets must be outweighed by the public benefits of the development.
Chapter 6 - Built Environment and Heritage Conservation	Policy BE7 - Archaeology	Paragraph 189, 195, 196	This policy requires an assessment of the archaeological value of sites, and for this to subsequently inform the likely impact of development and any appropriate means of mitigation. Further, it requires a balanced judgement of the harm to heritage significance against public benefits.
Chapter 7 - Traffic, Transport and Parking	Policy TP1 - Roads within New Development	Paragraphs 102, 108, 110	This policy outlines the considerations for providing safe and convenient access for all highways users within new development. This includes encouraging sustainable modes of travel, reducing vehicle speeds and providing adequate space for the delivery of goods.

Chapter 7 - Traffic, Transport and Parking	Policy TP2 - Traffic Calming	Paragraphs 102, 104	This policy seeks to enhance highway safety by allowing the introduction of traffic calming measures, in conjunction with the Highways Authority.
Chapter 7 - Traffic, Transport and Parking	Policy TP3 - Sustainable Transport	Paragraphs 102, 104, 108, 110	Policy TP3 outlines recommended measures for new developments to promote sustainable transport. These include providing new accessible walking and cycling routes; improving existing highways infrastructure, notably road crossings; and improving access to public transport
Chapter 7 - Traffic, Transport and Parking	Policy TP4 - Traffic Management Around the Village Green	Paragraph 102	This policy outlines measures to enhance traffic management around the Village Green to create enhanced patterns of movement and a safer street environment.
Chapter 7 - Traffic, Transport and Parking	Policy TP5 - Provision of a new Village Car Park	Paragraph 102	Policy TP5 identifies land to be used as a village car park to meet identified needs, and outlines requirements for its delivery.
Chapter 7 - Traffic, Transport and Parking	Policy TP6 - Car Parking Standards	Paragraphs 106, 110	This policy refers to the County Council parking requirement, reiterating that these are applicable to Chiddingfold. It also stipulates that residential development should be designed to support electric vehicle charging equipment, consistent with the County Council standards.

Chapter 8 - Employment and Business	Policy EB1 - Chiddingfold's Rural Economy	Paragraphs 80, 83, 84	This policy supports the sustainable growth of businesses within Chiddingfold Parish, notably the development of local service-orientated businesses.
Chapter 8 - Employment and Business	Policy EB2 - Employment Sites	Paragraphs 80, 81, 83, 84	Policy EB2 identifies the existing employment sites within Chiddingfold Parish, and supports their retention and expansion for employment uses. It also supports the re-use of agricultural buildings for employment purposes.
Chapter 8 - Employment and Business	Policy EB3 - Safeguarding Retail Premises	Paragraph 85	Policy EB3 supports the conversion of A1, A2 and A3 buildings to retail uses. It also supports the residential use of upper floors of existing A-class buildings.
Chapter 8 - Employment and Business	Policy EB4 - Advertisements	Paragraph 132	Policy EB4 sets out conditions for the provision of advertisements, notably to ensure that the rural and historic character of Chiddingfold is preserved.
Chapter 8 - Employment and Business	Policy EB5 - Tourism and Hospitality	Paragraphs 80, 83	Policy EB5 encourages sustainable rural tourism within Chiddingfold by supporting new visitor accommodation and facilities. This builds on the strengths of the area's attractive rural setting.
Chapter 8 - Employment and Business	Policy BE6 - Commercial Filming	Paragraph 80	Policy EB6 provides an opportunity for investment from the film industry in Chiddingfold, capitalising on its attractive rural character and historic built environment.
Chapter 9 - Recreation and Leisure	Policy RL1 - Local Green Spaces	Paragraphs 99, 100, 101	This policy designates six Local Green Spaces within Chiddingfold Parish, in accordance with the provisions of the NPPF.

Chapter 9 - Recreation and Leisure	Policy RL2 - Sports and Leisure Facilities	Paragraph 96	Policy RL2 encourages the enhancement of existing, and provision of new sports and leisure facilities.
Chapter 9 - Recreation and Leisure	Policy RL3 - Combe Common Recreation Ground	Paragraph 96	Policy RL3 supports the enhancement of the existing sports provision at Combe Common, and identifies a number of aspirations that would contribute towards achieving this.
Chapter 9 - Recreation and Leisure	Policy RL4 - Public Rights of Way	Paragraph 98	This policy seeks to protect, enhance and extend the public rights of way network within Chiddingfold Parish.
Chapter 10 - Natural Environment	Policy NE1 - Habitats and Biodiversity	Paragraphs 170, 174, 175, 176, 177	This policy outlines requirements to protect and enhance ecological assets in-line with the NPPF. It also identifies suitable measures through which to deliver ecological enhancements, including creating wildlife corridors and providing new vegetation that is appropriate to Chiddingfold Parish. It has been informed by the conclusions of the Habitats Regulation Assessment, and identifies the key wildlife sites in the locality that new development must have regard to.
Chapter 10 - Natural Environment	Policy NE2 - Trees, Woodland, Hedgerows and Landscaping	Paragraphs 170, 175	This policy recognises the benefits of trees, woodland and other forms of vegetation, and sets out requirements for their protection as part of new development within Chiddingfold Parish.
Chapter 10 - Natural Environment	Policy NE3 - Environmental Implications of Development	Paragraphs 170, 178, 179, 180	Policy NE3 outlines a requirement to reduce air, soil and water pollution through new development, where appropriate.
Chapter 10 - Natural Environment	Policy NE4 - Flood Risk, Sustainable Drainage Systems and Water Management	Paragraphs 148, 149, 150, 155, 157, 163, 165	This policy requires Flood Risk Assessments to be prepared for planning applications in circumstances

Chapter 10 - Natural Environment	Policy NE5 - Light Pollution and Dark Skies	Paragraph 180	This policy requires developments to limit light pollution, specifically protecting the dark landscapes within Chiddingfold Parish.
Chapter 10 - Natural Environment	Policy NE6 - Noise Reduction	Paragraph 180	Policy NE6 requires developments to reduce noise pollution.
Chapter 11 - Infrastructure	Policy I1 - Nursery School	Paragraph 94	This policy outlines support for the relocation of the existing nursery school on land within the settlement boundaries, which will enable its enhancement. It is also required that a strategy for out-of-hours community use is agreed for a new facility.
Chapter 11 - Infrastructure	Policy I2 - School Capacity and Facilities	Paragraph 94	This policy supports the principle of enhancing St Mary's CofE Primary School and increasing its capacity, taking a proactive approach towards ensuring that there is a sufficient choice of school places available within the Chiddingfold.
Chapter 11 - Infrastructure	Policy I3 - Chiddingfold Surgery	Paragraph 92	Policy I3 provides in-principle support to proposals that will enhance the existing healthcare facility within Chiddingfold, and increase its capacity.
Chapter 11 - Infrastructure	Policy I4 - Chiddingfold Village Hall	Paragraph 92	This policy guards against the loss of the Chiddingfold Village Hall, and supports the principle of its enhancement.
Chapter 11 - Infrastructure	Policy I5 - Petworth Road Recreation Ground	Paragraphs 92, 97	Policy I5 identifies this site to be used as a community facility, such as a recreational ground or a green burial ground.

Chapter 11 – Infrastructure	Policy I6 - Mobile Telephone Masts	Paragraphs 112	This policy seeks to facilitate the delivery of high quality and reliable communications infrastructure that will help deliver economic growth and social well-being.
Chapter 11 – Infrastructure	Policy I7 - Broadband	Paragraph 112	Policy I7 supports proposals to deliver superfast broadband, or other high quality internet connectivity, providing high quality and reliable communications infrastructure. Further, it requires all new residential and commercial developments in Chiddingfold Parish to set out a strategy for delivering communications infrastructure at the application stage.
Chapter 11 – Infrastructure	Policy I8 - Power Supply	Paragraph 20	Policy I8 supports proposals that would enhance power supply infrastructure for Chiddingfold.
Chapter 11 – Infrastructure	Policy I9 - Water and Sewage Capacity	Paragraph 20	This policy requires proposals for new residential development to demonstrate that there is sufficient capacity in place to meet the proposals water and sewage requirements.
Chapter 11 – Infrastructure	Policy I10 - Renewable Energy	Paragraphs 148, 152	Policy I10 supports proposals for renewable energy generation.
Chapter 12 - Delivery	There are no policies within this chapter.		

3.0 To Contribute to the Achievement of Sustainable Development

- 3.1 This section of the Basic Conditions Statement explores how the CNP contributes to the achievement of sustainable development.
- 3.2 Paragraph 7 of the NPPF sets out that: “the purpose of the planning system is to contribute to the achievement of sustainable development”, noting that the remainder of the NPPF outlines policies for the achievement of sustainable development.
- 3.3 NPPF paragraph 10 identifies that there is a presumption in favour of sustainable development that at the heart of the NPPF. This presumption is detailed at paragraph 11 where it requires the following with respect to plan-making:
- a) “plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change”.
- 3.4 The three overarching objectives of sustainable development are outlined at paragraph 8, which are as follows:
- a) “an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;”
 - b) “a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing; and”
 - c) “an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

The CNP's Contribution to Achieving Sustainable Development

Delivering Economic Sustainability

- 3.5 CNP Policy H1 identifies the housing supply for the Chiddingfold Neighbourhood Area for the CNP Period. The delivery of 131 new dwellings will deliver significant economic benefits, including increased spending at local shops and services, generation of work for local construction firms and suppliers, and increased generation of funds through the new homes bonus.
- 3.6 Policies TP4 and TP5 support proposals to improve car parking within the village centre, which will in turn enhance the accessibility to Chiddingfold's existing services and facilities, increasing the expenditure within.
- 3.7 Chapter 8 is titled 'Employment and Business' and contains a number of objectives and policies to support economic growth within Chiddingfold during the CNP period. The objectives are as follows:
- EBO1 - to support appropriate growth of all kinds of businesses and employment;
 - EBO2 - to support appropriate growth in business floorspace;
 - EBO3 - to promote opportunities for growth in tourism and associated hospitality;
 - EBO4 - to protect existing business sites.
- 3.8 Policy EB1 outlines the CNPs support for proposal which support the growth of the rural economy, including through the conversion of existing buildings and, where appropriate, the provision of well designed new buildings. This delivers on Objectives EBO1 and EBO2. Policy EB2 supports the retention and protection of the existing employment sites in the Parish, supports the conversion of redundant agricultural units to provide additional business units, and supports proposals for services offices. This delivers on the intentions of Objectives EBO1, EBO2 and EBO4.
- 3.9 Policy EB3 identifies measures to safeguard existing retail premises, whilst supporting proposals for the redevelopment of upper floors to enhance the vitality of the village centre. This deliver on Objective EBO4.
- 3.10 Policy EB5 supports developments that increase the range and quality of visitor accommodation and facilities. Policy EB6 seeks to capitalise on Chiddingfold's beautiful rural landscape and historic built

environment by supporting proposals for commercial filming. These policies deliver on the aims of Objective EBO3.

- 3.11 Further, Policies I6 and I7 supports proposals that would improve mobile telephone reception and superfast broadband or other high quality internet connectivity within the Parish, respectively. Policy I7 also requires new commercial development to identify a strategy for delivering Internet connectivity at the application stage. Similarly to Policy BE4, these policies will enhance the business environment, making it a more attractive location for businesses to invest.

Delivering Social Sustainability

- 3.12 Policy H2 supports the delivery of windfall residential developments on land within the settlement boundaries. Policy H3 identifies the recommended housing mix for Chiddingfold to meet its specific housing needs. Policy H4 sets out the on-site affordable housing provision required, and how this should be provided. Policy H1 outlines the housing supply for the CNP period, which amounts to 131 dwellings. These policies help ensure that a sufficient number and range of new homes are provided by the CNP to meet the identified needs of present and future generations.
- 3.13 Policies H5, BE1, BE2, HB3, BE4 and BE5 set out design requirements which ensure that future development in Chiddingfold contributes towards retaining the well-designed and safe built environment.
- 3.14 Policy RL1 identifies six local green spaces within the Parish that are of particular importance to the local community and are protected for that reason. Policies RL2 and RL3 support the enhancement of existing and provision of new sports and leisure facilities, setting out requirements and aspirations for such proposals. Policy RL4 supports proposals that protect, enhance, and explore the extension of Public Rights of Ways. These policies protect and enhance open spaces, helping to support the community's wellbeing.
- 3.15 Policy I1 supports proposals to relocate the existing nursery school on land within the settlement boundary, and Policy I2 supports proposals to enhance and increase the capacity of St Mary's CofE Primary School. Policy I3 supports proposals to improve Chiddingfold Surgery and Policy I4 seeks to protect the Chiddingfold Village Hall and supports proposals to extend or redevelop the existing Village Hall. These policies support the social wellbeing of the community.

Delivering Environmental Sustainability

- 3.16 Policy KP1 seeks to protect the landscape value of the Parish by supporting development within the settlement boundaries and only permitting new development within the Green Belt in accordance with the requirements of national planning policy. Policy H2 encourages the redevelopment of brownfield sites, and housing allocations HA4, HA5 and HA6 utilise (at least in part) brownfield land, thus reducing the pressure on greenfield sites to provide development.
- 3.17 Policies BE1, BE2, BE3, BE4 and BE5 outline requirements for new development to ensure that they complement and enhance the built environment within the Parish. Policies BE6 and BE7 seek to preserve and enhance Chiddingfold's historic environment.
- 3.18 Policy TP3 supports proposals that enhance the sustainable transport network within Chiddingfold, making this a more attractive alternative to the private car. Policy TP6 requires car parking spaces provided as part of new residential development to be designed to support future installation of electric charging equipment in accordance with Surrey County Council requirements.
- 3.19 Chapter 10 relates to the Natural Environment, with the following objectives identified in relation to this topic:
- Objective NEO1 - to protect key habitats and mitigate the impact of development on local biodiversity;
 - Objective NEO2 - to protect trees in the Parish, particularly in areas of ancient woodland, and to encourage good tree management and increased tree planting;
 - Objective NEO3 - to minimise the impact of development on the natural environment through careful flood risk management and light pollution reduction.
- 3.20 Policy NE1 opposes development that would result in significant harm to designated wildlife sites unless exceptional circumstances are demonstrated, and outlines the necessary mitigation that development will need to demonstrate. It also requires developments to achieve a biodiversity net gain, and to include new vegetation that is appropriate to the Parish. Policy NE2 requires woodland, important trees, groups of trees and hedgerows to be retained through development. It also seeks for trees and hedgerows to be protected during the construction and occupation phases, and advocates the incorporation of a high quality suitable landscape scheme into new developments.
- 3.21 These policies contribute towards enhancing the natural environment and improving biodiversity.

3.22 Policy NE3 aspires for new development to reduce air, soil or water pollution. Policy NE4 requires, where appropriate, that suitable sustainable drainage systems are incorporated into development to manage surface water. Policy NE5 relates to light pollution, and seeks for the design of new development to minimise the occurrence of light pollution. Policy NE6 outlines measures to reduce noise pollution within the Parish.

3.23 These policies seek to minimise pollution, and mitigate and adapt to climate change.

3.24 Policy I10 supports appropriate proposals that would provide increased renewable energy generation. This will help facilitate a move towards a low-carbon economy.

Summary

3.25 The above demonstrates that the policies of the CNP contribute towards the achievement of the three objectives of sustainability, as set out at NPPF paragraph 8. The CNP carefully balances the contribution towards economic, social and environmental sustainability, ensuring that net gains are achieved across all three.

4.0 To be in General Conformity with WBC's Strategic Planning Policies

4.1 This section analyses the general conformity of the CNP against the relevant strategic policies contained within the adopted WBC LPP1.

4.2 Paragraph ref ID. 41-074-0306 of the PPG outlines the relevant considerations to be taken into account when assessing 'general conformity', which is as follows:

- "whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with";
- "the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy";
- "whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and / or a distinct local approach to that set out within the strategic policy without undermining that policy"; and
- "the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach".

4.3 Subsequent paragraphs of the PPG set out additional guidance on what constitutes a 'Strategic Policy'.

4.4 The below table details the 'General Conformity' of each element of the CNP with WBC's Strategic Policies

CNP Chapter	CNP Vision/ Objective / Policy	Relevant WBC Strategic Policy	Commentary
Chapter 4 – Overall Vision, Planning Principles and Key Policy	Policy KP1 - Settlement Boundaries and Green Belt	<u>LPP1</u> Policies RE1, RE2	This Policy outlines that development within the settlement boundaries is acceptable in-principle. The purpose of this is to safeguard the character of the countryside in accordance with the NPPF, which is consistent with LPP1 Policy RE1. It is also consistent with LPP1 Policy RE2 in that it protects the Green Belt from inappropriate development as outlined by national policy. It also provides further guidance on the scale of extensions and replacement buildings that would be appropriate within Chiddingfold.
Chapter 5 - Housing	Policy H1 - Housing Supply	<u>LPP1</u> ALH1, SP2, ST1	The supply of housing set out at Policy H1 exceeds the target identified for Chiddingfold by Policy ALH1 of LPP1. It is therefore in conformity with the Strategic Policy. It also accords with the provisions of LPP1 Policy SP2 in providing for a moderate level of development in Chiddingfold. The site allocations identified within the policy are all within close proximity of the existing services and facilities, as well as public transport connections, within Chiddingfold, therefore enabling sustainable transport modes to be maximised in accordance with Policy ST1. Criterion 7 of LPP1 Policy SP2 also makes provision for additional sites to be allocated through neighbourhood plans, and this policy is clearly consistent with this provision.
Chapter 5 - Housing	Policy HA1 - Land south of Field View Close	LPP1 Policy SP2, Plan 3	This allocation is consistent with criterion 1 of LPP1 Policy SP2 in that it does not constitute 'major development' in the AONB, as endorsed by Natural England. The release of this land from the Green Belt is consistent with Plan 3 of LPP1, which identifies potential areas of Green Belt release around Chiddingfold. The requirements for the development of the site include providing apartment units to meet an identified development need, but in a style in-keeping with the character of the locality, and enhancing the site's green infrastructure. It is consequently in-keeping with LPP1 Policies TD1 and NE2.

Chapter 5 – Housing	Policy HA2 - Meadow Nursery West and Meadow Nursery East	<u>LPP1</u> Policy SP2, Plan 3	This allocation is consistent with criterion 1 of LPP1 Policy SP2 in that it does not constitute ‘major development’ in the AONB, as endorsed by Natural England. The release of this land from the Green Belt is consistent with Plan 3 of LPP1, which identifies potential areas of Green Belt release around Chiddingfold. The requirements for the development of the site include retaining and enhancing green infrastructure, and exploring the opportunity to provide a pedestrian connection to the existing surgery to the west of the site. This is consistent with LPP1 Policies NE2, and ST1 (criterion 8).
Chapter 5 - Housing	Policy HA3 - Land to the rear of Wildwood Close and Queens Mead	<u>LPP1</u> Policies SP2, NE1, NE2, NE3, TD1; Plan 3	This allocation is consistent with criterion 1 of LPP1 Policy SP2 in that it does not constitute ‘major development’ in the AONB, as endorsed by Natural England. The release of this land from the Green Belt is consistent with Plan 3 of LPP1, which identifies potential areas of Green Belt release around Chiddingfold. Further, this policy also identifies specific requirements for the development of this site, including the need to appropriately mitigate against any potential recreational impacts on the nearby special protection areas and to create an attractive living environment. As a result, this policy is consistent with LPP1 Policies TD1, NE1, NE2 and NE3.
Chapter 5 - Housing	Policy HA4 - Emlyn	<u>LPP1</u> Policies SP2, AHN3, SP2. HA1	Policy HA4 relates to the redevelopment of a brownfield site for housing, consistent with the aims of criterion 6 of LPP1 Policy SP2. Policy HA4 requires the new dwellings to be suitable for older people, complying with Policy AHN3. Further, it comprises the more efficient use of brownfield land, and requires the development to have regard to the site’s location within the Conservation Area.

Chapter 5 – Housing	Policy HA5 - WBC Owned Sites	<u>LPP1</u> Policies SP2, AHN1	This policy relates to the redevelopment of a series of brownfield sites for housing, consistent with criterion 6 of LPP1 Policy SP2. Policy HA5 requires each of the dwellings that are provided on these sites to comprise affordable housing. This is not directly consistent with LPP1 Policy AHN1, however it meets the general aims of LPP1 in increasing the supply of affordable housing.
Chapter 5 - Housing	Policy HA6 - Britten's Yard, Skinners Lane	<u>LPP1</u> Policies SP2	Policy HA6 relates to the redevelopment of brownfield land for housing, consistent with the aims of criterion 6 of LPP1 Policy SP2.
Chapter 5 - Housing	Policy HA7 - Land in Combe Lane, behind Clover Cottage	<u>LPP1</u> Policies SP2, NE2	Policy HA7 requires each of the dwellings that are provided on the site to comprise affordable housing. It is therefore subject to LPP1 Policy AHN2, and is consistent by virtue of the small scale nature of the allocation, as well as its proximity to existing dwellings and recreations grounds, and its location within walking distance of a range of services and facilities. The requirement for development to be designed in a manner in-keeping with the character of the locality is consistent with LPP1 Policy TD1, and also to protect green infrastructure assets in accordance with LPP1 Policy NE2.
Chapter 5 - Housing	Policy H2 - Windfall Sites	<u>LPP1</u> Policies RE1, ALH1, SP2	The restriction of windfall development to land within the settlement boundaries is consistent with the aims of LPP1 Policy RE1 to safeguard the countryside in accordance with the NPPF. It also enables a contribution to be made towards the windfall allowance set out at LPP1 Policy ALH1. The redevelopment of brownfield land is consistent with LPP1 Policy SP2.
Chapter 5 - Housing	Policy H3 - Housing Mix	<u>LPP1</u> Policy AHN3	Policy H2 is consistent with LPP1 Policy AHN3 in requiring the housing mix to meet the needs for the community. The identified housing mix for Chiddingfold differs from the West Surrey Strategic Housing Market Assessment Mix that is stipulated at Policy AHN3, however this is evidenced to be appropriate for Chiddingfold.

Chapter 5 – Housing	Policy H4 - Affordable Housing	<u>LPP1</u> Policy AHN1	The affordable housing requirement set out at Policy H3 is consistent with LPP1 Policy AHN1.
Chapter 5 - Housing	Policy H5 - Quality and Design	<u>LPP1</u> Policies AHN3, TD1	This Policy is consistent with LPP1 Policy AHN3 in that it requires new development to meet Building Regulations M4(2) standards. It is also consistent with LPP1 Policy TD1 in requiring new residential developments to provide bin storage and landscaping.
Chapter 5 - Housing	Policy H6 - Delivery of Infrastructure	<u>LPP1</u> Policy SP2	The requirements of this Policy are consistent with criterion 8 of LPP1 Policy SP2, which requires new infrastructure to be provided alongside new development where necessary.
Chapter 6 - Built Environment and Heritage Conservation	Policy BE1 - General Design Principles	<u>LPP1</u> Policy TD1	This Policy sets out the overarching principles for achieving high quality design within Chiddingfold, building on LPP1 Policy TD1.
Chapter 6 - Built Environment and Heritage Conservation	Policy BE2 - Design Standards	<u>LPP1</u> Policy TD1	Policy BE2 requires developments to have regard to the supporting Chiddingfold Design Guide to deliver high quality development within Chiddingfold. This provides further Chiddingfold-specific detail, consistent with criterion 3 of LPP1 Policy TD1.
Chapter 6 - Built Environment and Heritage Conservation	Policy BE3 - Space Standards	<u>LPP1</u> Policy TD1	This policy sets out specific space standards, providing specific guidance for new developments to meet the overarching aim set out within criterion 5 of LPP1 Policy TD1.
Chapter 6 - Built Environment and Heritage Conservation	Policy BE4 - Public Realm	<u>LPP1</u> Policy TD1	Criterion 4 of LPP1 Policy TD1 outlines the aim of promoting high quality public realm. Policy BE4 sets out specific requirements for achieving this.

Chapter 6 - Built Environment and Heritage Conservation	Policy BE5 - Creation of Safe Public and Private Spaces	<u>LPP1</u> Policy TD1	Criterion 2 of LPP1 Policy TD1 sets out the requirement for new development to be designed to create safe environments. Policy BE5 outlines specific requirements for achieving this.
Chapter 6 - Built Environment and Heritage Conservation	Policy BE6 - Heritage Assets	<u>LPP1</u> Policy HA1	LPP1 Policy HA1 requires the significance of Waverley Borough's heritage assets to be conserved or enhanced, and outlines a range of measures for achieving this. Policy BE6 provides specific detail on what is required as part of planning applications that would result in some impact on heritage assets, and measures that should be incorporated by developments to avoid causing harm to these.
Chapter 6 - Built Environment and Heritage Conservation	Policy BE7 - Archaeology	<u>LPP1</u> Policy HA1	Policy BE7 relates specifically to archaeology, and requires any to below-ground heritage assets to be identified and evaluated in accordance with criteria 2 and 4 of LPP1 Policy HA1.
Chapter 7 - Traffic, Transport and Parking	Policy TP1 - Roads within New Development	<u>LPP1</u> Policy ST1	This policy seeks for new developments to encourage pedestrian and cycle movements, partly through introducing measures to reduce vehicle speeds, consistent with criterion 2 of LPP1 Policy ST1. It is also consistent with criterion 6 of LPP1 Policy ST1 by seeking for developments to explore opportunities to reduce issues resulting from lorry movements through the Parish.
Chapter 7 - Traffic, Transport and Parking	Policy TP2 - Traffic Calming	<u>LPP1</u> Policy ST1	Policy TP2 supports proposals to introduce suitable traffic calming into the Parish. This will encourage non-car travel, in-line with criterion 3 of LPP1 Policy ST1.
Chapter 7 - Traffic, Transport and Parking	Policy TP3 - Sustainable Transport	<u>LPP1</u> Policy ST1	Policy TP3 supports proposed to introduce new routes for walkers, cyclists and mobility scooters within the parish, as well as enhancing existing highway safety and access to public transport. All of which encourages non-car use consistent with criteria 2, 8 and 8 of LPP1 Policy ST1.
Chapter 7 - Traffic, Transport and Parking	Policy TP4 - Traffic Management Around the Village Green	<u>LPP1</u> Policy ST1	This policy outlines measures for transport improvements around the Village Green to provide improved parking and to introduce a one-way system. This is an appropriate improvement, consistent with criterion 6 of LPP1 Policy TP1.

Chapter 7 - Traffic, Transport and Parking	Policy TP5 - Provision of a new Village Car Park	<u>LPP1</u> Policy ST1	Policy TP5 outlines proposals for a Village Car Park to meet an identified demand, and details requirements for its delivery. This is consistent with criterion 9 of LPP1 Policy ST1.
Chapter 7 - Traffic, Transport and Parking	Policy TP6 - Car Parking Standards	<u>LPP1</u> Policy ST1	This policy sets out that developments must provide car parking in accordance with the Surrey County Council standards. This accords with criterion 9 of LPP1 Policy ST1.
Chapter 8 - Employment and Business	Policy EB1 - Chiddingfold's Rural Economy	<u>LPP1</u> Policy EE1	This policy supports proposals that would result in sustainable economic growth, in accordance with LPP1 Policy EE1 (notably criteria c and d).
Chapter 8 - Employment and Business	Policy EB2 - Employment Sites	<u>LPP1</u> Policies EE1, EE2	This policy supports development that will retain and protect the identified existing employment sites, in -line with LPP1 Policy EE2 and criterion c of LPP1 Policy EE1. Further, it also supports proposals for the appropriate conversion of redundant agricultural buildings and to provide office floorspace to meet an identified demand, consistent with Policy EE1.
Chapter 8 - Employment and Business	Policy EB3 - Safeguarding Retail Premises	<u>LPP1</u> Policy TCS3	Policy EB3 seeks to resist proposals that would result in the loss of retail facilities, which is in-line with LPP1 Policy TCS3.
Chapter 8 - Employment and Business	Policy EB4 - Advertisements	<u>Local Plan 2002</u> Policy D10	This policy requires any advertisements to respect the rural character of Chiddingfold, which is in accordance with Local Plan 2002 Policy D10.
Chapter 8 - Employment and Business	Policy EB5 - Tourism and Hospitality	<u>LPP1</u> Policy EE1	This policy supports developments related to the tourism and hospitality industries, consistent with criterion e of LPP1 Policy EE1.

Chapter 8 - Employment and Business	Policy BE6 - Commercial Filming	<u>LPP1</u> Policy EE1	Whilst not directly referenced within LPP1, Policy EB6 seeks to facilitate commercial filming development within the Parish to benefit from the Parish's natural beauty and rural character, and to capitalise on the increased commercial filming investment being made in the UK. This is consistent with LPP1 Policy EE1's support of developments that would deliver sustainable economic growth.
Chapter 9 - Recreation and Leisure	Policy RL1 - Local Green Spaces	<u>Local Plan 2002</u> Policy BE1	Policy RL1 identifies green spaces within Chiddingfold that are of visual, recreational and/or ecological value to the local community, and requires these to be protected in accordance with the provisions of the NPPF. This is consistent with Local Plan 2002 Policy BE1.
Chapter 9 - Recreation and Leisure	Policy RL2 - Sports and Leisure Facilities	<u>LPP1</u> Policy LRC1	This policy supports proposals that would enhance existing community and leisure facilities, and is consequently in accordance with criteria 1 and 3 of LPP1 Policy LRC1.
Chapter 9 - Recreation and Leisure	Policy RL3 - Combe Common Recreation Ground	<u>LPP1</u> Policy LRC1	Policy RL3 outlines specific measures to enhance Combe Common Recreational Ground, and is consistent with criterion 1 of LPP1 Policy LRC1
Chapter 9 - Recreation and Leisure	Policy RL4 - Public Rights of Way	<u>LPP1</u> Policy ST1	Policy RL4 seeks to protect and enhance public rights of way within Chiddingfold Parish, consistent with criterion 8 of LPP1 Policy ST1.
Chapter 10 - Natural Environment	Policy NE1 - Habitats and Biodiversity	<u>LPP1</u> Policies NE1, NE3	This policy outlines a requirement to mitigate any potential adverse impacts on important ecological sites and habitats, and identifies a requirement to achieve a biodiversity net gain. This is consistent with the requirements of LPP1 Policies NE1, NE2 and NE3.
Chapter 10 - Natural Environment	Policy NE2 - Trees, Woodland, Hedgerows and Landscaping	<u>LPP1</u> Policy NE2	This policy sites out a requirement for development to retain and enhance trees, woodland, hedgerows and general landscaping within the Parish. in-line with LPP1 Policy NE2

Chapter 10 - Natural Environment	Policy NE3 - Environmental Implications of Development	<u>Local Plan 2002</u> Policy D1	Policy NE3 outlines that new development should seek to reduce air, soil and water pollution within the Parish. This accords with criterion e of Local Plan 2002 Policy D1.
Chapter 10 - Natural Environment	Policy NE4 - Flood Risk, Sustainable Drainage Systems and Water Management	<u>LPP1</u> Policy CC4	This policy seeks for flood risk to be properly assessed as part of planning applications and for suitable SuDS to be provided to mitigate surface water run-off, consistent with LPP1 Policy CC4.
Chapter 10 - Natural Environment	Policy NE5 - Light Pollution and Dark Skies	<u>Local Plan 2002</u> Policy D1	This policy seeks for new developments to minimise light pollution, which is in-line with the aims of criterion e of Local Plan 2002 Policy D1.
Chapter 10 - Natural Environment	Policy NE6 - Noise Reduction	<u>Local Plan 2002</u> Policy D1	Policy NE6 outlines support for the incorporation of measures to reduce noise pollution through development. This is consistent with criterion c of Local Plan 2002 Policy D1.
Chapter 11 - Infrastructure	Policy I1 - Nursery School	<u>Local Plan 2002</u> Policy CF3	Policy I1 outlines support for proposals to relocate the existing nursery school to land within the settlement boundary. This is in-line with Local Plan 2002 Policy CF3, which supports proposals to enhance existing education establishments
Chapter 11 - Infrastructure	Policy I2 - School Capacity and Facilities	<u>Local Plan 2002</u> Policy CF3	This policy supports the improvement and expansion of St Mary's CofE Primary School, and is in accordance with Local Plan 2002 Policy CF3.
Chapter 11 - Infrastructure	Policy I3 - Chiddingfold Surgery	<u>Local Plan 2002</u> Policy CF2	This policy supports proposals to expand Chiddingfold surgery, which is consistent with Local Plan 2002 Policy CF2.

Chapter 11 - Infrastructure	Policy I4 - Chiddingfold Village Hall	<u>LPP1</u> Policy ICS1 <u>Local Plan 2002</u> Policy CF2	Policy I4 seeks to retain and enhance Chiddingfold Village Hall. This accords with criterion 3 of LPP1 Policy ICS1, as well as Local Plan 2002 Policy CF2.
Chapter 11 - Infrastructure	Policy I5 - Petworth Road Recreation Ground	<u>Local Plan 2002</u> Policy CF2	This policy identifies a site within for community uses, such as a recreational ground or a green burial ground.
Chapter 11 - Infrastructure	Policy I6 - Mobile Telephone Masts	<u>Local Plan 2002</u> Policy D11	Policy I6 supports proposals to improve mobile telephone reception, in-line with Local Plan 2002 Policy D11.
Chapter 11 - Infrastructure	Policy I7 - Broadband	<u>LPP1</u> Policy CC2	Policy I7 supports proposals to improve broadband service, and places a requirement for new developments to demonstrate a strategy for delivering this. This is in accordance with criterion 9 of LPP1 Policy CC2.
Chapter 11 - Infrastructure	Policy I8 - Power Supply	<u>LPP1</u> Policy ICS1	This policy supports proposals that would improve the power supply within Chiddingfold, and is broadly consistent with the objectives of LPP1 Policy ICS1.
Chapter 11 - Infrastructure	Policy I9 - Water and Sewage Capacity	Paragraph 20	This policy requires proposals for new residential development to demonstrate that there is sufficient capacity in place to meet the proposals water and sewage requirements.
Chapter 11 - Infrastructure	Policy I10 - Renewable Energy	<u>LPP1</u> Policy CC3	This policy supports appropriate proposals that would increase the capacity to generate renewable energy, which is consist with LPP1 Policy CC3.

Chiddingfold Neighbourhood Plan Basic Conditions Statement

Chapter 12 - Delivery	No policies within this section		
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5.0 To meet the Relevant EU Obligations

5.1 The below table sets out how the CNP meets the relevant EU Obligations:

Obligation	How the CNP is in conformity
The requirement to screen for and (if necessary) prepare a Strategic Environmental Assessment ("SEA") in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended).	WBC provided a SEA Screening Opinion in September 2018, which concluded that a SEA is required for the CNP based on it likely having significant effects on the environment. The Screening Opinion did however also conclude that the CNP is unlikely to have a significant effect on Natura 2000 sites.
The requirement to screen for and (if necessary) prepare a Habitats Regulation Assessment ("HRA") in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended).	WBC issued a HRA Screening Letter in September 2019 which concluded that a HRA Appropriate Assessment would be required to accompany the CNP.
Requirements with regards to Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora; and Directive 2009/147/EC on the Conservation of Wild Birds Directives.	The SEA and HRA Appropriate Assessment prepared and submitted in support of the CNP demonstrate that the CNP is consistent with the relevant Directives for the protection of natural habitats and wild birds. This is primarily through the requirements of the policies within Chapter 10 - notably Policy NE1.

6.0 Summary

6.1 This Basic Conditions Statement demonstrates that the CNP meets the Basic Conditions required of Neighbourhood Plans, namely:

- a) to have appropriate regard to national planning policies and advice;
- b) to contribute to the achievement of sustainable development;
- c) to be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case the WBC LPP1; and
- d) to meet the relevant EU obligations.

6.2 We therefore recommend that WBC allows the CNP to proceed to Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, and to subsequently submit the CNP for Examination under Regulation 17 of the Neighbourhood Planning (General) Regulations 2012.

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