

HASLEMERE  
TOWN COUNCIL



# Haslemere Neighbourhood Plan: 2013-2032

*Basic Conditions Statement*

IN PARTNERSHIP WITH



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## Introduction

1. This Basic conditions statement has been produced to accompany the Haslemere Neighbourhood Plan (HNP). The relevant legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and also found in the:
  - Town and Country Planning Act 1990
  - Planning and Compulsory Purchase Act 2004
  - Neighbourhood Planning (General) Regulations 2012 (2012 No. 637) (As Amended)
  
2. Paragraph 8(2) of the schedule 4B to the Town and Country Planning Act 1990 requires a neighbourhood plan to meet the basic conditions. The neighbourhood plan (“the order”) meets the basic conditions if:
  - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.
  - the making of the order contributes to the achievement of sustainable development,
  - the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
  - the making of the order does not breach, and is otherwise compatible with, EU obligations, and
  - prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

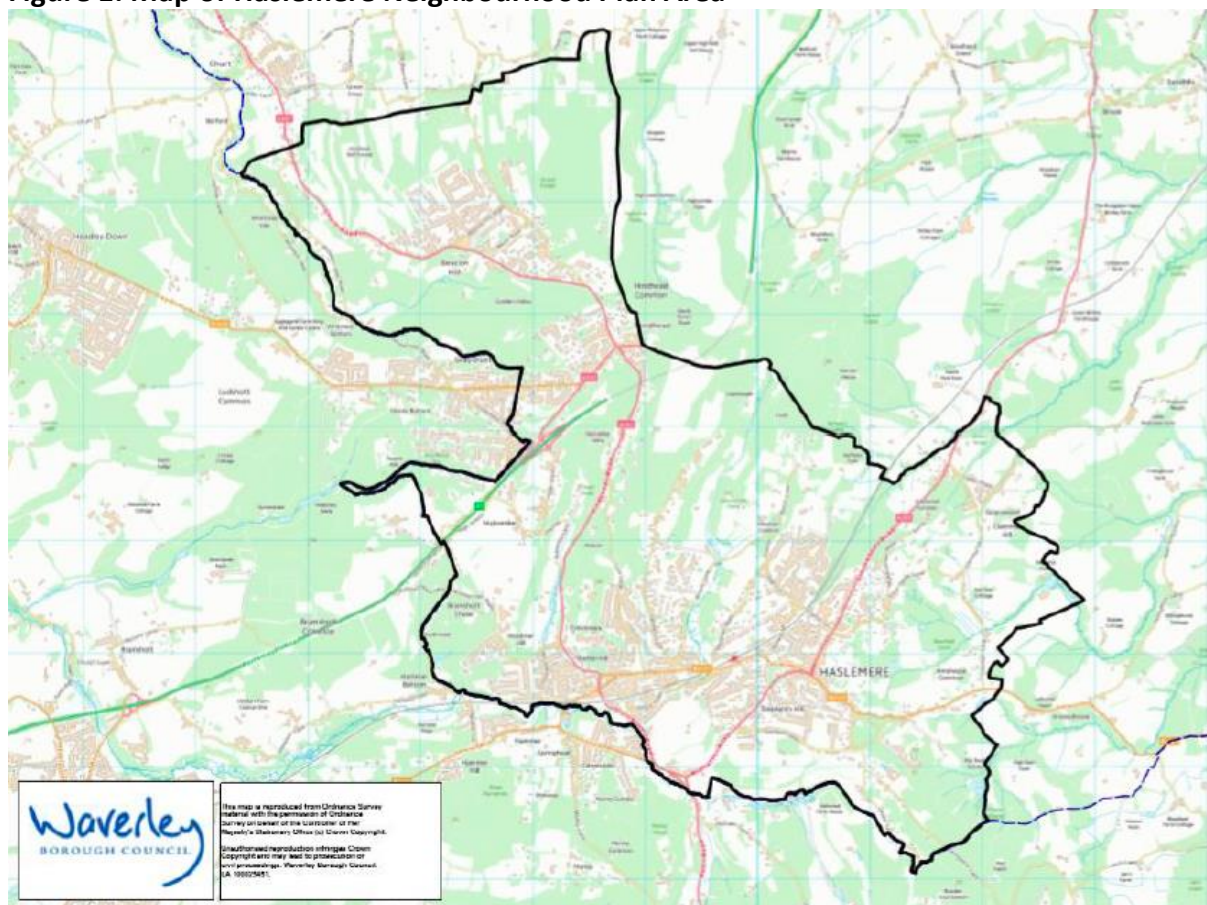
The prescribed condition is that the ‘making’ of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats etc.) Regulations 2007) (either alone or in combination with other plans or projects).

3. This document sets out how HNP meets the basic conditions.

## Key Statements

4. Waverley Borough Council (WBC) designated the Haslemere Neighbourhood plan area on 19th February 2013. Haslemere Vision, a not-for-profit company, staffed by volunteers was formed to work on developing the Neighbourhood Plan in conjunction with Haslemere Town Council.
5. The Haslemere Neighbourhood Plan (HNP) sets out policies for development in the Neighbourhood Plan area shown on the map in Figure 1. This includes all or part of the communities of Beacon Hill, Critchmere, Grayswood, Haslemere, Hindhead and Shottermill.

**Figure 1: Map of Haslemere Neighbourhood Plan Area**



6. The HNP sets out a vision for the area and sets out how that vision will be delivered through planning, control of land use and development change over the plan period 2013 to 2032.
7. In relation to Section 38A of the Planning and Compulsory Purchase Act, we make the following confirmatory statements:
  - Haslemere Town Council is a qualifying body and is therefore entitled to initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood development plan.

- The Haslemere Neighbourhood Plan sets out policies in relation to the development and use of land in the whole of the neighbourhood area and, in certain policies, in relation to parts of the neighbourhood area.
  - The requirements of Schedule 4B are taken into account in the preparation of this Neighbourhood Plan (taking into account the modifications set out at Section 38C) and this Basic Conditions Statement expresses compliance with those policies.
  - The remainder of Section 38A does not relate to the duties of the qualifying body when submitting a Neighbourhood Plan.
8. In relation to Section 38B of the Planning and Compulsory Purchase Act, we make the following confirmatory statements:
- The Neighbourhood Plan has a base date of 2013 and will run to 2032.
  - The Neighbourhood Plan and its 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.
  - The Neighbourhood Plan Area was designated by Waverley Borough Council on 19th February 2013.
  - The Neighbourhood Plan policies are in accordance with the statements or other information in the Plan, however, we note that should any conflict be interpreted this would be resolved in favour of the policy.

### Supporting documents and evidence

9. The HNP is supported by a consultation statement, a Strategic Environmental Assessment Screening Report, this Basic Conditions Statement and an extensive evidence base.

### Conformity with National Planning Policy

10. To meet this condition the plan must be shown to have regard to national policies and advice contained in guidance issued by the Secretary of State. National policies are contained in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). The NPPF was revised in February 2019 and it is that revised framework that applies to the HNP.

The NPPF has key objectives which are:

- Delivering a sufficient supply of homes
- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting healthy and safe communities
- Promoting sustainable transport
- Supporting high quality communications
- Making effective use of land
- Achieving well-designed places

- Protecting Green Belt land
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment
- Facilitating the sustainable use of minerals

11. This statement explains how the HNP contributes to meeting these objectives and also notes the specific national policies that the HNP is intended to support and supplement.

12. The table below shows each of the HNP policy objectives with the relevant NPPF objective.

**Table 2.1: Assessment of the HNP objectives against the NPPF goals**

<b>Neighbourhood Plan Objective</b>	<b>NPPF Objective</b>
<b><i>Housing</i></b>	
To encourage development of high quality socially and environmentally conscious housing that meets the needs of the community and respects the character of the area. In particular to encourage development of more homes for young people, local workers and homes suitable for downsizers.	Delivering a sufficient supply of homes Making effective use of land Protect Green Belt land Meeting the challenge of climate change Conserving and enhancing the natural environment Conserving and enhancing the historic environment Facilitating the sustainable use of materials Achieving well designed places Promoting healthy and safe communities
<b><i>Environment</i></b>	
To protect and enrich our green spaces, biodiversity and the natural environment that surrounds us.	Conserving and enhancing the natural environment
<b><i>Access and transport</i></b>	
To re-balance road use, limiting the adverse impact of motor vehicles by improving provision for off-street parking and improving facilities for alternative forms of transport	Promoting sustainable transport Promoting healthy and safe communities
<b><i>Economy</i></b>	
To protect existing employment and to encourage the development of a more diverse range of local employment opportunities to create an increasingly vibrant and sustainable local economy	Building a strong, competitive economy Ensuring the vitality of town centres

13. Table 2.2 sets out each policy in the HNP alongside the NPPF policies that it relates to and explains how each NP policy achieves the key objectives of the NPPF.

**Table 2.2: Assessment of how each policy in the HNP conforms to the NPPF**

Policy Title and Reference	NPPF paragraphs	Commentary
H1 Designation and purpose of the settlement boundaries	117	The NPPF requires planning policies to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Its aims are that objectively assessed needs should be met in a way that makes as much use as possible of previously-developed or 'brownfield' land. Policy H1 encourages development in central, more sustainable locations.
H2 Housing Density	123	The NPPF states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. Policy H2 suggests minimum densities for developments of 10 or more dwellings.
H3 Sustainable development outside the settlement boundaries or on designated land.	145 149 172	<p>The NPPF provides exceptions where building in the Green Belt may be appropriate. Policy H3 relates to the exceptions where an existing building is extended or a replacement building is built.</p> <p>The NPPF requires that permission should be refused for major development within AONB other than in exceptional circumstances. Where these circumstances are met H3 provides sustainability standards that should be applied.</p> <p>The NPPF states that Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policy H3 include features designed to contribute to the protection, management and enhancement of biodiversity and reduce the impact on the ecology and habitat in which the property is built.</p>
H4 Windfall development	59, 68,76	The NPPF supports the development of windfall sites and recognises that a variety of land types may be needed to meet the needs of groups with specific housing requirements. It cautions against the inappropriate development of residential gardens. Policy H4 encourages windfall development that will meet the identified housing need and that is appropriate to the character of the area.
H5 Provide sufficient affordable housing of the right type	62, 65	<p>The NPPF states that the type of affordable housing required should be specified in planning policies. Policy H5 achieves this by directing developers to consider Haslemere's local need.</p> <p>The NPPF's objective is to create mixed and balanced communities. This is reflected in H5.1 which encourages affordable homes to be built within a development, at the same time as market housing and of the same style. H5.2 contributes to retaining mixed communities by encouraging developers to ensure some homes remain affordable in perpetuity.</p>



Policy Title and Reference	NPPF paragraphs	Commentary
H6 Provide an appropriate mix of housing types	61	The NPPF requires that the size, type and tenure of housing needed for different groups is assessed and reflected in planning policy. This policy encourages developers to use data that is specific to the neighbourhood plan area, where available, rather than borough-level data.
H7.1 High quality external design	125, 185	The NPPF states that Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. This strategy should take into account the desirability of new development making a positive contribution to local character and distinctiveness. Policy H7.1 requires developments to comply with the Haslemere Design Statement and includes additional provisions to ensure new development integrates with the existing settlement.
H7.2 High Quality external Design – Green Space	118 a) b)	The NPPF encourages taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside. It recognises that some undeveloped land can perform many functions such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production. Policy H7.2 requires developers of sites delivering more than 10 homes to provide additional public green space where the Accessible Green Space Standards are not otherwise met.
H7.3 High Quality external Design – Building for a Healthy Life	127 a) e)	The NPPF supports planning policies that ensure developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks. Policy H7.3 directs developers to apply the Building for a Healthy Life standards for major developments.
H8 Consultation requirements for planning application	124, 128	The NPPF recognises the importance of effective engagement, it states that applicants should engage closely with those affected by their proposals to evolve designs that take account of the views of the community. Policy H8 helps to achieve this by setting out the requirements for community consultation and engagement for major developments.
H9 Access and transport	98, 102	The NPPF recognises that street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods and active street frontages are important to achieving healthy and safe communities. It further encourages the protection and enhancement of public rights of way and access. Paragraph 102 states that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. Policy H9 includes a number of provisions that will facilitate the use of more sustainable forms of transport.

Policy Title and Reference	NPPF paragraphs	Commentary
H10 Water and Connectivity	20    112	<p>The NPPF states that strategic policies should make sufficient provision for infrastructure for water supply and waste water. H10.1 requires developers to plan for these infrastructure requirements in collaboration with water/waste water companies.</p> <p>The NPPF states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policy H10.2 directs developers to include up to date information technology and communications infrastructure in new developments.</p>
H11 Tress, woodland and hedgerows	127 c) 175	<p>The NPPF directs that planning policies should be sympathetic to the landscape setting. And further requires that when local planning authorities are determining planning applications they should apply the following principles:</p> <p>Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;</p> <p>Policy H11 specifies the protections required for trees, woodland and hedgerows and the process that should be followed when planning applications are submitted that affect these habitats.</p>
H12 Dark skies	170	<p>The NPPF requires that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).</p> <p>H12 contributes to the protection and enhancement of valued landscapes and sites of biodiversity by the prevention of light pollution.</p>
H13 Green spaces	99 – 101	<p>The NPPF sets out the criteria a local green space must meet and the restrictions on any development thereon. H13 designates fourteen sites as local green spaces in the NP area. It further identifies 10 sites described as green fingers which provide valuable habitats for wildlife and areas for recreation for residents (playing fields, allotments, common land). Development is discouraged on these sites.</p>
H14 Protecting and enhancing biodiversity through Haslemere’s Ecological Network	174	<p>The NPPF states that to protect and enhance biodiversity and geodiversity, plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation. It further states that plans should pursue opportunities for securing measurable net gains for biodiversity. H14 identifies Haslemere’s Ecological Network and requires that it is maintained, protected, consolidated, extended and enhanced. It sets a target for the net gain for biodiversity that development sites should achieve.</p>

Policy Title and Reference	NPPF paragraphs	Commentary
<p>H15 Encouraging growth of new and existing business</p> <p>H16 Retaining, protecting and developing local employment</p> <p>H18 Encouraging an expanded visitor economy</p>	81	<p>The NPPF states that a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration should be set out.</p> <p>Policy H15 contributes by encouraging the development of new employment space.</p> <p>Policy H16 achieves this by encouraging the retention of employment sites.</p> <p>Policy H18 encourages the growth of the visitor economy.</p>
<p>H17 Retaining, enhancing and managing changes to retail</p>	85 b)	<p>The NPPF requires that planning policies should make clear the range of uses permitted in town centres and primary shopping areas. Policy H17 achieves this by seeking to protect retail premises within the Primary shopping areas.</p>

14. The HNP has also followed updated National Planning Practice Guidance where relevant.

## Contribution to Sustainable Development

15. The NPPF states in paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and ‘should be seen as a golden thread running through both plan-making and decision-taking’.
16. For the HNP, sustainable development has been the fundamental basis of each of its policies. The National Planning Practice Guidance advises that ‘sufficient and proportionate evidence should be presented on how the draft neighbourhood plan guides development to sustainable solutions’.
17. Table 3.1 summarises how the objectives and policies in the HNP contribute towards sustainable development, as defined in the NPPF. Many of the objectives of the HNP overlap the three strands of sustainability, so for the purposes of this document, the most relevant strand has been taken to illustrate conformity.

**Table 3.1: Assessment of HNP objectives and policies against sustainable development**

NPPF Objective	Deliver economic sustainability
NPPF Definition	Contribute to building a strong responsive economy
HNP Objective	To protect existing employment and to <b>encourage the development of a more diverse range of local employment opportunities</b> to create an increasingly vibrant and sustainable local economy.
HNP Policies	H15 Encouraging growth of new and existing business H16 Retaining, protecting and developing local employment H17 Retaining, enhancing and managing changes to retail H18 Encouraging an expanded visitor economy
Commentary	In the 2011 Census, 69% of Haslemere residents were employed or self-employed; 15% were self-employed compared to only 12% in Waverley. Land constraints and demand for new homes in the area have resulted in the redevelopment of many employment sites for housing. As in other parts of the UK, light industry has declined and home businesses have increased. Retail is still a major employer but retail space is being lost and converted or redeveloped into homes. The area needs to diversify sources of employment (e.g. through tourism) to replace lost jobs, support current employers by preserving employment sites, (where possible) and provide affordable housing for local workers.

NPPF Objective	Deliver social sustainability
NPPF Definition	Support strong, vibrant and healthy communities
HNP Objective	<p>To encourage development that <b>meets the housing needs of the community</b> but protects the character of the area. In particular to encourage development of more homes for young people, local workers and homes suitable for downsizers.</p> <p>To <b>re-balance road use</b>, limiting the adverse impact of motor vehicles by improving provision for off street parking and/or improving facilities for alternative forms of transport.</p>
HNP Policies	<p>H1 Designation and purpose of the settlement boundaries</p> <p>H2 Housing density</p> <p>H3 Sustainable development outside the settlement boundaries or on designated land.</p> <p>H4 Windfall development</p> <p>H5 Provide sufficient affordable housing of the right type</p> <p>H6 Provide an appropriate mix of housing types</p> <p>H8 Consultation requirements</p> <p>H9 Access and transport</p> <p>H10 Water and connectivity</p>
Commentary	<p>Haslemere is an attractive market town. It benefits from several areas of countryside that come right into the centre of the settlement, a Conservation Area, many buildings of significant age and character and high housing quality. Together this creates a valued residential environment which underpins property values in the area as a whole. There is not enough suitable land identified within the existing built area to accommodate all the housing that the Waverley Local Plan Part 1 states is needed, unless the available sites are developed at reasonable densities and there continues to be a substantial level of windfall development. Waverley’s Housing Needs Assessment data for Haslemere indicates that 78.5% of affordable housing need and 46.3% of market housing need is for one-bedroomed or two-bedroomed dwellings and community consultations consistently highlighted support for greater provision of housing affordable to those who work in the area and for first-time or younger buyers. A growing need for smaller properties suitable for residents wishing to downsize was also identified. In this area, house prices are too high for many first-time buyers, young families and local workers. The West Surrey Strategic Housing Market Assessment (Waverley Addendum – December 2015) states that Haslemere has a higher need for intermediate housing and estimates the level of affordable dwellings per year to be 25.</p> <p>The town has a huge catchment area, due to the attractions of the Station, Hospital, Leisure centre, supermarkets and other amenities to the large number of surrounding villages and rural communities. The next 10 years is therefore anticipated to see increasing traffic congestion because of the growth of housing, including that caused by major out-of-town developments within the catchment area, both inside and outside Waverley Borough. Unless enhancements are made to our roads, cycle ways and footpaths to facilitate and encourage the use of non-motorised transport the town will suffer worsening congestion due to the planned increases in housing and population during the Plan period. In addition, increased walking and cycling result in healthier communities.</p>

NPPF Objective	Environmental sustainability
NPPF Definition	Contribute to protecting and enhancing our natural, built and historic environment.
HNP Objective	To <b>protect and enrich our green spaces</b> and the natural environment that surrounds us.
HNP Policies	H7 High quality external design H11 Trees, woodland and hedgerows H12 Dark skies H13 Green spaces H14 Protecting and enhancing biodiversity through Haslemere’s Ecological Network
Commentary	The Haslemere Neighbourhood Plan area contains areas of Metropolitan Green Belt, the Surrey Hills Area of Outstanding Natural Beauty and Areas of Great Landscape Value. It also contains or borders a wealth of important nationally and internationally protected wildlife habitats. These include the Wealden Heaths Phase II Special Protection Area as well as two Sites of Special Scientific Interest (the Devil’s Punch Bowl and Stockstone Quarry). The area contains 20 Sites of Nature Conservation Importance one Local Geological Site and areas of significant ancient woodland which play a vital role in supporting a number of rare and threatened species as well as connecting green corridors. It is also part of a network of Biodiversity Opportunity Areas aiming to deliver a coherent and resilient ecological network across the county. Haslemere is unusual in that completely undeveloped open land penetrates closely into the town centre. These ‘green fingers’ of damp woodland, water and small fields with adjacent hedgerows (such as at Swan Barn) are immensely valuable and characteristic of the town. The whole area is very wooded and the undulating topography helps to hide the built-up area. This has led to certain areas of the town being designated as Areas of Strategic Visual Importance (ASVIs), seeking to prevent the coalescence of the settlement and to protect areas of open land that penetrate into the urban area. The Haslemere Hillside (wooded area to the south of Haslemere High Street) has been designated an Area of Special Environmental Quality to protect the verdant character forming an important backdrop to the town centre.

## General Conformity with the Strategic Policies of the Development Plan

18. The development plan currently consists of the Waverley Borough Local Plan 2018. This plan includes the spatial vision, objectives and strategy for the Borough for the period up to 2032. It also includes some saved policies from the Waverley Local Plan 2002 Plan which will remain saved until the Local Plan Part 2 (Site Allocations and Development Management Policies) has been adopted.
19. Table 4.1 details the HNP policies alongside a consideration of how they are in general conformity with the strategic policies in the Waverley Borough Local Plan 2018 and the retained policies from the Local Plan 2002.

**Table 4.1: Assessment of conformity with policies in the development plan**

HNP Policy	Waverley Borough Local Plan 2018 Policy <i>Waverley Borough Local Plan 2002 saved policies</i>	Commentary
H1 Designation and purpose of the settlement Boundaries	RE1: Countryside beyond the Green Belt  RE2: Green Belt	RE1 requires that the intrinsic character and beauty of the countryside beyond the Green Belt will be recognised and safeguarded and RE2 protects the Green Belt from inappropriate development. Policy H1 adopts formal settlement boundaries and prioritises development on brownfield sites before sites in AONB or AGLV.
H2 Housing density	CC2: Sustainable Construction and Design	CC2 promotes building at higher densities where appropriate and promotes sustainable patterns of development and reduction of the level of greenhouse gas emissions by encouraging developments that are designed to encourage walking, cycling and access to sustainable forms of transport Policy H2 sets desired housing densities to make best use of land and encourages high densities in the most sustainable locations.
H3 Sustainable development outside the settlement boundaries or on designated land.	RE1: Countryside beyond the Green Belt  RE2: Green Belt  RE3: Landscape Character  NE2: Green and Blue Infrastructure  CC1: Climate Change  CC2: Sustainable Construction and Design	RE3 requires that new development must respect and where appropriate, enhance the distinctive character of the landscape in which it is located.  NE2 states that development will not be permitted which will have a detrimental impact on the visual quality, water quality or ecological value of existing river corridors and canals.  CC1 supports development that contributes to mitigating and adapting to the impacts of climate change,  CC2 seeks to promote sustainable patterns of development and reduce greenhouse gases.  H3 requires any developments outside the new settlement boundaries or on designated land to be constructed in such a way as to harmonise with their surroundings and minimise their impact and disruption to the ecology and habitat that surrounds them. It suggests achieving this through the use of more sustainable building methods and materials and the avoidance of culverting of streams or rivers.

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HNP Policy	Waverley Borough Local Plan 2018 Policy <i>Waverley Borough Local Plan 2002 saved policies</i>	Commentary
H4 Windfall development	ALH1 The Amount and Location of Housing	ALH1 states that it is anticipated that windfall development will contribute toward achieving the housing allocations particularly in the larger settlements. H4 encourages developers of windfall sites to demonstrate how the housing needs of the local community (re: affordability and housing mix) are met by the development.
H5 Provide sufficient affordable housing of the right type	AHN1: Affordable Housing on Development Sites	AHN1 requires development of over 11 dwellings (suburban) to make a minimum of 30% of the new homes affordable. H5 supports policy AHN1 to provide sufficient affordable housing and directs developers to meet Haslemere's local need, and encourages proposals that safeguards the homes so that they remain affordable in perpetuity.
H6 Provide an appropriate mix of housing types	AHN3: Housing Types and Sizes	AHN3 requires proposals to make provision for an appropriate range of different types and sizes of houses. It supports the provision of housing and accommodation to meet specific needs. H6 supports Waverley's local plan policy AHN3 and directs developers to consider the housing types and sizes required according to Haslemere need rather than borough-wide data.
H7 High quality external design	TD1: Townscape and Design LRC1: Leisure and Recreation Facilities	TD1 requires new development to be of a high quality and inclusive design that responds to the distinctive local character of the area in which it is located and is designed so that it creates safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. The local plan policy LRC1 encourages the provision of new open space. H7 requires developments to conform with the Haslemere Design Statement and Building for a Healthy Life standards. It requires the inclusion of additional public green spaces where the Accessible Green Space Standards are not met.



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HNP Policy	Waverley Borough Local Plan 2018 Policy <i>Waverley Borough Local Plan 2002 saved policies</i>	Commentary
H8 Consultation requirements for planning applications	TD1 Townscape and Design  ST1 Sustainable Transport	TD1 ensures that the character and amenity of the borough are protected. It ensures new developments create safe and attractive environments that meet the needs of users. One provision of ST1 requires developers of larger developments to submit transport assessments and travel plans. Policy H8 ensures developers submitting major proposals consider the needs of users by requiring effective community consultation for including the delivery of a development brief to neighbouring homes and the submission of details (with the planning application) of how issues and concerns raised by the community have been resolved. The development brief should include a travel plan.
H9 Access and transport	ST1: Sustainable Transport CC2 Sustainable Construction and Design  <i>TC16: Footways and Yards</i> <i>M5: Provision for Cyclists</i> <i>M11 Haslemere Station Car Parking</i> <i>LT11 Walking, Cycling and Horseriding</i>	ST1 requires that developments make the necessary contributions to the improvement of existing, and provision of new, transport schemes that lead to improvements in accessibility and give priority to the needs of pedestrians, cyclists, users of public transport, car sharers and users of low and ultra low emission vehicles. CC2 promotes sustainable patterns of development and reduction of the level of greenhouse gas emissions by encouraging developments that are designed to encourage walking, cycling and access to sustainable forms of transport.  H9 builds on the strategic policies of the local plan by applying them more specifically to issues faced in Haslemere: significant on-street parking particularly near the station, narrow roads which lack pavements and are challenging for cyclists. While encouraging the use of more sustainable methods of transport.

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HNP Policy	Waverley Borough Local Plan 2018 Policy <i>Waverley Borough Local Plan 2002 saved policies</i>	Commentary
H10 Water and connectivity	<p>ICS1 Infrastructure and Community Facilities</p> <p>CC2 Sustainable Construction and Design</p>	<p>ICS1 requires that infrastructure considered necessary to support new development must be provided either on- or off-site either as a requirement of planning conditions or by the payment of financial contributions through planning obligations, and/or the Community Infrastructure Levy.</p> <p>CC2 promotes requiring all new buildings to have the highest available speed broadband infrastructure.</p> <p>H10.1 directs developers to contact the water and waste water companies to identify capacity constraints and apply phasing conditions to planning approval where necessary.</p> <p>H10.2 requires new development to provide up to date information technology and communications infrastructure.</p>
H11 Trees, woodland and hedgerows	<p>NE1: Biodiversity and Geological Conservation</p> <p><i>C7 Trees, Woodland and Hedgerows</i></p> <p><i>D7 Trees, Hedgerows and Development</i></p> <p>RE3: Landscape Character</p>	<p>NE1 requires that development will be permitted provided that it retains, protects and enhances features of biodiversity and geological interest and ensures appropriate management of those features. And ensures any adverse impacts are avoided, or if unavoidable, are appropriately mitigated.</p> <p>C7 protects tree cover and seeks the replacement of trees, woodlands and hedgerows. It further seeks improvements to hedgerows on development sites.</p> <p>D7 requires that development on sites which contain or are close to important trees, groups of trees or hedgerows should provide for their long-term protection.</p> <p>RE3 requires new development to respect and where appropriate, enhance the distinctive character of the landscape in which it is located.</p> <p>H11 aims to conserve and enhance the habitat and biodiversity within the Plan area by protecting trees, woodland and hedgerows.</p> <p>H11.4 provides details of a full site survey that developers should use to inform their proposals for a site and specifies the details that should be covered by a landscaping plan for the site.</p> <p>H11.5 provides details of the protection measures that should be put in place for trees, woodland and hedgerows.</p>

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HNP Policy	Waverley Borough Local Plan 2018 Policy <i>Waverley Borough Local Plan 2002 saved policies</i>	Commentary
		H11.6 provides details of appropriate replacement planting. H11.7 includes provisions for the future management and maintenance of trees and hedgerows in communal areas on major development sites.
H12 Dark skies	<i>D1 Environmental Implications of Development</i>	D1 states that Development will not be permitted where it would result in material detriment to the environment by virtue of potential pollution of air, land or water, including that arising from light pollution. Policy H12 limits the effects of light pollution by setting environmental zones to guide lighting installations on new developments.
H13 Green spaces	LRC1: Leisure and Recreation Facilities	LRC1 seeks to retain, enhance and increase the quantity and quality of open space. H13 aligns with this as it designates local green spaces and seeks to protect specific green fingers within the Plan area.
H14 Protecting and enhancing biodiversity through Haslemere's Ecological Network	RE3: Landscape Character  NE1: Biodiversity and Geological Conservation NE2: Green and Blue Infrastructure	RE3 requires that new development must respect and where appropriate, enhance the distinctive character of the landscape in which it is located.  NE1 requires that development will be permitted provided that it retains, protects and enhances features of biodiversity and geological interest and ensures appropriate management of those features. And ensures any adverse impacts are avoided, or if unavoidable, are appropriately mitigated. NE2 requires that new development should make a positive contribution to biodiversity by creating or reinforcing habitat linkages between designated sites, in order to achieve a connected local and regional ecological network of wildlife corridors and green infrastructure.  H14 identifies Haslemere's Ecological Network and seeks to maintain, protect, consolidate, extend and enhance it. It requires development sites to provide a net gain for biodiversity and specifies how it should be calculated.
H15 Encouraging the growth of new and existing small businesses	EE1 b) and c): New Economic Development CC2 Sustainable Construction and Design  <i>IC12: Working from Home</i>	EE1 encourages new employment development within defined settlements. CC2 promotes requiring all new buildings to have the highest available speed broadband infrastructure.  H15 builds on these policies by encouraging the supply of space, suitably equipped with the necessary information technology and

HNP Policy	Waverley Borough Local Plan 2018 Policy <i>Waverley Borough Local Plan 2002 saved policies</i>	Commentary
		communications infrastructure, to meet the needs of businesses.
H16 Retaining and encouraging local employment	EE2: Protecting Existing Employment Sites  <i>IC2 Safeguarding Suitably Located Industrial and Commercial Land</i>	EE2 seeks to protect employment sites.  H16 provides detailed criteria that should be met before a change of use from employment to residential is granted. It encourages changes between employment uses.
H17 Retaining, enhancing and managing changes to retail	TCS1 4 & 5: Town Centre TCS3: Neighbourhood and villages shops  <i>TC2: Existing Retail Uses</i>	The local plan policies aim to protect shopping areas and identify Haslemere's Primary Shopping Area. H17 encourages the retention of class E uses in the Primary Shopping Areas and for applications for change of use from retail for floors, other than the ground floor, it requires developers to demonstrate that there will be no significant impact on the ground floor use.
H18 Encouraging an expanded visitor economy	EE1 e) New Economic Development <i>LT3 Visitor Accommodation in Settlements</i> <i>LT6 Leisure and Tourism Development in Settlements</i> <i>LT7 Leisure and Tourism Development in the Countryside</i> <i>LT11 Walking, Cycling and Horseriding</i>	EE1 e) supports making provision for accommodation for visitors to the Borough, both in terms of business trips and tourism related visits.  H18 encourages development aimed at providing improved service to visitors, such as recreation, leisure and accommodation facilities.

## Basic Condition - Conformity with EU Obligations

20. The Plan and the process under which it was made conforms to the SEA Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). In September 2019, a screening report prepared by Waverley Borough Council was published. This followed consultation with the statutory bodies (the Environment Agency, Historic England and Natural England) to assist in the determination of whether or not the Haslemere Neighbourhood Plan would have significant environmental effects in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
21. The Screening Report concluded that the Haslemere Neighbourhood Plan is unlikely to give rise to significant environmental effects and as such a Strategic Environmental Assessment is not required. The basis for this opinion is that: -
- The plan does not allocate any land or sites for development; and
  - The policies of the plan when taken as a whole and in combination with other policies in the adopted Waverley Local Plan Part 1 2013-2032 will likely have positive effects.

22. The Screening Report, including the responses from the statutory bodies, has been submitted at Regulation 16 stage as part of the evidence base for the Plan.
23. In addition to conforming to its EU obligations, the Plan does not breach and is not otherwise incompatible with the European Convention on Human Rights.

#### Basic Condition – Conformity with the Prescribed Conditions

24. Under Directive 92/43/EEC, also known as the Habitats Directive, it must be ascertained whether the draft Plan is likely to have significant effects on a European site designated for its nature conservation interest. The Directive is implemented by the Conservation of Habitats and Species Regulations 2010. Assessments under the regulations are known as Habitats Regulation Assessments (HRA). An appropriate assessment (AA) is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether or not it is necessary to undertake an assessment, a screening process is followed.
25. An HRA Screening was undertaken by Waverley Borough Council and published in September 2019. Waverley Borough Council was of the opinion that the Plan will not give rise to significant effects on European Sites either alone or in-combination with other plans and/or projects is not likely to have significant impacts on European protected species or sites.
26. The Screening Report including the responses from the statutory bodies has been submitted at Regulation 16 stage as part of the evidence base for the Plan.

## Conclusion

27. The relevant Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 are considered to be met by the Haslemere Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Haslemere Neighbourhood Plan Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.