

Cranleigh Neighbourhood Plan

2018-2032

Basic Conditions Statement

Cranleigh Parish Council

September 2019



info@navigusplanning.co.uk
www.navigusplanning.co.uk

Table of Contents

1. Introduction.....	3
2. Basic Condition (i) – Conformity with National Planning Policy	5
3. Basic Condition (iv) – Contribution to Sustainable Development	9
4. Basic Condition (v) – General Conformity with the Strategic Policies of the Development Plan.....	12
5. Basic Condition (vi) – Conformity with EU Obligations	17
6. Basic Condition (vii) – Conformity with the Prescribed Conditions	18
7. Conclusion	19

1. Introduction

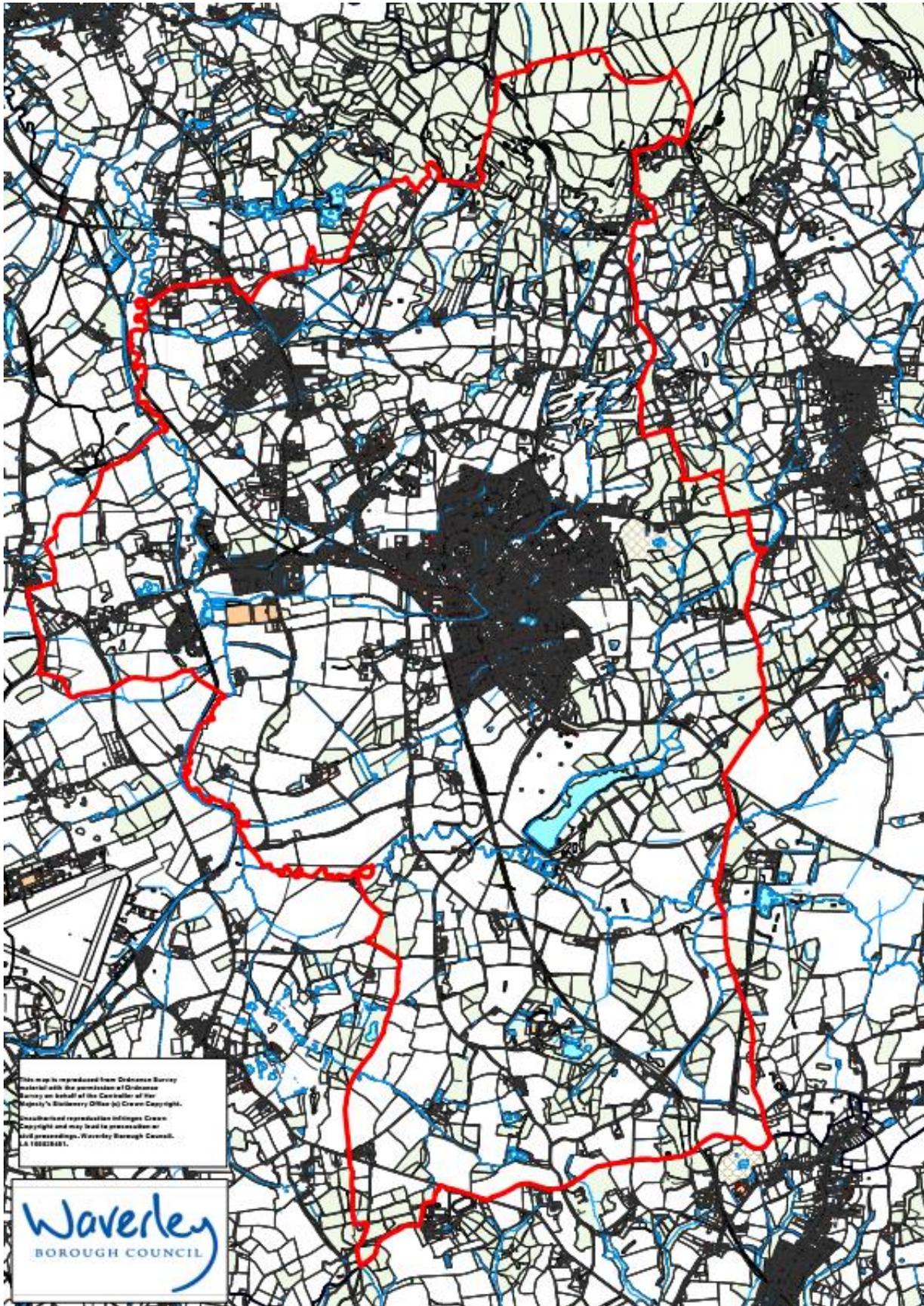
- 1.1. This Basic Conditions Statement has been produced to accompany Cranleigh Neighbourhood Plan.
- 1.2. The relevant legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:
 - Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
 - Planning and Compulsory Purchase Act 2004: ss 38A-C
 - Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (As Amended)
- 1.3. Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 requires a neighbourhood plan to meet five¹ basic conditions before it can proceed to a referendum. These are:
 - I. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - II. The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - III. The making of the neighbourhood development plan 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);
 - IV. The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
 - V. Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The prescribed condition is that the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
- 1.4. This document sets out how the Plan meets the Basic Conditions.

Key statements

- 1.5. Waverley Borough Council, as the local planning authority, has prepared the Plan, which covers the parish area of Cranleigh. This was designated in July 2013.
- 1.6. The Plan sets out policies that relate to the development and use of land within only the Cranleigh Neighbourhood Area. This is shown in Figure 1 below.
- 1.7. The Plan refers only to the administrative boundary of Cranleigh. There are no other adopted Neighbourhood Development Plans that cover the Cranleigh Neighbourhood Area.
- 1.8. The Cranleigh Neighbourhood Plan Steering Group (CNPSG) have prepared the Plan to establish a vision for the future of the parish. The community has set out how that vision will be realised through planning and controlling land use and development change over the plan period 2018 to 2032.

¹ There are two further basic conditions, which are relevant only to the making of a Neighbourhood Development Order and are therefore not considered in this document.

Figure 1: Cranleigh Neighbourhood Plan (CNP) Area



2. Basic Condition (i) – Conformity with National Planning Policy

- 2.1. 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 policy and guidance is contained within the National Planning Policy Framework (‘NPPF’) and the Planning Practice Guidance (‘PPG’).

National Planning Policy Framework

- 2.2. The NPPF has 13 key objectives which are:
1. Delivering a sufficient supply of homes
 2. Building a strong, competitive economy
 3. Ensuring the vitality of town centres
 - 4 Promoting healthy and safe communities
 5. Promoting sustainable transport
 6. Supporting high quality communications
 7. Making effective use of land
 8. Achieving well-designed places
 9. Protecting Green Belt land
 10. Meeting the challenge of climate change, flooding and coastal change
 11. Conserving and enhancing the natural environment
 12. Conserving and enhancing the historic environment
 13. Facilitating the sustainable use of minerals
- 2.3. This statement explains how the Plan contributes to meeting these objectives and also notes the specific national policies that the Plan is intended to support and supplement.
- 2.4. The Plan has four broad aims with a number of objectives within this. These are summarised in Table 2.1 alongside the NPPF goals that each objective seeks to address.

Table 2.1: Assessment of the CNP objectives against NPPF goals

Plan objective	Relevant NPPF goal
1.0 Housing and Design	
1.1 Require high quality design standards in all future development.	<ul style="list-style-type: none"> • Achieving well-designed places
1.2 Development should reflect and reinforce the character and quality of Cranleigh.	<ul style="list-style-type: none"> • Achieving well-designed places • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment
1.3 Meet Cranleigh’s housing need in full.	<ul style="list-style-type: none"> • Deliver a sufficient supply of housing

Plan objective	Relevant NPPF goal
1.4 Ensure that the development sites are integrated into the village.	<ul style="list-style-type: none"> • Achieving well designed places • Conserving and enhancing the natural environment • Making effective use of land
2.0 Employment	
2.1 Encourage new rural commercial development where it is appropriate in the countryside	<ul style="list-style-type: none"> • Building a strong, competitive economy • Making effective use of land
3.0 Environment	
3.1 Conserve and improve the ecological, water quality and management of Cranleigh Waters.	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment
3.2 Protect and improve designated green spaces within the village.	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment
3.3 Conserve and enhance Cranleigh's biodiversity and particularly its ecological networks	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment
3.4 Conserve the special landscape and scenic beauty of Cranleigh and its setting.	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment
3.5 Ensure new development adequately mitigates flooding and drainage issues.	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Meeting the challenge of climate change, flooding and coastal change
3.6 Ensure energy efficient development.	<ul style="list-style-type: none"> • Meeting the challenge of climate change, flooding and coastal change
4.0 Community Leisure and Wellbeing	
4.1 Improve leisure and art facilities serving Cranleigh	<ul style="list-style-type: none"> • Promoting healthy and safe communities
5.0 Infrastructure	
5.1. Ensure that new development has good pedestrian, cycle and bus connections to Cranleigh and the wider area.	<ul style="list-style-type: none"> • Promoting sustainable transport • Promoting healthy and safe communities
5.2. Improve existing pedestrian and cycle routes within Cranleigh.	<ul style="list-style-type: none"> • Promoting sustainable transport • Promoting healthy and safe communities
5.3. Ensure car parking is provided to minimise its impacts on amenity.	<ul style="list-style-type: none"> • Promoting sustainable transport • Promoting healthy and safe communities

- 2.5. Table 2.2 sets out each policy of the Plan alongside the policies in the NPPF that it has had regard to and analyses how each Plan policy contributes to achieving the key objectives of the NPPF.

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

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
POLICY CRAN1: LOCATION OF DEVELOPMENT	117, 118, 119, 120	This policy supports the NPPF objective of making effective use of land. It specifically addresses where development should be located (predominantly within the settlement) and on allocated sites.
POLICY CRAN2: EXTENSIONS, ALTERATIONS, REPLACEMENT BUILDINGS AND LIMITED INFILLING IN THE GREEN BELT	118, 145, 146	This policy contributes to the NPPF requirement of conserving and enhancing the natural environment. National policy seeks to protect the green belt. This policy aims to retain the green belt and only allows development in the green belt if it is in line with the policy.
POLICY CRAN3: LAND AT LONGFIELD	59, 67, 68, 69	This policy contributes to the NPPF objectives of delivering a sufficient supply of homes. National Policy supports Neighbourhood planning groups in allocating small and medium sized sites.
POLICY CRAN4: ST. NICHOLAS JUNIOR SCHOOL SITE	59, 67, 68, 69, 185	This policy contributes to the NPPF objectives of delivering a sufficient supply of homes. This seeks to encourage the provision of small and medium sized sites. Development on such sites should be in keeping with the historic environment of the area.
POLICY CRAN5: CRANLEIGH INFANT SCHOOL SITE	59, 67, 68, 69, 94	This policy contributes to the NPPF objectives of delivering a sufficient supply of homes. This seeks to encourage the provision of small and medium sized sites. This policy ensures that a new, larger infant school is delivered which will help to meet the education needs of the community.
POLICY CRAN6: HOUSING MIX	61, 64	A key objective of the NPPF is to deliver a sufficient supply of homes. This policy encourages the provision of a range of housing types that are in need.
POLICY CRAN7: DESIGN OF DEVELOPMENT	124, 125, 127, 128	This policy contributes to the NPPF requirement of good design in the built environment. National policy encourages neighbourhood plans to develop design policies that demonstrate high quality, sustainable and inclusive design and architecture that respects and responds positively to the area's character.
POLICY CRAN8: CHARACTER OF DEVELOPMENT	125, 127, 128, 170	This policy contributes to the NPPF requirement of good design in the built environment. This policy seeks to preserve and enhance the character of Cranleigh, including through the protection of key views.
POLICY CRAN9: SAFEGUARDING AMENITY	127, 170, 178, 180	A key objective of the NPPF is to conserve and enhance the natural environment and this policy ensures that development proposals meet this objective by protecting people and the environment from loss of amenity.
POLICY CRAN10: PROTECTING EXISTING AND ENCOURAGING NEW EMPLOYMENT SITES	80, 81	A key objective of the NPPF is to build a strong, competitive economy. It requires policies to support economic growth through creating an environment in which businesses can invest in. This policy seeks to protect and encourage employment uses.
POLICY CRAN11: RURAL ENTERPRISE AND USE OF AGRICULTURAL BUILDINGS FOR BUSINESS	83, 84	This policy contributes to the NPPF objective of building a strong, competitive economy and specifically supporting a prosperous rural economy. This policy supports the flexible use of agricultural buildings for other employment uses, subject to certain criteria.

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
POLICY CRAN12: NATURAL LANDSCAPE AND RURAL CHARACTER	170	This policy seeks to minimise the landscape impact of development in respect to existing natural features. This contributes to the NPPF objective of conserving and enhancing the natural environment.
POLICY CRAN13: AIR QUALITY	170, 180, 181	This policy contributes to the NPPF requirement of conserving and enhancing the natural environment by ensuring that development does not worsen quality and seeks to improve it.
POLICY CRAN14: WATER QUALITY	170, 180	This policy contributes to the NPPF requirement of conserving and enhancing the natural environment by ensuring that development does not worsen water quality.
CRAN15: SOIL QUALITY AND CONTAMINATION	170, 178, 180	This policy contributes to the NPPF requirement of conserving and enhancing the natural environment by ensuring that development does not worsen soil quality and that contamination studies are carried out if there could be any land contamination issues.
POLICY CRAN16: ENERGY EFFICIENCY AND DESIGN	124, 127, 151, 170	This policy contributes to the NPPF objectives of meeting the challenge of climate change and conserving and enhancing the natural environment. This seeks to encourage sustainable design and promote renewable energy sources such as solar panels.
POLICY CRAN17: LOCAL GREEN SPACES	99, 100	The NPPF states that Neighbourhood Plans have the opportunity to designate Local Green Spaces. This policy designates a number of areas in Cranleigh as green spaces.
POLICY CRAN18: RESIDENTIAL GARDENS AND AMENITY SPACE	70, 122, 170, 174	A key objective of the NPPF is to protect and enhance the natural environment. Through encouraging the provision of appropriate residential garden space, this policy seeks to enhance the biodiversity and character of Cranleigh.
POLICY CRAN19: FLOOD RISK AND DRAINAGE	150, 155	This policy contributes to the NPPF objective of meeting the challenge of climate change, flooding and coastal change. This policy requires development proposals that can demonstrate they will not worsen the existing risks to the drainage network and flood mitigation measures are delivered.
POLICY CRAN20: TRANSPORT AND MOVEMENT	91, 102, 103, 104	The policy contributes to the NPPF objective of promoting sustainable transport. This policy seeks to increase connectivity and encourage sustainable methods of transport.
POLICY CRAN21: RESIDENTIAL PARKING	102, 105, 127	This policy contributes to the NPPF objective of promoting sustainable transport. This policy aims to provide adequate parking facilities in keeping with the development and reduce the visual impact of parking.
POLICY CRAN22: TELECOMMUNICATIONS	20, 112,	This policy contributes to the NPPF objective of supporting high quality communications by ensuring that new development is supported by adequate broadband services.
POLICY CRAN23: WATER SUPPLY AND WASTEWATER INFRASTRUCTURE	149, 150, 170	This policy contributes to the NPPF objective of meeting the challenge of climate change, flooding and coastal change. The policy seeks to ensure sufficient water supply to developments and sets the scope for wastewater infrastructure.
POLICY CRAN24: HERITAGE ASSETS	185	A key objective of the NPPF is to conserve and enhance the historic environment. This policy seeks to conserve and enhance the historical setting of Cranleigh.

3. Basic Condition (iv) – Contribution to Sustainable Development

- 3.1. 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’.
- 3.2. For the Plan, 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’. The Forum has prepared a Sustainability Report, which, along with the wider evidence base, demonstrates how the Plan guides development towards sustainable solutions. The Sustainability Report has been submitted at Regulation 16 stage as part of the evidence base supporting the Plan and should be read alongside this Basic Conditions Statement.
- 3.3. Table 3.1 below summarises how the objectives and policies in the Plan contribute towards sustainable development, as defined in the NPPF. Many of the objectives of the Plan 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 CNP objectives and policies against sustainable development

Deliver economic sustainability	
NPPF definition – ‘Contribute to building a strong, responsive economy’ and support growth, innovation and improved productivity; and ‘identifying and coordinating the provision of infrastructure’.	
CNP Objectives	Encourage new rural commercial development where it is appropriate in the countryside. Ensure that new development has good pedestrian, cycle and bus connections to Cranleigh and the wider area.
CNP Policies	POLICY CRAN10: PROTECTING EXISTING AND ENCOURAGING NEW EMPLOYMENT SITES POLICY CRAN11: RURAL ENTERPRISE AND USE OF AGRICULTURAL BUILDINGS FOR BUSINESS POLICY CRAN20: TRANSPORT AND MOVEMENT
Commentary	The NPPF seeks to secure economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meet the twin challenges of global competition and of a low carbon future. The Plan seeks to contribute to the delivery of this national aim by ensuring the viability of the neighbourhood centre whilst also providing supporting infrastructure within this settlement boundary. Cranleigh has approximately 6.9 hectares of employment land, which is an important source of employment, though there are concerns over poor transport links. Therefore, planned development must attempt to address and mitigate the issues of transport through improved road infrastructure as policy CRAN20 suggests. With the rural location of Cranleigh, the Neighbourhood Plan seeks to support rural enterprise, recognising its importance on the local economy and the economy of the UK. Policy CRAN11 seeks to support this.

Deliver social sustainability	
NPPF definition – ‘Support strong, vibrant and healthy communities’	
CNP Objectives	<p>Require high quality design standards in all future development.</p> <p>Meet Cranleigh’s housing need in full.</p> <p>Improve leisure and arts facilities serving Cranleigh.</p> <p>Ensure that new development has good pedestrian, cycle and bus connections to Cranleigh and the wider area.</p> <p>Improve existing pedestrian and cycle routes within Cranleigh.</p>
CNP Policies	<p>POLICY CRAN7: DESIGN OF DEVELOPMENT</p> <p>POLICY CRAN8: CHARACTER OF DEVELOPMENT</p> <p>POLICY CRAN9: SAFEGUARDING AMENITY</p> <p>POLICY CRAN17: LOCAL GREEN SPACES</p> <p>POLICY CRAN18: RESIDENTIAL GARDENS AND AMENITY SPACE</p> <p>POLICY CRAN20: TRANSPORT AND MOVEMENT</p> <p>POLICY CRAN19: RESIDENTIAL PARKING</p>
Commentary	<p>One of the key objectives in the NPPF is to promote healthy communities, which incorporates social sustainability. The local community’s needs and interests can be met through safeguarding amenity as identified by policy CRAN9.</p> <p>The Plan seeks to improve cycling and walking routes, which not only create a physically healthier community, but one that is also more inclusive and people-friendly. This is identified by policy CRAN20.</p> <p>As Cranleigh changes with development, it is important that new residents are able to feel a part of the local community and so integration between the two settlements is encouraged. At the same time, the built environment and design of the areas must retain their distinct character, shaped by their histories. Therefore, policies CRAN7 and CRAN8 aim to create comfortable and well development and public space.</p>
Deliver environmental sustainability	
NPPF definition – ‘Contribute to protecting and enhancing our natural, built and historic environment’ and ‘mitigate and adapt to climate change’	
CNP Objectives	<p>Require high quality design standards in all future development.</p> <p>Development should reflect and reinforce the character and quality of Cranleigh</p> <p>Ensure that the development sites are integrated into the village.</p> <p>Conserve and improve the ecological, water quality and management of Cranleigh Waters.</p> <p>Protect and improve designated green spaces within the village.</p> <p>Conserve the special landscape and scenic beauty of Cranleigh and its setting.</p> <p>Ensure new development adequately mitigates flooding and drainage issues.</p> <p>Encourage energy efficient development.</p>

<p>CNP Policies</p>	<p>POLICY CRAN1: LOCATION OF DEVELOPMENT</p> <p>POLICY CRAN2: EXTENSIONS, ALTERATIONS, REPLACEMENT BUILDINGS AND LIMITED INFILLING IN THE GREEN BELT</p> <p>POLICY CRAN7: DESIGN OF DEVELOPMENT</p> <p>POLICY CRAN8: CHARACTER OF DEVELOPMENT</p> <p>POLICY CRAN9: SAFEGUARDING AMENITY</p> <p>POLICY CRAN12: NATURAL LANDSCAPE AND RURAL CHARACTER</p> <p>POLICY CRAN13: AIR QUALITY</p> <p>POLICY CRAN14: WATER QUALITY</p> <p>POLICY CRAN15: SOIL QUALITY</p> <p>POLICY CRAN16: ENERGY EFFICIENCY AND DESIGN</p> <p>POLICY CRAN17: LOCAL GREEN SPACES</p> <p>POLICY CRAN18: RESIDENTIAL GARDENS AND AMENITY SPACE</p> <p>POLICY CRAN19: FLOOD RISK AND DRAINAGE</p> <p>POLICY CRAN20: TRANSPORT AND MOVEMENT</p> <p>POLICY CRAN23: WATER SUPPLY AND WASTEWATER INFRASTRUCTURE</p> <p>POLICY CRAN24: HERITAGE ASSETS</p>
<p>Commentary</p>	<p>As demonstrated by the CNP's third objective, the natural environment is of key importance and a particularly strong theme to Cranleigh's neighbourhood area. This objective is divided into further sub-objectives incorporating the protection of ecology, water quality, green spaces and scenic beauty. Policy CRAN17 places particular importance local green spaces, designating many areas in the area.</p> <p>Managing drainage and flood management are key priorities in the Plan as well as green infrastructure to reduce the likelihood of flooding. Flood mitigation will protect the neighbourhood area's natural, built and historic environment and proposals that could increase flood risk should be challenged.</p> <p>Cranleigh is surrounded by agricultural land and the rural nature of the Area contains a variety of fauna and flora. Developments should include an appropriate landscape and ecological management plan. This is supported by policy CRAN12.</p>

3.4 As demonstrated in Table 3.1, the strategic objectives of the Plan are considered to comprise a balance of social, economic and environmental goals. The policies in the Plan demonstrably contribute to sustainable development in respect of building a strong, responsive economy, supporting a strong, vibrant and healthy community and protecting and enhancing the natural and historic environment.

4. Basic Condition (v) – General Conformity with the Strategic Policies of the Development Plan

- 4.1. The development plan currently consists of the following:
 - Waverley Local Plan Part 1: Strategic Policies and Sites (adopted February 2018)
 - Saved policies of the Waverley Local Plan 2002
- 4.2. Table 4.1 details the CNP policies alongside a consideration of how they are in general conformity with the policies in the Waverley Local Plan Part 1. For the purposes of this Basic Conditions Statement, none of the saved policies of the Local Plan 2002 are considered to be strategic.
- 4.3. Where a policy is not identified in Table 4.1, it is considered that the Neighbourhood Plan does not contain any policies that directly relate to it.

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

CNP Policy	Waverley Local Plan Part 1	Commentary
POLICY CRAN1: LOCATION OF DEVELOPMENT	Policy SP2: Spatial Strategy Policy ALH1: The Amount and Location of Housing	This policy supports the Local Plan policies of directing development to certain locations within the Borough as well as giving guidance on what type of land to develop. In Policy SP2 Cranleigh is noted as an area for development. Policy ALH1 also notes Cranleigh as a location required to accommodate a significant amount of development, with 1,700 dwellings needing to be provided between 2013 to 2032.
POLICY CRAN2: EXTENSIONS, ALTERATIONS, REPLACEMENT BUILDINGS AND LIMITED INFILLING IN THE GREEN BELT	Policy RE1: Countryside beyond the Green Belt Policy RE2: Green Belt	This policy ensures that design of extensions, alterations and replacement buildings is in line with the surrounding area, much of which is green belt land. The Local Plan supports the protection of the green belt.
POLICY CRAN3: LAND AT LONGFIELD	Policy SP2: Spatial Strategy Policy ALH1: The Amount and Location of Housing	Policy CRAN3 designates land for approximately 20 dwellings within the Cranleigh for development. The Local Plan supports development within Cranleigh. Both Policies SP2 and ALH1 note Cranleigh as an area for development.
POLICY CRAN4: ST NICHOLAS JUNIOR SCHOOL SITE	Policy SP2: Spatial Strategy Policy ALH1: The Amount and Location of Housing Policy HA1: Protection of Heritage Assets Policy ICS1: Infrastructure and Community Facilities	Policy CRAN4 designates a site for approximately 75 dwellings with a requirement for facilities to accommodate the existing pupils at St Nicholas Junior School. The development has to be in keeping with the area and be sympathetic to the conservation area and nearby listed buildings. The Local Plan supports development within Cranleigh. Both Policies SP2 and ALH1 note Cranleigh as an area for development. Whilst policy HA1 supports the protection of heritage assets. Policy ICS1 supports the provision of community facilities.
POLICY CRAN5: CRANLEIGH INFANT SCHOOL SITE	Policy SP2: Spatial Strategy Policy ALH1: The Amount and Location of Housing Policy ICS1: Infrastructure	Policy CRAN5 designates land for approximately 15 dwellings with a requirement for a new infant school. The Local Plan supports development within Cranleigh. Both Policies SP2 and ALH1 note Cranleigh as an area for development. Whilst Policy ICS1 support the provision of community facilities.

CNP Policy	Waverley Local Plan Part 1	Commentary
	and Community Facilities	
POLICY CRAN6: HOUSING MIX	Policy AHN1: Affordable Housing on Development Sites Policy AHN3: Housing Types and Sizes	This policy supports the provision of a mixture of housing. The Local Plan supports the inclusion of affordable housing with a minimum provision being 30%. Policy AHN3 specifies the mix that housing developments need to provide. Policy CRAN6 focuses on the local priorities of this mix.
POLICY CRAN7: DESIGN OF DEVELOPMENT	Policy AHN3: Housing Types and Sizes Policy TD1: Townscape and Design Policy CC2: Sustainable Construction and Design	This policy supports the Local Plan's initiative to ensure design is sustainable, in character, does not harm amenity and is suitable for all ages. Design needs to be of high quality. Waverley Borough's design guidance gives further details on how to achieve good design.
POLICY CRAN8: CHARACTER OF DEVELOPMENT	Policy TD1: Townscape and Design Policy HA1: Protection of Heritage Assets	This policy conforms to the need to protect and enhance the character of the area in which new development is placed. Policy TD1 supports development which protects the character of an area whilst Policy HA1 aims to protect the historic environment.
POLICY CRAN9: SAFEGUARDING AMENITY	Policy SP2: Spatial Strategy Policy TD1: Townscape and Design Policy NE1: Biodiversity and Geological Conservation	This policy conforms to the need to safeguard amenity, avoid harm to the health of occupants and not cause harm or damage to environmental assets. Accordingly the Local Plan requires that development should not take place on land of the highest amenity and landscape value, should be designed so that it creates safe and attractive environments and should retain, protect and enhance features of biodiversity.
POLICY CRAN10: PROTECTING EXISTING AND ENCOURAGING NEW EMPLOYMENT SITES	Policy EE1: New Economic Development Policy EE2: Protecting Existing Employment Sites	This policy conforms to the need to support economic growth through the provision B-class business uses (Policy EE1) and to protect existing employment sites (Policy EE2).

CNP Policy	Waverley Local Plan Part 1	Commentary
POLICY CRAN11: RURAL ENTERPRISE AND USE OF AGRICULTURAL BUILDINGS FOR BUSINESS	Policy EE1: New Economic Development	This policy supports economic growth through permitting a change of use of an agricultural building to an employment generating use. This is in line with Policy EE1 which aims to encourage economic development.
POLICY CRAN12: NATURAL LANDSCAPE AND RURAL CHARACTER	Policy RE1: Countryside beyond the Green Belt Policy RE3: Landscape Character Policy NE1: Biodiversity and Geological Conservation	This policy seeks to maintain and enhance the natural environment, retain landscape features and enhance the rural character of Cranleigh. Policy RE1 aims to maintain the intrinsic character and beauty of the countryside. Policy RE3 states that new development must respect the character of the landscape in which it is located whilst Policy NE1 aims to conserve and enhance biodiversity.
POLICY CRAN13: AIR QUALITY	Policy CC1: Climate Change	This policy seeks to ensure that development does not have a detrimental impact on air quality. This aligns with Policy CC1 in the Local Plan on climate change.
POLICY CRAN14: WATER QUALITY	Policy NE2: Green and Blue Infrastructure Policy CC1: Climate Change	This policy seeks to ensure that development does not have a detrimental impact on water quality. This aligns with Policy CC1 in the Local Plan on climate change and also on Policy NE2 regarding blue infrastructure.
CRAN15: SOIL QUALITY AND CONTAMINATION	Policy CC1: Climate Change	This policy seeks to ensure that development does not have a detrimental impact on soil quality. This aligns with Policy CC1 in the Local Plan on climate change.
POLICY CRAN16: ENERGY EFFICIENCY AND DESIGN	Policy NE2: Green and Blue Infrastructure Policy CC1: Climate Change Policy CC2: Sustainable Construction and Design	This policy seeks to encourage sustainable design within any development. This aligns with the objectives of the Local Plan. The Local Plan promotes sustainable development through encouraging the implementation of blue and green infrastructure. This helps to combat climate change which is the aim of Policy CC1. Whilst Policy CC2 gives direct guidelines on how to achieve sustainable construction and design
POLICY CRAN17: LOCAL GREEN SPACES	Policy LRC1: Leisure and Recreation Facilities	This policy seeks to designate green spaces within Cranleigh. This in line with Policy LRC1 which aims to retain, enhance and increase the quantity and quality of open space.

CNP Policy	Waverley Local Plan Part 1	Commentary
POLICY CRAN18: RESIDENTIAL GARDENS AND AMENITY SPACE	Policy NE1: Biodiversity and Geological Conservation Policy TD1: Townscape and Design	This policy supports the Local Plan in recognising the importance of residential gardens. Not only do they help to conserve and enhance biodiversity (Policy NE1) but they also improve residential amenity and townscape (Policy TD1).
POLICY CRAN19: FLOOD RISK AND DRAINAGE	Policy CC4: Flood Risk Management	This policy aims to mitigate the impacts of flooding. This is in general conformity with Policy CC4 which gives guidance on how to reduce the overall impact of flooding.
POLICY CRAN20: TRANSPORT AND MOVEMENT	Policy ST1: Sustainable Transport	This policy conforms Policy ST1 which aims to promote sustainable methods of transport through reducing the reliance on cars.
POLICY CRAN21: RESIDENTIAL PARKING	Policy ST1: Sustainable Transport	This policy seeks to provide car parking facilities and cycle parking. This conforms generally with Policy ST1 in seeking to make appropriate provision for car parking.
POLICY CRAN22: TELECOMMUNICA TIONS	Policy ICS1: Infrastructure and Community Facilities.	This policy aims to ensure high quality communications is provided as part of development. Policy ICS2 seeks to ensure the appropriate provision of infrastructure required to support development, so these policies align well.
POLICY CRAN23: WATER SUPPLY AND WASTEWATER INFRASTRUCTURE	Policy NE2: Green and Blue Infrastructure Policy CC2: Sustainable construction and design Policy ICS1: Infrastructure and Community Facilities.	This policy aims to provide adequate water supply and sewerage infrastructure. This is in general conformity with the Local Plan. Policy NE2 seeks to protect and enhance the existing river corridor. This can be achieved through having adequate water supply and sewerage infrastructure. Policy CC2 aims to promote sustainable design which requires appropriate infrastructure provision to support it. Policy ICS2 seeks to ensure the appropriate provision of infrastructure required to support development.
POLICY CRAN24: HERITAGE ASSETS	Policy HA1: Heritage Assets	Policy HA1 seeks to ensure that the significance of the heritage assets are conserved and enhanced and Policy CRAN21 provides specific local detail relating to Buildings of Local Merit.

5. Basic Condition (vi) – Conformity with EU Obligations

- 5.1. 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 January 2016, an initial screening report prepared by Waverley Borough Council was published for consultation with the statutory bodies (the Environment Agency, Natural England and Historic England) to assist in the determination of whether or not the Cranleigh 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. Following feedback from the statutory bodies, Waverley Borough Council issued its screening opinion in April 2016, which considered that an SEA would be required.
- 5.2. Since April 2016, a number of changes were made to the draft Neighbourhood Plan and therefore, in February 2018, Cranleigh Parish Council issued a new Screening Opinion request to Waverley Borough Council. In March 2018, Waverley Borough Council confirmed that its opinion had not changed and that an SEA was required.
- 5.3. In May 2018, Cranleigh Parish Council published a draft SEA Scoping Report for consultation with Waverley Borough Council and the statutory bodies. Following representations received, a final SEA Scoping Report was published in July 2018.
- 5.4. The Sustainability Report incorporating SEA was then prepared to support the Pre-Submission (Regulation 14) Version of the Cranleigh Neighbourhood Plan and was consulted on as part of the Regulation 14 consultation. Relevant representations were duly taken into account in the final version of the SEA which accompanies the Submission (Regulation 16) Version of the Plan.
- 5.5. All the relevant reports and consultation responses have been submitted at Regulation 16 stage as part of the evidence base for the Plan.
- 5.6. 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.

6. Basic Condition (vii) – Conformity with the Prescribed Conditions

- 6.1. Under Directive 92/43/EEC, also known as the Habitats Directive², it must be ascertained whether the draft Plan is likely to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. 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.
- 6.2. In January 2016, an initial HRA Screening Report prepared by Waverley Borough Council was published for consultation with Natural England, being the relevant statutory body. Following feedback from Natural England, Waverley Borough Council issued its screening opinion in April 2016, which considered that an HRA would not be required because the Plan is not likely to have significant impacts on European protected species or sites.
- 6.3. The Screening Report including the responses from the statutory body has been submitted at Regulation 16 stage as part of the evidence base for the Plan.

² Directive 92/43/EEC 'on the conservation of natural habitats and of wild fauna and flora': <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043>.

7. Conclusion

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



NAVIGUS PLANNING

Truro, Lushington Road, Manningtree, Essex, CO11 1EF

info@navigusplanning.co.uk

www.navigusplanning.co.uk

 [@NavigusTweets](https://twitter.com/NavigusTweets)