

# West Byfleet

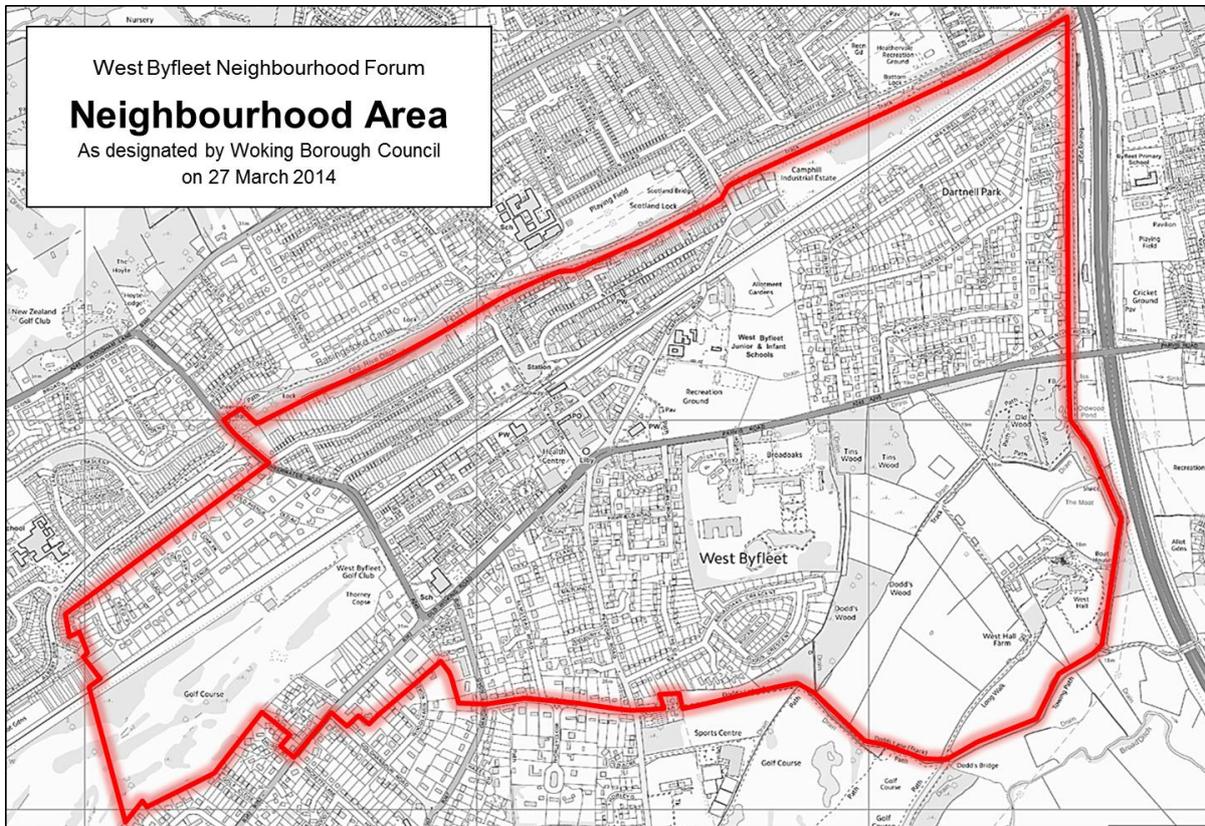
## Neighbourhood Plan

### BASIC CONDITIONS STATEMENT

Town and Country Planning Act 1990 (as amended)  
Schedule 4B Paragraph 8 (2)

Submitted by the West Byfleet Neighbourhood Forum as the qualifying body for the West Byfleet Neighbourhood Area, which comprises the area enclosed in red on the map below.

### West Byfleet Neighbourhood Area



# CONTENTS

<b>1</b>	<b>Legal Framework</b> .....	<b>3</b>
<b>2</b>	<b>Legal Requirements</b> .....	<b>4</b>
<b>2.1</b>	The draft plan is being submitted by a qualifying body .....	<b>4</b>
<b>2.2</b>	What is being proposed is a Neighbourhood Development Plan .....	<b>4</b>
<b>2.3</b>	The proposed Neighbourhood Plan period for which it is to have effect.....	<b>4</b>
<b>2.4</b>	The policies do not relate to excluded development.....	<b>4</b>
<b>3</b>	<b>Conformity with the NPPF</b> .....	<b>5</b>
<b>3.1</b>	The presumption in favour of sustainable development.....	<b>5</b>
<b>3.2</b>	West Byfleet Neighbourhood Plan Fit with the NPPF Core Planning Principles .....	<b>5</b>
<b>3.2.1</b>	Building a strong, competitive economy.....	<b>6</b>
<b>3.2.2</b>	Ensuring the vitality of town centres .....	<b>7</b>
<b>3.2.3</b>	Promoting sustainable transport .....	<b>7</b>
<b>3.2.4</b>	Delivering a wide choice of high quality homes.....	<b>7</b>
<b>3.2.5</b>	Requiring good design.....	<b>8</b>
<b>3.2.6</b>	Promoting healthy communities.....	<b>8</b>
<b>3.2.7</b>	Protecting Green Belt Land .....	<b>9</b>
<b>3.2.8</b>	Meeting the challenge of climate change, flooding and coastal change.....	<b>9</b>
<b>3.2.9</b>	Conserving and enhancing the natural environment.....	<b>9</b>
<b>3.2.10</b>	Conserving and enhancing the historic environment .....	<b>10</b>
<b>4</b>	<b>Contribution to achieving sustainable development</b> .....	<b>11</b>
<b>5</b>	<b>General Conformity with WBC Core Strategy</b> .....	<b>12</b>
<b>5.1</b>	West Byfleet Neighbourhood Plan Approach .....	<b>12</b>
<b>5.2</b>	General Conformity Assessment.....	<b>12</b>
	<b>Table A - Policy - Built Environment</b> .....	<b>13</b>
	<b>Table B - Policy - Commercial Environment</b> .....	<b>18</b>
	<b>Table C - Policy - Infrastructure</b> .....	<b>22</b>
	<b>Table D - Policy - Open Spaces</b> .....	<b>25</b>
	<b>Table E - Policy - Social and Community</b> .....	<b>29</b>
	<b>Table F - Policy - Flooding</b> .....	<b>32</b>
<b>6</b>	<b>Compatibility with EU Regulations</b> .....	<b>33</b>
<b>7</b>	<b>Conclusions</b> .....	<b>34</b>

**Appendix 1** - Screening Document from Woking Borough Council

# 1 Legal Framework

Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 as amended by the Localism Act 2011, but excluding sub-sections (2)b, (2)c, (3), (4) and (5) as required by the Supplementary Provisions of section 38(C), deals with the examination of Neighbourhood Development Plans as follows:

8(1) The Examiner must consider the following:-

- (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2));
- (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E (2), 61J and 61L;
- (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood plan relates; and
- (e) such other matters as may be prescribed.

8(2) A draft neighbourhood development plan meets the basic conditions if :-

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- (d) the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- (e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan of the authority (or any part of that area);
- (f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
- (g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

8(6) The Examiner is not to consider any matter that does not fall within subparagraph (1) (apart from considering whether the draft neighbourhood plan is compatible with the Convention rights).

The following Section addresses the requirements under sub-paragraphs 8(1)(b), 8(1)(d) and 8(1)(e) above.

## 2 Legal Requirements

### 2.1 The draft plan is being submitted by a qualifying body

The West Byfleet Neighbourhood Plan ("The Plan") has been submitted by the West Byfleet Neighbourhood Forum ("The Forum"). The Forum is a qualifying body and entitled to submit a Neighbourhood Plan for the West Byfleet Neighbourhood Area ("The Area").

The Plan has been compiled and written by an editorial sub-committee from the main Forum committee.

The vision and the core objectives of The Plan have been developed in consultation with the local community through surveys, questionnaires and a series of community engagement events.

### 2.2 What is being proposed is a Neighbourhood Development Plan

The Plan contains policies relating to land use planning matters and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

### 2.3 The proposed Neighbourhood Plan period for which it is to have effect

The Plan defines the period to which it will relate as from 2016 until 2027. This period has been chosen to align with the Woking Borough Council Core Strategy.

### 2.4 The policies do not relate to excluded development

The Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The Area was formally designated as such by Woking Borough Council at a Council meeting on 31 October 2013 under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved at a subsequent Council meeting on 27 March 2014.

The Plan relates only to the area defined as The Area (see map on page 1). The Area is situated between the two neighbourhood areas of Pyrford and Byfleet and is for the most part in the ecclesiastical parish of St. John's Church, West Byfleet. The boundary between the Pyrford and the West Byfleet Neighbourhood Areas was agreed after several meetings between the two representative groups. It does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within this neighbourhood area.

### 3 General Conformity with the National Planning Policy Framework

The Plan has been prepared to have appropriate regard for national policy. The following sections describe how The Plan conforms with the National Planning Policy Framework (27 March 2012) ("NPPF").

#### 3.1 The presumption in favour of sustainable development

Paragraphs 14 to 16 of the NPPF set out the presumption in favour of sustainable development which is at the heart of national policy. Subsequent paragraphs in the NPPF discuss in detail delivering sustainable development. For neighbourhood planning this means that neighbourhoods should plan positively to support local development while at the same time respecting the local environment by seeking to protect valued green spaces and historic assets.

The Plan is predicated on this principle as evidenced in Sections 3 and 4 of The Plan. These sections introduce The Plan and set out the vision and objectives underlying each of the policies proposed in The Plan.

#### 3.2 West Byfleet Neighbourhood Plan General Conformity with the NPPF Core Planning Principles

Key planning principles as set out in the NPPF are as follows:

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- 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.

The Plan avoids duplicating development plan policies by focusing on West Byfleet specific policies that supplement the general policies and principles of Woking Borough Council Core Strategy. Once made, The Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications.

The Tables on pages 12 to 32 show how The Plan addresses each of these principles and is a brief summary of how each policy conforms to the NPPF. The particular

paragraphs referred to in the Tables are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

### 3.2.1 Building a strong, competitive economy

The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth (NPPF paragraphs 18 and 19).

The Plan supports this policy as follows:

- as a core objective, development in the District Centre (as defined in the Woking Borough Council Core Strategy and map 14 of The Plan) to offer mixed use, increasing the overall retail space, providing some offices and introducing new residential units (Plan paragraph 3.2.2).
- developments within the District Centre must support its vitality and viability (Policy CE1).
- the re-development of the Sheer House Complex ("**SHC**") should result in the continuing availability of retail and office accommodation in addition to residential units (Policy CE3).
- the provision of adequate parking spaces to support commerce and housing (Policy BE6 and Policy CE6).
- as a core objective to encourage the provision of measures to reduce existing levels of traffic congestion and air pollution and ensure adequate investment in water and wastewater infrastructure (Plan paragraph 3.2.3).

We believe that the above will benefit economic growth and will greatly assist in sustaining 3.2.2 below.

### 3.2.2 Ensuring the vitality of town centre

Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should recognise town centres as the heart of their community and pursue policies to support their viability and vitality (NPPF paragraph 23).

West Byfleet is the second largest centre in the Woking Borough. Due to its size, range of uses and accessibility it has been designated by Woking Borough Council ("**WBC**") as the only District Centre in the Borough. The District Centre forms a well-used alternative economic centre to Woking town centre.

Part of the Vision Statement of The Plan is to maintain a vibrant village and a thriving village centre with opportunities for local employment and investment while retaining our historic individuality.

### 3.2.3 Promoting sustainable transport

Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives (NPPF paragraph 29).

West Byfleet has good accessibility and benefits from a mainline station on the London to Portsmouth line and frequent bus services to and from Woking and elsewhere.

It is clear from residents' feedback that parking standards are an important issue and concern. Policy BE6 addresses new residential developments and policy CE6 the SHC re-development. The local parking standards should reflect the local car ownership levels and the needs of retailers and visitors.

### 3.2.4 Delivering a wide choice of high quality homes

It is the policy of WBC Core Strategy to make provision for at least 4,964 additional dwellings in the Borough between 2010 and 2027 (an average of at least 292 per annum).

It is the policy of WBC that the densities sought do not affect the quality and character of an area and the general well-being of residents. Further, new development must respect and enhance the character and appearance of the area in which it is proposed whilst making the best use of the land available.

The Plan (Policies BE1, BE2 and BE3) inter alia specify that new developments should respect the existing character of the immediate area and more widely The Area. Proposals for new residential housing must be of high quality and of a design to reflect and enhance the immediate area and more widely The Area.

### 3.2.5 Requiring good design

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (NPPF paragraph 56).

The NPPF is clear that the neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for any particular area. This should respond to the local character and history and reflect the identity of local surroundings and materials while not discouraging innovation. Developments should add to the overall quality of the area, not just for the short term but over the lifetime of the development.

The Plan fully embraces those principles in its BE1, BE2 and BE3 policies focusing on respecting the existing character of The Area and requiring a quality and a design that underwrites and indeed enhances the village feel.

WBC Core Strategy (CS20) also states that new development must respect and enhance the character and appearance of the area in which it is proposed. New developments should also make a positive contribution to the character, distinctiveness and significance of the historic environment.

### 3.2.6 Promoting healthy communities

The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. This includes safe and accessible developments containing clear and legible pedestrian routes (NPPF paragraph 69).

WBC Core Strategy states that their policy is to provide opportunities for people to participate and enjoy sports and recreation and to facilitate effective access to the countryside and the amenity that it offers. This is essential to the well-being of the community. Development will promote the health and well-being of the community and recreational facilities are protected.

The Plan (Social and Community Policies 1 to 6) reflects the commitment and determination of the local population to protect and significantly improve and expand

the social and community landscape, well-being and interaction between all demographic sections of the residents in The Area. We seek an environment where all who live in The Area have amenities available to them that broadly meet their particular requirements, are inclusive and contribute to a healthy and to a socially vibrant community.

### 3.2.7 Protecting Green Belt Land

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristic of Green Belts are their openness and their permanence (NPPF paragraph 79).

WBC Core Strategy (CS6) states that it will ensure that the Green Belt continues to serve its fundamental aim and purpose and maintains its essential characteristics and it will be protected from harmful development.

The WBC Site Allocation Development Plan Document is currently under discussion.

West Byfleet's Green Belt is fundamental to the locally distinct character of The Area and the local community strongly supports its retention. The Plan (OS1 and OS2) seeks a robust protection of the integrity and purpose of the Green Belt and is in conformity with both WBC Core Strategy and the NPPF.

### 3.2.8 Meeting the challenge of climate change, flooding and coastal change

The Plan recognises that The Area is in Flood Zone 1 - low probability. The Flood Policy is contained in BE7 and supports paragraph 100 of the NPPF and the National Planning Practice Guidance.

### 3.2.9 Conserving and enhancing the natural environment

The NPPF is clear that the planning system should contribute to and enhance the natural and local environment. The Government has a commitment to halt the overall decline in biodiversity by establishing coherent ecological networks that are more resilient to current and future pressures.

WBC Core Strategy (CS7) also commits to conserving and protecting existing biodiversity within the Borough and where appropriate creating and managing new ones.

The Plan Area includes three locations of special interest for wildlife and plant habitats and The Plan is committed (Policies OS3 and OS4) to the protection and if possible the enhancement of these precious assets. No development should harm Sites of Special Scientific Interest or Ancient Woodland and should maintain and where possible improve connectivity provided by wildlife corridors.

### 3.2.10 Conserving and enhancing the historic environment

The protection of nationally listed buildings is covered by the NPPF and WBC Core Strategy and is the responsibility of Woking Borough Council.

The NPPF is clear that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment.

Within The Plan Area there are areas formerly designated as Urban Areas of Special Residential Character and a further five designated Conservation Areas. These contribute to the special and distinctive character of The Area which The Plan aims to preserve.

## 4. Contribution to achieving sustainable development

A purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219 (taken as a whole) of the NPPF constitute the Government's view of what sustainable development in England means in practice for the planning system.

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building 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 and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

At the heart of the NPPF is a presumption in favour of sustainable development which it states should be seen as a golden thread running through both plan-making and decision-taking. This includes identifying opportunities to use Neighbourhood Development Orders to enable developments that are **consistent** with that neighbourhood plan to proceed.

The manner in which The Plan contributes to sustainable development can be summarised as shown in the below Tables where each policy is assessed for its impact on sustainable development dimensions detailed above.

## **5. General Conformity with WBC Core Strategy**

### **5.1 West Byfleet Neighbourhood Plan Approach**

The Plan has been written in conjunction with, and to conform to the Woking Local Development Plan published in October 2012 and known as the WBC Core Strategy. The West Byfleet Neighbourhood Plan policies reflect the values, priorities and concerns of the community overall and the reasoned justification of each policy aims to demonstrate the wishes of the residents of The Area and the environment in which they want to live.

Thus the Neighbourhood Plan is designed to augment and supplement necessarily broader borough-wide policies followed by the Local Planning Authority so that West Byfleet specific views on borough-wide guidelines can be taken into account by the planners reviewing development proposals in the West Byfleet Neighbourhood Forum area.

### **5.2 Conformity Assessment**

The Plan has been prepared to ensure its general conformity with Woking Local Development Document known as the WBC Core Strategy as published in October 2012.

The below tabulations aim to demonstrate how The Plan's policies conform to the WBC Core Strategy on a policy by policy basis and it is concluded that The Plan is in general conformity and supports the WBC Core Strategy.

The below tabulations also aim to demonstrate the manner in which The Plan will contribute to Sustainable Development (economic, social and environmental) in accordance with the NPPF.

**TABLE A - WBNF POLICIES - BUILT ENVIRONMENT**

<b>WBNF Policy Reference</b>	<b><u>POLICY OBJECTIVE</u></b>	<b><u>RELATIONSHIP TO WOKING BOROUGH COUNCIL CORE STRATEGY</u></b>	<b><u>RELATIONSHIP TO NPPF</u></b>
<b>BE1</b>	<p><b>Development Character</b></p> <p>Commercial development should respect the existing character of The Area as a whole and complement that of its immediate surroundings.</p> <p>Residential development should complement the character of the Housing Character Zone in which it is located (see The Plan section 2.3.1). Any Major Development (as defined in the NPPF) should be designed to retain or enhance the "village feel" (see The Plan section 2.3.1).</p>	<p>WBC CS20 requires new developments to respect and enhance the character and appearance of the areas in which they are proposed.</p> <p>New developments should make a positive contribution to the character, distinctiveness and significance of the historic environment including heritage assets.</p> <p>WBC CS21 states that proposals for new developments should inter alia create buildings and places that are attractive with their own distinct identity and they should respect and make a positive contribution to the street scene and the character of the area in which they are situated.</p>	<p>NPPF Paragraph 17 - states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p> <p>Paragraph 18 - planning should take account of the different roles and characters of different areas.</p> <p>Paragraph 47 - planning authorities should set out their own approach to housing density to reflect local circumstances.</p>
<b>BE2</b>	<p><b>New Housing Quality</b></p> <p>Proposals for new housing should demonstrate good design and should contribute positively to creating a sense of place.</p> <p>Garden and/or amenity space should be commensurate with the size and type of dwelling and in keeping with the character of the Housing Character Zone in which it is located.</p>	<p>New developments should achieve a satisfactory relationship to adjoining properties and incorporate landscaping including the retention of trees of amenity value and provide for suitable boundary treatments.</p> <p>WBC CS24 states that within Woking Borough all</p>	<p>Paragraph 53 - requires local planning authorities to consider the case for setting out policies to resist inappropriate developments of residential gardens.</p> <p>Paragraph 56 - the Government attaches great importance to the design of the built environment. Good design is a key aspect of</p>

<p><b>BE2 (contd.)</b></p>	<p>Where possible and appropriate, proposals should preserve existing grass verges.</p> <p>The provision of new grass verges in keeping with local character will be supported.</p> <p><b><u>CONCLUSION</u></b></p> <p>It is clear that the above Policies are in general conformity with the policies adopted by WBC in its Core Strategy.</p> <p>Further they are Policies that very much embrace the need to create high quality housing to meet the needs of the present and future generations and will contribute to protecting and enhancing our environment (NPPF). Through this they will play their part in sustainable development and a strong economy. They serve both an economic and a social role.</p>	<p>development proposals should provide a positive benefit in terms of landscape and townscape character and local distinctiveness.</p> <p>Paragraph 5.59 - infill development must be at an appropriate scale in relation to the character of the area.</p> <p>Paragraph 5.64 - densities sought must not affect the quality and character of an area and general well-being of the residents.</p> <p>Paragraph 5.190 - new developments will take account of the character within which they are situated.</p> <p>Paragraph 5.198 - all forms of development should make a positive contribution to the environment and strengthen the character and distinct identity of the area.</p> <p>Paragraph 5.201 - design solutions should enhance the distinctive character of the area.</p> <p>Paragraph 5.202 - evidence of the character of the area will be used to guide development and inform planning decisions.</p> <p>Paragraph 5.255 - all new developments must respect and where appropriate enhance the character and distinctive of the landscape character of the area in which it is proposed.</p>	<p>sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</p> <p>Paragraph 58 - requires policies to aim to establish a strong sense of place using streetscapes and buildings to create attractive and comfortable places to live, work and visit.</p> <p>Developments should respond to local character and history and reflect the identity of local surroundings and materials.</p> <p>Developments should be visually attractive as a result of good architecture and appropriate landscaping.</p> <p>Paragraph 109 - requires the planning system to contribute to and enhance the natural and local environment.</p> <p>Paragraph 126 and 131 - requires local planning authorities to take into account the desirability of new developments making a positive contribution to local character and distinctiveness.</p>
<p><b>BE3</b></p>	<p><b>District Centre Development</b></p> <p>Development within the District Centre should reflect local character and proposals should demonstrate how they will conserve and, where possible, enhance local heritage assets with particular regard to</p>	<p>WBC Core Strategy requirements detailed above also apply to this policy.</p> <p>WBC Core Strategy paragraph 3.3 (2) - to enable attractive and sustainable development of the district and local centres to provide convenient access to</p>	<p>NPPF Paragraph 17 - promote mixed use developments.</p> <p>Conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed.</p>

<p><b>BE3 (contd.)</b></p>	<p>Conservation Areas and their settings.</p> <p><b><u>CONCLUSION</u></b></p> <p>BE3 is consistent with WBC Core Strategy and the NPPF primarily in its social role ambitions.</p>	<p>everyday shops and local services, local community facilities, parks and open spaces.</p> <p>WBC CS3 states that all new developments should be well designed and integrated, and enhance the local character.</p> <p>WBC recognises the importance to the well-being of the community of adequate community facilities and social and community infrastructure and will seek to safeguard existing facilities and promote new ones where appropriate.</p>	<p>Proactively drive and support sustainable economic development.</p> <p>Paragraph 126 - local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment.</p> <p>Paragraph 128 - in determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected.</p>
<p><b>BE4</b></p>	<p><b>Sheer House Complex Development</b></p> <p>The redevelopment of the Sheer House Complex ("<b>SHC</b>") will be supported in principle, dependent on proposals demonstrating it will have a positive effect on The Area's architectural and townscape character, including the reduction of the scale and massing of development, and adopting a design approach that sustains and, where practicable, enhances the setting of heritage assets including the Conservation Areas.</p> <p>New proposals should comply with the Woking SPD on building heights for West Byfleet which provides guidance stating: "New proposals should accommodate medium scale buildings (c. 5-6 storeys) in clear block structure with good public spaces).</p>	<p>Any redevelopment should comply with WBC Core Strategy CS3; CS20; CS21 and CS24.</p> <p>The Woking Design Supplementary Planning Document states:</p> <p>Page 58 - the current scale of Sheer House is at odds with the prevailing scale and character.</p> <p>Page 60 - in West Byfleet the Sheer House site occupies a significant proportion of the District Centre and, in its current form, has a negative impact on the character of the area.</p> <p>Page 120 - West Byfleet has a generally low rise character with mostly two storey buildings. Some modern housing developments have pushed densities higher at 3 to 5 storeys. The Sheer House slab is a prominent incongruous exception at seven storeys.</p>	<p>References above to:</p> <ul style="list-style-type: none"> <li>&gt; good and high quality design</li> <li>&gt; good architecture</li> <li>&gt; visual attractiveness</li> <li>&gt; enhancing the natural and local environment and reducing pollution</li> <li>&gt; a positive contribution to local character and distinctiveness</li> </ul> <p>Apply equally to this policy.</p> <p>Paragraph 56 - as above.</p> <p>Paragraph 23 - planning policies should recognise town centres as the heart of their community and pursue policies to support their viability and vitality</p>

<p><b>BE4</b> <b>(contd.)</b></p>	<p><b><u>CONCLUSION</u></b></p> <p>This Policy accords with WBC Core Strategy, WBC Design SPD and the NPPF (economic and social).</p>		
<p><b>BE5</b></p>	<p><b>Elderly Accommodation</b></p> <p>The development of residential accommodation for retired and elderly people will be supported, subject to it complementing local character and being in close proximity to and easily accessible to/from the West Byfleet Village centre.</p> <p><b><u>CONCLUSION</u></b></p> <p>This policy is in general conformity with both WBC Core Strategy and the NPPF (social).</p>	<p>WBC CS13 - WBC will support the development of specialist accommodation for older people and vulnerable groups in suitable locations. New specialist accommodation should be of high quality design.</p> <p>WBC will work with partners to seek to provide the necessary infrastructure to support specialist accommodation including homes for the elderly.</p>	<p>NPPF Paragraph 50 - to deliver a wide choice of high quality homes and create sustainable, inclusive and mixed communities, local authorities should plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community such as but not limited to older people and people with disabilities.</p>
<p><b>BE6</b></p>	<p><b>Residential Parking Provision</b></p> <p>Proposals for residential development must provide for a safe environment through the provision of off-road parking.</p> <p>Residential development in The Area should seek to meet the following parking standards, as set out in the WBC Parking Standards SPD:</p> <p>1 bedroom property: 1 car space</p> <p>2/3 bedroom property: 2 car spaces</p> <p>4+ bedroom property: 3 car spaces.</p> <p><b><u>CONCLUSION</u></b></p> <p>It is very clear from the feedback from residents that</p>	<p>WBC CS18 states that a minimum car parking standard will be set for residential development.</p>	<p>NPPF Paragraph 39 - In setting local parking standards for residential development local planning authorities should take into account inter alia:</p> <ul style="list-style-type: none"> <li>&gt; the type, mix and use of the development.</li> <li>&gt; local car ownership levels.</li> </ul> <p>Paragraph 58 - requires planning policies to create safe and accessible environments.</p>

<p><b>BE6 (contd.)</b></p>	<p>parking or rather insufficient parking is a major concern. The residential element of the SHC possible re-development would appear to be planning to provide a very significant shortfall in parking availability. This will greatly exacerbate the overall problem.</p> <p>The Forum believes that their above policy should be adopted as the minimum requirement.</p> <p>In general conformity with WBC.</p> <p>Adequate parking is both an economic and a social dimension under the NPPF.</p>		
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**TABLE B - WBNF POLICIES - COMMERCIAL ENVIRONMENT**

<b>WBNF Policy Reference</b>	<b><u>POLICY OBJECTIVE</u></b>	<b><u>RELATIONSHIP TO WOKING BOROUGH COUNCIL CORE STRATEGY</u></b>	<b><u>RELATIONSHIP TO NPPF</u></b>
<b>CE1</b>	<p><b>District Centre Development</b></p> <p>Development within the District Centre which supports its vitality and viability will be supported.</p> <p><b><u>CONCLUSION</u></b></p> <p>The above Policy is at one with both WBC Core Strategy (particularly CS3) and the ambitions of the NPPF (economic role).</p>	<p>WBC Core Strategy paragraph 4.14 - the physical environment of part of the West Byfleet District Centre is outdated.</p> <p>Paragraph 4.15 - office units in West Byfleet District Centre are outmoded.</p> <p>WBC CS3 states that all new developments should be well designed and integrated and enhance local character.</p> <p>WBC will facilitate the delivery within the District Centre of 170 housing units, 1,000 to 1,500 square metres of additional office floorspace and up to 13,000 square metres of retail space.</p> <p>Paragraph 4.20 - WBC will work with the West Byfleet Business Association to assist and encourage business.</p>	<p>NPPF Paragraph 18 - The Government is committed to securing economic growth in order to create jobs and prosperity.</p> <p>Paragraph 21 - local planning authorities should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth.</p> <p>Paragraph 23 - planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.</p>
<b>CE2</b>	<p><b>Retail Space</b></p> <p>Proposed development within the District Centre that causes the loss of retail space through the change of use of ground floor shop units (Class A1) should be resisted.</p> <p>Any development should include a predominance of smaller retail units of up to 200 square metres which will be of operational use to a variety of trades.</p>	<p>WBC CS3.</p> <p>A1 retail uses will be focused in the Primary Shopping area.</p> <p>The change of use of A1 retail uses will be permitted where this would not have significant harmful effects on the Primary Shopping area.</p> <p>In the Primary Shopping area residential and office development should be provided <b>above</b> ground floor level in order to retain attractive frontages.</p>	<p>NPPF Paragraph 17 - planning should promote mixed use development.</p> <p>Paragraph 23 - planning policies should promote competitive town centres and provide customer choice and a diverse retail offer which reflects the individuality of town centres.</p>

<p><b>CE2 (contd.)</b></p>	<p><b><u>CONCLUSION</u></b></p> <p>The above Policy is in general conformity with WBC Core Strategy and the NPPF (social and economic role).</p>		
<p><b>CE3</b></p>	<p><b>Development of SHC - Mixed Use Development</b></p> <p>Any proposed redevelopment of SHC should be a mixed use scheme to provide office accommodation and no less retail space than existing, together with housing above ground floor level.</p> <p><b><u>CONCLUSION</u></b></p> <p>This Policy is in conformity with WBC Core Strategy and NPPF.</p> <p>The Planning Application from Altitude is awaited with interest.</p> <p>It is however expected that Altitude will respect and abide by the WBC Core Strategy and the Woking Design Supplementary Planning Document.</p> <p>Also see Policy BE6.</p>	<p>WBC CS3 as above.</p> <p>High density mixed use development will be encouraged within West Byfleet District centre. All new developments should be well designed and integrated and enhance the local character.</p> <p>However also see The Woking Design Supplementary Planning Document.</p>	<p>NPPF Paragraph 17 as above.</p>
<p><b>CE4</b></p>	<p><b>Business Continuity</b></p> <p>Any development proposal for SHC should take account of prior consultation with The Forum and the West Byfleet Business Association and include where practicable, continuity of existing business activities throughout the development period.</p> <p><b><u>CONCLUSION</u></b></p> <p>Redevelopment planning application, timetable and phasing schedule is awaited.</p>	<p>No relevant corresponding policy.</p>	<p>No relevant corresponding policy.</p>
<p><b>CE5</b></p>	<p><b>Public Amenity Provision</b></p> <p>Any redevelopment of SHC</p>	<p>WBC CS19.</p> <p>Developers will be required to</p>	<p>NPPF Paragraph 70 - planning policies and</p>

<p><b>CE5 (contd.)</b></p>	<p>should:</p> <ul style="list-style-type: none"> <li>&gt; provide for the continuing provision of a public library.</li> <li>&gt; provide for the continuing provision of a post office.</li> <li>&gt; provide for the continuing provision of dispensing chemists and other essential services</li> <li>&gt; provide for the continuing provision of public toilets.</li> <li>&gt; offer opportunities for the provision of new public pedestrian space.</li> </ul> <p>The provision of new public pedestrian space ("public realm") will be supported.</p> <p><b><u>CONCLUSION</u></b></p> <p>Clearly we await the planning application for the redevelopment of the SHC.</p> <p>The continuing provision of valued facilities and services is in conformity with the NPPF (economic and social).</p> <p>The Forum regards the above public amenity requirements as necessary and indispensable components of the social and community infrastructure.</p>	<p>provide community facilities where it is relevant to do so.</p>	<p>decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day- to-day needs.</p> <p>Planning policies and decisions should ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable and for the benefit of the community.</p>
<p><b>CE6</b></p>	<p><b>SHC Parking Provision</b></p> <p>The current level of public off-road car parking spaces available to shoppers and visitors in the SHC development (66) should not be reduced.</p> <p><b><u>CONCLUSION</u></b></p> <p>For the success of the retail economy it is critical that the current number of SHC car parking spaces is not reduced. However that number in itself is woefully inadequate which is</p>	<p>WBC CS18 requiring minimum car parking standards for residential developments and maximum car parking standards for all types of non-residential development.</p>	<p>NPPF Paragraph 39 - in setting local parking standards for residential and non-residential developments, local planning authorities should take into account:</p> <ul style="list-style-type: none"> <li>&gt; the accessibility of the development</li> <li>&gt; the type, mix and use of the development</li> <li>&gt; the availability and opportunities for public transport.</li> </ul>

<b>CE6 (contd.)</b>	one explanation for the decline of retail activity in the West Byfleet District Centre.		> local car ownership levels.
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**TABLE C - WBNF POLICIES - INFRASTRUCTURE**

<b>WBNF Policy Reference</b>	<b><u>POLICY OBJECTIVE</u></b>	<b><u>RELATIONSHIP TO WOKING BOROUGH COUNCIL CORE STRATEGY</u></b>	<b><u>RELATIONSHIP TO NPPF</u></b>
<p align="center"><b>I1</b></p>	<p><b>Air Quality Assessment</b></p> <p>Proposals for Major Developments, as defined in the Town &amp; Country (Development Management Procedure) (England) Order 2015 p5, should be supported by an Air Quality Assessment or Statement to determine the impact of additional vehicle movements within The Area.</p> <p><b><u>CONCLUSION</u></b></p> <p>The above Policy is very much in accord with the overall aims of the WBC Core Strategy, the NPPG and the NPPF (social).</p> <p>Certain roads within The Area are already "over-trafficked" (see Multi Modal Traffic Study 2002) resulting in poor air quality and further developments can only worsen this situation.</p>	<p>WBC Core Strategy aims to improve the well-being of the community and provide a high quality environment where people have chosen to live and work.</p> <p>WBC Core Strategy paragraph 5.162 - Surrey County Council ("SCC") is the Highway Authority for the Borough. WBC will work in partnership with SCC to achieve the aims and objectives of the Surrey Transport Plan which sets out the transport strategy for Surrey. The vision of the Surrey Transport Plan seeks to help people meet their transport and travel needs effectively, reliably, safely and sustainably in order to promote economic vibrancy, <b>protect and enhance the environment and improve the quality of life.</b></p>	<p>NPPF Paragraph 30 - encouragement should be given to solutions which support reduction in greenhouse gas emissions and reduce congestion.</p> <p>The National Planning Practice Guidance ("NPPG") states that when deciding whether <b>air quality</b> is relevant to a planning application consideration could include whether the development would significantly affect traffic in the immediate vicinity of the proposed development site or further afield . This could be by generating or increasing traffic congestion; significantly changing traffic volumes, vehicle speed or both; or significantly altering the traffic composition on local roads.</p>
<p align="center"><b>I2</b></p>	<p><b>District Centre Parking Provision</b></p> <p>Proposals for development with the District Centre should include the provision of parking spaces for shoppers and retailers in addition to those reserved for residents. Guidance on the number of such parking spaces should be sought</p>	<p>WBC Core Strategy CS 18 states the maximum car parking standards for all types of non-residential development will be implemented.</p>	<p>NPPF Paragraph 39 - if setting local parking standards for non-residential development, local planning authorities should take into account:</p> <ul style="list-style-type: none"> <li>&gt; the accessibility of the development.</li> <li>&gt; the type, mix and use of the development.</li> </ul>

<p><b>I2</b> <b>(contd.)</b></p>	<p>from WBC but must equate to at least the current level and should be adequate to prevent unacceptable displacement on street.</p> <p><b><u>CONCLUSION</u></b></p> <p>Currently (see CE6 above) there are 66 off-street parking spaces in the District Centre. This is inadequate and causes congestion as vehicles "drive round" in search of a space. WBC do not in CS 18 indicate at what level the maximum will be set.</p> <p>We therefore are unable to say whether this policy is in conformity with WBC Core Strategy but we consider that it is in conformity with the NPPF</p>		<p>&gt; the availability of and opportunities for public transport.</p> <p>&gt; local car ownership.</p> <p>&gt; an overall need to reduce the use of high-emission vehicles.</p> <p>Paragraph 40 - local authorities should seek to improve the quality of parking in town centres so that it is convenient, safe and secure.</p>
<p><b>I3</b></p>	<p><b>Pedestrian and Cycle Facilities</b></p> <p>Proposals for Major Developments should be designed to improve facilities for pedestrians and cyclists and encourage travel by foot or cycle.</p> <p><b><u>CONCLUSION</u></b></p> <p>The above Policy is in accord with the NPPF and with the stated intentions of WBC.</p> <p>Given the demographics of The Area (school children and elderly people) pedestrian safety is fundamental and should be at the forefront of planning decisions.</p>	<p>WBC Core Strategy paragraph 5.162 - SCC and WBC will work in partnership to seek to help people meet their transport and travel needs effectively, reliably, <b>safely</b> and sustainably...in order to ...improve the quality of life.</p>	<p>NPPF Paragraph 35 - developments should be located and designed where practical to give priority to pedestrians and to create safe and secure layouts which minimise conflicts between traffic and pedestrians.</p>
<p><b>I4</b></p>	<p><b>Wastewater and Sewage Infrastructure</b></p> <p>Developers will be required to demonstrate that there is adequate waste water capacity</p>	<p>WBC Core Strategy CS16 states that the council will ensure that new developments provide the necessary infrastructure (which includes water supply and waste</p>	<p>NPPF Paragraph 162 - local planning authorities should work with other authorities and providers to assess the quality and</p>

<p><b>I4</b> <b>(contd.)</b></p>	<p>and surface water drainage both on and off the site to serve the development and that it would not create issues for existing and/or new users within The Area or beyond, in line with NPPF and with guidance on Sustainable Drainage Schemes (SuDS) developed by susdrain and adopted by Thames Water.</p> <p><b><u>CONCLUSION</u></b></p> <p>Large sections of the sewage system are close to full capacity and this factor must be considered with applications for housing developments.</p> <p>This policy is in total agreement with both WBC Core Strategy and with the NPPF (social and environmental).</p>	<p>water treatment) on site for the development to be acceptable.</p> <p>WBC Core Strategy paragraph 5.132 for definitions of "infrastructure"</p> <p>CS19 - The Council will work with its partners to provide accessible and sustainable social and community infrastructure to support growth in the Borough.</p>	<p>capacity of infrastructure for water supply, wastewater and its treatment, and its ability to meet forecast demands.</p> <p>NPPG - adequate water and wastewater infrastructure is needed to support sustainable development.</p>
<p><b>I5</b></p>	<p><b>Pylons</b></p> <p>Where practical and viable the removal of electricity pylons and their replacement with underground cabling will be supported.</p> <p><b><u>CONCLUSION</u></b></p> <p>This will greatly benefit the landscape and the townscape. In conformity with WBC Core Strategy.</p>	<p>WBC Core Strategy CS24 - all development proposals will provide a positive benefit in terms of landscape and townscape character.</p>	<p>Not addressed in the NPPF.</p>

**TABLE D - WBNF POLICIES - OPEN SPACES**

<b>WBNF Policy Reference</b>	<b><u>POLICY OBJECTIVE</u></b>	<b><u>RELATIONSHIP TO WOKING BOROUGH COUNCIL CORE STRATEGY</u></b>	<b><u>RELATIONSHIP TO NPPF</u></b>
<b>OS1</b>	<p><b>Green Belt</b></p> <p>To ensure that the Green Belt continues to serve the fundamental purpose and maintain its essential characteristics. The Plan will seek robustly to protect the integrity and purpose of the Green Belt as set out in the NPPF and WBC Core Strategy and the Natural Woking Strategy.</p> <p><b><u>CONCLUSION</u></b></p> <p>It is very clear that the above Policy is in conformity with both WBC Core Strategy and the NPPF (social and environmental).</p>	<p>WBC Core Strategy paragraph 5.1 - the Green Belt is to check the unrestricted sprawl of large built-up areas, to prevent neighbouring towns from merging into one another and to assist in safeguarding the countryside from encroachment. It is a significant spatial factor in defining the extent of the built-up area and in constraining patterns of harmful development in the Borough.</p> <p>WBC Core Strategy CS6 - it is the policy to ensure that the Green Belt continues to serve its fundamental aim and purpose and maintains its essential characteristics, it will be protected from harmful development. Within its boundaries strict control will continue to apply over inappropriate development as defined by Government policy outlined in the NPPF.</p>	<p>NPPF Paragraph 79 - The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and their permanence.</p> <p>Paragraph 83 - local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set out the framework for Green Belt and settlement policy.</p>
<b>OS2</b>	<p><b>Local Green Space</b></p> <p>The Plan Designates:</p> <ul style="list-style-type: none"> <li>&gt; the area of land east of Sheerwater Bridge as a Local Green Space.</li> <li>&gt; Birch Walk (known to residents as Birch Green) located north of West Byfleet Station as a Local Green Space.</li> <li>&gt; The Allotments, Leisure Lane, off Camphill Road as a Local Green Space.</li> </ul>	<p>WBC Core Strategy CS 17 - there will be a presumption against any development that involves the loss of a sport, recreation or play facility except where it can be demonstrated that there is an excess of provision or where alternative facilities of equal or better quality will be provided as part of the development.</p> <p>Paragraph 5.144 - the purpose of the policy is to provide opportunities for people to participate and enjoy sports and</p>	<p>NPPF Paragraph 76 - local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new developments other than in very special circumstances.</p>

<p><b>OS2 (contd.)</b></p>	<p>&gt; West Byfleet Bowls Club as a Local Green Space.</p> <p>&gt; West Byfleet Recreation Ground as a Local Green Space.</p> <p>&gt; West Byfleet junior and infants school playing fields as a Local Green Space.</p> <p>The development of Local Green Space will not be permitted other than in very special circumstances.</p> <p><b><u>CONCLUSION</u></b></p> <p>The above Policy conforms to and indeed supports the policies of WBC Core Strategy.</p> <p>The above Policy also fully conforms to the NPPF (social and environmental).</p>	<p>recreation and to facilitate effective access to the countryside and the amenity that it offers. This is essential to the well-being of the community.</p>	<p>Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.</p> <p>Paragraph 78 - local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.</p> <p>Paragraph 73 - access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.</p> <p>Paragraph 74 - existing open space, sports and recreational buildings and land, including playing fields should not be built on unless:</p> <p>&gt; they are surplus to requirements.</p> <p>&gt; they will be replaced by equivalent or better in a suitable location.</p> <p>&gt; the development is for alternative sports and recreational provision the needs for which clearly outweigh the loss.</p>
<p><b>OS3</b></p>	<p><b>Wildlife and Plant Habitats</b></p> <p>The Plan area includes three locations of special interest for wildlife and plant habitats:</p> <p>&gt; Basingstoke Canal Site of special scientific interest ("SSSI") located to the north of</p>	<p>WBC Core Strategy CS7: The Council is committed to conserving and protecting existing biodiversity assets within the Borough. It will require development proposals to contribute to the enhancement of existing biodiversity and geodiversity</p>	<p>NPPF Paragraph 109 - the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscape; recognising the wider benefits of ecosystem</p>

<p><b>OS3 (contd.)</b></p>	<p>Sheerwater Bridge.</p> <p>&gt; Old Wood Ancient Woodland located south of Parvis Road and west of the Wey navigational canal.</p> <p>&gt; Wildlife Corridors (The River Wey and Goldalming Navigations, Basingstoke Canal, railway embankment and Dodd's Lane.</p> <p>The protection and/or enhancement of these assets will be supported.</p> <p>Development should not harm the SSSI or Ancient Woodland and should maintain and, where possible, improve the connectivity provided by wildlife corridors.</p> <p><b><u>CONCLUSION</u></b></p> <p>The above Policy is in total conformity with WBC Core Strategy.</p> <p>The above Policy also totally supports the aspirations of the NPPF (environmental).</p>	<p>features and also explore opportunities to create and manage new ones where it is appropriate.</p> <p>Any development that will be anticipated to have a potentially harmful effect or lead to a loss of features of interest for biodiversity will be refused.</p>	<p>services and minimising impacts on biodiversity and providing net gains where possible.</p> <p>Paragraph 113 - local planning authorities should set criteria based policies against which proposals for any development on or affecting wildlife or geodiversity sites or landscapes areas will be judged.</p> <p>Paragraph 114 - local planning authorities should set out a strategic approach in their Local Plans planning positively for the creation, protection, enhancement and management of networks of biodiversity.</p> <p>Paragraph 118 - when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity and if significant harm resulting from a development cannot be avoided then planning permission should be refused.</p>
<p><b>OS4</b></p>	<p><b>Trees and Hedges</b></p> <p>Development proposals should retain mature trees wherever possible and the proposed removal of any trees or hedges should be justified. Where a development proposal seeks to justify the removal of a tree or a hedge it should demonstrate appropriate replacement with a similar variety within the development site to provide the</p>	<p>WBC Core Strategy CS 24 - all development proposals will provide a positive benefit in terms of landscape and townscape character, and local distinctiveness and will have regard to landscape character areas.</p>	<p>As above.</p>

<p><b>OS4 (contd.)</b></p>	<p>best mitigation of impact on local character and the natural environment. This is a particularly important requirement where trees are removed and replacements need to be located to maintain the integrity of wildlife corridors.</p> <p><b><u>CONCLUSION</u></b></p> <p>Trees and hedges are important in The Area and this Policy seeks to protect them wherever possible. Where this is not achievable then they should be replaced.</p> <p>This Policy is in conformity with WBC Core Strategy and with the NPPF (social and environmental).</p>		
<p><b>OS5</b></p>	<p><b>Access</b></p> <p>The protection and improvement of existing and the provision of new footpaths and cycle routes will be supported, especially where these form part of a wider network.</p> <p><b><u>CONCLUSION</u></b></p> <p>This Policy is in conformity with WBC Core Strategy and NPPF (social and environmental).</p>	<p>WBC Core Strategy CS17.</p>	<p>NPPF Paragraph 75 - planning policies should protect and enhance public rights of way and access. Local Authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.</p>

**TABLE E - WBNF POLICIES - SOCIAL and COMMUNITY**

<b>WBNF Policy Reference</b>	<b><u>POLICY OBJECTIVE</u></b>	<b><u>RELATIONSHIP TO WOKING BOROUGH COUNCIL CORE STRATEGY</u></b>	<b><u>RELATIONSHIP TO NPPF</u></b>
<p><b>S&amp;C1</b></p> <p><b>Village Hall</b></p> <p>Proposals for the development of a new village hall will be supported.</p> <p><b>S&amp;C2</b></p> <p><b>Built Facilities for Youth Groups</b></p> <p>Proposals for the enhancement of built facilities for Scouts, Guides and associated groups will be supported.</p> <p><b>S&amp;C3</b></p> <p><b>Sporting and Recreational Facilities</b></p> <p>Proposals for the provision of new sporting and recreational facilities and the enhancement of existing public recreation facilities will be supported.</p> <p><b><u>CONCLUSION</u></b></p> <p>The above proposals are in accordance with WBC Core Strategy and the NPPF (social).</p>	<p><b>WBC Core Strategy CS19 - The Council will work with its partners to provide accessible and sustainable social and community infrastructure to support growth in the Borough. It will do so by promoting the use of social and community infrastructure for a range of uses.</b></p> <p>Paragraph 5.176 - the provision of adequate community facilities and social and community infrastructure is critical as it has a direct bearing on the well-being of the community. Community facilities play an important role in the development of a sustainable community, by providing a place for people to meet. They also support community cohesion.</p> <p>In 2011 WBC conducted a Social and Community Facilities Audit. This audit provides evidence to underpin future planning policies but is incomplete and requires updating.</p>	<p>NPPF Paragraphs 69, 70 and 73.</p> <p>The NPPF recognises the need to facilitate social interaction and the importance of creating a healthy inclusive community. The planning system should deliver social, recreational and cultural facilities and services.</p>	
<p><b>S&amp;C4</b></p> <p><b>Library Facilities</b></p> <p>Proposals for the enhancement of library facilities and the provision of additional community facilities will be supported.</p>		<p>As Above</p>	<p>As Above</p>

<p><b>S&amp;C4 (contd.)</b></p>	<p><b><u>CONCLUSION</u></b></p> <p>A planning application re SHC is awaited from Altitude. They have stated that it is their intention to provide a new Library.</p>		
<p><b>S&amp;C5</b></p>	<p><b>Community Facilities Parking Provision</b></p> <p>New social and community facilities should demonstrate suitable and reasonable access to car parking provision.</p> <p><b><u>CONCLUSION</u></b></p> <p>Parking has been discussed for residential developments and for non-residential developments in the District Centre.</p> <p>What is the WBC policy for parking availability at social and leisure facilities?</p>		
<p><b>S&amp;C6</b></p>	<p><b>CIL Projects</b></p> <p>Funds collected under the provision of the CIL will be targeted at the following schemes which are listed in no order of priority:</p> <ul style="list-style-type: none"> <li>a) Development of the Byfleet Corner Concept Plan</li> <li>b) Contribution towards village hall</li> <li>c) Improvement of build facilities for Scouts and Guides and other associated groups.</li> <li>d) Enhancement of existing public recreation facilities.</li> <li>e) Contribution towards new sporting and recreational facilities.</li> <li>f) Improvement to the</li> </ul>	<p>As Above</p>	<p>As Above</p>

	<p>pedestrian subway at West Byfleet railway station.</p> <p><b><u>CONCLUSION</u></b></p> <p>All of the above aspirations are recognised by WBC and are in general conformity with their Core Strategy.</p>		
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**TABLE F - WBNF POLICIES - FLOODING POLICY**

<b>WBNF Policy Reference</b>	<b><u>POLICY OBJECTIVE</u></b>	<b><u>RELATIONSHIP TO WOKING BOROUGH COUNCIL CORE STRATEGY</u></b>	<b><u>RELATIONSHIP TO NPPF</u></b>
<p align="center"><b>BE7</b></p>	<p><b>Flood Prevention</b></p> <p>A sequential risk-based approach to the location of developments will be supported, in line with NPPF and NPPG, to avoid risk in areas of new development.</p> <p><b><u>CONCLUSION</u></b></p> <p>This Policy is in total conformity with WBC Core Strategy, NPPF and NPPG.</p> <p>The Area according to the Environment Agency is predominantly located within Flood Zone 1. The Environment Agency wishes to ensure that a sequential approach to housing allocation is followed in accordance with NPPF and NPPG.</p>	<p>WBC Core Strategy CS9 - the Council will determine planning applications in accordance with the guidance contained within the NPPF.</p> <p>The Council expects development to be in Flood Zone 1 (as defined in adjoining column).</p> <p>Paragraph 5.46 - all proposals must conform with the Water Framework Directive 2000 and the Flood and Water Management Act 2010.</p>	<p>NPPF Paragraph 100 - inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.</p> <p>Local plans should be supported by Strategic Flood Risk Assessment.</p> <p>Paragraph 103 - when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere.</p> <p>NPPG - defines Flood Zone 1 (low probability) as land having less than 1 in a 1,000 annual probability of river flooding.</p>

## 6. Compatibility with EU Regulations

On 1st August 2016 The Forum wrote to WBC to formally request a Screening Opinion for the need to carry out a Strategic Environmental Assessment ("**SEA**"), an Environmental Impact Assessment ("**EIA**") and a Habitat Regulations Assessment ("**HRA**") on their draft Plan.

The Forum has received the Screening Report which is dated 2nd September 2016. The Screening Assessment undertaken by English Heritage, the Environment Agency and National England report, amongst other matters, that no likely significant effects will occur with regard to European sites within and around Woking Borough due to the implementation of the draft Plan.

WBC, following a thorough assessment of the Screening Report, is of the opinion that full SEA, HRA and EIA assessments are not required for this Plan (email dated 2nd September 2016).

## 7. Conclusions

This Basic Conditions Statement concludes that the draft West Byfleet Neighbourhood Plan:

1. Conforms with the basic legal requirements for a submitting a neighbourhood plan.
2. Is submitted by a qualifying body.
3. Is in general conformity with the National Planning Policy Framework and its core planning principles.
4. Contains Policies that represent a clear, committed and positive contribution to achieving sustainable development as defined by the NPPF and reflect and embrace the three dimensions that underlie sustainable development - an economic role, a social role and an environmental role.
5. Is in general conformity with the Woking Borough Council Core Strategy.
6. Has been subject to a screening opinion by Woking Borough Council with regard to the need for a Strategic Environmental Assessment, and/or Habitats Regulation Assessment and/or Environmental Impact Assessment. On the basis of the draft Plan presented, it has been determined that no assessments are required for this Neighbourhood Plan.

The Plan has been positively prepared and contains appropriate, credible and deliverable policies.