

Chobham Neighbourhood Plan 2024 to 2038



Basic Conditions Statement

June 2025

**Prepared by the Chobham Neighbourhood Plan Steering Group
on behalf of Chobham Parish Council**

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1. Introduction

- 1.1. This Basic Conditions Statement has been produced to accompany the Chobham Neighbourhood Plan (CNP).
- 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 five 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, (retained) 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 is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats etc.) Regulations 2007) (either alone or in combination with other plans or projects).
- 1.4. 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.
- 1.5. This document sets out how the CNP meets the Basic Conditions.

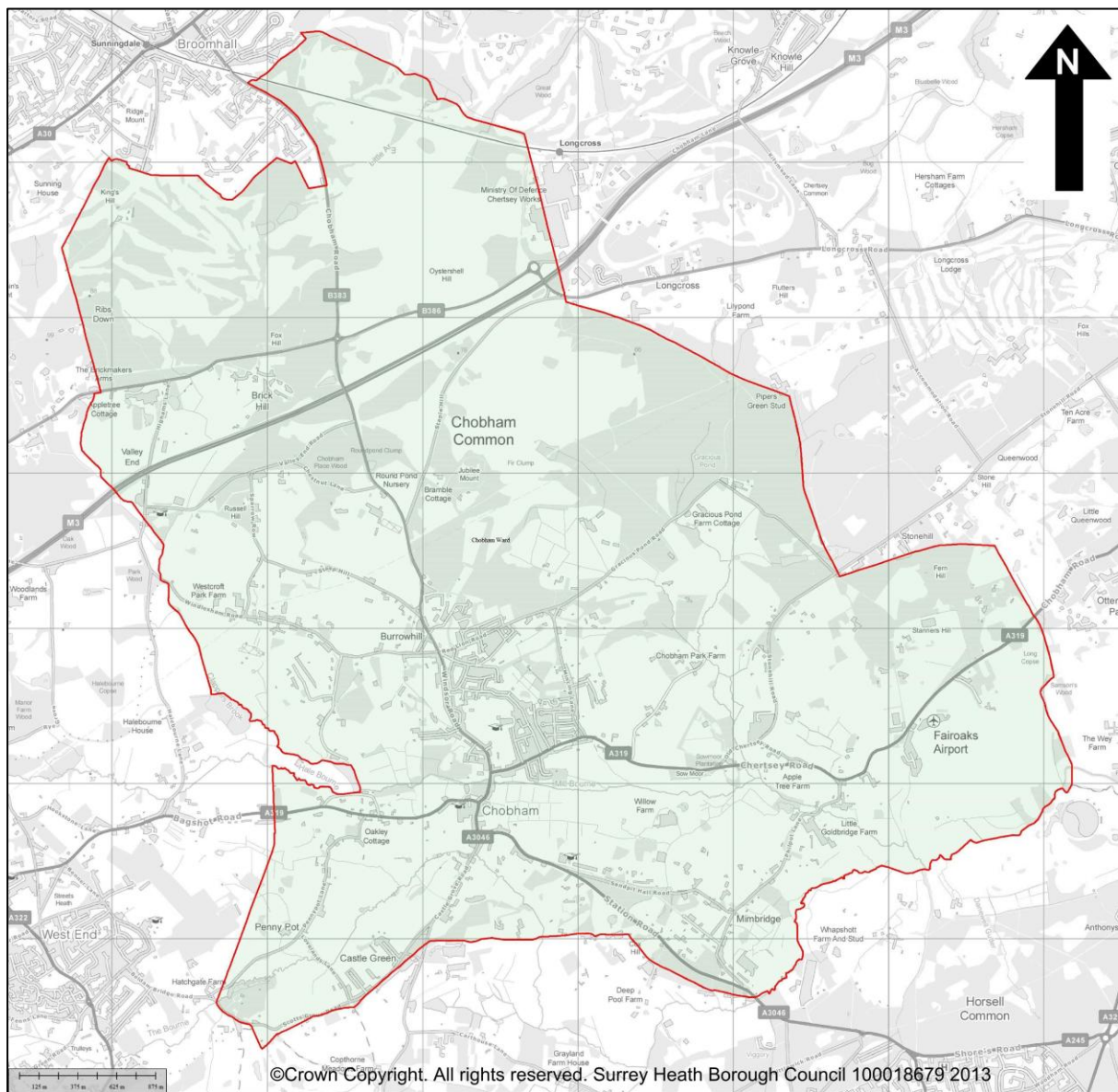
Supporting documents and evidence

- 1.6. The Submission Version CNP, with its policies, is supported by a Consultation Statement, this Basic Conditions Statement and an extensive evidence base. It has also been subject to a Screening, organised by Surrey Heath Borough Council (SHBC), to ascertain whether it requires a Strategic Environmental Assessment and/or a Habitat Regulations Assessment, and the Determination Statement is included as part of the accompanying documentation.

Key statements

- 1.7. The Neighbourhood Area shares its boundary with that of the Chobham Parish (*Figure 1*).
- 1.8. SHBC designated the Chobham Neighbourhood Area on 12 November 2013.
- 1.9. The CNP sets out planning policies that relate to the development and use of land within the Chobham Neighbourhood Area only.
- 1.10. The CNP refers only to the administrative boundary of the parish. There are no other adopted Neighbourhood Plans that cover all or part of the Chobham Neighbourhood Area.
- 1.11. The Neighbourhood Plan Steering Group has prepared the CNP to establish a vision for the future of the parish. It has engaged with the community to set out how the vision will be realised through planning and controlling land use and development change over the plan period 2024 to 2038.
- 1.12. The Plan does not contain any policies which relate to excluded development as defined by section 61K of the Town and Country Planning Act 1990.

Figure 1: Chobham Neighbourhood Development Plan designated area



2. Basic condition (i) - conformity with national planning policy

- 2.1. To meet this condition, it is necessary to demonstrate that the CNP has regard to national planning policies and the advice contained in guidance issued by the Secretary of State. National policy and guidance are contained within the National Planning Policy Framework ('NPPF') and the Planning Practice Guidance ('PPG').
- 2.2. It should be noted that the Neighbourhood Plan has been prepared in accordance with the NPPF, most recently revised in December 2024.

National Planning Policy Framework

- 2.3. The NPPF has 13 key objectives which are:
- Delivering a sufficient supply of homes
 - Building a strong, competitive economy
 - Ensuring the vitality of town centres
 - Promoting healthy and safe communities
 - Promoting sustainable transport
 - Supporting high quality communications
 - Making effective use of land
 - Achieving well-designed places
 - Protecting Green Belt land
 - Meeting the challenge of climate change, flooding and coastal change
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment
 - Facilitating the sustainable use of minerals
- 2.4. This Basic Conditions statement explains how the CNP policies contribute to meeting these objectives, where relevant, and also notes the specific national policies that the Plan is intended to support and supplement.
- 2.5. The CNP vision is:

To achieve sustainable development within Chobham, which respects the rural nature of the Parish, its architectural heritage and environmental assets and which offers housing and community facilities for generations to come.

- 2.6. There are six objectives, couched within a set of overarching principles, which collectively seek to contribute to the overall vision. These are shown in *Table 1* alongside the corresponding NPPF objective or objectives that each one seeks to address.
- 2.7. *Table 2* provides further detail by setting out the nine policies of the CNP and which specific paragraphs of the NPPF each has had regard to along with a commentary.

Table 1: Assessment of the CNP ambitions against NPPF (2024) goals

CNP ambition	Relevant NPPF goal
<p>Objective 1: Protecting our special natural environment: We will protect the green and leafy appearance of our surroundings, with its many designated environmental sites and wealth of green spaces. We will support opportunities to enhance the biodiversity of our area, supporting its habitats and local wildlife.</p>	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment
<p>Objective 2: Celebrating our rich heritage and character: We will preserve the heritage assets of the parish—both above and below ground. We will seek to influence the design of new development, so that it is sustainably designed (all new buildings to be net zero operationally) and contributes to the character of our parish and the Conservation Area. We will maintain the distinct identity of Chobham and maintain distance from Woking, West End, Knaphill and Windlesham, avoiding urban sprawl.</p>	<ul style="list-style-type: none"> • Conserving and enhancing the historic environment • Achieving well-designed places
<p>Objective 3: Ensuring that new housing meets local needs: We will seek to influence the sort of homes being built in our parish, so that they are built in the most sustainable locations near to local services, and that a mix of housing types is delivered, to include smaller affordable homes and smaller dwellings suited to older people and homes to attract younger families into the parish.</p>	<ul style="list-style-type: none"> • Promoting healthy and safe communities • Delivering a sufficient supply of homes • Making effective use of land
<p>Objective 4: Supporting a vibrant High Street: We will encourage and facilitate a more diverse range of uses in the High Street that will provide a more viable, accessible and attractive centre and help to support the growth of the parish's economy. Retailers that meet day-to-day needs, such as a bakery, would be welcomed. Ground floor uses should be retained for service, retail or community use.</p>	<ul style="list-style-type: none"> • Building a strong, competitive economy • Promoting healthy and safe communities

<p>Objective 5: Encouraging local employment opportunities: We will seek to safeguard the sites in our area that currently provide jobs in their present use and support sustainable employment opportunities for those who live here, particularly where they will not negatively impact the road network.</p>	<ul style="list-style-type: none"> • Building a strong, competitive economy
<p>Objective 6: Being a ‘walkable village’: We support opportunities that encourage more walking, cycling and equestrian uses within the village and the wider parish and which reduce traffic impacts.</p>	<ul style="list-style-type: none"> • Promoting sustainable transport • Promoting healthy and safe communities
<p>Objective 7: A parish that offers something for everyone: We will seek ways to ensure that all residents have easy access to community facilities, the community green, open spaces, leisure, recreational and cultural amenities. There is a need for additional facilities aimed at children and teenagers.</p>	<ul style="list-style-type: none"> • Promoting healthy and safe communities

Table 2: Assessment of how each policy in the CNP conforms to the NPPF

Policy Title and Reference	NPPF Ref.	Commentary
Policy CH1: Location of development	7, 8, 29, 61, 73, 77, 82-84, 96, 98, 111, 124-126, 129, 130, 135, 142-160, 187	<p>A core principle of national policy is the need for the planning system to contribute to sustainable development. The NPPF states that plans should support strategic development needs as established in the adopted Local Plan and actively manage patterns of growth.</p> <p>Policy CH1 is an important policy in the context of the neighbourhood plan, which sets out the local approach to development in the parish. It seeks to safeguard the Green Belt and avoid sprawl of the village towards nearby settlements. It seeks to ensure that any new development is located close to local facilities and well-connected to the local transport system – notably to encourage walking, cycling and public transport use. It is particularly important in the context of changing green belt policy and the introduction of grey belt nationally.</p>
Policy CH2: Meeting local housing needs	61-68, 71, 73, 74, 76, 82-84	National policy supports the delivery of homes that meet the needs of groups with specific housing requirements and the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Policy CH2 sets this out for the neighbourhood area, evidenced by a parish-level Housing Needs Assessment.
Policy CH3: Character and design of development	73, 77, 84, 96, 109, 129, 130, 131-140, 187, 203	The NPPF states that neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. Policy CH3 is underpinned by the Chobham Design Guidance and Codes, which form an integral part of the neighbourhood plan. The policy identifies and describes the individual character areas that make up the parish and how proposals should respond to the specific characteristics of each. An important aspect of this is ensuring that the rural edges of development are carefully considered, to ensure that planning applications contribute to and enhance the natural and local environment. Furthermore, that new development makes a positive contribution to local character and distinctiveness in the context of the historic environment.

POLICY CH4: Energy efficiency and design	131-140, 161-167	National policy states that plans should take a proactive approach to mitigating and adapting to climate change. Notwithstanding the fact that many of these factors are dictated via building regulations, Policy CH4 takes a proactive approach to setting out the methods that applicants should seek to include within development proposals, including the retrofitting of existing development, to support this national aim. The policy also sets out some general parameters for supporting community and renewable energy schemes, a renewed government priority.
Policy CH5: Minimising the risk of flooding	161-164, 170, 181, 182	National policy states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Flooding is a serious issue in parts of Chobham and the policy supports the national aim in ensuring that new development does not lead to either flooding or overflow of surface water drainage, which has led to problems with the sewerage network.
Policy CH6: Conserving heritage assets	133, 135, 202, 203, 207, 212- 217	National policy states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment. Policy CH6 sets out how this can be achieved in Chobham Parish, in relation to the designated and non-designated heritage assets and the conservation area.
Policy CH7: Chobham village centre	85, 88, 89, 90, 96, 98, 101, 111a, 125	Chobham village centre and Chertsey Neighbourhood Parade contribute both to the local economy and also the social aspects of the area. National policy recognises this and encourages planning policies to achieve healthy, inclusive and safe places which, for instance, plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environment. Policy CH7 complements this by supporting a mix of uses in the village centre and restricting the change of use from shops to housing, for instance (which is relevant given the role such uses play contributing to the character of the conservation area).

Policy CH8: Strategic and locally important employment sites	85	National policy states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. In a parish such as Chobham, which is largely rural, it is important to support the existing employment areas from change of use. This will help to ensure a range of locally available jobs, negating the need to commute out. Policy CH8 supports the national policy in identifying not only strategically important sites (as noted by SHBC) but also those considered to be locally important, and protecting them from change of use.
Policy CH9: Supporting flexible workspaces and opportunities for homeworking	85, 86	National policy states that planning policies should allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances. With limited development space in the parish, Policy CH9 provides support for development that would enable flexible working, for instance through the provision of garden office space, live-work units or start-up business units. This will enable greater ability for those living in the parish to have the opportunity to work in or from the parish.
Policy CH10: Green and blue infrastructure and delivering biodiversity net gain	103, 136, 187, 188, 192, 193	Policy CH10 seeks to ensure that development proposals have carefully considered how they will mitigate their impacts on the natural environment and landscape and go further in contributing and enhancing it. It sets out the key features of the natural landscape that are particularly important and reflective of the area including trees, ponds, wildflower verges and hedgerows. In line with national the policy requires developments to deliver a biodiversity net gain of at least 10%, although at least 20% is encouraged in line with advice from the Wildlife Trusts. Where this cannot be achieved on-site, there is a desire for it to be delivered within the Parish in the first instance.

Policy CH11: Local Green Space	106 to 108, 153 to 160	National policy gives communities the opportunity to designate areas of green space considered to be demonstrably special to them as local green space. Policy CH11 designates 13 such spaces that are considered to meet the NPPF criteria. Whilst some may fall within Green Belt, with the change to green belt policy, it is considered even more important to identify such spaces to ensure that they are protected from inappropriate development in the long-term.
Policy CH12: Locally significant views	131-135, 187	Policy CH12 identifies eight locally important views, which take in landscapes/ heritage assets/ village vistas and which are considered to reflect local character. Further views were identified by the community, for instance throughout the Common, however these are not considered to be threatened. The policy aligns with national policy, which supports neighbourhood planning groups in identifying the special qualities of each area and explaining how this should be reflected in development.
Policy CH13: Dark skies	198	<p>The NPPF states that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.</p> <p>One aspect of this is to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. The parish benefits from dark skies, which contribute positively to health, local wildlife and enjoyment of the area. The policy seeks to safeguard this important natural resource.</p>
Policy CH14: Improving walking, cycling and equestrian opportunities	96, 105, 109, 110, 111, 115- 117, 135	National policy supports the need to identify and pursue opportunities to promote walking, cycling and public transport use. Policy CH14 conforms to this idea by encouraging strong connectivity between development and local facilities. It is supported by a series of interventions that would support improved access for walkers and cyclists.

Policy CH15: New residential development parking space standards and design	109, 112, 113	The policy has two aims related to residential vehicle parking. The first is to ensure that adequate off-road residential car parking is provided within new development to reduce adding to problems associated with congestion. This is particularly important in a semi-rural environment such as Chobham, where there is limited public transport and a high reliance on the private motor vehicle. The second aim is to ensure that the number of domestic parking spaces is adequate for the rural setting and that the dimensions of parking spaces are suited to modern vehicles. It has taken into account the factors noted in paragraph 112 of the NPPF.
Policy CH16: Providing a range of community facilities	96, 98, 101, 103-105	National policy sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places and plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environment. Policy CH16 supports this by setting out the specific needs of the community, supported by the justification text, and guarding against loss of important facilities.

3. Basic condition (iv) - contribution to sustainable development

- 3.1. The NPPF states in paragraph 7 that *‘the purpose of the planning system is to contribute to the achievement of sustainable development.’*
- 3.2. For the CNP, sustainable development has provided 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’* (Planning Practice Guidance, Paragraph: 072 Reference ID: 41-072-20140306).
- 3.3. Table 3 summarises how the overarching ambitions and policies in the CNP contribute towards economic, social and environmentally sustainable development, as defined in the NPPF. Many of the ambitions of the CNP 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: Assessment of the CNP ambitions and policies against sustainable development

Deliver economic sustainability
NPPF definition – ‘to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.’
CNP Objectives: 4 and 5
NP Policies: Policy CH7: Chobham Village Centre Policy CH8: Strategic and Locally Important Employment Sites Policy CH9: Supporting flexible workspaces and opportunities for homeworking
Commentary: The Plan includes three policies supporting the local economy. One relates to supporting new and flexible ways of working, in line with the changing nature of work. The second seeks to ensure that the village centre (and smaller shopping parades) remain viable with a mix of uses to encourage greater footfall. The third policy recognises the economic role that larger employers in the area play in the area. It is important to safeguard these as they provide jobs for local people, negating the need to commute out. They are also of a size to support the economy of the borough more widely. In these ways, the Plan seeks to contribute to building a sustainable economy.

Deliver social sustainability
NPPF definition – ‘to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.’
CNP objectives: 3, 6, 7
<p>NP Policies:</p> <p>Policy CH1: Location of development</p> <p>Policy CH2: Meeting local housing needs</p> <p>Policy CH14: Improving walking, cycling and equestrian opportunities</p> <p>Policy CH15: New residential development parking space standards and design</p> <p>Policy CH16: Providing a range of community facilities</p>
<p>Commentary:</p> <p>The NPPF underlines the importance of supporting strong, vibrant, inclusive 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.</p> <p>The CNP has been developed following many years of community engagement to understand local priorities to contribute to this national objective. Whilst the Plan does not seek to allocate homes at this time (a position agreed with the local planning authority as this will be adequately addressed through the emerging Local Plan process), it does focus on the type, mix, size, tenure and affordability of housing that should be supported in the parish, based on the findings of the local housing needs assessment, which offers a more nuanced picture compared to the wider strategic area.</p> <p>The Plan includes a policy to provide the social, recreational and cultural facilities and services to address the community’s needs.</p> <p>A key principle of the CNP is to support the sustainable location of new development. It seeks to ensure that any new development is directed to the most sustainable locations, close to facilities. It supports active travel principles, whereby residents and visitors should have the opportunity to walk, cycle and ride safely if they choose. This will support healthier lifestyles and could also help to reduce local traffic on the roads.</p> <p>In these ways, the Plan aims to support social sustainability.</p>

Deliver environmental sustainability
NPPF definition – ‘to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy,’
CNP Objectives: 1, 2
<p>NP Policies:</p> <p>Policy CH3: Character and Design of development</p> <p>Policy CH4: Energy efficiency and design</p> <p>Policy CH5: Minimising the risk of flooding</p> <p>Policy CH6: Conserving heritage assets</p> <p>Policy CH10: Green and blue infrastructure and delivering biodiversity net gain</p> <p>Policy CH11: Local Green Space</p> <p>Policy CH12: Locally significant views</p> <p>Policy CH13: Dark skies</p>
<p>Commentary:</p> <p>Policies to celebrate, protect and enhance the natural and built environment of the parish is an important element of the CNP and conforms to the national aims set out in the NPPF.</p> <p>A locally distinctive Chobham Parish Design Guidance and Codes has been developed and forms an integral part of the plan, underpinning many of the policies. It sets out expectations including in relation to local character, design, biodiversity and environmental considerations.</p> <p>In terms of local character, the plan seeks to consolidate all those elements that make the parish – and its individual settlements distinctive. Alongside existing designations, this includes the conservation of non-designated heritage assets and identification of locally important views and viewpoints.</p> <p>Natural features distinctive to the parish are identified, to encourage their protection and for inclusion in the design of new development. In addition, a series of Local Green Spaces, considered to be demonstrably special to the community, are designated.</p> <p>Flooding is a serious issue in the parish, and the policy on flooding seeks to mitigate the impacts of development.</p> <p>In these ways, the Plan seeks to contribute to protecting and enhancing the natural, built and historic environment of the neighbourhood area.</p>

- 3.4. As demonstrated in *Table 3*, 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.

4 Basic condition (v) - general conformity with the strategic policies of the development plan

- 4.1. The policies of the CNP must be in general conformity with the strategic policies of the adopted Development Plan for SHBC, excluding other Neighbourhood Plans.
- 4.2. The adopted Development Plan for Surrey Heath borough comprises the following:
- [The Core Strategy and Development Management Policies Development Plan Document 2012 and the Policies Map 2012](#)
 - [The 2000 Local Plan \(extant saved policies\)](#)
 - [Camberley Town Centre Area Action Plan \(2011-2028\) and Policies Map](#)
 - [Saved Policy NRM6 of the South East Plan which relates to development affecting the Thames Basin Heaths Special Protection Area;](#)
 - 'Made' neighbourhood plans in the borough
 - [Surrey Waste Local Plan 2019 to 2033](#) (December 2020).
 - [Surrey Minerals Plan Core Strategy 2011](#) (July 2011).
 - [Surrey Primary Aggregates Development Plan Document 2011](#) (July 2011).
 - [Surrey Minerals Site Restoration Supplementary Planning Document 2011](#) (July 2011).
 - [Surrey Aggregates Recycling Joint Development Plan Document 2013](#) (February 2013).
- 4.3. The policies of the Neighbourhood Plan must be in general conformity with the strategic policies of the adopted Local Plan, (relevant documents shown in bold above).
- 4.4. A new Local Plan for Surrey Heath (2019-2038) is in the process of being developed. The Local Plan ([Pre-Submission, also known as the 'Regulation 19' Version](#)), along with all representations received at the Pre-Submission publication stage and the evidence supporting the Plan, was submitted to the Secretary of State for independent examination in public by a Planning Inspector on 10 December 2024. The [Local Development Scheme](#), published in February 2025 suggests that the Plan would be adopted in Autumn 2025. Once adopted, the Local Plan will replace all of the current Development Plan policies except those contained in Neighbourhood Plans.
- 4.5. The CNP has been developed in accordance with the adopted policies but has been mindful of the emerging Local Plan policies.
- 4.6. It is confirmed that there are no policies in the strategic documents relating to minerals and waste that are of relevance to the CNP.
- 4.7. *Table 4* sets out which adopted SHBC policies each CNP policy conforms to, where strategic policies are prefixed with 'CP. The commentary includes reference to the emerging new Local Plan where relevant.

Table 4: Relevant strategic policies

Policy Title and Reference	Adopted Local Plan	Submission Local Plan (SLP)	Commentary
Policy CH1: Location of development	Saved SHBC Local Plan (2000) policies: RE17, M21; Core Strategy 2012: CP1, CP2, CP3, DM2, DM4, DM5	SS1, SS2, HA1, H9, GBC1-GBC4	Strategic policy seeks to ensure that development is undertaken sustainably. It recognises Chobham as one of the more constrained areas of the parish in terms of development opportunities, with allocations for two sites to deliver approximately 106 new homes. The emerging Local Plan seeks to remove Chobham village from the Green Belt (including some other Green Belt boundary changes) and proposes amendments to its settlement boundaries. The CNP acknowledges this and Policy CH1 seeks to ensure that any development is located near to facilities and restricts sprawl and coalescence with nearby settlements.
Policy CH2: Meeting local housing needs	Core Strategy 2012: CP5, CP6, DM5	H5, H6, H7, H9, H10	Adopted strategic policy states that the Borough Council will promote a range of housing types and tenures which reflect the demand for market housing and need for affordable housing, including accommodation for specialised needs. The SLP also supports a mix of homes taking account of the needs set out in the HNA 2023 or subsequent update. Notwithstanding the need for homes to contribute to that wider strategic need, Policy CH2 is underpinned by a locally specific HNA, which sets out the nuanced picture at the parish level.
Policy CH3: Character and design of development	Core Strategy 2012: CP2, DM9	E8, DH1, DH2, DH3, DH7	Adopted policy supports development that creates a strong sense of place and which is of a high quality and sustainable design. The SLP continues this approach, setting out a series of principles that should be factored into development proposals, including local character, residential amenity and safe, connected places. Policy CH3 conforms to this and adds additional local detail by way of the Design Guidance and Codes that have been prepared specifically for the parish. They form an intrinsic part of the plan and will help to achieve the borough-side design ambitions.
POLICY CH4: Energy efficiency and design	Core Strategy 2012: CP2, DM8, DM9	SS3a, SS3b, E5, E6, DH1, DH4, DH8	Closely related to Policy CH4, this policy sets out the specific measure that development proposals can incorporate to ensure that they help to mitigate the impacts of climate change, a strategic aim.

Policy Title and Reference	Adopted Local Plan	Submission Local Plan (SLP)	Commentary
Policy CH5: Minimising the risk of flooding	Core Strategy 2012: CP2, DM10	E6, E7	Policy CH5 adds additional local detail to adopted policy. Flooding is a major issue in parts of the parish and the policy provides information about how sustainable drainage can be designed (as per the Design Guidance and Codes) to safeguard against overflow of surface water drainage, particularly in the context of the combined sewer system.
Policy CH6: Conserving heritage assets	Core Strategy 2012: CP2, DM17	DH7	Adopted policy seeks to ensure that all land is used efficiently within the context of its surroundings and respect and enhance the quality of the urban, rural, natural and historic environments. Policy CH6 sets out how designated and non-designated heritage assets should be considered (the aligning strategic policy is not yet adopted, so this is considered to contain more detail). In addition, it seeks to embed not only the principles of the conservation area appraisal in that part of the parish, but also the information contained in the Chobham Design Guidance and Codes, which are more up-to-date.
Policy CH7: Chobham village centre	Core Strategy 2012: CP9, DM12	ER8, ER9	Policy CH7 updates adopted core strategy policy and aligns with the proposed SLP policies in supporting a mixed range of uses within the village centre and safeguarding against the loss of retail uses here and in the neighbourhood parade.
Policy CH8: Strategic and locally important employment sites	Core Strategy 2012: CP8, DM1, DM2	ER1, ER2, ER3	Adopted policy identifies Core Employment Areas. SLP policy amends the terminology, supporting the development and intensification of Employment Uses in Strategic and Locally Important Employment Sites. Fair Oaks Airport and Chobham Business Centre Longcross Studios are proposed as Strategic Employment Sites and, whilst not yet adopted, Policy CH8 supports this. In addition, Policy CH8 recognises the role of Highams Park as a Locally Important Employment Site and identifies it as such in the policy wording.

Policy Title and Reference	Adopted Local Plan	Submission Local Plan (SLP)	Commentary
Policy CH9: Supporting flexible workspaces and opportunities for homeworking	Core Strategy 2012: CP8, DM1, DM9, DM13	ER1, ER5	Adopted policy recognises the need to enable small scale development that would support employment within the settlement boundary of Chobham. The SLP also encourages the growth of the growth of small and micro businesses. Policy CH9 aligns with this recognising the role that such business opportunities can play in terms of supporting home working and local working. It sets out the criteria that would be acceptable in the parish to enable this.
Policy CH10: Green and blue infrastructure and delivering biodiversity net gain	Core Strategy 2012: CP13, CP14, DM9, DM15	IN5, IN6, E1 to E3	<p>Within adopted policy, the Borough Council encourages schemes which contribute toward, or provide, opportunities to enhance the function of existing green infrastructure, increase provision and improve connectivity. It notes the designated sites that should be given particular regard. This is further supported in the SLP policies.</p> <p>Policy CH10 supports this approach, mapping out the specific networks in the parish and identifying key natural features that will contribute to this – both designated and non-designated. It supports the aspiration for providing a BNG of at least 20% where possible and seeks to ensure that such provision is prioritised on site.</p>
Policy CH11: Local Green Space	Core Strategy 2012: CP13, CP14, DM15, DM16	IN6	Adopted policy recognises the importance of green space – both for wildlife and recreational value. The SLP identifies ‘green spaces’ which have visual amenity and/or recreational value. The CNP goes further in identifying local green spaces, which have been identified by the community as demonstrably special to them and which meet the criteria of the NPPF. Some of these align with the green spaces identified by SHBC in their emerging Local Plan.
Policy CH12: Locally significant views	Core Strategy 2012: CP2, DM9	DH1	Adopted policy seeks to create sustainable communities with a strong sense of place. The SLP seeks to ensure that development proposals respect the distinct local character of the area. Policy CH12 identifies eight views which are considered to contribute greatly to the sense of place experienced by residents. The policy seeks to ensure that proposals for development within these views limit their impacts.

Policy Title and Reference	Adopted Local Plan	Submission Local Plan (SLP)	Commentary
Policy CH13: Dark skies	Core Strategy 2012: CP2, DM9	DH1	Similarly, Policy CH9 recognises the contribution that dark skies can make to not only the sense of place, but also local wildlife and recreation and wellbeing. It seeks to limit light pollution stemming from development to protect this resource. This is recognised in the SLP in terms of ensuring that development does not adversely affect the amenities enjoyed by the occupants of neighbouring properties, having regard to loss of daylight and sunlight, loss of privacy, overbearing impact and pollution.
Policy CH14: Improving walking, cycling and equestrian opportunities	Core Strategy 2012: CP11, DM11	CTC3, IN1, IN2	Adopted policy seeks improvements to and better integration of walking and cycling routes and facilities. The SLP furthers this, citing the need for improve access by public transport and active travel in line with the aspirations identified in the Surrey Heath Local Cycling and Walking Infrastructure Plan. Policy CH14 aligns with these approaches, embedding the concept of connectivity into the CNP to ensure that all new developments are integrated into the active travel network. It is supported by a series of interventions locally that would enable greater access by all users.
Policy CH15: New residential development parking space standards and design	Core Strategy 2012: CP12, DM9	IN4, IN6, IN7	Car parking (for residents) is identified as a key challenge for the parish. SHBC is in the process of preparing its own Supplementary Planning Document related to residential car parking provision, which is seeking to acknowledge the higher car ownership in the borough. Policy CH15 sets out the standards required to address issues locally.
Policy CH16: Providing a range of community facilities	Core Strategy 2012: CP12, DM15, DM16	IN4, IN6, IN7	Strategic policy supports the continued provision of community facilities and supports new ones. Policy CH16 aligns with this, identifying specific aspirations from the community that would support anticipated growth in the parish.

5 Basic Condition (vi) - conformity with retained EU obligations

- 5.1 The CNP, and the process under which it was made, conforms to the Strategic Environmental Assessment (SEA) Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).
- 5.2 In accordance with Regulation 9 of the SEA Regulations 2004, the SHBC, as the responsible authority, determined in September 2023 that a Strategic Environmental Assessment (SEA) is not required as the CNP's policies – individually or collectively - are unlikely to have significant environmental effects.
- 5.3 A copy of the body of the report of the [Screening Statement](#) is contained within the evidence base submitted alongside the Submission Version CNP.

6 Basic condition (vii) - conformity with the prescribed conditions

- 6.1 Under Directive 92/43/EEC, also known as the Habitats Directive (Directive 92/43/EEC 'on the conservation of natural habitats and of wild fauna and flora'), it must be ascertained whether the CNP 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 Regulations 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 it is necessary to undertake an assessment, a screening process is followed.
- 6.2 SHBC, as the responsible authority, determined in September 2023 that the CNP is unlikely to have significant impact on European sites and therefore does not require a full HRA to be undertaken.
- 6.3 In addition to conforming to its EU obligations, the CNP does not breach and is not otherwise incompatible with the European Convention on Human Rights.
- 6.4 A copy of the body of the report of the [Screening Statement](#) is contained within the evidence base submitted alongside the Submission Version CNP.

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 Chobham Neighbourhood Development Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the CNP complies with Paragraph 8(1) (a) of Schedule 4B of the Act.