



Tatsfield Neighbourhood Plan

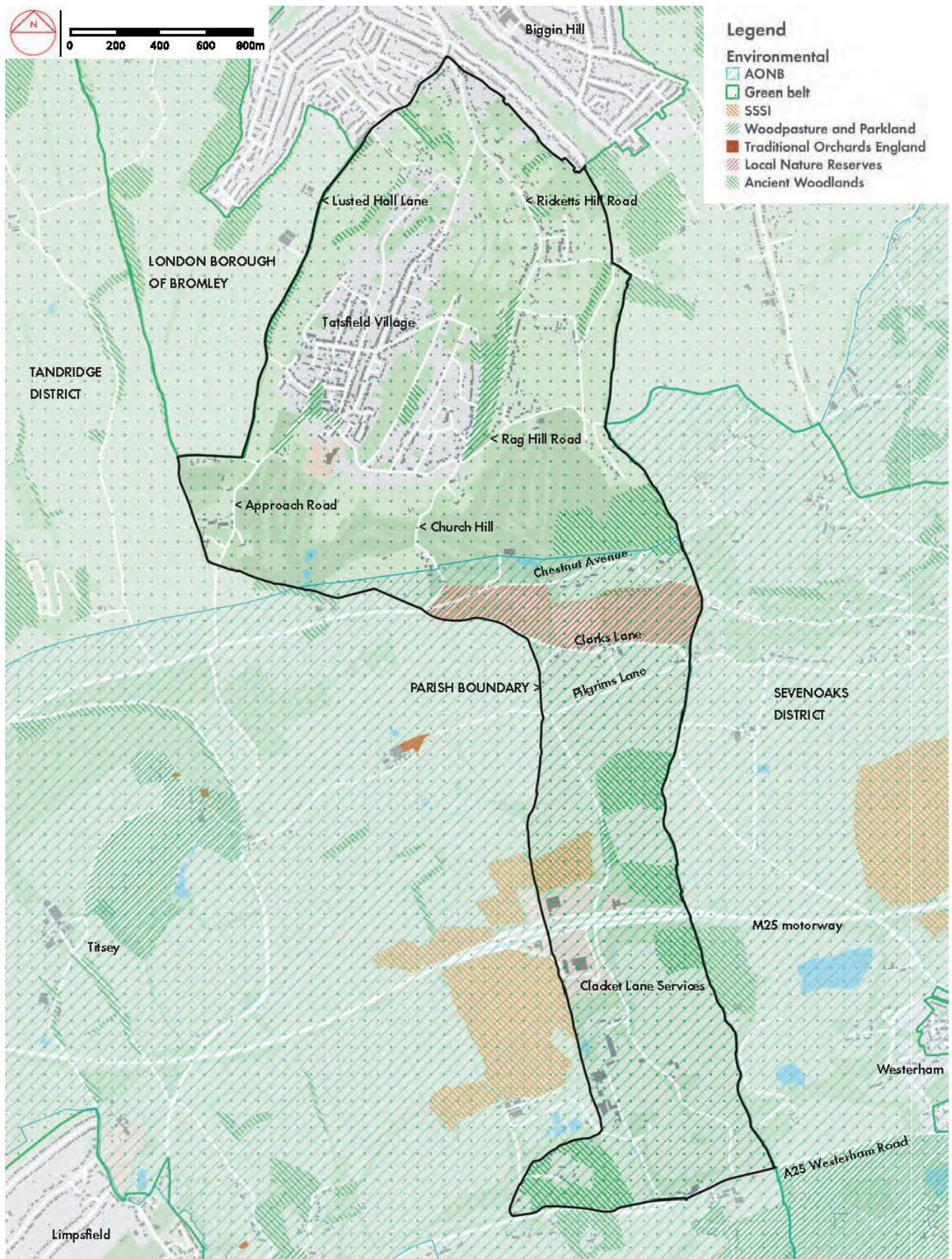
Basic Conditions Statement

November 2023

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Tatsfield Neighbourhood Plan area designated as a "Neighbourhood Area" by Tandridge District Council on 6th June 2017



The parish of Tatsfield

1. The purpose of this document

1.1 This document has been prepared to support the Regulation 16 draft of the Tatsfield Neighbourhood Plan. This Basic Conditions Statement is required to set out how the Neighbourhood Plan meets the requirements of each basic condition and other legal tests. It clearly sets out how our plan meets these legal tests and should therefore proceed to referendum.

It will be used by both the independent examiner and Tandridge District Council (as planning authority) to help them decide whether or not the Neighbourhood Plan meets the basic conditions.

2. What are the basic conditions and other legal requirements?

2.1 There are five basic conditions that are relevant to a Neighbourhood Plan. These are:

- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan
- the 'making' of the Neighbourhood Plan contributes to the achievement of sustainable development
- the 'making' of the Neighbourhood 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)
- the 'making' of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations
- 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, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

2.2 The legal requirements are as follows:

- The plan is being submitted by a qualifying body. In a neighbourhood area that covers the whole or any part of the area of a parish / town council only a parish / town council can submit the neighbourhood plan. If the plan is for an area that includes the whole or part of the area of another parish or town council (a multi-parish plan), consent must be

obtained from all of the parish / town councils whose area is included. This could take the form of a written consent form. Elsewhere the plan must be submitted by a designated neighbourhood forum.

- The draft Neighbourhood Plan sets out policies in relation to the development and use of land in the whole or any part of a neighbourhood area. A Neighbourhood Plan must include land use planning policies that can be used in the determination of planning applications. It must also relate to a designated neighbourhood area. The statement needs to confirm these two matters, clearly stating which designated neighbourhood area the draft plan relates to.
- The proposed Neighbourhood Plan states the period in which it is to have effect. This should be clearly shown on the front of the plan and confirmation of the period should also be included within the basic conditions statement.
- The policies do not relate to excluded development. For example county matters (mineral extraction and waste development) and Nationally Significant Infrastructure Projects
- The proposed Neighbourhood Plan does not relate to more than one neighbourhood area. You cannot submit a Neighbourhood Plan that relates to more than one neighbourhood area and there can only be one Neighbourhood Plan in force for each neighbourhood area.

3. Introduction

3.1 This statement has been prepared by Tatsfield Parish Council to accompany its submission of the Tatsfield Neighbourhood Plan to the local planning authority, Tandridge District Council, support Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

3.2 The Neighbourhood Plan has been prepared by the Parish Council, the qualifying body, for the Neighbourhood Area, which reflects the boundary of the parish of Tatsfield, and which was designated by the District Council on 06 June 2017.

3.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. They do not relate to 'excluded development', as defined by the Regulations. The plan period of the Neighbourhood Plan is from 2017 - 2033, which currently corresponds with the end of the plan period of the emerging Tandridge District Local Plan.

3.4 This statement addresses each of the four 'Basic Conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

3.5 The Regulations state that a Neighbourhood Plan will be considered to have met the conditions if:

- 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,
- The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development,
- 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).
- The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with EU obligations

4 Background

4.1 The decision to proceed with a Neighbourhood Plan was made by Tatsfield Parish Council in 2017. The key reason for this decision was a need to plan positively for the future of the Parish, with the encouragement of Tandridge District Council to local communities across the district to prepare Neighbourhood Plans.

4.2 A steering group was formed comprising residents and Parish Council representatives. The group has delegated authority by the Parish Council to make day-to-day decisions on the preparation of the Neighbourhood Plan. However, as the qualifying body, the Parish Council approved the publication of the Pre-Submission plan in 2022 and consultation ran from 20th February 2022 until 5pm on 4th April 2022 for the statutory 6-week period. Having amended the Plan in response to the Regulation 14 comments, the Parish Council has subsequently approved the Plan for Regulation 15 submission to the District Council.

4.3 The Parish Council has consulted the local community extensively over the duration of the project including housing surveys, call for sites, exhibitions, drop-in events and online consultations. It has also worked closely with officers of the District Council since the start of the project to design and iterate policy proposals and to define the proper relationship between the Neighbourhood Plan

and the emerging Local Plan. The outcome of that work is the Submission version of the Neighbourhood Plan.

4.4 The Neighbourhood Plan contains a number of policies set out across key topic headings, derived from the original topic papers. The Plan has deliberately avoided containing policies that duplicate saved or forthcoming development plan policies or national policies that are already or will be used to determine planning applications, unless additional local emphasis has resulted in modest overlap. The policies are therefore a combination of site-specific proposals and of development management matters that seek to refine the policies in the Tandridge Core Strategy (2008) and the Local Plan (Part 2) Detailed Policies (2014).

4.5 The Submission Plan also contains some non-statutory 'community aspirations' proposals that are included for completeness of the Neighbourhood Plan. In making a clear distinction between land use planning policies and non-statutory 'community aspirations' proposals relevant to the land use planning, the Neighbourhood Plan allows for the examination to focus on the requirement of the policies to meet the Basic Conditions but also allows the local community to see the Neighbourhood Plan in the round. In any event, the non-statutory proposals will each have a land use effect at some later point but cannot do as part of the Neighbourhood Plan as they fall outside its scope.

5. Conformity with National Planning Policy

5.1 The Neighbourhood Plan has been prepared with full regard to national policies as set out in the 2021 National Planning Policy Framework (NPPF) and of the Planning Practice Guidance (PPG) in respect of formulating Neighbourhood Plans.

5.2 In overall terms, paragraphs 16 – 19 of the NPPF (2021) provide general guidance on neighbourhood planning. The Parish Council believes the Neighbourhood Plan is planning positively and sustainably to support the development needs of the District, as framed by the existing Development Plan, by focussing the Neighbourhood Plan on matters of local importance while acknowledging the constrained nature of the Parish. The Plan represents a vision, objectives and policies for the Parish that reflect the desires of the majority of the local community for the kind of place that the Parish should be and how it may change for the better over the coming years.

The Parish Council believes the policies of the Neighbourhood Plan are in general conformity with the relevant policies of the Development Plan and effectively anticipates the policies of the emerging Local Plan. It is considered to strike a positive balance between the physical and policy constraints of Tatsfield parish, which, beyond the Defined Village of Tatsfield, is entirely Green Belt, and to support and influence the design of development to maintain local character.

5.3 Table A below demonstrates the relationship between each policy and other relevant parts of the NPPF considered most relevant but are not intended to be an exhaustive list of all possible relevant paragraphs:

Table A Demonstrates the relationship between each policy and other relevant parts of the NPPF

| Policy No. | Policy Title | Policy summary |
|------------|--|---|
| TNP02A | Protection of Local Green Spaces | This policy seeks to protect Local Green Spaces in accordance with NPPF paragraphs 101-103. |
| TNP02B | Protection of rural parish lanes | This policy aims to protect the character and setting of local rural lanes in accordance with NPPF paragraphs 130, 131 and 138. |
| TNP02C | Protection of woodland, mature trees and hedgerows | This policy sets out to protect the local woodlands, mature trees and hedgerows in accordance with NPPF paragraphs 131, 174 and 180. |
| TNP02D | Protection of open views | This policy sets out to protect important local views formed by openness within the Green Belt in accordance with NPPF paragraphs 149 and 150. |
| TNP02E | Amenity space for sports and play | This policy seeks to protect existing amenity space for sports and play in accordance with NPPF paragraphs 84 and 99. |
| TNP02F | The setting of Village Greens | This policy aims to protect the character and setting of local Village Greens from New Development in accordance with NPPF paragraphs 99, 130, 131 and 138. |
| TNP02G | New Landscaping | This policy proposes that new landscaping proposals should retain and enhance the rural character of the parish to protect and enhance the parish's biodiversity, wildlife and habitats in line with NPPF paragraphs 130 and 174. |
| TNP02H | The setting of notable buildings in the village centre | This policy aims to protect the character and setting of local notable buildings from new development in accordance with NPPF paragraphs 130 and 194 - 197. |
| TNP02J | Agricultural landscape setting | This policy aims to protect the character and setting of the agricultural landscape in accordance with NPPF paragraphs 130, 131 and 138. |
| TNP02K | Tranquillity and dark night skies | This policy sets out to protect the rural tranquillity and dark skies in accordance with NPPF paragraphs 185. |
| TNP03A | Housing development within the Defined Village | This policy seeks to promote sustainable well designed housing within the Defined Village in line with NPPF paragraphs 130, 167 and 169. |

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| TNP03B | Rural Exception sites | This policy sets out to support appropriate rural exception site development in accordance with NPPF paragraphs 65, 78 and 149. |
| TNP04A | Layout and scale (all development) | This policy aims to encourage good layout/massing/scale and overall design in accordance with NPPF paragraphs 130 and 134. |
| TNP04B | Design of new or replacement residential buildings | This policy aims to encourage good design and detailing in accordance with NPPF paragraphs 130 and 134. |
| TNP04C | Design of extensions and/or alterations to existing residential buildings | This policy aims to encourage good design and detailing, responsive and appropriate to the original building in accordance with NPPF paragraphs 130 and 134. |
| TNP04D | Agricultural/commercial developments | This policy aims to encourage good design in agricultural buildings in accordance with NPPF paragraph 130 and 134. |
| TNP04E | Boundary treatments | This policy proposes that new boundary treatments should be sensitively designed to respond to local rural character in line with NPPF paragraph 130. |
| TNP04F | Private roads - design and materials | This policy proposes that new unadopted roads and works to existing unadopted roads should be sensitively designed in line with NPPF paragraph 130. |
| TNP04G | Parking areas | This policy proposes that new parking areas in developments should be well designed in line with NPPF paragraph 130. |
| TNP04H | Utilities | This policy proposes that, where practicable, all utilities cabling serving new developments should be placed underground to promote good street and public realm design in line with NPPF paragraph 130. |
| TNP05A | Transport impacts | This policy requires the submission of a Construction Impact Assessment on large developments in accordance with NPPF paragraph 113. |
| TNP05B | Parking provision | This policy requires the provision of appropriate and well-designed parking in line with NPPF paragraphs 107 and 108. |
| TNP05C | Sewerage and drainage | This policy sets out to promote sustainable drainage and sewerage systems and prevent issues of flooding arising in line with NPPF paragraphs 167 and 169. |
| TNP05D | Broadband / telecommunications | This policy sets out to support appropriate broadband and telecommunications infrastructure in line with NPPF paragraphs 114-118. |
| TNP05E | Cemeteries | This policy aims to protect and sustainably allow for future cemetery burial space in line with NPPF paragraphs 149-150. |
| TNP06A | Protecting existing employment | This policy aims to support and protect established local businesses and jobs within the rural economy in line with NPPF paragraphs 81-85. |
| TNP06B | New or expanding businesses | This policy aims to support sustainable and appropriate local business establishment and growth in line with NPPF paragraph 84. |
| TNP06C | Supporting the rural economy | This policy aims to support the rural community in line with NPPF paragraph 84. |
| TNP06D | Supporting home working | This policy sets out to support the provision of reasonable space for home working for small businesses in line with NPPF paragraph 89. |

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| TNP07A | Protection of Community Facilities | This policy sets out to protect existing community facilities in line with NPPF paragraph 93. |
| TNP07B | New or enhanced Community Facilities | This policy sets out to support the provision of new or enhanced community facilities in line with NPPF paragraph 93. |
| TNP07C | Allotments | This policy sets out to promote healthy and safe communities and protect and support new allotments in line with NPPF paragraph 92. |
| TNP08A | Renewable Energy | This policy sets out to support community-led initiatives for renewable and low carbon energy in line with NPPF paragraph 156. |
| TNP08B | Provision of well-designed energy efficient developments | This policy requires new developments to demonstrate that they meet a high level of sustainable design and construction and will be optimised for energy efficiency in line with NPPF paragraphs 154 and 157. |
| TNP08C | Encouraging Sustainable Transport | This policy actively encourages development to promote sustainable transport modes in line with NPPF paragraph 112. |
| TNP08D | Provision of Electric Charging Points | This policy sets out a positive approach to encouraging a move to low carbon private vehicle use in line with NPPF paragraph 155. |
| TNP08E | Flood Prevention | This policy sets out a sustainable and integrated approach to the management of flood risk and management of surface water in line with NPPF paragraphs 159-169. |

6 Contributing to Sustainable Development

6.1 During the period of developing the Tatsfield Neighbourhood Plan, the UK Parliament has declared a climate emergency and called upon the Government to set a more demanding target. This it did in June 2019, by amending the 2008 Act and committing the UK to achieving net zero carbon emissions by 2050. Achieving this will require the vast majority of households, communities, businesses and local authorities to be fully engaged and aligned with this Government policy.

6.3 As a result it was deemed appropriate to include a chapter on Climate Change and Sustainability in the Tatsfield Neighbourhood Plan. The following objectives in the Plan guide the overall approach to climate change and sustainability:

- To become a more sustainable community and to reduce the need for fossil fuels in line with the expectation for net zero carbon emissions by 2050.
- To preserve and enhance the parish's valued natural environment, habitats and biodiversity.
- To preserve and enhance the parish's landscape setting, protecting views into and out of the village and promoting greater connectivity to the Surrey Hills Area of Outstanding Natural Beauty.

6.3 A wider view of the sustainability performance of the policies is set out in Table B:

Table B The sustainability performance of the policies

| No. | Policy Title | Social | Economic | Environmental | Commentary |
|--------|--|---------|----------|---------------|--|
| TNP02A | Protection of Local Green Spaces | + | neutral | + | This policy seeks to protect Local Green Spaces which provide social and environmental benefits |
| TNP02B | Protection of rural parish lanes | neutral | neutral | + | This policy aims to protect the character and setting of local rural lanes which help to protect the rural environment. |
| TNP02C | Protection of woodland, mature trees and hedgerows | + | neutral | + | This policy sets out to protect the local woodlands, mature trees and hedgerows which provide social and environmental benefits |
| TNP02D | Protection of open views | + | neutral | + | This policy sets out to protect important local views formed by openness within the Green Belt which provide social and environmental benefits |
| TNP02E | Amenity space for sports and play | + | neutral | + | This policy seeks to protect existing amenity space for sports and play which provide social and environmental benefits. |
| TNP02F | The setting of Village Greens | + | neutral | + | This policy aims to protect the character and setting of local Village Greens from New which provide social and environmental benefits. |
| TNP02G | New Landscaping | + | neutral | + | This policy proposes that new landscaping proposals should retain and enhance the rural character of the parish to protect and enhance the parish's biodiversity, wildlife and habitats which provide social and environmental benefits. |
| TNP02H | The setting of notable buildings in the village centre | + | neutral | + | This policy aims to protect the character and setting of local notable buildings from new development which provide social and environmental benefits. |
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| No. | Policy Title | Social | Economic | Environmental | Commentary |
|--------|---|--------|----------|---------------|---|
| TNP02J | Agricultural landscape setting | + | neutral | + | This policy aims to protect the character and setting of the agricultural landscape which provide social and environmental benefits. |
| TNP02K | Tranquillity and dark night skies | + | neutral | + | This policy sets out to protect the rural tranquillity and dark skies which provide social and environmental benefits. |
| TNP03A | Housing development within the Defined Village | + | + | neutral | This policy seeks to promote sustainable well designed housing within the Defined which will provide both social and economic benefits. |
| TNP03B | Rural Exception sites | + | + | neutral | This policy sets out to support appropriate rural exception site development which will provide both social and economic benefits. |
| TNP04A | Layout and scale (all development) | + | + | + | This policy aims to encourage good layout/massing/scale and overall design which will provide social, economic and environmental benefits. |
| TNP04B | Design of new or replacement residential buildings | + | + | + | This policy aims to encourage good design and detailing which will provide social, economic and environmental benefits. |
| TNP04C | Design of extensions and/or alterations to existing residential buildings | + | neutral | + | This policy aims to encourage good design and detailing, responsive and appropriate to the original building which will provide both social and environmental benefits. |
| TNP04D | Agricultural/commercial developments | + | + | + | This policy aims to encourage good design in agricultural buildings which will provide social, economic and environmental benefits. |
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| No. | Policy Title | Social | Economic | Environmental | Commentary |
|--------|--------------------------------------|---------|----------|---------------|---|
| TNP04E | Boundary treatments | neutral | neutral | + | This policy proposes that new boundary treatments should be sensitively designed to respond to local rural character. This will provide environmental benefits. |
| TNP04F | Private roads - design and materials | neutral | neutral | + | This policy proposes that new unadopted roads and works to existing unadopted roads should be sensitively designed. This will provide environmental benefits. |
| TNP04G | Parking areas | neutral | neutral | + | This policy proposes that new parking areas in developments should be well designed. This will provide environmental benefits. |
| TNP04H | Utilities | neutral | neutral | + | This policy proposes that, where practicable, all utilities cabling serving new developments should be placed underground to promote good street and public realm design. This will provide environmental benefits. |
| TNP05A | Transport impacts | + | + | neutral | This policy requires the submission of a Construction Impact Assessment on large developments which will provide both social and economic benefits. |
| TNP05B | Parking provision | + | + | neutral | This policy requires the provision of appropriate and well-designed parking which will provide both social and economic benefits. |
| TNP05C | Sewerage and drainage | neutral | neutral | + | This policy sets out to promote sustainable drainage and sewerage systems and prevent issues of flooding arising which will provide environmental benefits. |

| No. | Policy Title | Social | Economic | Environmental | Commentary |
|--------|--------------------------------------|---------|----------|---------------|---|
| TNP05D | Broadband / telecommunications | neutral | + | neutral | This policy sets out to support appropriate broadband and telecommunications infrastructure which will provide economic benefits. |
| TNP05E | Cemeteries | + | neutral | + | This policy aims to protect and sustainably allow for future cemetery burial space which will provide both social and environmental benefits. |
| TNP06A | Protecting existing employment | + | + | neutral | This policy aims to support and protect established local businesses and jobs within the rural economy which will provide both social and economic benefits. |
| TNP06B | New or expanding businesses | + | + | neutral | This policy aims to support sustainable and appropriate local business establishment and growth which will provide both social and economic benefits. |
| TNP06C | Supporting the rural economy | + | + | neutral | This policy aims to support the rural community which will provide both social and economic benefits. |
| TNP06D | Supporting home working | + | + | neutral | This policy sets out to support the provision of reasonable space for home working for small businesses which will provide both social and economic benefits. |
| TNP07A | Protection of Community Facilities | + | + | neutral | This policy sets out to protect existing community facilities which will provide both social and economic benefits. |
| TNP07B | New or enhanced Community Facilities | + | + | neutral | This policy sets out to support the provision of new or enhanced community facilities which will provide both social and economic benefits. |

| No. | Policy Title | Social | Economic | Environmental | Commentary |
|--------|--|--------|----------|---------------|---|
| TNP07C | Allotments | + | neutral | + | This policy sets out to promote healthy and safe communities and protect and support new allotments which will provide both social and environmental benefits. |
| TNP08A | Renewable Energy | + | + | + | This policy sets out to support community-led initiatives for renewable and low carbon energy which will provide social, economic and environmental benefits. |
| TNP08B | Provision of well-designed energy efficient developments | + | + | + | This policy requires new developments to demonstrate that they meet a high level of sustainable design and construction and will be optimised for energy efficiency which will provide social, economic and environmental benefits. |
| TNP08C | Encouraging Sustainable Transport | + | + | + | This policy actively encourages development to promote sustainable transport modes which will provide social, economic and environmental benefits. |
| TNP08D | Provision of Electric Charging Points | + | + | + | This policy sets out a positive approach to encouraging a move to low carbon private vehicle use which will provide social, economic and environmental benefits. |
| TNP08E | Flood Prevention | + | neutral | + | This policy sets out a sustainable and integrated approach to the management of flood risk and management of surface water which will provide social and environmental benefits. |

7. General Conformity with the Strategic Policies of the Development Plan

7.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for the District. This is the saved policies of the 2008 Tandridge Core Strategy (2008) and the Local Plan 2 Detailed Policies adopted in July 2014 which replaced all the remaining saved policies of the 2001 Local Plan. Together, they set out the development management policies for the District, aside from the Surrey Waste Local Plan (2008) and Minerals Core Strategy (2011) which are ‘county matters’ and therefore excluded development for the purposes of neighbourhood planning.

7.2 While the Parish Council is mindful that the Neighbourhood Plan must be in general conformity with the strategic policies of the development plan, the Regulation 19 version of the Tandridge Local Plan 2033 confirms in Appendix 2 that once adopted, the new Local Plan will replace many existing policies. While it is likely that the Tatsfield Neighbourhood Plan will be examined before that plan is adopted, the reasoning and evidence base of the new Local Plan have been analysed during the preparation of the Neighbourhood Plan to ensure its strategic direction could be anticipated and planned for effectively.

7.3 An assessment of the general conformity of each policy, and its relationship with the existing Tandridge Local Plan (and emerging Tandridge Local Plan policy where relevant) is contained in Table C:

Table C An assessment of the general conformity

| No. | Policy Title | Commentary |
|--------|--|--|
| TNP02A | Protection of Local Green Spaces | This policy seeks to protect Local Green Spaces in accordance with Adopted Core Strategy Policies CSP17, CSP18, CSP20 and CSP21 and Adopted Detailed Policies DP9, DP10, DP19 and DP20. |
| TNP02B | Protection of rural parish lanes | This policy aims to protect the character and setting of local rural lanes in accordance with Adopted Core Strategy Policies CSP17, CSP18, CSP20 and CSP21 and Adopted Detailed Policies DP9, DP10, DP19 and DP20. |
| TNP02C | Protection of woodland, mature trees and hedgerows | This policy sets out to protect the local woodlands, mature trees and hedgerows in accordance with Adopted Core Strategy Policies CSP17, CSP18, CSP20 and CSP21 and Adopted Detailed Policies DP9, DP10, DP19 and DP20. |
| TNP02D | Protection of open views | This policy sets out to protect important local views formed by openness within the Green Belt in accordance with Adopted Core Strategy Policies CSP17, CSP18, CSP20 and CSP21 and Adopted Detailed Policies DP9, DP10, DP19 and DP20. |

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| TNP02E | Amenity space for sports and play | This policy seeks to protect existing amenity space for sports and play in accordance with Adopted Core Strategy Policies CSP17, CSP18, CSP20 and CSP21 and Adopted Detailed Policies DP9, DP10, DP19 and DP20. |
| TNP02F | The setting of Village Greens | This policy aims to protect the character and setting of local Village Greens from New Development in accordance with Adopted Core Strategy Policies CSP17, CSP18, CSP20 and CSP21 and Adopted Detailed Policies DP9, DP10, DP19 and DP20. |
| TNP02G | New Landscaping | This policy proposes that new landscaping proposals should retain and enhance the rural character of the parish to protect and enhance the parish's biodiversity, wildlife and habitats in line with Adopted Core Strategy Policies CSP17, CSP18, CSP20 and CSP21 and Adopted Detailed Policies DP9, DP10, DP19 and DP20. |
| TNP02H | The setting of notable buildings in the village centre | This policy aims to protect the character and setting of local notable buildings from new development in accordance with Adopted Core Strategy Policies CSP17, CSP18, CSP20 and CSP21 and Adopted Detailed Policies DP9, DP10, DP19 and DP20. |
| TNP02J | Agricultural landscape setting | This policy aims to protect the character and setting of the agricultural landscape in accordance with Adopted Core Strategy Policies CSP17, CSP18, CSP20 and CSP21 and Adopted Detailed Policies DP9, DP10, DP19 and DP20. |
| TNP02K | Tranquillity and dark night skies | This policy sets out to protect the rural tranquillity and dark skies in accordance with Adopted Core Strategy Policies CSP17, CSP18, CSP20 and CSP21 and Adopted Detailed Policies DP9, DP10, DP19 and DP20. |
| TNP03A | Housing development within the Defined Village | This policy seeks to promote sustainable well-designed housing within the Defined Village in line with Adopted Core Strategy Policies CSP2, CSP3, CSP4, CSP5 and CSP15 and Adopted Detailed Policies DP7, DP8, DP12, DP13, DP14 and DP15 |
| TNP03B | Rural Exception sites | This policy sets out to support appropriate rural exception site development in accordance with Adopted Core Strategy Policies CSP2, CSP3, CSP4, CSP5 and CSP15 and Adopted Detailed Policies DP7, DP8, DP12, DP13, DP14 and DP15 |
| TNP04A | Layout and scale (all development) | This policy aims to encourage good layout/massing/scale and overall design in accordance with Adopted Core Strategy Policies CSP18 and CSP19 and Adopted Detailed Policies DP3, DP5, DP6, DP7 and DP20 |
| TNP04B | Design of new or replacement residential buildings | This policy aims to encourage good design and detailing in accordance with Adopted Core Strategy Policies CSP18 and CSP19 and Adopted Detailed Policies DP3, DP5, DP6, DP7 and DP20 |
| TNP04C | Design of extensions and/or alterations to existing residential buildings | This policy aims to encourage good design and detailing, responsive and appropriate to the original building in accordance with Adopted Core Strategy Policies CSP18 and CSP19 and Adopted Detailed Policies DP3, DP5, DP6, DP7 and DP20 |

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| TNP04D | Agricultural/commercial developments | This policy aims to encourage good design in agricultural buildings in accordance with Adopted Core Strategy Policies CSP18 and CSP19 and Adopted Detailed Policies DP3, DP5, DP6, DP7 and DP20 |
| TNP04E | Boundary treatments | This policy proposes that new boundary treatments should be sensitively designed to respond to local rural character in line with Adopted Core Strategy Policies CSP18 and CSP19 and Adopted Detailed Policies DP3, DP5, DP6, DP7 and DP20 |
| TNP04F | Private roads - design and materials | This policy proposes that new unadopted roads and works to existing unadopted roads should be sensitively designed in line with Adopted Core Strategy Policies CSP18 and CSP19 and Adopted Detailed Policies DP3, DP5, DP6, DP7 and DP20 |
| TNP04G | Parking areas | This policy proposes that new parking areas in developments should be well designed in line with Adopted Core Strategy Policies CSP18 and CSP19 and Adopted Detailed Policies DP3, DP5, DP6, DP7 and DP20 |
| TNP04H | Utilities | This policy proposes that, where practicable, all utilities cabling serving new developments should be placed underground to promote good street and public realm design in line with Adopted Core Strategy Policies CSP18 and CSP19 and Adopted Detailed Policies DP3, DP5, DP6, DP7 and DP20 |
| TNP05A | Transport impacts | This policy requires the submission of a Construction Impact Assessment on large developments in accordance with Adopted Core Strategy Policies CSP11, CSP12 and CSP15 and Adopted Detailed Policies DP6 and DP13 |
| TNP05B | Parking provision | This policy requires the provision of appropriate and well-designed parking in line with Tandridge Parking Standards SPD (2012) |
| TNP05C | Sewerage and drainage | This policy sets out to promote sustainable drainage and sewerage systems and prevent issues of flooding arising in line with Adopted Core Strategy Policies CSP11, CSP12 and CSP15 and Adopted Detailed Policies DP6 and DP13 |
| TNP05D | Broadband / telecommunications | This policy sets out to support appropriate broadband and telecommunications infrastructure in line with Adopted Core Strategy Policies CSP11, CSP12 and CSP15 and Adopted Detailed Policies DP6 and DP13 |
| TNP05E | Cemeteries | This policy aims to protect and sustainably allow for future cemetery burial space in line with Adopted Core Strategy Policies CSP11, CSP12 and CSP15 and Adopted Detailed Policies DP6 and DP13 |
| TNP06A | Protecting existing employment | This policy aims to support and protect established local businesses and jobs within the rural economy in line with Adopted Core Strategy Policy CSP22 and Adopted Detailed Policies DP3, DP4, DP12, DP13, DP15 and DP17 |
| TNP06B | New or expanding businesses | This policy aims to support sustainable and appropriate local business establishment and growth in line with Adopted Core Strategy Policy CSP22 and Adopted Detailed Policies DP3, DP4, DP12, DP13, DP15 and DP17 |

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| TNP06C | Supporting the rural economy | This policy aims to support the rural community in line with Adopted Core Strategy Policy CSP22 and Adopted Detailed Policies DP3, DP4, DP12, DP13, DP15 and DP17 |
| TNP06D | Supporting home working | This policy sets out to support the provision of reasonable space for home working for small businesses in line with Adopted Core Strategy Policy CSP22 and Adopted Detailed Policies DP3, DP4, DP12, DP13, DP15 and DP17 |
| TNP07A | Protection of Community Facilities | This policy sets out to protect existing community facilities in line with Adopted Core Strategy Policy CSP13 and Adopted Detailed Policy DP3. |
| TNP07B | New or enhanced Community Facilities | This policy sets out to support the provision of new or enhanced community facilities in line with Adopted Core Strategy Policy CSP13 and Adopted Detailed Policy DP3. |
| TNP07C | Allotments | This policy sets out to promote healthy and safe communities and protect and support new allotments in line with Adopted Core Strategy Policy CSP13 and Adopted Detailed Policy DP3. |
| TNP08A | Renewable Energy | This policy sets out to support community-led initiatives for renewable and low carbon energy in line with Adopted Core Strategy Policy CSP14 and Adopted Detailed Policy DP19 |
| TNP08B | Provision of well-designed energy efficient developments | This policy requires new developments to demonstrate that they meet a high level of sustainable design and construction and will be optimised for energy efficiency in line with Adopted Core Strategy Policy CSP14 and Adopted Detailed Policy DP19 |
| TNP08C | Encouraging Sustainable Transport | This policy actively encourages development to promote sustainable transport modes in line with Adopted Core Strategy Policy CSP14 and Adopted Detailed Policy DP19 |
| TNP08D | Provision of Electric Charging Points | This policy sets out a positive approach to encouraging a move to low carbon private vehicle use in line with Adopted Core Strategy Policy CSP14 and Adopted Detailed Policy DP19 |
| TNP08E | Flood Prevention | This policy sets out a sustainable and integrated approach to the management of flood risk and management of surface water in line with Adopted Core Strategy Policy CSP14 and Adopted Detailed Policy DP19 |

8 Compatibility with EU Legislation

8.1 The Parish Council has complied with EU Directive 2001/42 in respect of assessing the potential for significant environmental effects of the policies of the Neighbourhood Plan through discussions with the local planning authority. Tandridge District Council concluded that although the Tatsfield Neighbourhood Plan would not allocate housing sites, and contains policies that aim to protect the natural and historic environment, the effect on the environment would not require the preparation of a Strategic Environmental Assessment (SEA) or a Habitat Regulations Assessment (HRA).

8.2 The plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.