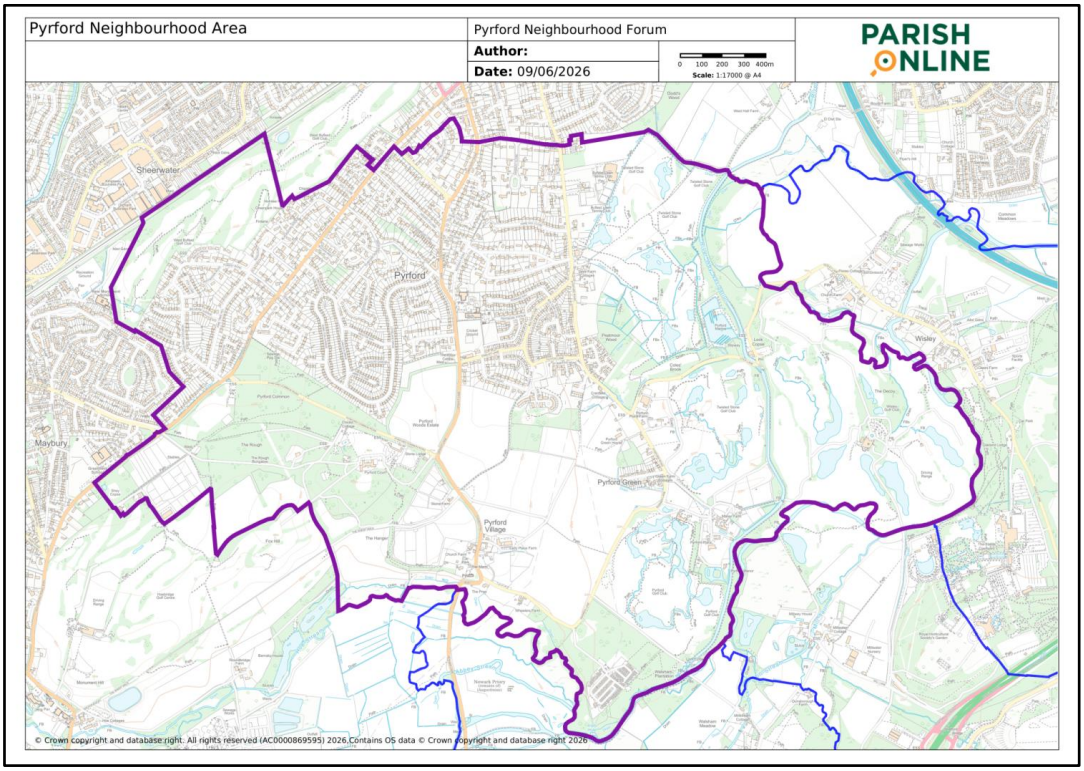
Pyrford Neighbourhood Plan (2026–2042)

Basic Conditions Statement

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



1. Introduction

This Basic Conditions Statement has been prepared by the Pyrford Neighbourhood Forum to accompany the submission of the Pyrford Neighbourhood Plan (2026–2042) to the Local Planning Authority under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The purpose of this Statement is to demonstrate that the Pyrford Neighbourhood Plan meets the Basic Conditions set out in Schedule 4B of the Town and Country Planning Act 1990.

The Pyrford Neighbourhood Plan updates the Pyrford Neighbourhood Plan that was made in February 2017 following a referendum in December 2016. The updated Plan extends the Plan period to 2042 and refreshes policies and supporting evidence to reflect changes in national planning policy, local planning policy and local circumstances.

The review has retained the original Vision and Objectives of the made Plan whilst updating policies where necessary and introducing new policies on matters including heritage, biodiversity, design and Local Green Spaces.

2. The Basic Conditions

The Basic Conditions require that the Neighbourhood Plan:

- has regard to national policies and advice contained in guidance issued by the Secretary of State;
- should not result in less housing being provided by means of development in the Pyrford Neighbourhood Area than if the Neighbourhood Plan were not made
- is in general conformity with the strategic policies of the Development Plan of Woking Borough Council;
- is compatible with, and does not breach, European Union obligations (or their retained equivalents);
- is compatible with Conventions on human rights;
- complies with the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

This Statement explains how these conditions have been met.

3. Having Regard to National Planning Policy

The Plan has been prepared having regard to the National Planning Policy Framework published in August 2026. Its policies are generally consistent with the Framework's objectives and, in particular, provide locally specific responses to Pyrford's distinctive character, heritage, landscape, biodiversity, transport circumstances and community infrastructure. A number of policies have been reviewed to ensure that they do not unnecessarily duplicate or substantively restate national decision-making policies.

The Plan supports the overarching purpose of the planning system by contributing to the achievement of sustainable development through economic, social and environmental objectives.

In particular, the Plan seeks to:

- protect and enhance the distinctive character of Pyrford (Policies I3, BE2, BE3, BE4, BE6)
- conserve and enhance heritage assets (Policies H1, H2, H3, H4)

- protect valued open spaces and landscape character (Policies OS1, OS2, OS3, OS5)
- strengthen biodiversity and green infrastructure (Policies BN1, BN2, BN3, BN4, BN5, BN6)
- promote healthy lifestyles through improved walking, wheeling and cycling (Policies I2, OS4)
- support appropriate community infrastructure (Policies SC1, SC2, SC3, SC4)
- encourage high-quality design (Policies BE1, BE6, BE7)
- support sustainable transport (Policies I1, I3)
- ensure new development is supported by appropriate infrastructure (Policy I1, I4, BE7)

The policies have been prepared using proportionate local evidence and are intended to guide development while supporting the strategic planning framework.

4. Contribution to Sustainable Development

The Plan contributes to sustainable development by balancing environmental, social and economic considerations. In the table below, each policy is assessed for its impact on sustainable development.

Key: +ve = a positive impact on sustainable development
-ve = a negative impact on sustainable development
0 = a neutral impact on sustainable development

Policy ref.	Title	Sustainability Impact			Comments
		Econ.	Social	Envir.	
Infrastructure					
I1	Transport and movement infrastructure	0	+ve	+ve	This Policy seeks to promote safe, sustainable travel and reduce short car journeys. It contributes positively to social and environmental sustainability.
I2	Traffic Management on narrow lanes	0	+ve	+ve	This Policy seeks to improve road safety and reduce congestion on our narrow lanes, while protecting their rural character. It contributes positively to social and environmental sustainability.
I3	Traffic, parking and road safety	0	+ve	+ve	This Policy seeks to ensure that any new development does not adversely affect road safety, traffic flow, parking capacity or residential amenity.
I4	Digital connectivity and smart infrastructure	+ve	+ve	+ve	This Policy seeks to ensure that the area has reliable, high-speed digital access that can adapt to future needs. It will benefit home-workers and therefore has a +ve impact on all three aspects.

Built Environment					
BE1	Use of the Design Guide	0	+ve	+ve	The Design Guide sets out design guidance for any new development, with a focus on environmental impact and providing high quality dwellings.
BE2	Housing mix and type	0	+ve	0	This Policy seeks to ensure that any new development provides homes that are appropriate for young families, single occupants and older people, giving a +ve impact to social sustainability.
BE3	Protecting residential character and amenity from HMOs	0	+ve	0	This Policy seeks to ensure that large shared houses (HMOs) retain the character of the local area.
BE4	Protection of existing bungalows	0	+ve	0	Bungalows contribute greatly to the character of Pyrford. This Policy aims to retain existing bungalows particularly in areas of predominantly low-density, low-rise buildings.
BE5	Parking Standards for Residential (including HMOs) and Non-residential Development	0	+ve	0	Pyrford has an issue with parking and road safety. By ensuring proposed new developments provide adequate parking space social sustainability will be improved.
BE6	Spatial Character	0	+ve	+ve	This Policy seeks to ensure that new development fits in with the appearance, layout and spacing of existing buildings, giving a positive contribution to social and environmental sustainability.

BE7	Expiry and validity of supporting evidence in planning applications	+ve	+ve	+ve	This Policy aims to ensure that planning decisions are informed by proportionate, robust and up-to-date evidence reflecting current site and local conditions, improving all three aspects of sustainability.
Heritage					
H1	Non-designated heritage assets (Local list)	0	+ve	0	This Policy aims to protect historic buildings that are important to the local area, even if they are not officially listed.
H2	Local character, distinctiveness and design	0	+ve	0	This Policy requires new development to respect local character, historic landscapes and important views.
H3	Archaeology and site allocations	0	+ve	0	This Policy aims to ensure that potential development sites are assessed for their archaeological significance at an early stage in the planning process.
H4	Reuse, repair and heritage at risk	0	+ve	+ve	This Policy encourages the sustainable reuse and repair of historic buildings, balancing energy efficiency with conservation.
Open Spaces					
OS1	Landscape character and visual amenity	0	+ve	+ve	Using and enjoying the semi-rural nature of Pyrford is a high priority for the community and this policy impacts positively on the social and environmental dimensions.
OS2	Views and skylines	0	+ve	+ve	This Policy aims to protect Pyrford's valued views and the surroundings of important

					buildings and landmarks. It impacts positively on social and environmental sustainability.
OS3	Local green spaces	0	+ve	+ve	This Policy identifies important green spaces in Pyrford as Local Green Spaces to allow their continued enjoyment by the community.
OS4	Open space provision, accessibility, and quality	0	+ve	+ve	The green and verdant nature of Pyrford is highly valued. This policy seeks to ensure that there are enough high-quality open spaces for all residents to access and enjoy, both now and in the future.
OS5	Public access, recreation and community use	0	+ve	+ve	Pyrford is richly endowed with public rights of way and open countryside. Protecting and conserving these has a positive impact on social and environmental dimensions of sustainable development.
Biodiversity and Nature					
BN1	Green and Blue infrastructure, connectivity and wildlife corridors	0	0	+ve	This Policy aims to protect and improve the routes that wildlife uses to move around Pyrford, and beyond, including trees, hedgerows, rivers and other natural areas.
BN2	Trees, hedgerows and woodland	0	+ve	+ve	Enjoying the semi-rural nature of Pyrford and the wide variety of trees that contribute so much to the environmental character of the area is a high priority for the community and this policy will have a positive impact on the

					social and environmental dimensions of sustainable development.
BN3	Biodiversity, nature recovery and ecological networks	0	+ve	+ve	This policy aims to protect and improve wildlife and natural habitats, manage water effectively, and reduce the impact of new development on important green spaces, rivers and other natural areas. It impacts positively on the social and environmental dimensions.
BN4	Protected and priority species	0	0	+ve	This Policy aims to protect and support wildlife species that are rare, declining or are particularly important in the local area. It has a high environmental impact.
BN5	Lighting and dark corridors	0	0	+ve	This Policy aims to reduce light pollution and protect wildlife that relies on dark areas to move and feed. It has a high environmental impact.
BN6	Air, noise and water quality	0	0	+ve	This Policy aims to protect the natural environment by reducing pollution and limiting the harmful effects of poor air quality, poor water quality and excessive noise. It has a high environmental impact.
Social and Community Services					
SC1	Protection of existing community facilities	+ve	+ve	+ve	Much of the vibrant community feel in the area is due to the highly-valued community facilities. This policy to conserve and protect the facilities in the

					context of proposed new developments will have a broad range of impacts across all three dimensions of sustainable development.
SC2	Provision of new community facilities	+ve	+ve	+ve	This policy encourages the provision of new and improved community facilities such as meeting space, recreational areas, youth facilities and places for people to meet and socialise as the community grows and evolves. It will have an important impact on providing and maintaining community infrastructure to perpetuate and strengthen community spirit.
SC3	Leisure, sport and recreation	+ve	+ve	+ve	This policy promotes active lifestyles and wellbeing by providing sports and recreational facilities that are accessible to everyone and are easy to reach by walking or cycling. It will have a positive impact on all three dimensions of sustainable development.
SC4	Health and well-being infrastructure	+ve	+ve	+ve	This policy encourages new or expanded healthcare and wellbeing facilities in locations that are easy for residents to reach by walking or cycling. This policy will have a positive impact on all three dimensions of sustainable development.

5. Housing Provision and the Development Plan

The Pyrford Neighbourhood Plan has been prepared having regard to the strategic planning framework for Woking and does not seek to undermine the strategic approach to housing delivery.

The Plan does not seek to prevent or reduce housing development proposed through the Development Plan. It contains policies intended to guide the location, design and quality of development in the neighbourhood area and does not seek to impose restrictions that would result in less housing being provided than would otherwise be proposed.

The Plan's policies support appropriate development within the neighbourhood area while seeking to ensure that development respects Pyrford's character, landscape, heritage, infrastructure and environmental constraints.

6. Compatibility with Environmental Obligations

The Local Planning Authority is screening the Plan to determine whether a Strategic Environmental Assessment (SEA) and a Habitat Regulations Assessment (HRA) is required.

7. Climate Change and Local Nature Recovery Status

The policies in the new Biodiversity and Nature section (BN1 to BN7) have been introduced to address the need to improve biodiversity and reduce nature depletion. They support the protection, enhancement and creation of habitats, green infrastructure and ecological networks within the Pyrford Neighbourhood Area and beyond its immediate boundaries.

The Plan also contributes to the mitigation of, and adaptation to, climate change through its policies supporting biodiversity, green infrastructure, sustainable drainage, and the protection of trees and vegetation.

The Plan has also taken account of the relevant Local Nature Recovery Strategy (LNRS) for the area. The Plan's approach to protecting and enhancing biodiversity, habitats and green infrastructure is consistent with the objectives of nature recovery and supports opportunities to improve ecological connectivity and the wider natural environment.

8. Human Rights and Equality

The preparation of the Pyrford Neighbourhood Plan has had regard to the requirements of the Human Rights Act 1998. The Plan's policies are not considered to have any significant adverse impact on the human rights of individuals or groups.

Consideration has also been given to the potential equality impacts of the Plan. The Plan is not considered to discriminate against any group and, where relevant, its policies seek to promote inclusive and accessible development that meets the needs of the local community.

9. Conclusion

The Pyrford Neighbourhood Plan has been prepared in accordance with the relevant legislation governing neighbourhood planning.

The Plan:

- has regard to national planning policy;
- contributes to the achievement of sustainable development;
- is in general conformity with the strategic policies of the Development Plan;
- is compatible with environmental obligations;
- contributes to biodiversity improvements and nature recovery
- is compatible with human rights and equality requirements; and
- meets the Basic Conditions prescribed by Schedule 4B of the Town and Country Planning Act 1990.