

Effingham Neighbourhood Plan

Strategic Environmental Assessment and Habitats Regulations Assessment determination

17 May 2017

1. Introduction

This document has been prepared by Guildford Borough Council (the Council) to set out the Council's determination that the Effingham Neighbourhood Plan is unlikely to have significant environmental effects and accordingly does not require an environmental assessment, and the reasons for making that determination. It also sets out the Council's determination that the plan will not have significant adverse effects upon the integrity of European sites and accordingly is not required to undergo Appropriate Assessment, and the reasons for making that determination.

Strategic Environmental Assessment

Under the requirements of the European Union Directive 2001/42/EC (Strategic Environmental Assessment (SEA) Directive) and Environmental Assessment of Plans and Programmes Regulations (2004) specific types of plans that set the framework for the future development consent of projects must be subject to an environmental assessment.

In accordance with the provisions of the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations (2004) (Regulation 9 (1)), the Council must determine whether a plan requires an environmental assessment. Where the Council determines that SEA is not required then under Regulation 9(3) the Council must prepare a statement setting out the reasons for this determination.

This document forms the Council's Regulation 9(3) statement

Habitats Regulations Assessment

Habitats Regulations Assessment (HRA) refers to the assessment required for any plan or project to assess the potential implications for European wildlife sites. A HRA is required to determine whether a plan or project would have significant adverse effects upon the integrity of internationally designated sites of nature conservation importance, or Natura 2000 sites. The need for HRA is set out within the EC Habitats Directive 92/43/EC and transposed into British Law by Regulation 102 of the Conservation of Habitats and Species Regulations (2010) as amended, the 'Habitats Regulations'. In accordance with Article 6 of the Habitats Directive (92/43/EEC) and Regulation 102 of the Habitats Regulations, Guildford Borough Council must determine whether a plan requires Appropriate Assessment.

This document forms the Council's determination as to whether an Appropriate Assessment is required.

Basic conditions

Neighbourhood plans must meet the “basic conditions” set out in the Town and Country Planning Act 1990 (as amended). A neighbourhood plans’ compliance with these basic conditions is tested through examination. Basic condition f requires that making (adopting) the plan must not breach, and is otherwise compatible with, EU obligations, such as those in the SEA and Habitats directives.

2. Background

The Effingham Neighbourhood Plan (the plan) is a Neighbourhood Development Plan for the Effingham Neighbourhood Area. The Effingham Neighbourhood Area follows the boundary of Effingham Ward and Parish. Effingham is a rural parish located on the eastern boundary of Guildford borough. The boundary of the Neighbourhood Area can be seen on the map at **Appendix 1**.

Once adopted, the Effingham Neighbourhood Plan will form part of the Development Plan for Guildford Borough. The plan will be in general conformity with the strategic policies of the adopted Guildford Local Plan 2003. The Guildford Local Plan 2003 has been subject to both Strategic Environmental Assessment and Habitat Regulations Assessment.

The plan allocates sites for development and provides general policies to guide development, so a high level screening assessment was undertaken by JPA Consulting. The screening assessment is attached at **Appendix 2**. Section 5 of the screening report concludes that a full environmental assessment is not required. The SEA screening report is supported by a Habitats Regulations Assessment screening (at appendix A of the report) which concludes that the plan will not have an adverse impact on the integrity of any European sites.

3. Consultation

Natural England, Historic England and the Environment Agency were consulted on the findings of the screening report in June 2015 in accordance with the regulations. All three bodies agreed with the conclusions. Copies of the correspondence from the three statutory bodies can be seen in **Appendix 3**.

SEA and HRA screening has been undertaken at several stages throughout the development of the plan as the plan has evolved, in accordance with National Planning Policy Guidance. The correspondence from the three statutory consultees dates from July, September and November 2015, reflecting the redrafting of the plan that resulted from the initial comments of the consultees. Effingham Parish Council worked with Natural England during this period to amend the plan with the result that Natural England could agree it should not be subject to an environmental assessment or appropriate assessment.

The screening report was finalised in April 2016 and reflects the draft neighbourhood plan that was put to (regulation 14) consultation by Effingham Parish Council on 23 May 2016.

The HRA report was presented as an appendix to the SEA report so, for clarity, the Council contacted Natural England (as the statutory consultee for HRA) in February 2017 to confirm that it agreed with the findings of the HRA screening assessment. Natural England advised that it did. The response can be seen in **Appendix 3**.

Following the consultation on the regulation 14 draft plan by Effingham Parish Council, further changes to the plan were made. The submitted (regulation 15) neighbourhood plan therefore

differs from the plan upon which the screening report was based and the plan upon which the three statutory consultees were consulted. The Council has reviewed the changes and has concluded that they do not alter the likelihood that the plan will have significant environmental effects or that the plan will have effects on European sites.

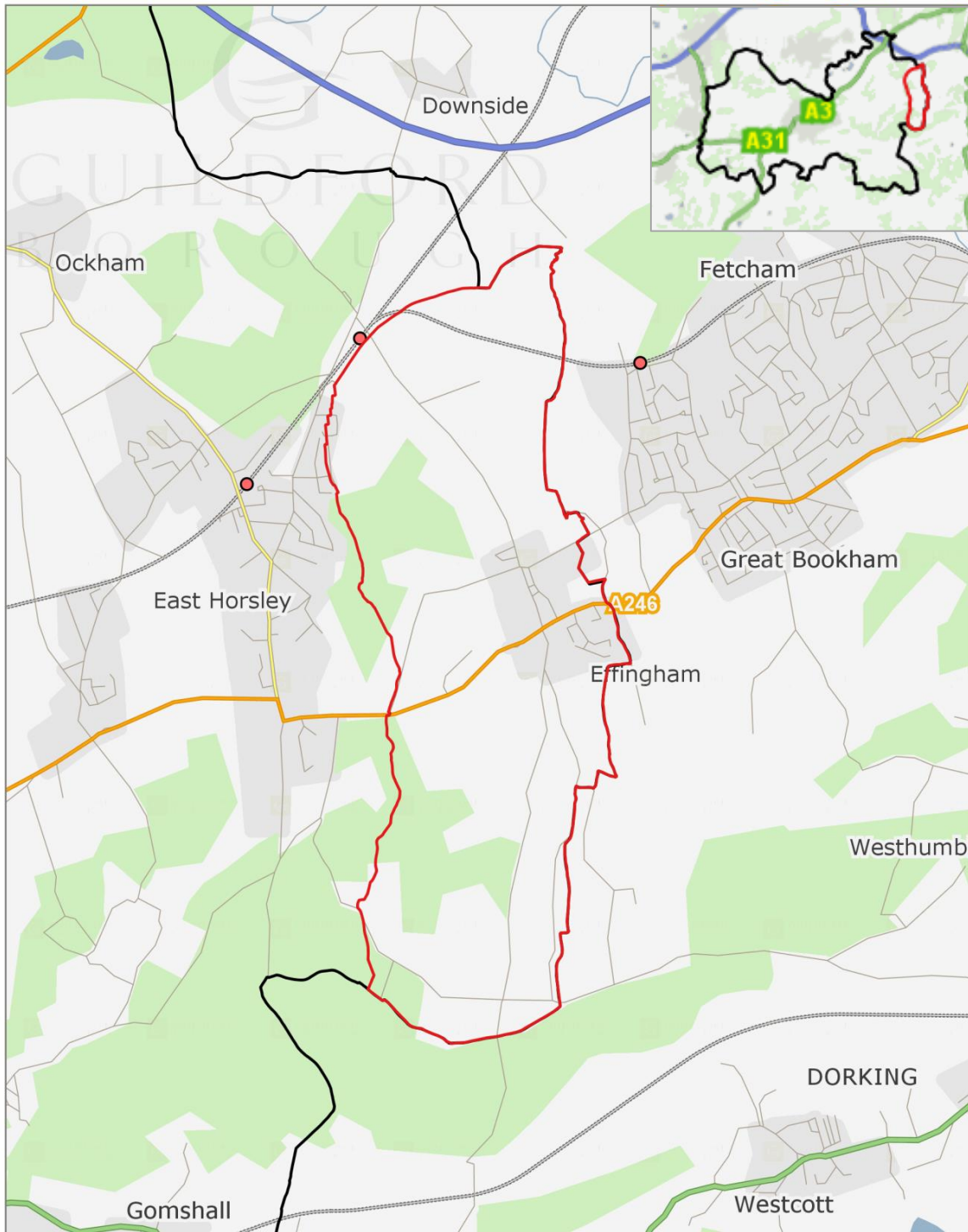
In order to confirm this view, the Council consulted on a draft SEA and HRA Determination (this document) with the three statutory consultees in March 2017. They agreed that the SEA and HRA screening opinion was not affected by the changes to the plan after April 2016. These responses can be seen in **Appendix 3**.

4. Conclusion

The screening report concludes that an environmental assessment is not required and that no likely significant effects are likely to occur with regards to the integrity of the European sites within and around Guildford Borough due to the implementation of the Plan. The three statutory consultation bodies have agreed with this conclusion.

The Council agrees with the list of reasons given for the conclusion in section five of the SEA screening report and section A.9 of the HRA screening assessment. Therefore, the Council determines that the plan does not require an environmental assessment or an appropriate assessment.

Appendix 1: Effingham Neighbourhood Area



<p>Legend</p> <ul style="list-style-type: none"> Effingham Neighbourhood Area Guildford Borough Boundary 	<p>Inset map not to scale</p>	<p>Publication Date: 2017-02-28</p> <p style="text-align: center;">N</p> <p style="text-align: center;">Scale at A4: 1:50,000</p>
<p style="font-size: small;">© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.</p>		
<div style="display: flex; align-items: center;"> <p style="margin: 0;">GUILDFORD BOROUGH</p> </div>		

Appendix 2: SEA and HRA screening report


(See next page)

The logo for JBA consulting, featuring the letters 'JBA' in a large, bold, white sans-serif font above the word 'consulting' in a smaller, white sans-serif font. The logo is set against a teal-colored rounded square background.

JBA
consulting

Effingham Neighbourhood Plan 2016 - 2030 Strategic Environmental Assessment

**Screening Report
April 2016**

The background of the cover is a photograph of a lush green forest. In the foreground, there is a body of water reflecting the sky and trees. The sky is blue with scattered white clouds. The forest consists of various types of trees, including tall evergreens and deciduous trees with dense foliage.

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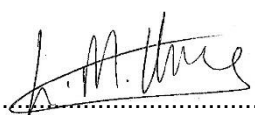
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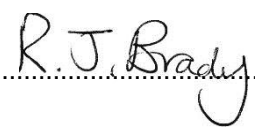
Revision History

Revision Ref / Date Issued	Amendments	Issued to
Final Report / October 2015		Dan Knowles, Guildford Borough Council Natural England Environment Agency Historic England
Post Consultation Update / December 2015	Updates to report to address comments raised by Natural England	Dan Knowles, Guildford Borough Council Natural England
Post Consultation Update / April 2016	Updates to report to address further comments raised by Natural England at a meeting with Effingham Parish Council and updates/amendments to the Neighbourhood Plan	Dan Knowles, Guildford Borough Council Natural England

Contract

This report describes work commissioned by Dan Knowles, on behalf of Guildford Borough Council, by an email dated 14th September 2015. Laura Thomas and Rachael Brady of JBA Consulting carried out this work.

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Purpose

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Abbreviations

AONB.....	Area of Outstanding Natural Beauty
DCLG	Department for Communities and Local Government
HRA	Habitats Regulations Assessment
OPDM	Office of the Deputy Prime Minister
PP	Plan or Programme
SAC.....	Special Area of Conservation
SANG.....	Suitable Alternative Natural Greenspace
SEA.....	Strategic Environmental Assessment
SPA.....	Special Protection Area
SSSI.....	Site of Special Scientific Interest

1 Introduction

Effingham Parish Council, within the administrative area of Guildford Borough Council in Surrey (see Figure 1-1), submitted a formal application to be designated as an official Neighbourhood Planning Area in December 2012, with approval granted in April 2013. Effingham Parish Council is currently in the process of preparing its Neighbourhood Plan in accordance with the Neighbourhood Planning Regulations 2012. The plan covers the fifteen year period, 2016 - 2030, and sets out a vision for the parish and a blueprint for development consistent with the objectively assessed needs and expressed opinions of residents.

The primary aim of this Screening Report is to identify whether or not the Effingham Neighbourhood Plan requires a Strategic Environmental Assessment (SEA). It provides the assessment and a statement on the potential high-level environmental impacts that may arise from the Neighbourhood Plan and concludes whether there is a need to conduct a full SEA.

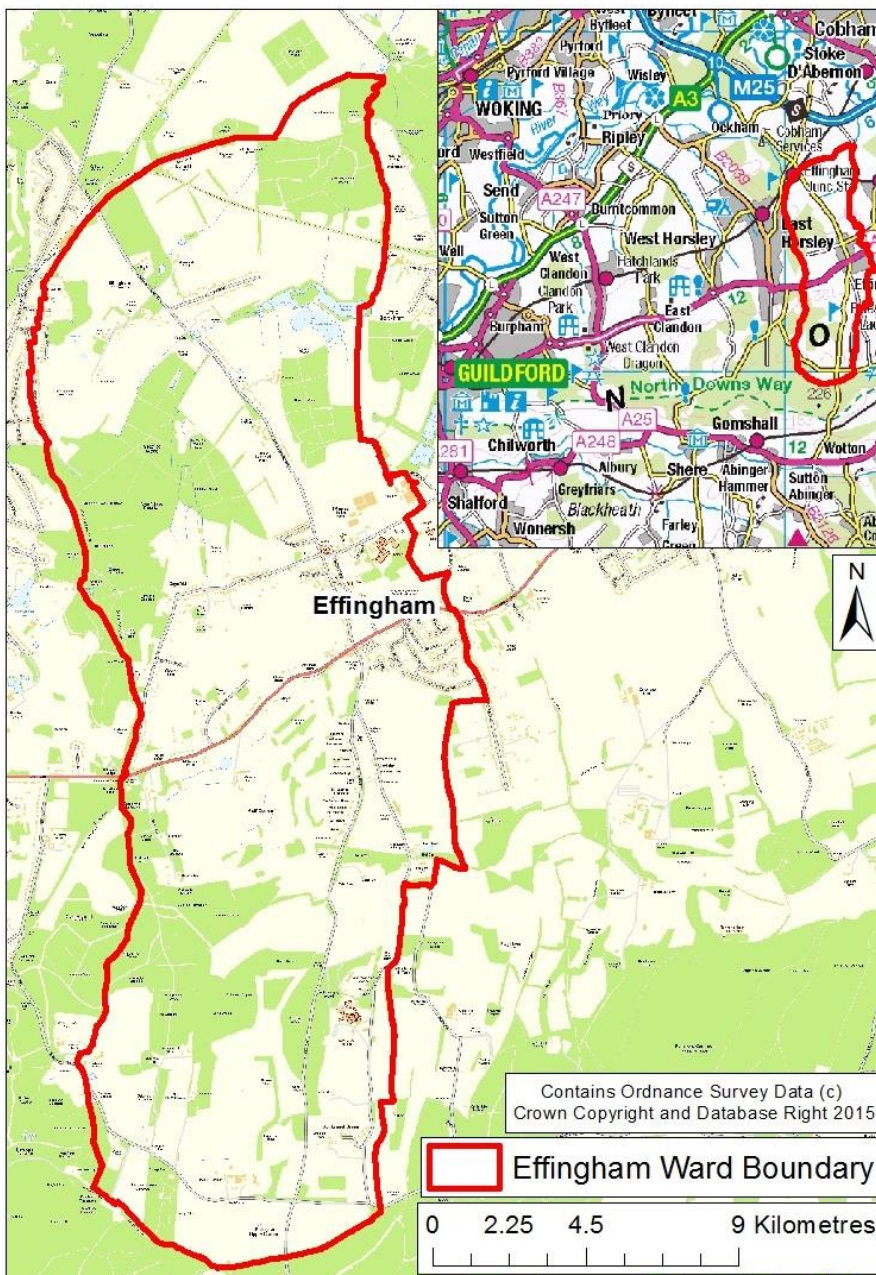


Figure 1-1: Location of Effingham Parish

2 Legislative Regime

The Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations, transpose European Directive 2001/42/EC (the SEA Directive) into English Law. This Directive and Regulations requires a SEA to be undertaken for certain types of plans or programmes that could have a significant environmental effect.

The Regulations form the basis by which all SEAs are carried out to assess the effects and impacts of certain plans and programmes on the environment. Detailed practical guidance on these Regulations can be found in the Office of the Deputy Prime Minister (ODPM) Government publication, *A Practical Guide to the Strategic Environmental Assessment Directive* (ODPM, 2005). This document has been used as the basis for undertaking this Screening Report, in conjunction with the SEA Regulations.

It is a basic condition of producing a Neighbourhood Plan that EU obligations, as incorporated into UK law, are met; this includes those of the SEA Directive. In some limited circumstances, where a Neighbourhood Plan is likely to have significant environmental effects, it may require a SEA (Planning Practice Guidance, 2015). Draft Neighbourhood Plan proposals should therefore be assessed to determine if they are likely to have significant environmental effects (i.e. through a screening assessment as contained within this report). For example, a Neighbourhood Plan may require an SEA where:

- the plan area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a Sustainability Appraisal of the Local Plan.

If significant environmental impacts are triggered by the implementation of a Neighbourhood Plan, it is considered prudent to advise that a SEA is required. As such, it is important to determine whether there would be significant environmental impacts as per the SEA Directive.

3 Assessment Methodology

To assess the Effingham Neighbourhood Plan the following stages were applied:

1. The generic requirements of the SEA Directive were applied in accordance with the Assessment criteria specified in *A Practical Guide to the Strategic Environmental Assessment Directive* (ODPM, 2005) (see Figure 4-1), to determine whether each would require full SEA.
2. The requirements of Article 3(5) of the SEA Directive were applied specifically in relation to the Effingham Neighbourhood Plan area to determine if the plan could have a significant effect on the environment.

Article 3(5) of the SEA Directive describes and sets out the scope of application of the Directive. It makes SEA mandatory for plans or programmes that are likely to have significant effects on sites designated under the European Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). This includes Special Areas of Conservation (SAC) and Special Protection Areas (SPA).

Paragraph 5 of Article 3 of the Directive requires that the full criteria identified in Annex II are taken into account when considering the environmental effects of the Neighbourhood Plan and their significance. These criteria are set out below:

The characteristics of plans or programmes, having regard, in particular, to:

- The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size, and operating conditions or by allocating resources.
- The degree to which the plan or programme influences other plans or programmes, including those in a hierarchy.
- The relevance of the plan or programme for the integration of environmental considerations, in particular with a view to promoting sustainable development.

- Environmental problems relevant to the plan or programme.
- The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).

The characteristics of the effects and of the area likely to be affected, having regard, in particular to:

- The probability, duration, frequency and reversibility of the effects.
- The cumulative nature of the effects.
- The transboundary nature of the effects.
- The risks to human health or the environment (e.g. due to accidents).
- The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).
- The value and vulnerability of the area likely to be affected due to:
 - Special natural characteristics or cultural heritage,
 - Exceeded environmental quality standards or limit values,
 - Intensive Land-use,
 - The effects on areas or landscapes which have a recognised National, Community or International protection status

These criteria and characteristics are developed further in the following section and are presented with reason and comment in the context of the Effingham Neighbourhood Plan.

An initial assessment was undertaken of the Consultation Draft of the Effingham Neighbourhood Plan 2016 - 2030, issued in September 2015.

This assessment is based on the Preferred Draft of the Effingham Neighbourhood Plan 2016 - 2030, agreed by Effingham Parish Council on the 19th April 2016. The assessment takes into account responses received during the consultation, and addresses specific issues raised by Natural England.

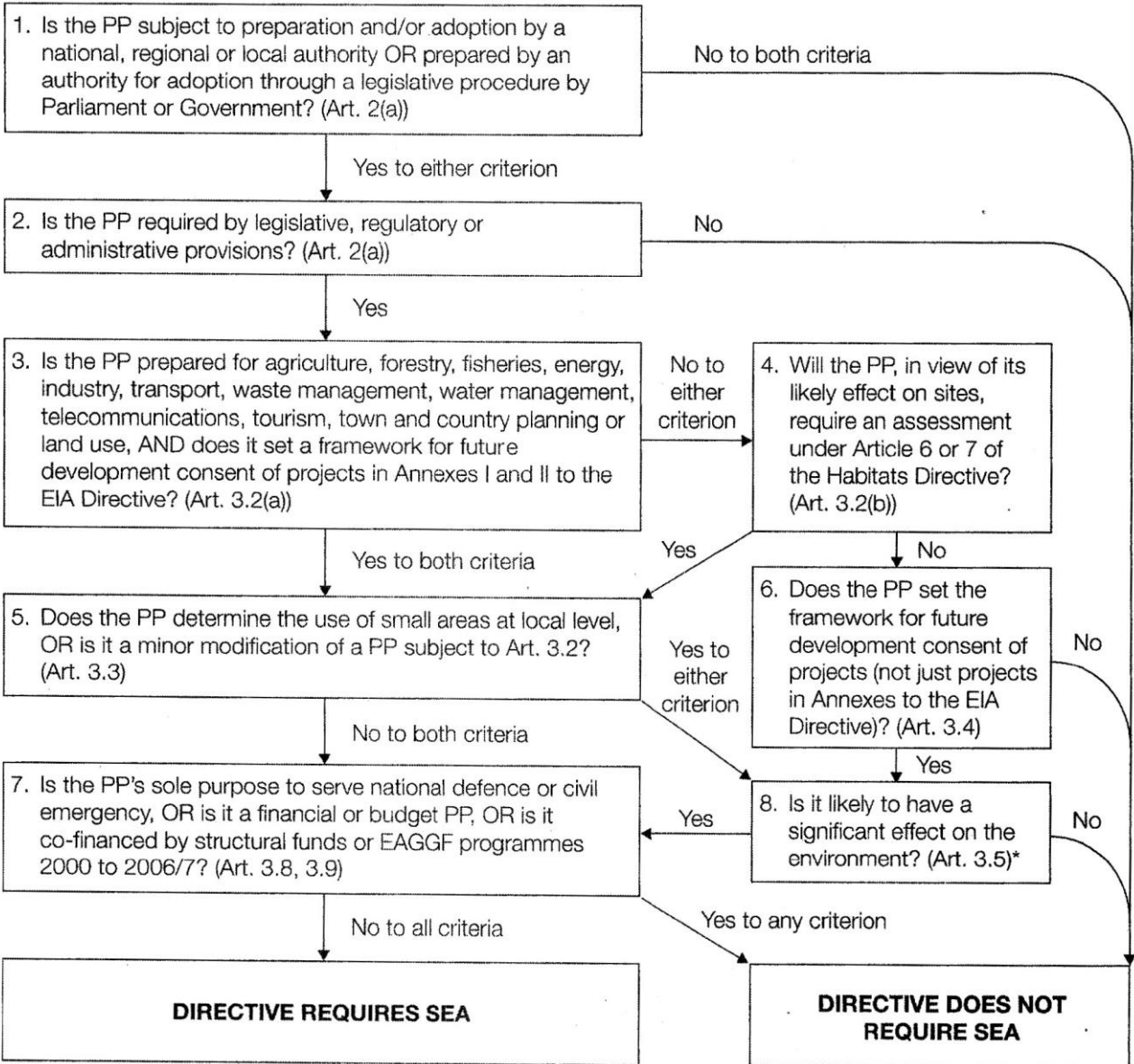
4 Effingham Neighbourhood Plan Screening Assessment

The following section details the application of the SEA Directive to plans and programmes, and illustrates the screening process based on the flowchart presented in *A Practical Guide to the Strategic Environmental Assessment Directives* which is reproduced in Figure 4-1 (ODPM, 2005). Table 4-1 provides responses to these questions as shown in Figure 4-1 and therefore also details the conclusion of the screening process.

Following this, further assessment of the criteria in Article 3(5) of the Directive is undertaken to demonstrate if the Effingham Neighbourhood Plan will have a significant effect on the environment.

Figure 2 – Application of the SEA Directive to plans and programmes

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

Figure 4-1: Application of the SEA Directive to Plans and Programmes (source: A Practical Guide to the Strategic Environmental Assessment Directives; ODPM, 2005).

Table 4-1: SEA Screening Process - Generic requirements of the SEA Directive

Stage and Question	Answer	Explanation
<p>1. Is the Plan or Programme (PP) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))</p>	<p>Yes (proceed to Q2)</p>	<p>The Localism Act 2011 allows for the preparation of Neighbourhood Plans. Once it has successfully gone through all the relevant statutory preparation stages a Local Planning Authority has an obligation to adopt or 'make' a Neighbourhood Plan and it then becomes part of the statutory development plan for the relevant Local Authority area. Consequently, Neighbourhood Planning is directed by/ through a legislative procedure.</p>
<p>2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))</p>	<p>No (Yes when 'made' so proceed to Q3)</p>	<p>The preparation of Neighbourhood Plans is not mandatory; a Town/ Parish Council or Neighbourhood Forum can choose whether or not to undertake preparation of such a plan. However, if the relevant body decides to prepare a Neighbourhood Plan, that Town/ Parish Council or Neighbourhood Forum is required to follow the set regulatory and administrative procedures.</p> <p>It will also form part of the Development Plan when adopted or 'made' by the Local Planning Authority and it is important to determine whether significant environmental effects are likely and whether further assessment is required.</p>
<p>3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use AND does it set a framework for future development consent of projects in Annexes I and II to the Environmental Impact Assessment EIA Directive? (Art. 3.2(a))</p>	<p>Yes to both criteria (proceed to Q5)</p>	<p>The Effingham Neighbourhood Plan sets out a vision for the parish and a blueprint for development. Once adopted or 'made' by the Local Planning Authority it will form part of the Local Development Framework and will provide a framework for future development consent and a material consideration in planning decisions. It is therefore prepared for town and country planning and land use, and it does set a framework for future development consent.</p>
<p>4. Will the PP, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Art. 3.2(b))</p>	<p>N/A</p>	<p>Not applicable as both criterion to Q3 answered "Yes". However, potential significant impacts on the European sites are addressed further below (see question 8 and Appendix A).</p>
<p>5. Does the PP determine the use of small areas at local level OR Is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)</p>	<p>Yes (proceed to Q8)</p>	<p>As discussed above, the Effingham Neighbourhood Plan aims to establish a clear set of policies and guidelines to support the organic development of Effingham. Its scope covers:</p> <ul style="list-style-type: none"> - Housing provision for local people to 2030 - Conservation and enhancement of a sustainable Environment - Community Services and Infrastructure to support sustainable development and promote the wellbeing of residents - Supporting a thriving Local Economy. <p>However, this is only in relation to the Parish of Effingham, with the majority of policies related to specific, small areas of the village itself; it can therefore be considered as determining the use of small areas at a local level only. However, it is not a minor modification of a plan/project.</p>

Stage and Question	Answer	Explanation
6. Does the PP set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art 3.4)	N/A	Not applicable as both criterion to Q5 answered "No". However, the Neighbourhood Plan does allocate sites for future housing development within the village of Effingham. This is not considered to have a significant environmental impact due to the small-scale developments proposed and the inclusion of policies to protect green spaces, village character and the environment.
7. Is the PP's sole purpose to serve national defence or civil emergency, OR Is it a financial or budget PP OR Is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9)	N/A	The Effingham Neighbourhood Plan is not prepared for any of the purposes opposite.
8. Is it likely to have a significant effect on the environment? (Art 3.5)	No (see Table 4-2)	The Effingham Neighbourhood Plan is unlikely to have any significant effect on the environment. See Table 4-2 below and Appendix A which provide further justification of this conclusion.

Following assessment against the generic requirements of the SEA Directive, the specific requirements of Article 3(5) have been considered, as detailed in Table 4-2.

Table 4-2: SEA Screening Process - Specific requirements of Article 3(5)

SEA Directive (Annex II)	Explanation	Will the Effingham Neighbourhood Plan have a significant environmental impact?
<i>Characteristics of the Neighbourhood Plan</i>		
Degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size, and operating conditions or by allocating resources	<p>The Effingham Neighbourhood Plan sets out a vision for the parish and a blueprint for development consistent with the needs and expressed opinions of residents, including:</p> <ul style="list-style-type: none"> - Housing provision for local people to 2030 (see Appendix B for sites allocated for development) - Conservation and enhancement of a sustainable Environment - Community Services and Infrastructure to support sustainable development and promote the wellbeing of residents - Supporting a thriving Local Economy <p>In order to achieve this, four Specific Objectives have been developed, alongside several more detailed policies. However, all the policies within the draft Neighbourhood Plan are concerned with relatively small-scale development (i.e. a target of 62 houses in total with five sites allocated for development as shown in Appendix B, with the largest area, supporting 20 houses at maximum) and policies are worded in order to enshrine protection of green space, biodiversity, landscape, community assets and heritage throughout planning policy. Once adopted, the Neighbourhood Plan will form part of the Guildford Local Plan and planning applications within the plan area must be determined in accordance with the Neighbourhood Plan Policies.</p>	No
Degree to which the plan or programme influences other plans or programmes including those in a hierarchy	The Effingham Neighbourhood Plan covers a small, defined Parish within the context of the Guildford Local Plan area. The Neighbourhood Plan will be in general conformity with the strategic policies of the Guildford Local Plan and the National Planning Policy Framework. Once adopted/ 'made' the Neighbourhood Plan will form part of the Development Plan for Guildford borough.	No

SEA Directive (Annex II)	Explanation	Will the Effingham Neighbourhood Plan have a significant environmental impact?
<p>Relevance of the plan or programme for the integration of environmental considerations, in particular with a view to promoting sustainable development.</p>	<p>Throughout the plan, integration of environmental considerations and promotion of sustainable development is central to the Specific Objectives and policies, such as:</p> <ul style="list-style-type: none"> - ensuring built areas/ new developments follow guidelines in the Village Design Statement - enhancing the rural character of the village - respecting the historical setting of the conservation area - ensuring new developments contain affordable housing and properties suitable for the elderly and disable people - protecting Local Green Spaces, Green Gateways and Green Belt Strategic Gaps - demonstrating that existing biodiversity is conserved and where possible enhanced - protecting wildlife corridors and stepping stones - limiting light pollution - protecting and improving community assets - improving footpaths, cycle routes and promoting car sharing 	<p>No</p>
<p>Environmental problems relevant to the plan or programme</p>	<p>Within and around Effingham Parish there are a number of sensitive environmental receptors, including:</p> <ul style="list-style-type: none"> - The Thames Basin Heaths SPA and Mole Gap to Reigate Escarpment SAC - see Appendix A for a Habitats Regulations Assessment (HRA) screening assessment which fully assesses the potential impacts of each individual objective and policy on the Thames Basin Heaths SPA and Mole Gap to Reigate Escarpment SAC. The HRA concludes that the Effingham Neighbourhood Plan will not have an adverse impact on the integrity of any European sites, given the scale and nature of the objectives and policies within the Neighbourhood Plan, many of which are consistent with the conservation objectives of the SAC and SPA. Housing development is only proposed on the allocated sites set out in policies SA1, SA2, SA3, SA4 and SA5 and all the sites allocated for housing are compliant with Guildford Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy 2009 – 2016. - Ockham and Wisley Common Site of Special Scientific Interest (SSSI) - this site is a component of the Thames Basin Heaths SPA and is designated for its heath, mire and standing water habitats and invertebrate assemblage, in particular its outstanding Dragonfly assemblage and a number of rare invertebrates (i.e. Hornet Robberfly <i>Asilus crabroniformis</i>, Heath Tiger Beetle <i>Cicindela sylvatica</i> and a fly <i>Thyridanthrax fenestratus</i>). Given that the SSSI is outside of the Neighbourhood Plan area, and located 2.7km from the boundary of it, the same conclusions as reached in relation to the overlapping SPA, as detailed in the HRA at Appendix A, can also be applied to this SSSI and consequently no adverse impact is anticipated as a result of the Neighbourhood Plan. 	<p>No</p>

SEA Directive (Annex II)	Explanation	Will the Effingham Neighbourhood Plan have a significant environmental impact?
	<p>- Bookham Commons SSSI - This site is located immediately adjacent to the north-eastern boundary of Effingham Parish. It is designated for its assemblages of breeding birds and invertebrates and its grassland, woodland and scrub habitats. It is also understood that this site acts as a Thames Basin Heaths SPA mitigation site, and accepts developer contributions on a case by case basis (Natural England, pers comm). Given that it is outside of the Neighbourhood Plan boundary, and located more than 1.5km from the nearest site allocated for development (SA3), there will be no direct impacts upon it. However, indirect impacts (e.g. recreational pressures) could arise from increased residential developments promoted by the Neighbourhood Plan. The Effingham Neighbourhood Plan does however contain a number of policies to create new green spaces and recreational assets within the parish (e.g. EN3 which promotes the development of community orchards, natural green play spaces and open gardens accessible to all, C2 which promotes extension or improvement of the King George V Hall and fields, including new courts or sports pitches, and R2 which promotes improvement of footways and pedestrian routes through the parish), creating alternative assets to reduce pressures on existing sites. Furthermore, the SSSI is a National Trust site for which a management plan is already in place and as such no significant adverse impact from the small number (62) of houses proposed within the Effingham parish is anticipated.</p> <p>In addition, Policy EN2 of the Plan identifies woodland and grassland wildlife corridors and stepping stones to support movements of flora and fauna between Bookham Common, Sheepleas and Ranmore Common SSSIs, thereby providing essential connectivity to promote and sustain the habitats and species of these designated sites.</p> <p>- Sheepleas SSSI - This SSSI is located 840m to the west of Effingham parish and is designated for its lowland calcareous grassland communities, Beech woodland and geological deposits. Given that it is outside of the Neighbourhood Plan boundary, and located more than 2.5km from the nearest site allocated for development (SA2), there will be no direct impacts upon it. However, indirect impacts (e.g. recreational pressures) could arise from increased residential developments promoted by the Neighbourhood Plan. The Effingham Neighbourhood Plan does however contain a number of policies to create new green spaces and recreational assets within the parish (e.g. EN3 which promotes the development of community orchards, natural green play spaces and open gardens accessible to all, C2 which promotes extension or improvement of the King George V Hall and fields, including new courts or sports pitches, and R2 which promotes improvement of footways and pedestrian routes through the parish), creating alternative assets to reduce pressures on existing sites. Furthermore, Sheepleas SSSI is managed by the Surrey Wildlife Trust for conservation of the semi-natural habitat and landscape, and for the provision of informal public access and recreation (Surrey Wildlife Trust, 2015a). As such, public access to the site is actively and carefully managed and no significant adverse impact from the small</p>	

SEA Directive (Annex II)	Explanation	Will the Effingham Neighbourhood Plan have a significant environmental impact?
	<p>number (62) of houses proposed within the Effingham parish is anticipated.</p> <p>In addition, Policy EN2 of the Plan identifies woodland and grassland wildlife corridors and stepping stones to support movements of flora and fauna between Bookham Common, Sheepleas and Ranmore Common SSSIs, thereby providing essential connectivity to promote and sustain the habitats and species of the sites.</p> <p>- Ranmore Common SSSI - This site is designated for its woodland habitat types (Beech, Oak-Birch and Ash-Field Maple types) along with its assemblage of breeding birds which use the woodlands. Given that it is outside of the Neighbourhood Plan boundary, and located more than 2km from the nearest site allocated for development (SA4), there will be no direct impacts upon it. However, indirect impacts (e.g. recreational pressures) could arise from increased residential developments promoted by the Neighbourhood Plan. The Effingham Neighbourhood Plan does however contain a number of policies to create new green spaces and recreational assets within the parish (e.g. EN3 which promotes the development of community orchards, natural green play spaces and open gardens accessible to all, C2 which promotes extension or improvement of the King George V Hall and fields, including new courts or sports pitches, and R2 which promotes improvement of footways and pedestrian routes through the parish), creating alternative assets to reduce pressures on existing sites. Furthermore, the SSSI is part of the National Trust managed Polesdon Lacey site for which management is already in place and as such no significant adverse impact from the small number (62) of houses proposed within the Effingham parish is anticipated.</p> <p>In addition, Policy EN2 of the Plan identifies woodland and grassland wildlife corridors and stepping stones to support movements of flora and fauna between Bookham Common, Sheepleas and Ranmore Common SSSIs, thereby providing essential connectivity to promote and sustain the habitats and species of the sites.</p> <p>- Hackhurst and White Downs SSSI - This SSSI is notified for its lowland calcareous grasslands, Yew and Beech woodland types, Hawthorn scrub and the invertebrate assemblage. Given that it is outside of the Neighbourhood Plan boundary, and located more than 3.4km from the nearest site allocated for development, there will be no direct impacts upon it. However, indirect impacts (e.g. recreational pressures) could arise from increased residential developments promoted by the Neighbourhood Plan. The Effingham Neighbourhood Plan does however contain a number of policies to create new green spaces and recreational assets within the parish (e.g. EN3 which promotes the development of community orchards, natural green play spaces and open gardens accessible to all, C2 which promotes extension or improvement of the King George V Hall and fields, including new courts or sports pitches, and R2 which promotes improvement of footways and pedestrian routes through the parish), creating alternative assets to reduce pressures on existing sites. Furthermore, part of this SSSI is managed by the Surrey Wildlife</p>	

SEA Directive (Annex II)	Explanation	Will the Effingham Neighbourhood Plan have a significant environmental impact?
	<p>Trust and as such public access to the site is actively and carefully managed and no significant adverse impact from the small number (62) of houses proposed within the Effingham parish is anticipated.</p> <ul style="list-style-type: none"> - Mole Gap to Reigate Escarpment SSSI - this site completely overlaps the Mole Gap to Reigate Escarpment SAC and is designated for similar habitats and species, with additional interest features including the assemblage of breeding birds, lichen flora, the presence of Starfruit <i>Damasonium alisma</i> and the wider vascular plant assemblage, geological features and the invertebrate assemblage. The same conclusions reached in relation the overlapping SAC, as detailed in the HRA at Appendix A, can also be applied to this SSSI and consequently no adverse impact is anticipated as a result of the Neighbourhood Plan. - Surrey Hills Area of Outstanding Natural Beauty (AONB) - the southern part of the parish falls within this AONB. However, all areas allocated for residential development in the Neighbourhood Plan (see Appendix B) are located in the village of Effingham which is outside of the AONB. In addition, none of the sites allocated for housing development will be visible from the AONB, and there will be no impact on views to or from the AONB. Furthermore, the Plan contains a number of policies within it that will help conserve the landscape of the AONB, including provision of a village design statement and policies aimed at enhancing the landscape and rural village character. - Ancient woodlands - within and around the parish of Effingham there are several areas of ancient woodland which could be adversely affected by development promoted as part of the Neighbourhood Plan. However, no areas proposed for residential development within the plan (see Appendix B) are located within an ancient woodland area. In addition, within the Plan areas of ancient woodland are designated as Local Green Spaces and/or important wildlife corridors or stepping stones. - Effingham Conservation Area and numerous listed buildings - whilst development promoted by the Neighbourhood Plan could adversely impact upon Effingham Conservation Area and numerous listed buildings, policies are contained within the plan to protect these heritage assets and their settings in the landscape, including Policy G3 and the specific site allocation policies. - Rural landscape character - whilst development promoted by the Neighbourhood Plan could adversely impact on rural landscape character, a number of policies are contained within the plan that help to protect the landscape of the parish, including those relating to sustainable development, landscape character and Local Green Space. - Effingham Common - located in the north of the parish, Effingham Common has both heritage and ecological interest. Development promoted by the Neighbourhood Plan could adversely impact upon this site. However, the plan contains a number of policies to help preserve this common as a Local Green Space and wildlife corridor/stepping stone. 	

SEA Directive (Annex II)	Explanation	Will the Effingham Neighbourhood Plan have a significant environmental impact?
	At this stage it is considered that the Neighbourhood Plan will not introduce any environmental problems, rather it will seek to encourage sensitive development in relation to the environment through integration of environmental protection measures within a number of the policies of the plan. Consequently it is not considered that the plan will have significant environmental effects.	
Relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection)	The Neighbourhood Plan does not propose development or have policies specifically related to waste management or water management. Strategies relating to waste disposal or water protection will mostly be dealt with by the Guildford Local Plan and have been integral to development of this Neighbourhood Plan.	No
<i>Characteristics of the effects and of the area likely to be affected</i>		
Probability, duration, frequency and reversibility of the effects	<p>Changes that may occur as a result of implementation of the Effingham Neighbourhood Plan will likely operate over the long-term, but the impacts are expected to be positive by maximising the positive environmental effects and minimising or avoiding negative impacts.</p> <p>The Neighbourhood Plan addresses specific local development management issues, complementing the higher level strategic policy framework already established through the emerging Guildford Local Plan and National Planning Policy Framework.</p>	No
Cumulative nature of the effects	The development of new residential sites within the Effingham Parish along with residential developments elsewhere in the wider area have the potential to cumulatively adversely impact on the Thames Basin Heaths SPA and Mole Gap to Reigate Escarpment SAC, along with a number of SSSIs, through increased visitor pressures. This has been assessed further as part of a Habitats Regulations Screening Assessment (see Appendix A) and also discussed above. The Habitats Regulations Screening Assessment and text above concludes that, given the wording of the policies and the measures promoted within them, the distance to the SAC/ SPA/ SSSIs, the nature of the development to be permitted, and the management already in place in several of the sites, no adverse impacts on the SAC, SPA or SSSIs would arise, either alone or in-combination with other plans or projects.	No

SEA Directive (Annex II)	Explanation	Will the Effingham Neighbourhood Plan have a significant environmental impact?
Transboundary nature of the effects	<p>In relation to the potential transboundary impacts from the Effingham Neighbourhood Plan, it is important to consider other plans and policies in adjacent local authorities and neighbourhoods, in particular the local plans and development frameworks (or emerging plans) from Guildford, Mole Valley and Elmbridge. These have been reviewed and all contain policies within them to help protect sensitive environmental receptors.</p> <p>In relation to the Thames Basin Heaths SPA and Mole Gap to Reigate Escarpment SAC, two of the most notable ecological receptors within the wider area, adverse transboundary effects are not anticipated. As part of the planning policy development process each authority has developed avoidance strategies and guidance notes to help ensure that threats to these sites are not increased as a result of development promoted within the plan. Furthermore, the Effingham Neighbourhood Plan contains a number of policies to create new green spaces and recreational assets within the parish (e.g. EN3 which promotes the development of community orchards, natural green play spaces and open gardens accessible to all, C2 which promotes extension or improvement of the King George V Hall and fields, including new courts or sports pitches, and R2 which promotes improvement of footways and pedestrian routes through the parish), which will create alternative assets to reduce pressures on existing sites thereby minimising any indirect adverse impacts of the proposed residential developments and increased recreational pressures.</p> <p>No significant transboundary effects of the policies contained within the Effingham Neighbourhood Plan are anticipated given that they focus on small-scale areas within the Parish itself.</p> <p>Furthermore, Neighbourhood Plans are required to relate to discrete administrative areas. By definition, “transboundary” issues are “strategic” matters; therefore beyond the scope of a Neighbourhood Plan.</p>	No
Risks to human health or the environment (e.g. due to accidents).	No significant risks to human health are anticipated through the implementation of the Effingham Neighbourhood Plan.	No
Magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The Neighbourhood Plan relates to the parish of Effingham only, with a population of 2,711, and proposes only to provide an additional 62 homes over the life of the plan. Furthermore, the majority of policies within the plan relate to the village of Effingham itself and are often focussed on existing buildings and formerly developed areas. Consequently the magnitude and spatial extent of the Neighbourhood Plan is limited and will not have significant environmental effects.	No
Value and vulnerability of the area likely to be affected due	As discussed above Effingham Parish contains a number of sensitive environmental receptors including: - The Thames Basin Heaths SPA and Mole Gap to Reigate Escarpment SAC (see Appendix A)	No

SEA Directive (Annex II)	Explanation	Will the Effingham Neighbourhood Plan have a significant environmental impact?
<p>to:</p> <ul style="list-style-type: none"> - Special natural characteristics or cultural heritage - Exceeded environmental quality standards or limit values - Intensive Land-use 	<ul style="list-style-type: none"> - Ockham and Wisley Common SSSI - Bookham Common SSSI - Sheepleas SSSI - Ranmore Common SSSI - Hackhurst and White Downs SSSI - Mole Gap to Reigate Escarpment SSSI - Surrey Hills AONB - Ancient woodlands - Effingham Conservation Area and numerous listed buildings - Rural landscape character - Effingham Common <p>The policies of the Effingham Neighbourhood Plan include the protection of green space, biodiversity, landscape, community assets and heritage throughout planning policy. There is the potential for impacts on the environmental quality and heritage of the area. However, due to the location and small-scale nature of the development allocations, this is not considered to be significant.</p>	
<p>Effects on areas or landscapes which have a recognised National, Community or International protection status</p>	<p>It is not anticipated that the Effingham Neighbourhood Plan will adversely impact on the Thames Basin Heaths SPA and Mole Gap to Reigate Escarpment SAC (see Appendix A), the surrounding SSSIs, the Surrey Hills AONB and/or other areas/ landscapes of community importance, as detailed above. Furthermore, the policies include the protection of green space, biodiversity, landscape, community assets and heritage and it is likely that the Neighbourhood Plan will be positive by maximising the positive environmental effects of development and minimising or avoiding negative impacts.</p>	<p>No</p>

5 Conclusion

Preparation of a Neighbourhood Plan by Effingham Parish Council is being undertaken in accordance with the Neighbourhood Planning Regulations 2012. The plan covers the period 2016 - 2030 and sets out a vision for the parish and a blueprint for development consistent with the objectively assessed needs and expressed opinions of residents. Within the plan there are four Specific Objectives, beneath which sit a number of policies relating to housing, the environment, community assets, infrastructure and the local economy.

This SEA Screening Report, supported by a Habitats Regulations Screening Assessment (see Appendix A), identified whether or not the Effingham Neighbourhood Plan requires a SEA by assessing the potential high-level environmental impacts that may arise from implementation of the plan.

In conclusion, it is considered that the Effingham Neighbourhood Plan does not require a SEA. This is primarily because the nature, scale and location of the policies within the plan are not likely to adversely impact on any of the sensitive environmental receptors within or around Effingham Parish, including the Thames Basin Heaths SPA and Mole Gap to Reigate Escarpment SAC (see Appendix A).

6 Consultation

Effingham Parish Council/ Guildford Borough Council is required to consult with the three statutory environmental consultees: Historic England, the Environment Agency and Natural England at the screening stage.

Responses from the consultation on the initial SEA screening assessment undertaken of the Consultation Draft of the Effingham Neighbourhood Plan 2016 - 2030 are as follows:

- Historic England - were satisfied that an SEA was not required. Their recommendations, concerning the need to avoid or minimise impacts on non-designated archaeological remains and to give consideration to the impact of site allocations on the special historic or architectural interest of the conservation area, have been taken into account by the inclusion of a new policy G3 and by additions to the Village Design Statement.
- Environment Agency - agreed that the plan is unlikely to result in significant environmental effects.
- Natural England - confirmed that they were satisfied that an SEA was not required subject to the following considerations:
 - Housing development is only proposed on the allocated sites set out in policies SA1, SA2, SA3, SA4 and SA5
 - All the sites allocated for housing are compliant with Guildford Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy 2009 – 2016
 - There will be no significant impact on other designated sites including Sites of Special Scientific Interest
 - The sites allocated for housing will have no impact on the landscape of the Surrey Hills Area of Outstanding Natural Beauty

This assessment is based on the Preferred Draft of the Effingham Neighbourhood Plan 2016 - 2030, agreed by Effingham Parish Council on the 19th April 2016. The assessment takes into account responses received during the consultation, and addresses specific issues raised by Natural England.

Appendices

A Effingham Neighbourhood Plan Habitats Regulations Assessment - Screening

A.1 Introduction

This Appendix details the Screening Stage of the Habitats Regulations Assessment (HRA) of the Effingham Neighbourhood Plan. It is intended to identify, describe and assess the likely significant effects of implementing the Plan on European designated sites (Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)) and also Ramsar sites within and around the parish of Effingham.

This Appendix also provides supporting evidence for the conclusions reached within the main part of the Strategic Environmental Assessment (SEA) Screening Report for the Effingham Neighbourhood Plan. Details of the Neighbourhood Plan are provided in section 1 of the main report.

An initial HRA screening assessment was undertaken of the Consultation Draft of the Effingham Neighbourhood Plan 2016 - 2030, issued in September 2015.

This assessment is based on the Preferred Draft of the Effingham Neighbourhood Plan 2016 - 2030, agreed by Effingham Parish Council on the 19th April 2016. The assessment takes into account responses received during the consultation, and addresses specific issues raised by Natural England.

A.2 Habitats Regulations Assessment

A.2.1 Legislative Context

European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) provides legal protection to habitats and species of European importance. The principal aim of this directive is to maintain at, and where necessary restore to, favourable conservation the status of flora, fauna and habitats found at these designated sites (i.e. SACs, SPAs and Ramsar sites). The Directive is transposed into English legislation through the Conservation of Habitats and Species Regulations 2010 (as amended).

It is a requirement of Article 102 of the Conservation of Habitats and Species Regulations 2010 (as amended) that "*the plan-making authority for that plan must, before the plan is given effect, make an **appropriate assessment** of the implications for the site in view of that site's conservation objectives*", where the plan is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and where it is not directly connected with or necessary to the management of the site. Article 102 also requires that "*in the light of the conclusions of the assessment, and subject to regulation 103 (considerations of overriding public interest), the plan-making authority or, in the case of a regional strategy, the Secretary of State must give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be)*".

The HRA process is underpinned by the precautionary principle, especially in the assessment of potential impacts and their resolution. If it is not possible to rule out likely significant effects on the evidence available, then it is assumed that a risk may exist and it needs to be addressed in the assessment process, preferably through changes to the proposed measure or through options such as avoidance or control measures. Only once this assessment has been completed can it be concluded that there is no adverse risk to a European site resulting from the plan.

Spatial planning documents, such as Neighbourhood Plans, are required to undergo HRA if they are not directly connected with, or necessary to, the management of a European site. As the Effingham Neighbourhood Plan is not connected with, or necessary to, the management of European designated sites, it is necessary to undertake a HRA.

A.3 Habitats Regulations Assessment Methodology

Habitat Regulations Assessment follows a three stage process as outlined in the DCLG guidance "*Planning for the Protection of European Sites: Appropriate Assessment*". These stages are described in Table A-1.

Table A-1: The HRA Process

Stage/Task	Description
HRA Task 1 - Screening	<p>This process identifies the likely impacts upon a European site of a project or plan, either alone or in combination with other projects or plans, and determines whether these impacts are likely to be significant.</p> <p>If no adverse impact is determined, the project or plan can proceed. If an adverse impact is identified, task 2 is commenced.</p>
HRA Task 2 - Appropriate Assessment	<p>Task 2 is subsequent to the identification of likely significant effects upon a European site in task 1. This assessment determines whether a project or plan would have an adverse impact on the integrity of a European site, either alone or in combination with other projects or plans.</p> <p>This assessment is confined to the effects on the internationally important habitats and species for which the site is designated (i.e. the interest features of the site).</p> <p>If no adverse impact is determined, the project or plan can proceed. If an adverse impact is identified, task 3 is commenced.</p>
HRA Task 3 - Mitigation and Alternatives	<p>Where a plan or project has been found to have adverse impacts on the integrity of a European site, potential avoidance/mitigation measures or alternative options should be identified.</p> <p>If suitable avoidance/mitigation or alternative options are identified, that result in there being no adverse impacts from the project or plan on European sites, the project or plan can proceed.</p> <p>If no suitable avoidance/mitigation or alternative options are identified, as a rule the project or plan should not proceed. However, in exceptional circumstances, if there is an 'imperative reason of overriding public interest' for the implementation of the project or plan, consideration can be given to proceeding in the absence of alternative solutions. In these cases compensatory measures must have to be put in place to offset negative impacts.</p>

A.3.1 HRA Task 1 Screening - Methodology

The following section details the methodology of the screening assessment undertaken to identify the likely impacts of the Effingham Neighbourhood Plan upon European sites, and to determine whether these impacts are likely to be significant and whether an Appropriate Assessment, and mitigation and assessment of alternatives (HRA Task 2 and 3) are required.

Methodology

In order to complete the screening assessment it is necessary to:

- Identify the European sites within and outside the plan area likely to be affected, reasons for their designation and their conservation objectives.
- Describe the plan and its aims and objectives and also those of other projects or plans that in combination have the potential to impact upon the European sites.
- Identify the potential effects on the European sites.
- Assess the significance of these potential effects on the European sites.

The Precautionary Principle

If there is uncertainty, and it is not possible, based on the information available, to confidently determine that there will be no significant effects on a site then the precautionary principle will be applied, and the plan will be subject to an Appropriate Assessment (HRA Task 2).

Consultation

It is a requirement of the Habitat Regulations to consult the appropriate nature conservation statutory body. Consultation on the approach to this HRA screening and the information on European sites considered will be undertaken with Natural England as required

A.4 European Sites

European sites are often collectively known as Natura 2000 sites. Natura 2000 is an EU-wide network of nature protection areas established under the Habitats Directive. The aim of the network is to assure the long-term survival of Europe's most valuable and threatened habitats and species.

Natura 2000 consists of:

- **Special Areas of Conservation (SACs)** - these are designated under the UK Regulations made under the Habitats Directive to protect those habitat types and species that are considered to be most in need of conservation at a European level (excluding birds).
- **Special Protection Areas (SPAs)** - these are designated under the UK Regulations under the Birds Directive to protect rare and vulnerable birds, and also regularly occurring migratory species
- **Ramsar sites** - these are wetlands of international importance designated under the Ramsar Convention.

Although not included in the European legislation, as a matter of policy, Ramsar sites in England are protected as European sites. The vast majority are also classified as SPAs and Sites of Special Scientific Interest (SSSIs). All SPAs and terrestrial SACs in England are also designated as SSSIs under the Wildlife and Countryside Act (1981) as amended

A.4.1 European Sites in and around Effingham Parish

Best practice guidance suggests that sites occurring within a wider area of approximately 10km to 15km from the boundary of the area directly affected by a plan should be identified and assessed as part of the HRA screening process, in addition to those sites located within the plan area. However, it is important to consider the possibility of impacts for any European site which might be affected, whatever their location, given the activities included in the plan and their range of influence. This may extend some distance from the area within the immediate influence of a plan. For the Effingham Neighbourhood Plan a buffer of 10km has been applied given the relatively small size of the parish and it is considered that no pathways, including hydrological connections, exist that would impact upon any European sites beyond this extent.

There are no SACs, SPAs and Ramsar sites located within Effingham Parish.

There is one SAC and one SPA located within 10km of Effingham Parish, these sites are listed in Table A-2 and shown on Figure A-1. Both of these sites are composed of a series of separate areas that form the SAC/ SPA.

Table A-2: European Sites Within and Adjacent to BMBC

Designation	Site	Distance and Direction at Closest Point to Parish Boundary
SAC	Mole Gap to Reigate Escarpment	2.7km east
SPA	Thames Basin Heaths	2.7km north-west

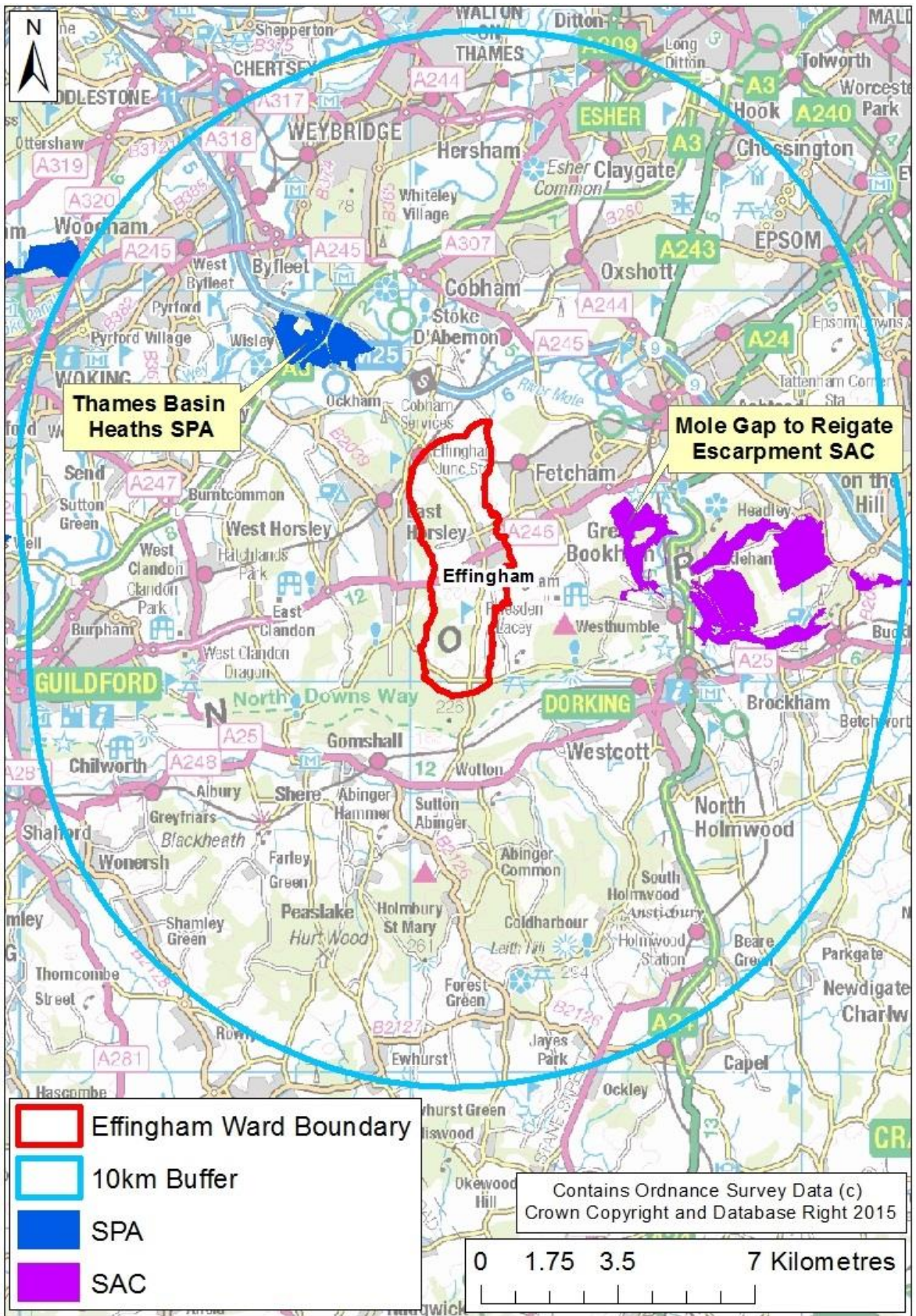


Figure A-1: Location of European Sites within Effingham Parish and a 10km buffer

Detailed information on these sites, including their qualifying features and conservation objectives are provided in Table A-3.

Table A-3: Details of European Sites within 10km buffer around Effingham Parish (Information from JNCC, 2015 and Natural England, 2015)

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Features	Conservation Objectives	Site Vulnerability
Mole Gap to Reigate Escarpment SAC	<p>Dry woodlands and scrub</p> <p>Dry grassland</p> <p>European dry heaths</p> <p>Amphibia</p> <p>Mammals of woodland habitats</p>	<p>Stable xerothermophilous formations with <i>Buxus sempervirens</i> on rock slopes (<i>Berberidion p.p.</i>) [5110]</p> <p>Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (*important orchid sites) [6210]</p> <p><i>Taxus baccata</i> woods of the British Isles *Priority feature [91J0]</p> <p>European dry heaths [4030]</p> <p><i>Asperulo-Fagetum</i> beech forests [9130]</p> <p>Great crested newt <i>Triturus cristatus</i> [1166]</p> <p>Bechstein's bat <i>Myotis bechsteinii</i> [1323]</p>	<p>To ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:</p> <ul style="list-style-type: none"> - The extent and distribution of qualifying natural habitats and habitats of qualifying species - The structure and function (including typical species) of qualifying natural habitats - The structure and function of the habitats of qualifying species - The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely - The populations of qualifying species, and, - The distribution of qualifying species within the site. 	<p>Recreational pressure</p> <p>Lack of grazing and appropriate management</p>
Thames Basin Heaths SPA	<p>Birds of woodland and scrub</p> <p>Birds of lowland heaths and brecks</p>	<p>During the breeding season the area regularly supports:</p> <p>Nightjar <i>Caprimulgus europaeus</i> (7.8% of the GB breeding population Count mean (RSPB 1998-99))</p> <p>Woodlark <i>Lullula arborea</i> (9.9% of the GB breeding population Count as at 1997 (Wotton & Gillings 2000))</p> <p>Dartford Warbler <i>Sylvia undata</i> (27.8% of the GB breeding population Count as at 1999 (RSPB))</p>	<p>To ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:</p> <ul style="list-style-type: none"> - The extent and distribution of the habitats of the qualifying features - The structure and function of the habitats of the qualifying features - The supporting processes on which the habitats of the qualifying features rely - The population of each of the qualifying features, and, - The distribution of the qualifying features within the site. 	<p>Lack of grazing and traditional management</p> <p>Development pressure, including housing developments</p> <p>Informal recreation</p>

A.5 Potential Hazards to European Sites

Neighbourhood Plans, with the spatial planning policies they contain, can potentially have adverse impacts on the habitats and species for which European sites are designated. These impacts can be direct such as habitat loss, fragmentation or degradation, or indirect such as disturbance from recreational activities or pollution from construction and transportation.

This section identifies the potential hazards to European sites within the 10km buffer around Effingham Parish which may arise as a result of the implementation of the Neighbourhood Plan, and then goes on to identify the types of hazards to which the qualifying features present within the sites are particularly sensitive.

A.5.1 Hazards to Sites

The two European sites within the 10km buffer around Effingham Parish mainly consist of dry woodland, grassland and heaths, with considerable bird, amphibian and bat interest. Potential hazards to the interest features are identified in Table A-4 below.

Table A-4: Potential Hazards to the European Sites within the 10km buffer around Effingham Parish

Potential Hazard	Description
Habitat loss	This is a loss of habitat within the designated boundaries of a European site – it is expected that there would be no direct loss as a result of the Neighbourhood Plan implementation as both Mole Gap to Reigate Escarpment SAC and Thames Basin Heaths SPA are located outside of Effingham Parish.
Habitat fragmentation	This is where activities result in the separation of available habitats or split extensive areas of suitable habitat. This hazard is most likely to affect species by disrupting movement corridors.
Changes in physical regime	These are changes to physical process that will alter the present characteristics of the European site e.g. fluvial and geomorphological processes, erosion processes, deposition.
Physical damage	This includes recreational pressures such as trampling and erosion, and where sites are close to urban areas, other damaging activities may occur such as rubbish tipping, vandalism, arson, and predation (particularly by cats).
Habitat/community simplification	Changes to environmental conditions, due to human activities, that result in a reduction and fragmentation of habitats that will reduce biodiversity.
Disturbance (noise, visual)	Activities which result in disturbance, causing sensitive birds and mammals to deviate from their normal, preferred behaviour. These can be caused by construction activities, recreational/amenity use of an area, traffic etc. Guildford Borough Council (2015) identify disturbance impacts from increased visitor pressure as a particular issue for the Thames Basin Heaths SPA. Similarly, Natural England (2015b) identify increasing population and disturbance impacts as a threat to the Mole Gap to Reigate Escarpment SAC.
Competition from non-native species	Activities may cause the introduction or spread of non-native animals and plants which could result in changes to community composition and even to the complete loss of native communities.
Change in water levels or table	Activities which may affect surface and groundwater levels, such as land drainage and abstraction, may have adverse impacts on water dependant habitats and species.
Changes in water quality	Activities which may impact upon water quality, such as accidental pollution spills, run-off from urban areas, nutrient enrichment from agriculture, and discharge from sewage works, may adversely affect wetland habitats and species.
Changes to surface water flooding	Activities may result in a reduction or increase in the frequency and extent of surface water flooding which may affect riverine and floodplain habitats.
Turbidity and siltation	Increases in turbidity within water environments can impact upon aquatic plants, fish and wildfowl due to sedimentation and reduction in penetrable light.
Pollution	Activities may lead to the release of pollutants to the air such as oxides of nitrogen, oxides of sulphur or ammonia, or pollutants deposited on the ground through acidification or terrestrial eutrophication via soil (deposition of nitrogen).

A.5.2 Qualifying Features and Sensitivity to Hazards

Table A-5 below, shows the qualifying features of the European sites within the 10km buffer around Effingham Parish and identifies the hazards to which they are potentially sensitive (see Table A-3).

It must be noted that during the assessment of the potential impacts of the Neighbourhood Plan on a European site, all of the potential hazards will be considered.

Table A-5: Sensitivity of European Sites to Potential Hazards

	Potential Hazards											
	Habitat loss	Habitat fragmentation	Changes in physical regime	Physical damage	Habitat/community simplification	Disturbance (noise, visual)	Competition from non-native species	Change in water levels or table	Changes in water quality	Changes to surface water flooding	Turbidity and siltation	Pollution
Mole Gap to Reigate Escarpment SAC												
Dry woodlands and scrub	✓		✓	✓	✓	✓	✓					✓
Dry grassland	✓		✓	✓	✓	✓	✓					✓
European dry heaths	✓		✓	✓	✓	✓	✓					✓
Amphibia	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
Mammals of woodland habitats	✓	✓		✓	✓	✓						✓
Thames Basin Heaths SPA												
Birds of woodland and scrub	✓	✓		✓	✓	✓	✓					
Birds of lowland heaths and brecks	✓	✓		✓	✓	✓	✓					

A.6 Description of the Neighbourhood Plan Strategies

This section provides a summary of the draft Effingham Neighbourhood Plan (September 2015 version). The draft plan contains four Specific Objectives as described in Table A-6.

The Habitat Regulations also require the cumulative effects with other plans or projects to be considered at the screening stage. This section therefore also identifies the other plans and projects that it is considered could potentially act “in combination” with the draft Neighbourhood Plan to have “significant effects” on European sites. These are identified in the following section.

Table A-6: Specific Objectives of the Effingham Neighbourhood Plan

Specific Objectives	
a. Housing Objectives	<p>To make provision for 62 new homes in the civil parish during the period 2016-2030, including a high proportion of smaller housing, both affordable and market homes, of a type that meets the locally-assessed needs of the Effingham community.</p> <p>To support designated sites for residential development to meet those needs.</p> <p>To ensure that all housing is consistent with the desired style and character of the village to maintain the rural nature of the village.</p>

Specific Objectives	
b. Environmental Objectives	<p>To conserve and enhance the environment of the civil parish in terms of its:</p> <ul style="list-style-type: none"> • Strategic role as a Green Belt area in preventing further urban sprawl of the coalesced settlements of Leatherhead, Fetcham and Bookham. • Distinct rural identity and landscape – separate from neighbouring villages. • Historic open and rural character of the parish. • Accessibility of our green spaces. • Biodiversity and wildlife spaces and corridors. • Historic fabric, including the Conservation Area and its setting, ensuring those heritage assets most precious to the local community are conserved for future generations.
c. Community Service and Infrastructure Objectives	<p>To support local schools through appropriate improvement.</p> <p>To support initiatives to improve access to medical services directly within the village</p> <p>To support enhancements of community facilities in sport, leisure, arts and recreation.</p> <p>To improve the pedestrian connectivity within the village and across different parts of the Parish.</p> <p>To mitigate against increasing traffic congestion.</p>
d. Local Economy Objectives	<p>To support the sustainable growth of local businesses and employment opportunities, including home working, recreational, agricultural and equestrian.</p> <p>To improve the accessibility of local shops and services.</p> <p>To enhance the environment of the village centre to improve the setting and streetscape of the shops, pubs, and cafés.</p>

A.7 Other Relevant Plans and Projects that might act In-combination

A series of individually modest effects may in combination produce effects that are likely to adversely affect the integrity of one or more European sites. Article 6(3) of the Habitats Directive tries to address this by taking into account the combination of effects from other plans or projects. The Directive does not explicitly define which other plans and projects are within the scope of the combination provision. Guidance in section 4.4.3 of 'Managing Natura 2000 Sites: The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC', published by the European Commission, states:

'When determining likely significant effects, the combination of other plans or projects should also be considered to take account of cumulative impacts. It would seem appropriate to restrict the combination provision to other plans or projects which have been actually proposed'.

Table A-7 below lists the relevant plans and projects that have been identified as having the potential to result in adverse effects on European sites in-combination with the Effingham Neighbourhood Plan.

Table A-7: Other Plans and Projects

Plan/Project	Potential In-combination Effects
Guildford Local Plan (2003) and Emerging Local Plan	<p>These Local Plans contain a number of policies relating to housing, infrastructure, cultural heritage, recreation and the environment. Once the Effingham Neighbourhood Plan has been adopted or 'made' it will form part of the emerging Local Plan for Guildford. Policies within the Guildford Local Plan and Effingham Neighbourhood Plan are therefore consistent with each other.</p> <p>Furthermore, the Guildford Local Plan contains a policy (NE1) which relates</p>

Plan/Project	Potential In-combination Effects
	<p>directly to the protection of European sites; this states that planning permission will not be granted for proposals which are likely to destroy or have an adverse effect directly or indirectly on the nature conservation value of SPAs and SACs.</p>
<p>Thames Basin Heaths Special Protection Area: Avoidance Strategy 2009 - 2016</p>	<p>It is recognised that residential development across the South East region could potentially adversely impact on the Thames Basin Heaths SPA. Guildford Borough Council have therefore developed this strategy, in conjunction with Natural England, to identify the avoidance and/or mitigation measures required to avoid a situation where Local Authorities will not be able to grant planning permission for further residential development within 5km of these designated heathlands (the area identified as the Zone of Influence for cumulative impacts). This strategy therefore provides an assessment framework to identify where policies of the Effingham Neighbourhood Plan may result in cumulative adverse impacts and this is taken into account throughout the assessment.</p>
<p>The South East Plan - Regional Spatial Strategy for the South East 2009</p>	<p>Although the Regional Spatial Strategy for the South East has now been partially revoked under the 2013 Localism Bill, policy NRM6 relating to the Thames Basin Heaths SPA was retained and remains a material consideration as part of development planning. This policy is linked the Avoidance Strategy detailed above.</p> <p>Policy NRM6 relates to new residential development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths SPA. Any development which may impact upon the SPA is required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects, and these measures must be agreed with Natural England.</p> <p>Policy NRM6 advocates directing development to areas where potential adverse effects can be avoided without the need for mitigation. However, where mitigation measures are required three principles are set out, including:</p> <ol style="list-style-type: none"> 1. A zone of influence set at a 5km linear distance from the SPA boundary is established where measures must be taken to ensure that the integrity of the SPA is protected. 2. Within this zone of influence there will be a 400m 'exclusion zone' where mitigation measures are unlikely to be capable of protecting the integrity of the SPA. In exceptional circumstances, this may vary with the provision of evidence to demonstrate that the integrity of the SPA will be protected. These locally determined zones will be set out in local development frameworks and agreed with Natural England. 3. Where development is proposed outside the exclusion zone, but within the zone of influence, mitigation measures will be delivered prior to occupation and in perpetuity. Measures will be based on a combination of access management, and the provision of Suitable Accessible Natural Greenspace (SANG). <p>Policy NRM6 also details the requirements of SANG provision, namely;</p> <ol style="list-style-type: none"> 1. A minimum of eight hectares of SANG land (after discounting to account for current access and capacity) should be provided per 1,000 new occupants. 2. Developments of fewer than 10 dwelling should not be required to be within a specified distance of SANG land provided it is ensured that a sufficient quantity of SANG land is in place to cater for the consequent increase in residents prior to occupation of the dwellings. 3. Access management measure will be provided strategically to ensure that adverse impacts on the SPA are avoided and that SANG functions effectively. 4. Authorities should co-operate and work jointly to implement mitigation measures. These include, inter alia, assistance to those authorities with insufficient SANG land within their own boundaries, co-operation on access management and joint development plan documents. 5. Relevant parties will co-operate with Natural England and landowners and stakeholders in monitoring the effectiveness of avoidance and mitigation measures and monitoring visitor pressure on the SPA and review/ amend the approach set out in this policy, as necessary. 6. Local authorities will collect developer contributions towards mitigation measures, including the provision of SANG land and joint contributions to the funding of access management and monitoring the effects of mitigation measures across the SPA. 7. Large developments may be expected to provide bespoke mitigation that provides a combination of benefits including SANG, biodiversity enhancement,

Plan/Project	Potential In-combination Effects
	<p>green infrastructure and, potentially, new recreational facilities.</p> <p>Where further evidence demonstrates that the integrity of the SPA can be protected using different linear thresholds or with alternative mitigation measures (including standards of SANG provision different to those set out in this policy) these must be agreed with Natural England.</p> <p>This policy provides a framework for the protection of the Thames Basin Heaths SPA and will therefore help to prevent adverse in-combination effects with other plans, policies and programmes implemented in the region. The Effingham Neighbourhood Plan will have to ensure that its policies are consistent with the requirements of policy NRM6, and this HRA demonstrates that this is the case.</p>

A.8 Screening Assessment

This section considers the objectives identified in the Preferred Draft Effingham Neighbourhood Plan that are considered to have an impact on European Sites and identifies whether or not they are likely to have significant effects on site integrity, either alone or in-combination with other plans and/or projects, as detailed in Table A-7.

Taking into account the location of the European sites in relation to Effingham Parish and the identified potential hazards associated with the objectives of the Neighbourhood Plan, an assessment has been made as to whether the Neighbourhood Plan, alone and in-combination with other plans and/or projects, will have likely significant effects on any European sites. This assessment is detailed in Table A-8. Full wording of the policies and proposals can be found within the Preferred Draft Effingham Neighbourhood Plan.

Table A-8: Assessment of Effingham Neighbourhood Plan objectives on European Sites.

Policies and Proposals		Policy Summary	Assessment of likelihood of significant effects	Significant effects
General Policies	G1: A Spatial Plan for Effingham	<p>This policy sets the strategic direction for the Neighbourhood Plan by steering new development into the perceived built-up area of the village, including the settlement area / inset boundary (defined by the 2003 Guildford Local Plan or the 2016 Emerging Local Plan) and near-by sites allocated for residential development in the Neighbourhood Plan, as shown on the Sites Allocation map.</p> <p>The policy aims to protect the broader environmental and wildlife habitats of the parish and to direct development away from land that strongly serves the purposes of the Green Belt as set out in NPPF paragraph 80.</p>	<p>Natural England consider that the cumulative effect of further residential development up to 5km from the Thames Basin Heaths SPA could have a significant adverse effect on the heaths and the bird populations they support (Guildford Borough Council, 2015). Avoidance and/or mitigation measures are therefore required to avoid a situation where local authorities in the area will not be able to grant planning permission for further residential development within 5km of the SPA boundary. The boundary of Effingham Parish is located 2.7km from one of the sites designated as part of the Thames Basin Heaths SPA (i.e. the Ockham and Wisley Commons SSSI).</p> <p>However, development of a number of strategies including identification by Guildford Borough Council of new Suitable Alternative Natural Greenspaces (SANGs) set out the approach that will be followed to avoid harm to the heathlands arising from additional development. Within Effingham Parish, Effingham Common is designated as a SANG, however, it has no car park and therefore only provides avoidance of impacts for developments up to 400m from the SANG boundary; this does not therefore apply to sites further than 400m from the SANG.</p> <p>The only site allocated for housing which lies partly within the 5km zone of influence of the Thames Basin Heath SPA is Site 3 (policy SA3), however, the area of the site allocated for residential development is within the 5 km to 7 km zone. Natural England have confirmed that developments of fewer than 50 homes in this zone would not require mitigation through Guildford Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy 2009 – 2016. Only six houses are proposed for this site and therefore it is compliant with the SPA Avoidance Strategy. All other sites allocated for housing lie outside the 5km zone.</p>	None

Policies and Proposals	Policy Summary	Assessment of likelihood of significant effects	Significant effects
		<p>Since all sites have a proposed housing number less than 50, they do not require SANG mitigation and small-scale development here is compliant with the SPA Avoidance Strategy.</p> <p>Policy NRM6 of the South East Plan ensures that development within 5km of the SPA that would have adverse impacts upon it cannot go ahead where SANG mitigation is not available.</p> <p>There is no such strategy for Mole Gap to Reigate Escarpment SAC, however, the Site Improvement Plan (Natural England, 2015b) does identify that this area of Surrey is heavily populated and that increased visitor pressure can become damaging to the protected sites and disturb the species they support. However, this plan identifies a number of on-site measures to help minimise disturbance impacts from increasing population density in the area (e.g. securing existing hibernacula and ponds, and building new ponds) and the policies of the Neighbourhood Plan will not prevent implementation of these. In addition, the Mole Valley Local Development Framework Mole Gap to Reigate Escarpment SAC Guidance Note (Mole Valley District Council, 2012) safeguards a buffer zone, extending 800m beyond the boundary of the SAC, within which there is a presumption against any increase in residential or employment related development unless its impact can be mitigated. As Effingham Parish is 2.7km from the SAC boundary it is compliant with this strategy to avoid impacts. Consequently no adverse effects on this SAC from implementation of this Neighbourhood Plan policy is anticipated.</p> <p>Furthermore, the Effingham Neighbourhood Plan contains a number of policies to create new green spaces and recreational assets within the parish (e.g. EN3 which promotes the development of community orchards, natural</p>	

Policies and Proposals	Policy Summary	Policy Summary	Assessment of likelihood of significant effects	Significant effects
			green play spaces and open gardens accessible to all, C2 which promotes extension or improvement of the King George V Hall and fields, including new courts or sports pitches, and R2 which promotes improvement of footways and pedestrian routes through the parish), which will create alternative assets to reduce pressures on the SAC and SPA thereby minimising any indirect adverse impacts from increased recreational pressures.	
	G2: Landscape, Heritage, Character and Design of the Built Environment	This policy sets the design principles required to sustain the open character and feel of the village, and protect the scenic landscapes within Effingham Parish for the benefit of visitors and residents.	This policy is concerned with the specific details of proposed development, in terms of design and potential impacts on the landscape, heritage and rural character of the parish, and it will not therefore impact on the SAC and SPA.	None
	G3: Archaeology and the Historic Environment	This policy is concerned with the design of new development and that it is sympathetic to the Conservation Area and listed buildings.	This policy is concerned with the specific details of proposed development, in terms of design and its impact on cultural heritage, and will not therefore impact on the SAC and SPA.	None
	G4: Flooding	This policy requires that development proposals demonstrate that appropriate measures to reduce the risk of flooding are included in the plans. This includes proposals to incorporate into the design of the development flood risk mitigation measures and sustainable surface water drainage systems.	This policy is to ensure that development does not increase flood risk within Effingham or elsewhere and, where possible, reduces overall flood risk. It will therefore not impact on the SAC and SPA.	None
b. Housing Policies	H1: New homes in Effingham	This policy makes provision for the development of 62 new homes in the parish to meet requirements. Five sites are allocated for housing within the Neighbourhood Plan. All are either previously developed land or can be regarded as limited infill in the village.	These policies are all concerned with the provision of new homes within the Parish; specifically the provision of 62 new homes over the life of the plan. Increased residential development in the Parish, whilst 2.7km outside the SAC and SPA boundaries, and therefore unlikely to have direct impacts, could result in indirect adverse impacts such as increased recreational pressure and disturbance, or increased air pollution from traffic. Cumulative impacts with other residential developments proposed for the wider area could also occur on both the SAC and SPA, as identified by Guildford Borough Council (2015) in relation to the Thames	None
	H2: Mix of Housing	This policy makes provision for a mix of housing tenures, types and sizes, including affordable homes		None

Policies and Proposals		Policy Summary	Assessment of likelihood of significant effects	Significant effects
	H3: Traveller Accommodation	This policy allows for up to six Traveller pitches as rural exception sites at the Home Farm estate	Basin Heaths SPA (and discussed above in relation to policy G1).	None
	H4: Specialist Housing	This policy supports the need for ground floor homes designed for elderly and disabled people, with the need for 11 homes identified.	The Zone of Influence for potential cumulative impacts from new residential development is given by Guildford Borough Council (2015) as 5km from the Thames Basin Heaths SPA boundary. In relation to Policy H1, the only site allocated for housing which lies partly within the 5km zone of influence of the Thames Basin Heath SPA is Site 3 (policy SA3), however, the area of the site allocated for residential development is within the 5 km to 7 km zone. Natural England have confirmed that developments of fewer than 50 homes in this zone would not require mitigation through Guildford Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy 2009 – 2016. Only six houses are proposed for this site and therefore it is compliant with the SPA Avoidance Strategy.	None
	H5: Home Farm Estate, Western Area	Within the western area of the Home Farm estate, proposals which promote environmental improvements will be supported, in order to restore and enhance the rural character of this part of the countryside.	All other sites allocated for housing lie outside the 5km zone. Since all sites have a proposed housing number of less than 50, they do not require SANG mitigation and small-scale development here is compliant with the SPA Avoidance Strategy. As discussed above, there is no Avoidance Strategy for Mole Gap to Reigate Escarpment SAC, however, the Site Improvement Plan (Natural England, 2015b) does identify that this area of Surrey is heavily populated and that increased visitor pressure can become damaging. However, this plan identifies a number of on-site measures to help minimise disturbance impacts from increasing population density in the area (e.g. securing existing hibernacula and ponds, and building new ponds) and these housing policies of the Neighbourhood Plan will not prevent implementation of these. In addition, the Mole Valley Local Development Framework Mole Gap to Reigate Escarpment SAC Guidance Note (Mole Valley District Council, 2012) safeguards a buffer zone, extending 800m beyond the boundary of the SAC,	None

Policies and Proposals	Policy Summary	Policy Summary	Assessment of likelihood of significant effects	Significant effects
			<p>within which there is a presumption against any increase in residential or employment related development unless its impact can be mitigated. As Effingham Parish is 2.7km from the SAC boundary it is compliant with this strategy to avoid impacts. Consequently no adverse effects on this SAC from implementation of these Neighbourhood Plan policies relating to housing is anticipated.</p> <p>Furthermore, the Effingham Neighbourhood Plan contains a number of policies to create new green spaces and recreational assets within the parish (e.g. EN3 which promotes the development of community orchards, natural green play spaces and open gardens accessible to all, C2 which promotes extension or improvement of the King George V Hall and fields, including new courts or sports pitches, and R2 which promotes improvement of footways and pedestrian routes through the parish), which will create alternative assets to reduce pressures on the SAC and SPA thereby minimising any indirect adverse impacts from increased recreational pressures.</p>	
c. Environmental Policies	EN1: Local Green Space	This policy identifies a number of green areas that hold a special local significance and are designated as Local Green Spaces, being important for historical, tranquillity and wildlife reasons, and providing local recreational resources.	As this policy protects existing green spaces from development it will not result in any adverse impacts on Mole Gap to Reigate Escarpment SAC and Thames Basin Heaths SPA.	None
	EN2: Wildlife Corridors and Stepping Stones	This policy ensures that development proposals must recognise the importance of, and demonstrate that there would be no significant harm to, wildlife corridors or stepping stone sites identified	This policy identifies wildlife corridors and stepping stones, providing connectivity between designated sites, and therefore is consistent with the conservation objectives of both the SAC and SPA and will help to ensure no significant adverse impacts on these sites.	None
	EN3: Shared spaces	This policy promotes the provision of natural green play spaces, community orchards and gardens accessible to all.	As this policy promotes provision of shared green spaces for recreation and sport it will not result in any adverse direct impacts on the SAC and SPA, given their distance from the Parish. Indirect benefits may also arise by creating new amenity resources which may provide alternative sites for visitors instead of the SAC and SPA and this may help to	None

Policies and Proposals	Policy Summary	Assessment of likelihood of significant effects	Significant effects	
	EN4: Dark skies	This policy aims to protect from light pollution and protect night-time views.	<p>reduce recreational and visitor pressures.</p> <p>This policy is consistent with the conservation objectives of both the SAC and SPA as it will help to minimise disturbance to Annex I species potentially using areas of Effingham Parish; in particular benefits may arise in relation to the Bechstein's bat population of the Mole Gap to Reigate Escarpment SAC and the Nightjar population of the Thames Basin Heaths SPA.</p>	None
	EN5: Air quality	This policy aims to provide or facilitate better air quality by reducing traffic congestion, including plants, trees and shrubs in landscaping schemes and by providing facilities for low-pollution transport.	This policy is consistent with the conservation objectives of both the SAC and SPA and may have benefits by helping to improve air quality.	None
d. Community Asset Policies	C1: Sites of Community Importance	This policy identifies a number of assets as sites of community value (e.g. public houses, churches, primary schools) and only development proposals that result in the maintenance or improvement of these will be supported.	<p>Given that these policies focus on maintenance or improvement of existing community assets they will not adversely impact on the SAC and SPA.</p> <p>Indirect benefits may also arise by improving recreational facilities which may encourage more users and help to reduce recreational and visitor pressures on the SAC and SPA.</p> <p>Given that this policy relates to extension of an existing building to provide health services it will not adversely impact on the SAC and SPA.</p>	None
	C2: King George V Hall & Playing Fields	This policy supports proposals to improve, extend or replace King George V Hall and proposals for the improvement of the Fields, including more car parking, play and sport facilities, surfaced tracks for walkers etc., improvements to children's play areas and additional surfaced courts.		None
	C3: Local Health Services	This policy supports extension of the King George V Hall to deliver facilities providing health services including GP clinics, podiatry, mental health provision, counselling and other services which will increase the well-being of residents.		None

Policies and Proposals		Policy Summary	Assessment of likelihood of significant effects	Significant effects
	C4: Community Burial Facilities	This policy supports extension and improvement of burial facilities within Effingham.	The existing burial ground is within the village of Effingham itself, off Church Street: extension of the burial ground will be 3.3km from Mole Gap to Reigate Escarpment SAC and 5.4km from the Thames Basin Heaths SPA, consequently no adverse impacts are anticipated.	None
	C5: Broadband & IT Services	This policy supports provision of improved broadband and IT facilities within the Parish.	This policy focuses on provision of broadband and IT facilities within the Parish itself and will not therefore impact on the SAC and SPA which are located 2.7km from the boundary of Effingham Parish.	None
	C6: Schools	Supporting policy for new developments, refurbishment or extensions to existing school facilities on existing sites, providing there is no increase in pupil numbers and traffic management issues are addressed.	Given that this policy focuses on developments, refurbishment or extensions to existing school facilities, on existing sites, it will not adversely impact on the SAC and SPA which are each located 2.7km from the boundary of Effingham Parish.	None
	C7: Community Learning and Wellbeing	Promotion of community facilities to support learning (e.g. holiday play schemes, community 'drop in' facilities) and it encourages schemes that conserve existing buildings for this use.	Given that this policy focuses on the conversion of existing buildings to provide community education services it will not adversely impact on the SAC and SPA.	None
e. Infrastructure Policies	R1: Car Parking	This policy is concerned with parking standards for development, improving car parking to key village services and preserving/improving existing car parking provision.	Given that this policy focuses on provision/improvement of car parking facilities within Effingham Parish only, it will not impact on the SAC and SPA.	None
	R2: Sustainable Movement: Cycle Routes, Footways and Pedestrian Routes	This policy promotes improvements in sustainable movement provision, including new and improved cycle ways, footways and pedestrian routes through the Parish.	This policy will not directly impact upon the SAC and SPA which are located 2.7km from the boundary of Effingham Parish. Indirect benefits may arise by creating new amenity resources (e.g. footpaths, cycle routes) which may provide alternative sites for visitors instead of the SAC and SPA. Indirect benefits may occur from improved air quality as a result of this policy.	None

Policies and Proposals		Policy Summary	Assessment of likelihood of significant effects	Significant effects
f. Local Economy Policies	LE1: Safeguarding Village Shops and Retail Facilities	This policy has a number of measures to continue the healthy retail sector of the village, preventing developments that would harm the retail sector and rural character.	These policies will not directly impact upon the SAC and SPA which are located 2.7km from the boundary of Effingham Parish. This policy focuses on existing retail developments and the design of these and therefore it will not directly impact upon the SAC and SPA.	None
	LE2: Effingham's Rural Economy	<p>This policy supports appropriate schemes that support the growth of Effingham's rural economy. In particular the following will be supported:</p> <ul style="list-style-type: none"> - the sustainable growth and expansion of all types of business and enterprise, through conversion of existing buildings and provision of well-designed new buildings - the development and diversification of agricultural and other land-based rural businesses - the retention and development of local services and community facilities which respect the character of the countryside. 	<p>Given that this policy focuses on areas within the Parish itself it will not directly impact upon the SAC and SPA which are located 2.7km from the boundary of Effingham Parish. The development and diversification of rural businesses is unlikely to adversely impact upon the SAC or SPA as it is unlikely to be associated with significant increases in population in an area. Furthermore, development of community facilities may have indirect benefits by creating new amenity resources which may provide alternative sites for visitors instead of the SAC and SPA.</p> <p>Although this policy encourages development, it is not likely to result in significant increases in residential populations within Effingham Parish, which is restricted by the housing policies given in section C. Consequently, this policy will not impact upon the SAC and SPA.</p>	None

A.9 Screening Statement and Conclusions

This Screening Assessment has examined the Effingham Neighbourhood Plan objectives and policies for any impacts on the European sites within the parish or within 10km of the Parish. The assessment further took into account in-combination effects with other relevant plans and strategies.

There are no European sites within the Effingham Parish, and this Screening Assessment has not identified any adverse impacts on European sites within 10km of the Parish boundary.

The Plan comprises of four Specific Objectives relating to housing, the environment, local economy and community services, below which sit a number of policies. Given the scale and nature of the objectives and policies within the plan, many of which are consistent with the conservations objectives of the SAC and SPA, no significant adverse impacts have been identified.

The only site allocated for housing which lies partly within the 5km zone of influence of the Thames Basin Heath SPA is Site 3 (policy SA3), however, the area of the site allocated for residential development is within the 5 km to 7 km zone. Natural England have confirmed that developments of fewer than 50 homes in this zone would not require mitigation through Guildford Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy 2009 – 2016. Only six houses are proposed for this site, therefore it is compliant with the SPA Avoidance Strategy.

All other sites allocated for housing lie outside the 5km zone. Since all sites have a proposed housing number of less than 50, they do not require SANG mitigation and small-scale development here is compliant with the SPA Avoidance Strategy.

In conclusion, the Effingham Neighbourhood Plan will not have an adverse impact on the integrity of any European sites.

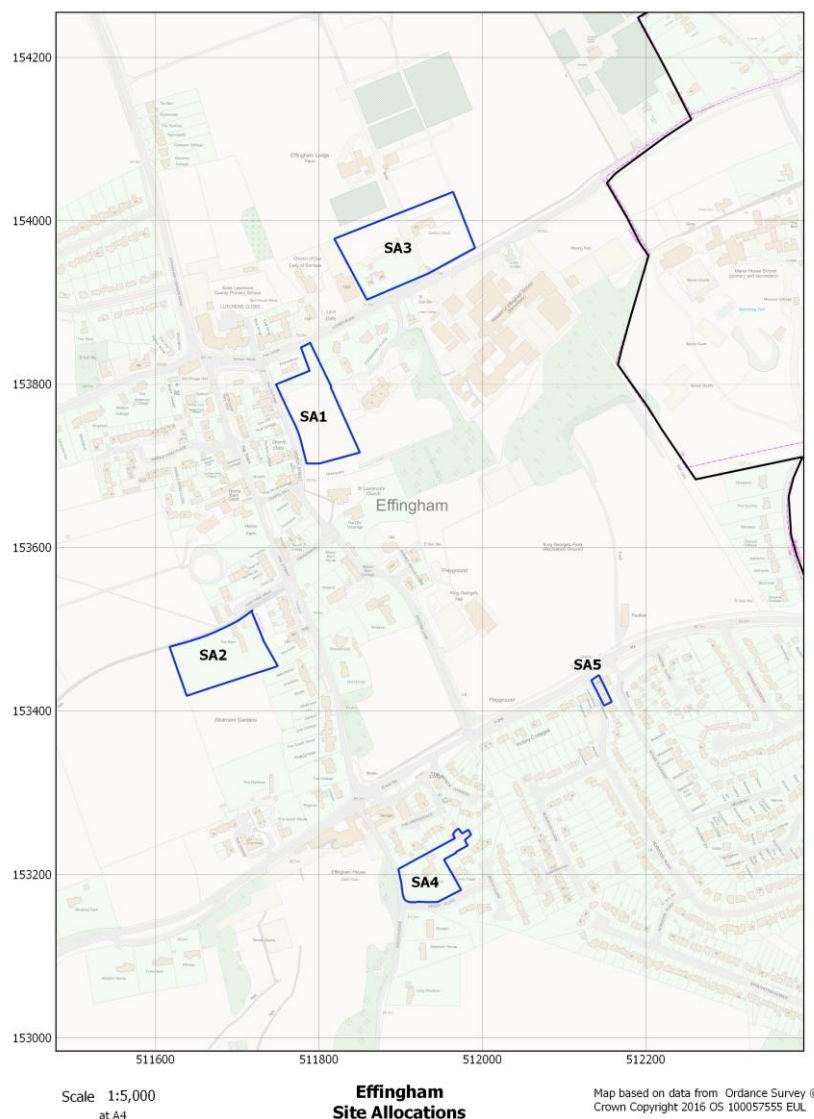
B Proposed Areas for Development

The following Appendix provides extracts from the Effingham Neighbourhood Plan which show where the proposed areas allocated for future development are located.

B.1 Site Allocation Policies

Policy G1: A Spatial Plan for Effingham sets the strategic direction for the Neighbourhood Plan by steering new development into the perceived built-up area of the village, including the settlement area / inset boundary (defined by the 2003 Guildford Local Plan or the 2016 Emerging Local Plan) and near-by sites allocated for residential development in the Neighbourhood Plan, as shown on the Site Allocations map. The policy aims to protect the broader environment and wildlife habitats of the parish and to direct development away from land that strongly serves the purposes of the Green Belt as set out in National Planning Policy Framework paragraph 80. The sites to be allocated for residential development are:

- SA1: Land at Church Street known as the 'Church Street Field'
- SA2: Land at 'The Barn', The Street
- SA3: Previously-developed land at Effingham Lodge Farm
- SA4: Land at 'Orchard Walls', Beech Avenue
- SA5: Land at 'The Yard' Guildford Road



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It is envisaged that the sites allocated for residential development, together with small windfall sites likely to become available over the Plan period, will enable Effingham to meet both the housing needs of the local community, and contribute towards the housing target for the Borough.

B.1.1 **SA1: Land at Church Street known as the 'Church Street Field'**

This site is 0.7ha and consists of a vacant former school playing field and some temporary commercial storage.

This site is within the 5 km to 7 km zone of the Thames Basin Heaths Special Protection Area (Ockham and Wisley Common SSSI), and Natural England have confirmed that developments of fewer than 50 homes in this zone would not require mitigation through Guildford Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy 2009 – 2016.

The development of this site will not have significant impacts on any other designated sites including SSSIs.

The Neighbourhood Plan supports the development of about 20 homes on this site, subject to:

1. Compliance with policies G2, H2 and R1 of this Neighbourhood Plan.
2. Parish Council Burial Ground Extension to be at the southern end of the site (adjoining the existing Parish Council Burial Ground), occupying no more than 0.1 hectares.
3. Residential development proposals for this site should:
 - Be small-scale, in keeping with the cottages on the western side of Church Street
 - Demonstrate that the character and appearance of the Conservation Area is preserved or enhanced by the development
 - Demonstrate that the proposal does not adversely affect the settings of The Lodge and St Lawrence Church (both Grade II Listed Buildings) by virtue of design or impact on significant views
 - Demonstrate that the proposal avoids or minimises harm through impact on non-designated archaeological remains within the Area of High Archaeological Potential (2003 Local Plan), in accordance with G4
4. The landscaping and layout of any proposal should provide open green space within the development and should, as far as possible, conserve the belt of trees and hedging along the boundary with the pedestrian footway along Church Street to preserve the character of the Conservation Area.
5. The main vehicular access to the site should be from Lower Road to the north, also with pedestrian access onto Church Street.

B.1.2 **SA2: Land at 'The Barn', The Street**

This site is 0.7ha and consists of a house and garden.

This site is within the 5 km to 7 km zone of the Thames Basin Heaths Special Protection Area (Ockham and Wisley Common SSSI), and Natural England have confirmed that developments of fewer than 50 homes in this zone would not require mitigation through Guildford Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy 2009 – 2016.

The development of this site will not have significant impacts on any other designated sites including SSSI.

The Neighbourhood Plan supports the development of about 16 homes on this site, including the retention of The Barn and its conversion into smaller-sized family housing, subject to:

1. Compliance with policies G2, H2 and R1 of this Neighbourhood Plan.
2. Design in keeping with the Conservation Area and respecting the setting of The Barn
3. Access from The Street should be designed to improve sight-lines, avoid loss of parking space for the shops and ease flow of traffic.
4. This site is adjacent to the Area of High Archaeological Potential (2003 Local Plan), and any proposal should demonstrate that it avoids or minimises harm through impact on non-designated archaeological remains, in accordance with G4.

B.1.3 SA3: Previously-developed land at Effingham Lodge Farm

This area allocated for residential development is 1.21ha and consists of an area of permanent buildings in office, employment and residential use, including a nursery school together with some hard-standing.

This site is within the 5 km to 7 km zone of the Thames Basin Heaths Special Protection Area (Ockham and Wisley Common SSSI), and Natural England have confirmed that developments of fewer than 50 homes in this zone would not require mitigation through Guildford Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy 2009 – 2016.

The development of this site will not have significant impacts on any other designated sites including SSSI.

The Neighbourhood Plan supports development of up to 6 homes on the Allocated Site, subject to:

1. Compliance with policies G2, H2 and R1 of this Neighbourhood Plan.
2. Development of this site must be accompanied by:
 - The demolition of all permanent buildings and hard-standing on the previously developed land outside of the Allocated Site so that the overall impact on the openness of the Green Belt is minimised.
 - The demolition of all redundant glasshouses
 - A scheme to ensure that the remainder of Effingham Lodge Farm is either kept in agricultural use or managed as open natural grassland, with controlled community access to protect wildlife
3. Residential development proposals on the Allocated Site should:
 - Be designed to enable open views through the development towards Thornet Wood and to reflect the 'edge of settlement' location
 - Avoid harm to the wildlife corridor through the open green belt land to the east
 - Be designed to be in keeping with the adjoining Conservation Area.
 - Demonstrate that the proposal does not harm the setting of the Conservation Area or views into or out of the Conservation Area.
 - Demonstrate that the proposal does not adversely affect the settings of The Red House and Yard, Lower Road (Grade II Listed) or 'Our Lady of Sorrows' Church (locally listed) by virtue of design or impact on significant views.
 - Demonstrate that the proposal avoids or minimises harm through impact on non-designated archaeological remains in accordance with G4, noting that this site is close to the Area of High Archaeological Potential (2003 Local Plan).

B.1.4 SA4: Land at 'Orchard Walls', Beech Avenue

This area allocated for residential development is 0.37ha and consists of an area of residential land with one detached house and out buildings.

This site is within the 5 km to 7 km zone of the Thames Basin Heaths Special Protection Area (Ockham and Wisley Common SSSI), and Natural England have confirmed that developments of fewer than 50 homes in this zone would not require mitigation through Guildford Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy 2009 – 2016.

The development of this site will not have significant impacts on any other designated sites including SSSI.

The Neighbourhood Plan supports development of up to six homes on this site subject to:

1. Compliance with policies G2, H2 and R1 of this Neighbourhood Plan.
2. Design to be in keeping with the buildings in the nearby Conservation Area, including the Grade II listed buildings, and maintaining the shared red-brick boundary wall which runs along the boundary of the Conservation Area.
3. Demonstration that the setting of the Conservation Area, and the character and appearance of Beech Avenue and Beech Close, are preserved and enhanced by the development.

4. The landscaping and layout of any proposal should conserve, as far as possible, the Beech hedging along the boundary to preserve the character of the Beech Avenue area.

5. The main vehicular access is not onto Beech Avenue, to avoid worsening traffic problems along this busy narrow road.

B.1.5 SA5: Land at 'The Yard' Guildford Road

This area allocated for residential development is 0.04ha and consists of a window showroom and business.

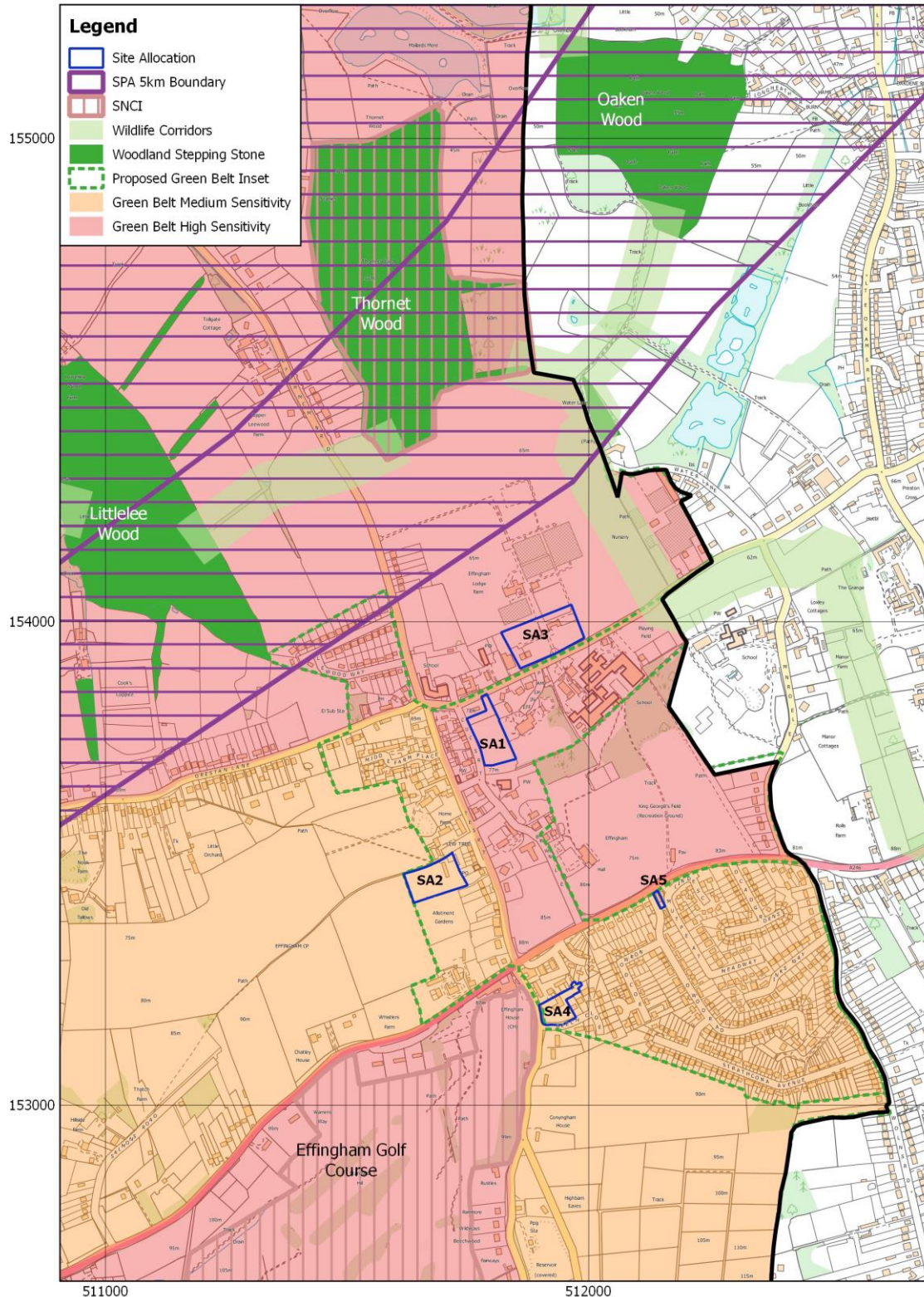
This site is within the 5 km to 7 km zone of the Thames Basin Heaths Special Protection Area (Ockham and Wisley Common SSSI), and Natural England have confirmed that developments of fewer than 50 homes in this zone would not require mitigation through Guildford Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy 2009 – 2016.

The development of this site will not have significant impacts on any other designated sites including SSSI.

The Neighbourhood Plan supports the development of up to five one-bedroom flats on this site, subject to:

1. Compliance with policies G2, H2 and R1 of this Neighbourhood Plan.
2. Retention of a shop/office as part of the scheme.

C Location of Development Sites in Relation to the Thames Basin Heaths SPA Zone of Influence



Scale 1:10,000
at A4

Fig. 11

**Effingham
Site Allocations**

Map based on data from Guildford Borough Council,
Natural England and Ordnance Survey © Crown
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Appendix 3: Consultation responses from Natural England, Historic England and the Environment Agency

Responses received during consultation on the draft SEA and HRA determination in March 2017

Natural England	We would agree that there is likely to be no significant effects with regards to European sites given the distances and the fact that all houses proposed are under 50 within the 5-7km zone and therefore no not require mitigation. Our comments also don't propose any changes that should alter the screening report so we are happy that the report hasn't been affected by changes after April 2016.
Environment Agency	We have reviewed the documents submitted with regards to our remit and agree with your determination that the changes made after April 2016 do not require an update to the screening report.
Historic England	I'm happy to confirm that, in our view the changes to the plan following the interim 'health check' examination would be unlikely to result in any change to the potential for likely significant environmental effects that are not otherwise assessed by other means and the reasons for decision making recorded clearly and transparently. As such, our view that SEA should not be required remains unchanged.

Responses received during consultation on the draft SEA and HRA screening report in June 2015 and the response from Natural England regarding the HRA screening report in February 2017

(See next page)

Dan Knowles

From: Lloyd Sweet, Robert <Robert.LloydSweet@HistoricEngland.org.uk>
Sent: 06 November 2015 19:13
To: Laura Thomas
Cc: Dan Knowles; effinghamvillageplan@gmail.com
Subject: RE: Effingham Neighbourhood Plan Strategic Environmental Assessment Screening

Dear Laura

Thank you for consulting Historic England on the screening opinion for Strategic Environmental Assessment of the Effingham Neighbourhood Plan. In considering the opinion we have born the following considerations in mind:

That the plan allocates a number of sites for housing development to provide c. 60 units in total; That several of these sites are located within the Effingham Conservation Area or in an area that is likely to contribute to its setting; That a total addition of 60 houses within a village conservation area or in its setting is not a small allocation and has the potential to have a significant impact on the significance and character of the area; That an historic village centre such as Effingham is also likely to be a focus for archaeological remains of, at least local importance; That the community have prepared a comprehensive parish design statement that forms an important element of the evidence base to the neighbourhood plan and gives particular consideration to the character and appearance of the conservation area; That the plan includes general development control policies to ensure the design of new development sustains the character of the conservation area, including implementing the guidance of the design statement; That the plan includes specific policies to protect key views and to ensure consideration is given to the conservation area and other heritage assets where relevant to individual site allocations; Although the allocated sites have not been subject to formal Strategic Environmental Assessment, a rigorous and transparent process of site selection, including consideration of relevant environmental factors (including the impact on the conservation area, heritage assets and archaeological remains) has been conducted.

We see Strategic Environmental Assessment as an important element of the planning process that should not involve the collection of more evidence than is required in any case to prepare a robustly evidence Neighbourhood Plan and that both ensures the plan is in conformity with other higher level planning documents and is internally consistent. This adds to the robustness of the planning process and avoids challenge to the plan, whilst it may also be of assistance in ensuring the plan meets the basic conditions. We note that the assessment of sites and the preparation of objectives for the plan has followed a process that is analogous to SEA. Nevertheless, we are satisfied that, given the information presented and the objectives and policies of the emerging plan we do not feel that undertaking Strategic Environmental Assessment should be a requirement for the further development of the plan.

Nevertheless, we would request that the Parish Council ensures that the plan and site allocations in particular have been prepared with regard to the need to avoid or minimise harm through impacts on non-designated archaeological remains recorded on the County Council's Historic Environment Record, for which we could not see evidence in the draft plan documents, and that consideration is given to the impact of site allocations on the special historic or architectural interest of the conservation area. We would recommend that the latter would be facilitated by the addition of a short statement of significance to the Village Design Statement to identify the special interest that merits the area's designation. The District Council may be able to help by providing records of any considerations recorded at the time of the area's designation or through the input of their experts' advice. To provide certainty that the plan is not open to challenge for having given sufficient regard to the desirability of conserving or enhancing the character or appearance of the conservation area we would recommend that the Village Design Statement is completed and adopted before the neighbourhood plan proceeds to submission consultation stage (Regulation 15). Notwithstanding the comments made through the examiner's health check we are supportive of Neighbourhood Plans that give weight to Village Design Statements that are recently and thoroughly prepared, particularly where these have been subjected to public consultation and approved by the Local Planning Authority. We would be happy to answer queries relating to Village Design Statements, assessment of impacts to archaeological remains, the assessment of significance of conservation areas or other matters where it can be of assistance to the Parish Council.

I hope these comments are of assistance to you and the Parish and District Councils.

Yours sincerely

Robert Lloyd-Sweet

Historic Places Advisor (South East England) Historic England Guildford Tel. [REDACTED]

Dan Knowles

From: Planning-Farnham <Planning-Farnham@environment-agency.gov.uk>
Sent: 09 November 2015 17:09
To: Laura Thomas
Subject: RE: Effingham Neighbourhood Plan Strategic Environmental Assessment Screening

Dear Laura,

Thank you for your recent email about the Effingham Neighbourhood Plan. We apologise for the delay in replying, in particular that we did not meet your deadline of Friday 6 November. However, we agree with your determination that the plan is unlikely to result in significant environmental effects.

Kind regards,

Judith Johnson
Sustainable Places team

Environment Agency - West Thames (Farnham)
Goldcrest House, Alice Holt Lodge, Farnham, Surrey. GU10 4LH

www.gov.uk/government/organisations/environment-agency
team email: planning-farnham@environment-agency.gov.uk

tel: [REDACTED]

[REDACTED]

Date: 06 July 2015
Our ref: 156350
Your ref:



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T 0300 060 3900

Dear Mr Knowles,

Planning consultation: Effingham Neighbourhood Plan Strategic Environmental Assessment (SEA) Pre Screening Report

Thank you for your consultation on the above Plan dated 05 June 2015 which was received by Natural England on 05 March 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The pre-screening document identifies relevant and appropriate legislation and has clearly set out the Council's reasoning and thoughts in reaching its conclusion that the Effingham Neighbourhood Plan does not require and SEA. In this instance and in respect of this plan document Natural England can agree with the Council's conclusion that an SEA is not required.

However, the draft plan could be strengthened further and therefore please see the following comments.

Under the scope of the Plan we are pleased to see reference to the Surrey Hills Area of Outstanding Natural Beauty (AONB) and we would recommend contact with their planning unit and reference to their Management Plan.

The vision to "protect and conserve" existing green infrastructure is passive and could be strengthened further by reference to enhance and create new green infrastructure and or links. This can be linked to later section of the document – Policies E5 Wildlife Corridors and Connectivity together with Policy E6 Landscaping of the Village. Both of these policies include potential to connect and link existing facilities and create new ones also.

Environmental Policies, especially E3 – Suitable Alternative Natural Greenspace (SANG) provision at Effingham Lodge Farm are to be welcomed and supported.

This provides clear links to the Thames Basin Heaths Avoidance Strategy, as referenced in the document and is to be welcomed.

The Parish borders Bookham Common Site of Special Scientific Interest (SSSI) at its north eastern boundary and this site should be referenced in the document, as well as the AONB.

For any queries relating to the specific advice in this letter only please contact David Hammond on [REDACTED]. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

David Hammond
Lead Advisor
Sustainable Development and Regulation
Thames Valley Team

Dan Knowles

From: Steel, Amy (NE) <Amy.Steel@naturalengland.org.uk>
Sent: 07 February 2017 12:28
To: Dan Knowles
Subject: RE: Effingham Neighbourhood Plan HRA screening [UNC]

Dear Dan,

I have now had the opportunity to discuss this with Sophie and Marc and I have also read through the attached SEA/ HRA screening.

From this I can confirm that Natural England concurs with the HRA screening and have no further comments to make.

I hope this helps, however if you have any further queries please get back in touch.

Kind Regards,

Amy Steel
Lead Adviser
Thames Team
Sustainable Development
Natural England
2nd Floor, Cromwell House
15 Andover Road
Winchester, SO23 7BT

<https://www.gov.uk/natural-england>

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

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