



**SURREY**

# **Surrey Hills Area of Outstanding Natural Beauty (AONB) Management Plan (2020-2025)**

## **Non-Technical Summary to the Environmental Report**

**Prepared with reference to the requirements  
of the Environmental Assessment of Plans &  
Programmes Regulations 2004**

**August 2019**



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## **Annex 1: Environmental Objectives**

The following is available as a separate document

*Environmental Report for the Surrey Hills AONB Management Plan (2020-2025)*

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# Part 1 Introduction & Background

## 1.A Purpose of the non-technical summary

- 1.1 This report provides a non-technical summary of the outcomes of the strategic environmental assessment (SEA) of the revised Surrey Hills Area Outstanding Natural Beauty (AONB) Management Plan for the period 2020-2025. The report provides an overview of the likely significant environmental impacts expected to arise from the implementation of the Plan. The assessment covered alternatives to the Plan in the form of the aims and policies of the current AONB Management Plan, which covers the period 2014-2019.
- 1.2 Full details of the assessments undertaken can be found in the main Environmental Report and its supporting Appendix. The AONB Management Plan has also been subject to Habitat Regulations Assessment, which is documented in a separate report.

## 1.B Assessment framework

- 1.3 The assessment examined the potential for the aims and policies set out in the Management Plan to give rise to significant impacts upon a number of different dimensions of the physical, natural and human environments (see Figure 1-1).

Figure 1-1: Environmental dimensions to be covered by the assessment

	Natural Environment	Landscape & Townscape	Historic Environment	Human Communities
<b>Atmosphere</b> Carbon emissions Pollutant emissions Noise & Light	Potential effects of changes to the atmosphere on habitats & species	Potential effects of changes to the atmosphere on landscape & townscape character & amenity	Potential effects of changes to the atmosphere on heritage assets & their settings	Potential effects of changes to the atmosphere on human communities
<b>Water</b> Changes in water quality Use of resources Development of areas subject to flooding	Potential effects of changes to the water environment on habitats & species	Potential effects of changes to the water environment on landscape & townscape character & amenity	Potential effects of changes to the water environment on heritage assets & their settings	Potential effects of changes to the water environment on human communities
<b>Land, Soil &amp; Materials</b> Use of land Use of resources Contamination Soil compaction	Potential effects of changes to land & soils on habitats & species	Potential effects of changes to land & soils on landscape & townscape character & amenity	Potential effects of changes to land & soils on heritage assets & their settings	Potential effects of changes to land & soils on human communities
<b>Physical Dimensions of the Environment</b>	<b>Natural &amp; Human Dimensions of the Environment</b>			

1.4 The relationship between the environmental dimensions covered by the assessment, and the issues listed in Annex I of the EU Directive on SEA (Schedule 2 of the Environmental Assessment of Plans & Programmes Regulations for England), is covered in Table 1-1. Details of the objectives defined for each environmental dimension are set out in Annex 1 to this non-technical summary.

**Table 1-1: Environmental dimensions v. SEA Directive requirements**

Environmental dimensions covered by the strategic environmental assessment	EU SEA Directive & UK SEA Regulations
<b>The Physical Dimensions of the Environment</b>	
<b>Atmosphere:</b> Discussion of the potential effects of the Management Plan on the atmosphere covers, air pollution, greenhouse gas emissions, and emissions of noise or light.	Air; Climatic factors; Population & human health
<b>Water Environment:</b> Discussion of the potential effects of the Management Plan on the water environment covers, surface water and groundwater quality, demand for water resources, and the management of flooding and flood risk.	Water; Climatic factors; Material assets
<b>Land, Soil &amp; Natural Resources:</b> Discussion of the potential effects of the Management Plan on land, soils & natural resources covers temporary and permanent changes in land use, changes to soil composition, structure and function, and demand for natural resources derived from the land.	Soil; Material assets
<b>The Natural &amp; Human Dimensions of the Environment</b>	
<b>Natural Environment:</b> Discussion of the potential effects of the Management Plan on the natural environment covers the scope for activities and development to give rise to changes to habitats and species, ecosystems and biodiversity.	Fauna, flora & biodiversity
<b>Landscape &amp; Townscape:</b> Discussion of the potential effects of the Management Plan on the landscape covers the scope for activities and development to give rise to changes to the character and integrity of landscapes and townscapes.	Landscape; Cultural heritage, including architectural & archaeological heritage; Material assets
<b>Historic Environment:</b> Discussion of the potential effects of the Management Plan on the historic environment covers the scope for activities and development to give rise to changes in the integrity of archaeological assets, of buildings, structures and features of historic significance, or of historic landscapes, and their contexts and settings.	Cultural heritage, including architectural & archaeological heritage; Material assets
<b>Human Communities:</b> Discussion of the potential effects of the Management Plan on human communities covers the scope for activities and development to result in changes that impact upon human communities in terms of their welfare, health and wellbeing, and their ability to access key services and facilities.	Population & human health; Material assets

1.5 For each environmental dimension Chapters 3 (Atmosphere) to 9 (Human Communities) of the main Environmental Report provide information about relevant legislation and policy, baseline conditions, future trends and key issues, and the impact pathways covered by the assessment.

## 1.C Assessment method

- 1.6 The assessment examined the extent to which each of the aims and policies set out in the revised Surrey Hills AONB Management Plan takes account of, or responds to, the objectives relevant to each dimension of the environment. Chapters 3 (Atmosphere) to 9 (Human Communities) of this report provide further information about each aspect of the environment, in terms of relevant legislation and policy, baseline conditions, future trends and key issues, and the impact pathways considered during the assessment.
- 1.7 In all cases the assessment takes into consideration the descriptions of baseline conditions set out in Chapters 3 to 9 of this report. The findings of that assessment are recorded in Appendix A to this report, with the following symbols used to indicate the likely impacts.
- 1.9 The assessment of the revised Surrey Hills AONB Management Plan draws on information derived from the following sources.
- Background information relating to the revised Surrey Hills AONB Management Plan, provided by the Surrey Hills AONB Office.
  - Digital sources of environmental information held by Surrey County Council.
  - Internet based resources including those held by the Environment Agency (for flood risk and water quality issues), and Natural England (for nature conservation issues), and on the Multi Agency Geographic Information for the Countryside (Magic) website (e.g. for designated heritage assets, national character areas, etc.).
- 1.8 The main difficulties encountered over the course of the assessment have been:
- 1.9.1 Limitations as to the amount of detail that is reasonably available about the types of development, schemes and initiatives that could be promoted or otherwise supported under the auspices of the Surrey Hills AONB Management Plan.
- 1.9.2 Variability in the level and depth of information that is available for each aspect of the environment covered by the assessment. For some topics, such as ecology, landscape and the water environment, the amount and quality of data that is readily accessible is of a high standard, whilst for others (e.g. noise, light pollution) good quality background and baseline information is less readily available.

## Part 2 The revised Surrey Hills AONB Management Plan (2020-2025)

### 2.A Vision & strategic aims of the revised Surrey Hills AONB Management Plan 2020-2025

- 2.1 The over-arching vision for the revised Surrey Hills AONB Management Plan for the period 2020 to 2025 is articulated in section 2.3 (p.15) of the draft document (see Box 2-1).

#### Box 2-1: Vision for the Revised Surrey Hills AONB Management Plan (2020-2025)

The Surrey Hills AONB is recognised as a national asset in which its natural & cultural resources are managed in an attractive landscape mosaic of farmland, woodland, heaths, downs & commons. It provides opportunities for business enterprise & for all to enjoy & appreciate its natural beauty for their health & well-being.

- 2.2 The vision for the revised Surrey Hills AONB Management Plan is supported by eight strategic aims (sections 2.4 to 2.11, pp.16-27 of the revised Management Plan), which cover the broad themes of land and woodland management and use, the natural environment, cultural heritage, access and wellbeing, and economic and community prosperity. A number of policies are articulated under each of the identified aims.

#### Box 2-2: Strategic Aims for the Revised Surrey Hills AONB Management Plan (2020-2025)

##### Aim 1: Agriculture plays a positive role in maintaining the outstanding & diverse character of the Surrey Hills

Policy F1: Farming as a viable & sustainable enterprise, within & adjacent to the AONB, will be supported through the development of initiatives consistent with good management of land, make a positive contribution to increasing biodiversity & conserving or enhancing landscape character.

Policy F2: The availability of advice & financial assistance through the Government's Environmental Land Management schemes will be designed to encourage sustainable land management practices alongside the maintenance & enhancement of traditional landscape features.

Policy F3: Farm diversification schemes will be supported where they help to maintain & enhance the special landscape character of the AONB & have a demonstrable, positive amenity impact, lead to an increase in biodiversity & contribute to the vitality of the Surrey Hills economy.

Policy F4: Development leading to a loss of farmland will normally be resisted unless there is an overriding public interest.

Policy F5: A wider understanding & awareness of agricultural practice will be promoted where this encourages & supports the creation & maintenance of the outstanding landscape character of the Surrey Hills.

**Aim 2: Woodlands, hedgerows & veteran trees are sustainably managed & linked to conserve & enhance the landscape, ecological, archaeological & recreational value of the wider Surrey Hills landscape**

Policy W1: Woodland owners & managers will be supported to manage all woodlands, hedgerows & veteran trees that contribute to the landscape character.

Policy W2: Markets for timber & other forest products will be identified, promoted & supported in order to generate incomes to help sustain appropriate woodland management.

Policy W3: The wider importance of trees & woodlands & the need for their management, including disease control & bio-security, will be promoted through the provision of advice, information on grant schemes & public awareness campaigns.

Policy W4: The benefits of removing inappropriate trees & secondary woodland, particularly for the restoration of heathland & chalk grassland, will be promoted to improve biodiversity & enable the reinstatement of views.

Policy W5: Opportunities will be taken to extend & link woodland / hedgerow habitats for landscape, nature conservation, recreation & educational purposes.

**Aim 3: The biodiversity & water resources of the Surrey Hills are conserved & enhanced**

Policy B1: Existing designated sites (SSSIs, SPAs & SACs) within the AONB will be conserved, enhanced & managed by partners with the support of Natural England, to ensure that all such sites are brought into or maintained in 'favourable' condition.

Policy B2: Important habitats, such as chalk grassland & heathland, will be managed & used in ways that conserve & enhance their nature conservation value.

Policy B3: Opportunities will be taken to restore, extend & link habitats for nature conservation, & educational purposes, with the creation of new habitats & corridors informed by landscape character to establish functional ecological networks with resilience to climate change.

Policy B4: The enhancement of biodiversity will be maximised through the targeting of advice & grants, & applicants for planning permission will be expected to deliver biodiversity gains as part of their proposals secured through planning conditions or legal agreements where appropriate.

Policy B5: Measures required to meet Water Framework Directive targets for the river catchments will be supported to conserve & enhance the ecological value of river landscapes, wetland habitats & water quality affecting the environmental quality & landscape of the Surrey Hills.

**Aim 4: The cultural heritage that defines the distinctive sense of place within the Surrey Hills is recorded, protected, managed & celebrated**

Policy HC1: A historic perspective of how the AONB landscape has evolved will be promoted, including its traditions, industries, buildings & settlement patterns.

Policy HC2: Heritage assets, including historic buildings, archaeological sites & historic parks & gardens, will be conserved, managed & recorded.

Policy HC3: Development proposals will have due regard to the locally distinctive character of rural settlements & the setting of historic buildings.

Policy HC4: The rich artistic traditions of the Surrey Hills will be promoted. New artistic interpretations of the landscape & its heritage will be commissioned with the involvement of local communities.

**Aim 5: The Surrey Hills will be enjoyed & cherished as an Area of Outstanding Natural Beauty for its own intrinsic qualities & in ways that contribute to people’s health & wellbeing**

Policy RT1: Visitors & facilities that enhance people’s health, enjoyment & understanding of the Surrey Hills will be encouraged, whilst conserving or enhancing the landscape character & biodiversity.

Policy RT2: Information will be made accessible for a diverse range of potential visitors in order to foster a greater understanding & enjoyment of the Surrey Hills AONB.

Policy RT3: Significant viewpoints & vistas will be identified, conserved & enhanced.

Policy RT4: The design & development of new visitor facilities, & the maintenance of existing facilities, will have regard to the needs of people of all abilities to access & enjoy the Surrey Hills landscape.

**Aim 6: New development enhances local character & the environmental quality of its nationally important setting**

Policy LU1: In balancing different considerations associated with determining planning applications & development plan land allocations, great weight will be attached to any adverse impact that a development proposal would have on the amenity, landscape & scenic beauty of the AONB & the need for its enhancement.

Policy LU2: Development will respect the special landscape character of the locality, giving particular attention to potential impacts on ridgelines, public views & tranquillity. The proposed use & colour of external building materials will be strictly controlled to harmonise within their related landscape & particularly to avoid buildings being incongruous. In remoter locations, with darker skies, development proposals causing light pollution will be resisted.

Policy LU3: Development proposals will be required to be of high quality design, respecting local distinctiveness & complementary in form, setting, & scale with their surroundings, & should take any opportunities to enhance their setting.

Policy LU4: Proposals that would assist in the continuation of direct agricultural & forestry businesses or benefit the social & economic well-being of residents, including small scale affordable housing, will be supported, providing they do not conflict with the aim of conserving & enhancing the beauty of the landscape.

Policy LU5: Proposals to redevelop or convert farm buildings that would render the associated farmed landscape unviable will be resisted

Policy LU6: Development that would spoil the setting of the AONB by harming public views into or from the AONB will be resisted.

**Aim 7: Transport measures reinforce the rural character of the area & provide for a range of safe & sustainable travel alternatives**

Policy TT1: Measures to ensure opportunities for all members of society to access the Surrey Hills will be supported.

Policy TT2: The impact of development proposals on the surrounding Surrey Hills road network, including any highway mitigation measures, will be given great weight when assessing the acceptability of the development.

Policy TT3: Design & enhancement of the rural road network will conserve & enhance the AONB to influence the behaviour of road users for public safety & enjoyment.

Policy TT4: Transport infrastructure & associated landscaping, including verge management, will respect & enhance the local landscape quality, character & biodiversity.

Policy TT5: Major transport infrastructure will have due regard to the AONB designation. Measures will need to be taken to integrate it into the Surrey Hills landscape.

### **Aim 8: The Surrey Hills is an attractive & sustainable place to live, work & invest**

Policy CE1: The Surrey Hills will be promoted as a destination for sustainable tourism & recreation.

Policy CE2: Initiatives that promote & market high quality Surrey Hills produce & services will be supported.

Policy CE3: The provision & retention of affordable housing for local people & key workers will be supported.

Policy CE4: Initiatives that result in affordable & reliable community transport & infrastructure for recreation, employment & access to local services will be supported.

Policy CE5: Opportunities to develop land management & conservation skills through vocational training, volunteer work & paid employment will be identified & actively promoted.

Policy CE6: Greater awareness of the Surrey Hills AONB will be supported to foster a pride of place that encourages community action to protect, enhance & enjoy its landscape.

## **2.B Other relevant plans & programmes**

2.3 The SEA Regulations require that environmental reports include an outline of the relationship of the proposed Plan to other relevant plans and programmes. The National Planning Policy Framework 2019.

2.4 The Surrey Hills AONB Management Plan will operate within the context of the Local Plans prepared and adopted by each of the five borough and district councils whose administrative areas coincide partly with the land covered by the AONB designation. Applications for planning permission submitted to the district and borough councils will need to address the requirements of relevant policies of the AONB Management Plan where the application site is located within or in proximity to the AONB. All five district and borough councils have adopted Local Plans, and the majority are currently engaged in the process of undertaking or commencing reviews of their adopted Plans.

2.5 The Surrey Hills AONB Management Plan will also operate within the context of the land use plans prepared and adopted by Surrey County Council in its capacity as the County Planning Authority. Those plans include the Surrey Minerals Plan (Core Strategy and Primary Aggregates Development Plan Documents, and Restoration Supplementary Planning Document), the Surrey Waste Plan, and the Aggregates Recycling Joint DPD. A revised waste plan, the Surrey Waste Local Plan, has been submitted for examination, which is due to take place in September 2019.

## Part 3 Summary of Assessment & Key Recommendations

### 3.A Introduction

- 3.1 The key findings of assessment for the revised version of the Surrey Hills AONB Management Plan (2020-2025) are summarised in Table 3.1 and discussed below. Recommendations have been made as to the steps that could be taken to address any adverse impacts.
- 3.2 The potential for adverse impacts is concentrated around those aspects of the Management Plan that would give rise to direct interventions in the landscape, in terms of changes in land management practices or changes to built development, including the re-use of existing buildings and structures and the creation of new ones. For built development and changes of land use the planning system would provide the principal means of addressing the potential for harm that might arise from a given scheme.
- 3.3 For land management practices and other activities that fall outside the remit of the planning system, any potential for harm would be addressed through best practice dissemination initiatives and schemes. The development and implementation of such schemes would be supported by many of the policies set out under those of the Management Plan's aims that are focused on the protection of the landscape, the natural environment and the historic environment.

### 3.B The Atmosphere

#### 3.B.1 Air Quality

- 3.4 In the absence of mitigation the Plan is assessed as having the potential to give rise to adverse impacts on air quality at the local level, as a consequence of the construction and operation of visitor facilities, new business premises, new housing, and the use of a variety of modes of transport by visitors to the AONB, by businesses located within the AONB, and by local communities. Changes in land management practices can also give rise to local impacts on air quality, such as emissions arising from the application of fertilisers or pesticides to land as a consequence of changes in cropping regimes.
- 3.5 Mechanisms to address the causes of poor air quality from built development and changes of land use have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The specific mitigation measures (e.g. filtrations systems, scrubber units, travel plans, etc.) that may be deployed to address the air quality impacts of a particular development are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority. For activities that do not fall within the control of the land use planning regime, such as changes in agricultural land use in terms of the crops

grown, mitigation could be achieved through the promotion of and provision of information and advice about low input and extensive approaches to farming.

3.6 The performance of the Plan, with reference to impacts on air quality, could be monitored and reported on, over the lifetime of the Plan, in terms of the following:

- Implementation of schemes / initiatives the primary aim of which is to improve air quality within the Surrey Hills AONB.

### **3.B.2 Climate Change**

3.7 In the absence of mitigation the Plan is assessed as having the potential to give rise to adverse impacts in respect of the issue of climate change, as a consequence of the construction and operation of visitor facilities, new business premises, new housing, and the use of a variety of modes of transport by visitors to the AONB, by businesses located within the AONB, and by local communities. Changes in land management practices can also give rise to impacts on the climate, such as emissions arising from changes in land cover (e.g. afforestation cf. deforestation, etc.) or changes in stocking densities.

3.8 Mechanisms to address the causes and consequences of climate change have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The specific mitigation measures (e.g. energy savings measures, electric vehicle fleets and charging points, etc.) that may be deployed to address the climate change impacts of a particular development are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority. For activities that do not fall within the control of the land use planning regime, such as changes in agricultural land use in terms of the crops grown or the numbers and type of stock reared, mitigation could be achieved through the promotion of and provision of information and advice about low carbon approaches to farming.

3.9 The performance of the Plan, with reference to climate change, could be monitored and reported on, over the lifetime of the Plan, in terms of the following:

- Implementation of schemes / initiatives the primary aim of which is to reduce carbon emissions from sectors, businesses, communities or households located within the Surrey Hills AONB.

### **3.B.3 Noise & Light**

3.10 In the absence of mitigation the Plan is assessed as having the potential to give rise to adverse impacts at the local level, as a consequence of the construction and operation of visitor facilities, new business premises, new housing, and the use of a variety of modes of transport by visitors to the AONB, by businesses located within the AONB, and by local communities.

- 3.11 Mechanisms to address issues of nuisance have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The specific mitigation measures (e.g. acoustic fencing, PIR controlled lighting, etc.) that may be deployed to address the nuisance impacts of a particular development are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority.
- 3.12 The performance of the Plan, with reference to nuisance, could be monitored and reported on, over the lifetime of the Plan, in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to reduce emissions of noise and/or light from sectors, businesses, communities or households located within the Surrey Hills AONB.

## **3.C The Water Environment**

### **3.C.1 Water Quality**

- 3.13 In the absence of mitigation the Plan is assessed as having the potential to give rise to adverse impacts on water quality at the local level, as a consequence of the construction and operation of visitor facilities, new business premises, and new housing within the AONB and of changes in land management practices. Opportunities for beneficial effects on water quality arise as a consequence of the third of the Plan's aims, which includes a policy (B5 in both the current and revised versions of the Plan) that is concerned with improving the condition and quality of rivers and wetlands within the AONB.
- 3.14 Mechanisms to address the causes of poor water quality associated with built development and changes of land use have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The specific mitigation measures (e.g. sustainable drainage systems, etc.) that may be deployed to address the water quality impacts of a particular development are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority and the Environment Agency (as appropriate). For activities that do not fall within the control of the planning regime, such as changes in land management practices, mitigation would primarily be achieved by promoting and providing access to information about approaches that could be adopted to protect the water environment (e.g. siltation management, control of diffuse pollution, etc.).
- 3.15 The performance of the Plan, with reference to impacts on water quality, could be monitored and reported on, over the lifetime of the Plan, in terms of the following indicators:
- Implementation of schemes / initiatives the primary aim of which is to improve the quality and condition of watercourses and water bodies located within the Surrey Hills AONB.

### **3.C.2 Water Resources**

- 3.16 In the absence of mitigation the Plan is assessed as having the potential to give rise to adverse impacts on water resources at the local level, as a consequence of the construction and operation of visitor facilities, new business premises, and new housing within the AONB and of changes in land management practices. There may be scope, depending on development design and operational / occupancy needs to make use of rainwater harvesting or greywater recovery techniques to meet some level of demand. However, implementation of the Plan is likely to result in development that makes a net contribution to demand for water resources within the AONB.
- 3.17 Mechanisms to address the demands that development can make of water resources have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The specific mitigation measures (e.g. rainwater/ greywater harvesting, water efficiency equipment, etc.) that may be deployed to address the demands for water resources made by a particular development are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority. For activities that do not fall within the control of the planning regime, such as changes in land management practices, mitigation would primarily be achieved by promoting and providing access to information about approaches that could be adopted to protect the water environment from the effects of high demand.
- 3.18 The performance of the Plan, with reference to demand for water resources, could be monitored and reported on, over the lifetime of the Plan, in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to improve the management of water resources by sectors, businesses, communities and households located within the Surrey Hills AONB.

### **3.C.3 Flood Risk**

- 3.19 The construction and operation of visitor facilities, business premises or housing could, depending on location, have impacts on existing levels of flood risk from fluvial and surface water sources. Changes in land management practice can also affect the way in which the land functions in terms of its ability to contribute to surface water attenuation and flow control.
- 3.20 Mechanisms to address changes in flood risk, in respect of waste related development, have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The control of flooding also falls within the remit of the Environment Agency and the Lead Local Flood Authority (Surrey County Council), who will advise the planning authorities on the acceptability of development schemes. The specific mitigation measures (e.g. attenuation ponds, swales, infiltration cells, etc.) that may be deployed to address the flooding impacts of a particular development are matters that are best attended to at the planning application

stage under the guidance of the relevant local planning authority, the Environment Agency or the LLFA (as appropriate). For activities that do not fall within the control of the planning regime, such as changes in land management practices, mitigation would primarily be achieved by promoting and providing access to information about approaches that could be adopted to enhance the flood alleviation potential of the land and to safeguard sensitive areas and assets from the adverse effects of flooding.

- 3.21 The performance of the Plan, with reference to flood risk management, could be monitored and reported on, over the lifetime of the Plan, in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to improve the management of and resilience to flood risk by sectors, businesses, communities and households located within the Surrey Hills AONB.

## **3.D Land, Soil & Natural Resources**

### **3.D.1 Use of the Land**

- 3.22 The Plan is assessed as having the potential to give rise to a combination of beneficial and adverse impacts with respect to the use of land at the local level, as a consequence of the construction and operation of new visitor facilities, business premises and housing, and as due to changes in land management practices in respect of natural habitats, woodlands and farmed land.
- 3.23 Mechanisms to address the impacts of the Plan on different types of land, including agricultural land, other undeveloped land, and previously developed land have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The specific approaches that may be deployed to address the impacts of a particular development on land type and availability are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority. For activities that do not fall within the control of the planning regime, such as changes in land management practices, mitigation would primarily be achieved by promoting and providing access to information about sustainable farming practices and appropriate habitat management.
- 3.24 The performance of the Plan with reference to impacts on land use could be monitored and reported on, over the lifetime of the Plan, in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to promote the re-use of previously developed land within the Surrey Hills AONB.
  - Implementation of schemes / initiatives the primary aim of which is to promote the appropriate management of undeveloped land within the Surrey Hills AONB.

### **3.D.2 Use of Natural Resources**

- 3.25 The Plan is assessed as having the potential to give rise to a combination of beneficial and adverse impacts with respect to the production and use of natural resources at the local level. Natural resource use would arise as a consequence of the construction and operation of new visitor facilities, business premises and housing, and the use of a variety of modes of transport by those travelling to and within the AONB. Land based industries located within the AONB contribute to the production of a range of natural resources, and changes to their operations and business practices could influence the availability of those resources and the regenerative capacity of renewable resources (e.g. woodlands, crops, livestock, etc.). All sectors and communities within the AONB will generate waste materials that will require appropriate management, including recycling, reuse and recovery where feasible.
- 3.26 Mechanisms to address the impacts of the Plan on natural resources, where demand arises as a consequence of built development or changes in land use, have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The specific approaches that may be deployed to address the impacts of a particular development on natural resources are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority. For activities that do not fall within the control of the planning regime, such as changes in land management practices, mitigation would primarily be achieved by promoting and providing access to information about sustainable resource and waste management.
- 3.27 The performance of the Plan, with reference to impacts on natural resources, could be monitored and reported on, over the lifetime of the Plan, in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to promote the appropriate management of natural resources and waste within the Surrey Hills AONB.

### **3.D.3 Protection of Soils**

- 3.28 The Plan is assessed as having the potential to give rise to a combination of beneficial and adverse impacts with respect to the management of soil resources at the local level. Soil structure and composition would be affected by the development of land for new visitor facilities, business premises and housing. Land based industries located within the AONB, including the farming sector, the woodland sector and the conservation sector, have a major influence on the management of soil resources.
- 3.29 Mechanisms to address the impacts of the Plan on soil resources as a consequence of built development or changes in land use have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The specific approaches that may be deployed to address the impacts of a particular development on soils are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority. For activities that do not fall within the control of the planning regime, such as changes in land

management practices, mitigation would primarily be achieved by promoting and providing access to information about sustainable soils management.

- 3.30 The performance of the Plan, with reference to the management of soils, could be monitored and reported on in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to promote the appropriate management of soil resources within the Surrey Hills AONB.

## **3.E The Natural Environment**

### **3.E.1 Biodiversity Assets & Designated Sites**

- 3.31 The Plan is assessed as having the potential to give rise to a combination of beneficial and adverse impacts with respect to designated biodiversity sites and assets. The main impacts of concern would be associated with increased recreational pressure on designated nature conservation sites, and the species that inhabit them, from additional visitors to the AONB, with potential for physical harm to vegetation and soils, increased fire risk, and risks of elevated levels of nutrient deposition. Changes in farming, forestry or other land management practices could also give rise to direct and indirect impacts on designated nature conservation sites and protected species.
- 3.32 Mechanisms to address the impacts of the Plan on the natural environment, where those would arise as a consequence of built development or changes in land use, have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The specific approaches that may be deployed to address the impacts of a particular development on designated sites and/or protected species are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority. For activities that do not fall within the control of the planning regime, such as changes in land management practices, mitigation would primarily be achieved by promoting and providing access to information about the appropriate management of land for nature conservation, to include guidance from the Surrey Wildlife Trust and Natural England as relevant.
- 3.33 The performance of the Plan, with reference to impacts on designated nature conservation sites and protected species, could be monitored and reported on, over the lifetime of the Plan, in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to promote the appropriate management of the natural environment, including designated sites and protected species, within the Surrey Hills AONB.
  - Implementation of schemes / initiatives the primary aim of which is to monitor and report on the extent and condition of sites of national importance (SSSIs and NNRs) situated within or adjoining the AONB.

### **3.E.2 Ecological Networks**

- 3.34 The Plan is assessed as having the potential to give rise to a combination of beneficial and adverse impacts with respect to ecological networks at the local level. The main impacts of concern would be associated with increased recreational pressure on sensitive habitats, and the species that inhabit them, from additional visitors to the AONB, with potential for physical harm to vegetation and soils, increased fire risk, and risks of elevated levels of nutrient deposition. Changes in farming, forestry or other land management practices could also give rise to direct and indirect impacts on sensitive habitats and their dependent species.
- 3.35 Mechanisms to address the impacts of the Plan on the natural environment, where those would arise as a consequence of built development or changes in land use, have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The specific approaches that may be deployed to address the impacts of a particular development on sensitive habitats and species are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority. For activities that do not fall within the control of the planning regime, such as changes in land management practices, mitigation would primarily be achieved by promoting and providing access to information about the appropriate management of land for nature conservation, to include guidance from the Surrey Wildlife Trust and Natural England as relevant.
- 3.36 The performance of the Plan, with reference to impacts on sensitive ecological networks and their components, could be monitored and reported on, over the lifetime of the Plan, in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to promote the appropriate management of the natural environment, including key habitats and species, within the Surrey Hills AONB.
  - Implementation of schemes / initiatives the primary aim of which is to monitor and report on the extent and condition of key habitats and species found within or adjoining the AONB.

### **3.E.3 Biodiversity Net Gain**

- 3.37 The Plan is assessed as having the potential to give rise to opportunities for biodiversity net gain, although elements of the Plan could also place biodiversity assets at risk. Changes in farming, forestry or other land management practices could also give rise to direct and indirect impacts on biodiversity assets, and could present opportunities for net gain in the extent and resilience of biodiversity within the AONB. In terms of risks to biodiversity, the main impacts of concern would be from the management of woodland, which lies out-with the control of the land use planning system and the guidance on biodiversity net gain set out in national policy.

- 3.38 Mechanisms to seek biodiversity net gain, where schemes would fall under the control of the land use planning regime, have been embedded into the various Local Plans that apply across the Surrey Hills AONB area. The specific approaches that may be deployed to deliver biodiversity net gain and to avoid net loss are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority. For activities that do not fall within the control of the planning regime, such as changes in land management practices, mitigation would primarily be achieved by promoting and providing access to information about the appropriate management of land for biodiversity net gain, to include guidance from the Surrey Wildlife Trust and Natural England as relevant.
- 3.39 The performance of the Plan, with reference to impacts on biodiversity assets, could be monitored and reported on, over the lifetime of the Plan, in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to promote the delivery of biodiversity net gain across all sectors and activities within the Surrey Hills AONB.
  - Implementation of schemes / initiatives the primary aim of which is to monitor and report on the extent and condition of biodiversity assets within or adjoining the AONB.

#### **3.E.4 Geological Conservation**

- 3.40 The Plan is assessed as having the potential to give rise to beneficial effects with reference to the safeguarding and management of earth heritage assets and interests across the AONB. The protection of geological interest would mainly be achieved by means of the Plan aims and policies that are concerned with the protection of the landscape, cultural heritage and the natural environment.
- 3.41 The Plan is not expected to give rise to adverse impacts in respect of earth heritage assets and therefore mitigation is not required. The capacity of the Plan to deliver protection of earth heritage assets could be enhanced by the addition of a specific reference to such assets within one or more of the policies of the Plan.
- 3.42 The performance of the Plan, with reference to impacts on earth heritage, could be monitored and reported on, over the lifetime of the Plan, in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to promote the appropriate management of earth heritage assets, including designated sites, within the Surrey Hills AONB.
  - Implementation of schemes / initiatives the primary aim of which is to monitor and report on the extent and condition of earth heritage sites of national importance (geological SSSIs) situated within or adjoining the AONB.

## **3.F Landscape & Townscape**

### **3.F.1 Landscape Character**

- 3.43 The Plan is assessed as having the potential to give rise to a combination of beneficial and adverse impacts with respect to landscape character. Changes in the character of the land would arise as a consequence of the construction and operation of new visitor facilities, business premises and housing. The land based industries, including the farming, forestry and conservation sectors, contribute to the management of substantial parts of the AONB, with potential for beneficial and harmful effects.
- 3.44 Mechanisms to address the impacts of the Plan on landscape character, where impacts could arise as a consequence of built development or changes in land use, have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The specific approaches that may be deployed to address the impacts of a particular development on landscape character are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority. For activities that do not fall within the control of the planning regime, such as changes in land management practices, mitigation would primarily be achieved by promoting and providing access to information about appropriate landscape management within the context of an AONB.
- 3.45 The performance of the Plan, with reference to impacts on landscape character, could be monitored and reported on, over the lifetime of the Plan, in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to promote the appropriate management of landscape character within the Surrey Hills AONB.
  - Implementation of schemes / initiatives the primary aim of which is to monitor and report on the condition of landscape character areas within or adjoining the AONB.

### **3.F.2 Townscape Character**

- 3.46 The Plan is assessed as having the potential to give rise to a combination of beneficial and adverse impacts with respect to townscape character. Changes in the character of the settlements situated within the AONB could arise as a consequence of the construction and operation of new visitor facilities, business premises and housing. The land based industries, including the farming, forestry and conservation sectors, contribute to the management of substantial parts of the AONB, with potential for beneficial and harmful effects on the context and setting of established settlements.
- 3.47 Mechanisms to address the impacts of the Plan on townscape character, where impacts could arise as a consequence of built development or changes in land use, have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The specific approaches

that may be deployed to address the impacts of a particular development on townscape character are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority. For activities that do not fall within the control of the planning regime, such as changes in land management practices, mitigation would primarily be achieved by promoting and providing access to information about appropriate townscape management within the context of an AONB.

3.48 The performance of the Plan, with reference to impacts on townscape character, could be monitored and reported on, over the lifetime of the Plan, in terms of the following:

- Implementation of schemes / initiatives the primary aim of which is to promote the appropriate management of townscape character within the Surrey Hills AONB.
- Implementation of schemes / initiatives the primary aim of which is to monitor and report on the condition of townscape character areas within or adjoining the AONB.

### **3.F.3 Visual Amenity**

3.49 The Plan is assessed as having the potential to give rise to a combination of beneficial and adverse impacts with respect to visual character and amenity. Changes in the visual appearance of the land or settlements would arise as a consequence of the construction and operation of new visitor facilities, business premises and housing. The land based industries, including the farming, forestry and conservation sectors, contribute to the management of substantial parts of the AONB, with potential for beneficial and harmful effects on visual character and amenity.

3.50 Mechanisms to address the impacts of the Plan on visual character and amenity, where impacts could arise as a consequence of built development or changes in land use, have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The specific approaches that may be deployed to address the impacts of a particular development on visual character and amenity are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority. For activities that do not fall within the control of the planning regime, such as changes in land management practices, mitigation would primarily be achieved by promoting and providing access to information about appropriate landscape and townscape management, including the design and character of buildings and structures, within the context of an AONB.

3.51 The performance of the Plan, with reference to impacts on landscape character, could be monitored and reported on, over the lifetime of the Plan, in terms of the following:

- Implementation of schemes / initiatives the primary aim of which is to promote the appropriate management of landscape and townscape character, including the design and character of buildings and structures, within the Surrey Hills AONB.

## **3.G The Historic Environment**

### **3.G.1 Archaeological Assets**

- 3.52 The Plan is assessed as having the potential to give rise to a combination of beneficial and adverse impacts with respect to the protection or enhancement of archaeological assets. The construction and operation of new visitor facilities, business premises and housing, and the promotion of the AONB as a visitor destination could give rise to harmful effects on known and as yet undiscovered archaeological assets. Many known archaeological assets are situated in agricultural land, woodland or the wider countryside, and are therefore sensitive to changes in land management practices.
- 3.53 Mechanisms to address the impacts of the Plan on archaeological assets, where impacts could arise as a consequence of built development or changes in land use, have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The specific approaches that may be deployed to address the impacts of a particular development on known or as yet undiscovered archaeology are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority. For activities that do not fall within the control of the planning regime, such as changes in land management practices, mitigation would primarily be achieved by promoting and providing access to information about archaeological safeguarding and asset management.
- 3.54 The performance of the Plan with reference to impacts on archaeological assets could be monitored and reported on over the lifetime of the Plan in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to promote the appropriate management of archaeological assets within the Surrey Hills AONB.
  - Implementation of schemes / initiatives the primary aim of which is to monitor and report on the condition of archaeological assets within or adjoining the AONB.

### **3.G.2 Built Heritage**

- 3.55 The Plan is assessed as having the potential to give rise to a combination of beneficial and adverse impacts with respect to built heritage assets. Changes in the condition, character and setting of built heritage assets situated within the AONB could arise as a consequence of the construction and operation of new visitor facilities, business premises and housing. The land based industries, including the farming, forestry and conservation sectors, contribute to the management of substantial parts of the AONB, with potential for beneficial and harmful effects on the context and setting of built heritage assets.
- 3.56 Mechanisms to address the impacts of the Plan on built heritage assets, where impacts could arise as a consequence of built development or changes in land use, have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development

would fall within the control of the planning regime. The specific approaches that may be deployed to address the impacts of a particular development on the condition, character and setting of built heritage assets are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority. For activities that do not fall within the control of the planning regime, such as changes in land management practices, mitigation would primarily be achieved by promoting and providing access to information about the appropriate management of built heritage assets and their contexts and settings.

3.57 The performance of the Plan, with reference to impacts on built heritage assets could be monitored and reported on over the lifetime of the Plan in terms of the following:

- Implementation of schemes / initiatives the primary aim of which is to promote the appropriate management of built heritage assets within the Surrey Hills AONB.
- Implementation of schemes / initiatives the primary aim of which is to monitor and report on the condition of built heritage assets within or adjoining the AONB.

### **3.G.3 Historic Landscape**

3.58 The Plan is assessed as having the potential to give rise to a combination of beneficial and adverse impacts with respect to the condition and character of historic landscapes. Changes in the character and the context and setting of historic landscape assets could arise as a consequence of the construction and operation of new visitor facilities, business premises and housing. The land based industries, including the farming, forestry and conservation sectors, contribute to the management of substantial parts of the AONB, with potential for beneficial and harmful effects on landscape character and the context and setting of historic landscape assets.

3.59 Mechanisms to address the impacts of the Plan on historic landscapes, where impacts could arise as a consequence of built development or changes in land use, have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The specific approaches that may be deployed to address the impacts of a particular development on historic landscapes are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority. For activities that do not fall within the control of the planning regime, such as changes in land management practices, mitigation would primarily be achieved by promoting and providing access to information about appropriate historic landscape management within the context of an AONB.

3.60 The performance of the Plan, with reference to impacts on landscape character, could be monitored and reported on, over the lifetime of the Plan, in terms of the following:

- Implementation of schemes / initiatives the primary aim of which is to promote the appropriate management of historic landscape character and assets within the Surrey Hills AONB.

- Implementation of schemes / initiatives the primary aim of which is to monitor and report on the condition of historic landscape character areas and historic landscape assets within or adjoining the AONB.

## **3.H Human Communities**

### **3.H.1 Access to the AONB**

- 3.61 The Plan is assessed as having the potential to give rise to beneficial impacts with respect to the provision of new and improved access to the AONB for visitors and residents.
- 3.62 No mitigation is required as the primary impacts of the Plan would be beneficial.
- 3.63 The performance of the Plan with reference to the improvement of access to the AONB could be monitored and reported on over the lifetime of the Plan in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to deliver improved or extended physical access to the Surrey Hills AONB.

### **3.H.2 Tranquillity**

- 3.64 The Plan is assessed as having the potential to give rise to a combination of beneficial and adverse impacts on tranquillity within the AONB. The construction and operation of new visitor facilities, business premises and housing, the use of a variety of modes of transport by those travelling to and within the AONB, and increased numbers of visitors could compromise tranquillity, particularly if interest is focused in key areas of the AONB.
- 3.65 Mechanisms to address the impacts of the Plan on tranquillity, where effects would arise as a consequence of built development or changes in land use, have been embedded into the various Local Plans that apply across the Surrey Hills AONB area, where development would fall within the control of the planning regime. The specific approaches that may be deployed to address the impacts of a particular development on tranquillity are matters that are best attended to at the planning application stage under the guidance of the relevant local planning authority. For activities that do not fall within the control of the planning regime, such as changes in land management practices, mitigation would primarily be achieved by promoting and providing access to information about approaches that would help to safeguard or enhance tranquillity.
- 3.66 The performance of the Plan, with reference to impacts on natural resources, could be monitored and reported on, over the lifetime of the Plan, in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to promote improvement in the levels of tranquillity encountered within the Surrey Hills AONB.

### **3.H.3 Access to the Affordable Housing**

- 3.67 The Plan is assessed as having the potential to give rise to a combination of beneficial and adverse impacts with respect to the provision of affordable housing within the AONB. The need for development to demonstrate that there would be no significant impact on the highway network may affect the deliverability of affordable housing schemes.
- 3.68 Mechanisms to address the impacts of new development on local road networks have been embedded into the various Local Plans that apply across the Surrey Hills AONB area. To enable the delivery of affordable housing within the AONB it may be necessary for the AONB Board and partners to implement schemes to improve physical access and connectivity across the AONB.
- 3.69 The performance of the Plan, with reference to impacts on affordable housing delivery, could be monitored and reported on, over the lifetime of the Plan, in terms of the following:
- Number of affordable homes delivered on land situated within the Surrey Hills AONB.

### **3.H.4 Promotion or compatible economic activity**

- 3.70 The Plan is assessed as having the potential to give rise to a combination of beneficial and adverse impacts with respect to the promotion of new economic development at the local level. Opportunities for business diversification and expansion that could be broadly compatible with the character of the AONB are likely to arise in the agricultural, forestry and tourism and leisure sectors. The need for development to demonstrate that there would be no significant impact on the highway network may affect the feasibility of new or expanded business activity within the AONB.
- 3.71 Mechanisms to address the impacts of new development on local road networks have been embedded into the various Local Plans that apply across the Surrey Hills AONB area. To enable the development of new businesses and expansion of existing businesses within the AONB it may be necessary for the AONB Board and partners to implement schemes to improve physical access and connectivity across the AONB.
- 3.72 The performance of the Plan with reference to impacts on natural resources, could be monitored and reported on over the lifetime of the Plan in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to promote the further development of businesses in sectors classed as compatible with the Surrey Hills AONB designation.

### **3.H.5 Access to the Employment & Education**

- 3.73 The Plan is assessed as having the potential to give rise to beneficial impacts with respect to the provision of new and improved access to education and employment opportunities across the AONB.

- 3.74 No mitigation is required as the primary impacts of the Plan would be beneficial.
- 3.75 The performance of the Plan with reference to the improvement of access to employment and education across the AONB could be monitored and reported on over the lifetime of the Plan in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to provide improved access to employment or education opportunities across the AONB

### **3.H.6 Access to the Services & Facilities**

- 3.76 The Plan is assessed as having the potential to give rise to beneficial impacts with respect to the provision of new and improved access to services and facilities across the AONB for visitors and residents.
- 3.77 No mitigation is required as the primary impacts of the Plan would be beneficial.
- 3.78 The performance of the Plan with reference to the improvement of access to services and facilities across the AONB could be monitored and reported on over the lifetime of the Plan in terms of the following:
- Implementation of schemes / initiatives the primary aim of which is to deliver improved access to services and facilities across the Surrey Hills AONB.

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**Table 3-1: Summary of the assessment findings**

Assessment Objectives	Surrey Hills AONB Management Plan Aims							
	Aim 1 – Agriculture	Aim 2 - Woodlands	Aim 3 – Biodiversity & Water Resources	Aim 4 – Cultural Heritage	Aim 5 – Recreation, Health & Wellbeing	Aim 6 – Planning	Aim 7 – Traffic & Transport	Aim 8 – Economy, Tourism & Community Development
<b>The Atmosphere</b>								
ATM1: Air Quality	F1, F2, F3 & F5 ✗ ✓	No impacts □	No impacts □	No impacts □	RT1 ✗	No impacts □	No impacts □	CE1, CE2, CE3 & CE4 ✗
ATM2: Climate Change	F1, F2, F3 & F5 ✗ ✓	W1 & W5 ✓	B3 ✓	No impacts □	RT1 ✗ ✓	No impacts □	No impacts □	CE1, CE2, CE3, CE4 & CE5 ✗ ✓
ATM3: Noise & Light	F3 ✗	No impacts □	No impacts □	No impacts □	RT1 ✗	LU2 ✓	TT4 ✓	CE1, CE2 & CE3 ✗
<b>The Water Environment</b>								
WE1: Water Quality	F1, F2, F3 & F5 ✗ ✓	No impacts □	B5 ✓	No impacts □	RT1 ✗	No impacts □	No impacts □	CE2, CE3 & CE5 ✗ ✓
WE2: Water Resources	F1, F2, F3 & F5 ✗ ✓	No impacts □	No impacts □	No impacts □	RT1 ✗	No impacts □	No impacts □	CE2, CE3 & CE5 ✗ ✓
WE3: Flooding	F1, F2 & F5 ✗ ✓	No impacts □	No impacts □	No impacts □	RT1 ✗	No impacts □	No impacts □	CE3 ✗
<b>Land, Soils &amp; Natural Resources</b>								
LSNR1: Land Use	F1, F2, F3, F4 & F5 ✗ ✓	W1, W4 & W5 ✓	B1 & B2 ✓	HC1 & HC3 ✓	RT1 ✗ ✓	LU4 ✓	TT5 ✓	CE2, CE3 & CE5 ✗ ✓
LSNR2: Natural Resources	F1, F2, F3 & F5 ✗ ✓	W1, W2, W4 & W5 ✗ ✓	B1, B2 & B3 ✓	HC2 ✓	RT1 ✗ ✓	No impacts □	No impacts □	CE2, CE3 & CE5 ✗ ✓
LSNR3: Soils	F1, F2, F3 & F5 ✗ ✓	W1, W2, W4 & W5 ✗ ✓	B1, B2 & B3 ✓	No impacts □	RT1 ✓	No impacts □	TT5 ✓	CE5 ✓
<b>The Natural Environment</b>								
NE1: Biodiversity Assets & Designated Sites	F1, F2, F3 & F5 ✗ ✓	W1, W2, W3, W4 & W5 ✗ ✓	B1 ✓	No impacts □	RT1 ✗ ✓	No impacts □	TT4 ✓	CE1, CE2, CE3, CE4 & CE5 ✗ ✓
NE2: Ecological Networks	F1, F2, F3 & F5 ✗ ✓	W1, W2, W3, W4 & W5 ✗ ✓	B1, B2 & B3 ✓	No impacts □	RT1 ✗ ✓	No impacts □	TT4 ✓	CE1, CE2, CE3, CE4 & CE5 ✗ ✓
NE3: Biodiversity Net Gain	F1, F2, F3 & F5 ✓	W1, W2, W3, W4 & W5 ✗ ✓	B3 & B4 ✓	No impacts □	RT1 ✓	No impacts □	TT4 ✓	CE3 ✓
NE4: Geological Conservation	F1, F2 & F5 ✓	No impacts □	B1 ✓	No impacts □	RT1 ✓	No impacts □	No impacts □	CE5 ✓

**Table 3-1: Summary of the assessment findings**

Assessment Objectives	Surrey Hills AONB Management Plan Aims								
	Aim 1 – Agriculture	Aim 2 - Woodlands	Aim 3 – Biodiversity & Water Resources	Aim 4 – Cultural Heritage	Aim 5 – Recreation, Health & Wellbeing	Aim 6 – Planning	Aim 7 – Traffic & Transport	Aim 8 – Economy, Tourism & Community Development	
<b>Landscape &amp; Townscape</b>									
LT1: Landscape Character	F1, F2, F3 & F5 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	W1, W2, W4 & W5 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	B1, B2 & B3 <input checked="" type="checkbox"/>	HC2 & HC3 <input checked="" type="checkbox"/>	RT1 & RT3 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	LU1, LU2 & LU4 <input checked="" type="checkbox"/>	TT4 <input checked="" type="checkbox"/>	CE1, CE2, CE3 & CE5 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
LT2: Townscape Character	No impacts <input type="checkbox"/>	No impacts <input type="checkbox"/>	No impacts <input type="checkbox"/>	HC2 & HC3 <input checked="" type="checkbox"/>	RT1 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	LU2 & LU3 <input checked="" type="checkbox"/>	TT4 <input checked="" type="checkbox"/>	CE1, CE2 & CE3 <input checked="" type="checkbox"/>	
LT3: Visual Character	F1, F2, F3 & F5 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	W1, W2, W4 & W5 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	B1, B2 & B3 <input checked="" type="checkbox"/>	HC2 & HC3 <input checked="" type="checkbox"/>	RT1 & RT3 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	LU1, LU2 & LU6 <input checked="" type="checkbox"/>	TT4 <input checked="" type="checkbox"/>	CE1, CE2, CE3 & CE5 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>The Historic Environment</b>									
HE1: Archaeological Assets	F1, F2, F3 & F5 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	W1 & W2 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	No impacts <input type="checkbox"/>	HC2 & HC3 <input checked="" type="checkbox"/>	RT1 & RT3 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	No impacts <input type="checkbox"/>	No impacts <input type="checkbox"/>	CE1, CE2, CE3 & CE5 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
HE2: Built Heritage	F3 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	No impacts <input type="checkbox"/>	No impacts <input type="checkbox"/>	HC2 & HC3 <input checked="" type="checkbox"/>	RT1 & RT3 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	LU2 & LU3 <input checked="" type="checkbox"/>	TT4 <input checked="" type="checkbox"/>	CE1, CE2, CE3 & CE5 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
HE3: Historic Landscape	F1, F2, F3 & F5 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	W1, W2, W4 & W5 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	B1, B2 & B3 <input checked="" type="checkbox"/>	HC2 & HC3 <input checked="" type="checkbox"/>	RT1 & RT3 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	LU1, LU2, LU4 & LU6 <input checked="" type="checkbox"/>	TT4 <input checked="" type="checkbox"/>	CE1, CE2, CE3 & CE5 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>Human Communities</b>									
HC1: Access to the AONB	F3 <input checked="" type="checkbox"/>	W5 <input checked="" type="checkbox"/>	B3 <input checked="" type="checkbox"/>	No impacts <input type="checkbox"/>	RT1 <input checked="" type="checkbox"/>	No impacts <input type="checkbox"/>	TT1 <input checked="" type="checkbox"/>	CE1 <input checked="" type="checkbox"/>	
HC2: Tranquillity	F3 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	No impacts <input type="checkbox"/>	No impacts <input type="checkbox"/>	No impacts <input type="checkbox"/>	RT1 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	LU2 <input checked="" type="checkbox"/>	TT4 <input checked="" type="checkbox"/>	CE1, CE2 & CE3 <input checked="" type="checkbox"/>	
HC3: Affordable Housing	No impacts <input type="checkbox"/>	No impacts <input type="checkbox"/>	No impacts <input type="checkbox"/>	No impacts <input type="checkbox"/>	No impacts <input type="checkbox"/>	LU4 <input checked="" type="checkbox"/>	TT2 <input checked="" type="checkbox"/>	CE3 <input checked="" type="checkbox"/>	
HC4: Compatible Economy	F1, F2, F3 & F5 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	W2 <input checked="" type="checkbox"/>	No impacts <input type="checkbox"/>	HC4 <input checked="" type="checkbox"/>	RT1 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	LU4 <input checked="" type="checkbox"/>	TT2 <input checked="" type="checkbox"/>	CE1 & CE2 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
HC5: Access to Employment & Education	F3 <input checked="" type="checkbox"/>	W5 <input checked="" type="checkbox"/>	B3 <input checked="" type="checkbox"/>	No impacts <input type="checkbox"/>	No impacts <input type="checkbox"/>	LU4 <input checked="" type="checkbox"/>	TT1 <input checked="" type="checkbox"/>	CE4 & CE5 <input checked="" type="checkbox"/>	
HC6: Access to Services & Facilities	F3 <input checked="" type="checkbox"/>	No impacts <input type="checkbox"/>	No impacts <input type="checkbox"/>	No impacts <input type="checkbox"/>	RT1, RT2 & RT4 <input checked="" type="checkbox"/>	LU4 <input checked="" type="checkbox"/>	TT1 <input checked="" type="checkbox"/>	CE4 <input checked="" type="checkbox"/>	

**Key:**

Adverse



Beneficial



Adverse & Beneficial



No impact



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## Annex 1: Environmental Objectives

2019 Environmental Objective	Relevant objectives from the 2008/09 SEA of the Surrey Hills AONB Management Plan
<b>Atmosphere: Air Quality; Climate Change; Tranquillity &amp; Disturbance</b>	
<p>To promote activities &amp; initiatives, including forms of development &amp; land use &amp;/or management, which:</p> <p>Protect &amp;/or improve air quality. (Objective ATM1)</p> <p>Reduce greenhouse gas emissions &amp; reduce reliance on carbon based energy sources. (Objective ATM2)</p> <p>Safeguard communities &amp; other sensitive receptors from emissions of noise &amp; light. (Objective ATM3)</p>	<p>Objective 5 – Encourage the sustainable use of resources &amp; maintain environmental standards</p> <p>Objective 6 – Address the causes &amp; consequences of climate change</p> <p>Objective 4 – Ensure noise &amp; light pollution are reduced</p>
<b>Water Environment: Water Quality; Water Resources; Flood Risk</b>	
<p>To promote activities &amp; initiatives, including forms of development &amp; land use &amp;/or management, which:</p> <p>Safeguard &amp;/or enhance the quality of the water environment. (Objective WE1)</p> <p>Safeguard the extent &amp; availability of water resources. (Objective WE2)</p> <p>Safeguard communities &amp; the environment from future flood risk. (Objective WE3)</p>	<p>Objective 5 – Encourage the sustainable use of resources &amp; maintain environmental standards</p> <p>Objective 6 – Address the causes &amp; consequences of climate change</p>
<b>Land, Soils &amp; Natural Resources: Land Use; Natural Resources Use; Soil Management</b>	
<p>To promote activities &amp; initiatives, including forms of development &amp; land use &amp;/or management, which:</p> <p>Protect &amp;/or enhance undeveloped land, safeguard agricultural land, &amp; promote the use of previously developed land for built development. (Objective LSNR1)</p> <p>Minimise demand for non-renewable natural resources, &amp; maximise the use of materials derived from wastes or renewable resources. (Objective LSNR2)</p> <p>Ensure that soil resources are managed to achieve optimal structure, composition &amp; viability. (Objective LSNR3)</p>	<p>Objective 5 – Encourage the sustainable use of resources &amp; maintain environmental standards</p>
<b>Natural Environment: Ecological Networks; Geological Conservation</b>	
<p>To promote activities &amp; initiatives, including forms of development &amp; land use &amp;/or management, which:</p> <p>Safeguard &amp; enable appropriate management of irreplaceable biodiversity assets &amp;/or designated sites. (Objective NE1)</p> <p>Support, or where feasible enhance, the integrity &amp; resilience of ecological networks. (Objective NE2)</p> <p>Avoid biodiversity losses or deliver biodiversity net gain. (Objective NE3)</p> <p>Safeguard &amp;/or enable the appropriate management of geological conservation interests. (Objective NE4)</p>	<p>Objective 1 – Conserve &amp; enhance habitats &amp; species within the Plan area</p>

2019 Environmental Objective	Relevant objectives from the 2008/09 SEA of the Surrey Hills AONB Management Plan
<b>Landscape &amp; Townscape: Landscape Character; Townscape Character; Visual Amenity</b>	
<p>To promote activities &amp; initiatives, including forms of development &amp; land use &amp;/or management, which:</p> <p>Protect designated &amp; sensitive landscape character, &amp;/or enhance degraded landscapes. (Objective LT1)</p> <p>Protect designated &amp; sensitive townscape character, &amp;/or enhance degraded townscapes. (Objective LT2)</p> <p>Protect &amp;/or enhance visual amenity, including key views within the AONB. (Objective LT3)</p>	<p>Objective 7 – Conserve &amp; enhance the landscape</p> <p>Objective 8 – Conserve &amp; enhance the quality &amp; character of individual settlements</p>
<b>Historic Environment: Archaeological Assets; Built Heritage; Historic Landscapes</b>	
<p>To promote activities &amp; initiatives, including forms of development &amp; land use &amp;/or management, which:</p> <p>Protect &amp;/or enhance archaeological assets including contexts &amp; settings. (Objective HE1)</p> <p>Protect &amp;/or enhance built heritage assets including contexts &amp; settings. (Objective HE2)</p> <p>Protect &amp;/or enhance historic landscape assets including contexts &amp; settings. (Objective HE3)</p>	<p>Objective 7 – Conserve &amp; enhance the landscape</p> <p>Objective 8 – Conserve &amp; enhance the quality &amp; character of individual settlements</p>
<b>Human Communities: Health &amp; Wellbeing; Housing &amp; Economy; Access to Opportunities &amp; Services</b>	
<p>To promote activities &amp; initiatives, including forms of development &amp; land use &amp;/or management, which:</p> <p>Improve access to, &amp; throughout the AONB for all sectors of the community. (Objective HC1)</p> <p>Protect or improve tranquillity within the AONB. (Objective HC2)</p> <p>Enable access to good quality affordable housing for all sectors of the community within the Surrey Hills AONB. (Objective HC3)</p> <p>Promote forms of economic activity which are compatible with the AONB designation. (Objective HC4)</p> <p>Enable access to education &amp; employment opportunities for all sectors of the community. (Objective HC5)</p> <p>Improve access to key services &amp; facilities across the AONB for all sectors of the community. (Objective HC6)</p>	<p>Objective 2 – Support well being &amp; access to services, facilities &amp; cultural opportunities for all sectors of the community</p> <p>Objective 3 – Support opportunities to meet the needs of the economy</p> <p>Objective 4 – Ensure noise &amp; light pollution are reduced</p>



