

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

**Environmental
Report**

Prepared under the Environmental Assessment of
Plans & Programmes Regulations 2004 (Statutory
Instrument 2004 No.1633)

August 2019



SURREY

Statement of Purpose

This environmental report has been prepared by Surrey County Council's in-house environmental assessment service, which comprises of a single officer within the County Council's Minerals & Waste Planning service. Minerals & Waste Planning is located within the Community Protection, Transport & Environment Directorate.

The Surrey Hills AONB Office has commissioned the report, and the strategic environmental assessment (SEA) of which it forms the principal output, as part of the preparation of a revised Management Plan for the Surrey Hills AONB for the period 2020 to 2025.

The report explains how the likely significant environmental impacts of the revised Management Plan have been identified, and how that information has been fed into the review of the Plan. The report is prepared in response to the requirements set out in the Environmental Assessment of Plans & Programmes Regulations 2004 (Statutory Instrument 2004 No.1633).

Statement of Limitations

This report has been prepared for the sole use of the Surrey Hills AONB Office ("Client"). No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by Surrey County Council.

The preparation of this report was undertaken during July and August 2019, and the report is based on the information available to Surrey County Council during the said period of time. The scope of this report and is accordingly factually limited by these circumstances.

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Glossary

AGLV	Area of Great Landscape Value
ALC	Agricultural Land Classification
AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
AQS	Air Quality Strategy
AWI	Ancient Woodland Inventory
BID	Business improvement district
BOA	Biodiversity Opportunity Area
CFMP	Catchment Flood Management Plan
DCLG	Department for Communities & Local Government
DCMS	Department for Culture, Media & Sport
Defra	Department for the Environment, Food & Rural Affairs
DfT	Department for Transport
EIA	Environmental Impact Assessment
FRA	Flood Risk Assessment
HRA	Habitat Regulations Assessment
LA	Local Authority
LFMRS	Local Flood Risk Management Strategy
LLFA	Lead Local Flood Authority
LNR	Local Nature Reserve
LSS	Local Strategic Statement
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
RBMP	River Basin Management Plan
RIGS	Regionally Important Geological Site
SAC	Special Area of Conservation
SANG	Suitable Alternative Natural Greenspace
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SNCI	Site of Nature Conservation Importance
SPA	Special Protection Area
SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest

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Chapter 1: Introduction to the Environmental Report

1.A Purpose of the Environmental Report

- 1.1 The purpose of this report on the strategic environmental assessment (SEA) of the revised Surrey Hills Area of Outstanding Natural Beauty (AONB) Management Plan for the period 2020 to 2025, is:
- To provide an account of the likely significant impacts of the Plan, and of reasonable alternatives to the proposed Plan, on the environment and communities of the Surrey Hills.
 - To enable the plan-making process to take account of likely impacts on the environment and communities.
- 1.2 This report also serves to demonstrate how Surrey Hills AONB Board, has had regard to the legal requirements for strategic environmental assessment and that apply to certain classes of plans and programmes.
- 1.3 The revised Surrey Hills AONB Management Plan has also been subject to Habitat Regulations Assessment, as required by the Conservation of Habitats & Species Regulations 2017¹ (as amended). That assessment is set out in a separate report and covers the impact of the Management Plan on sites designated under the European Union (EU) Habitats Directive (Special Areas of Conservation or SACs), the EU Wild Birds Directive (Special Protection Areas or SPAs), and the Ramsar Convention on Wetlands of International Importance (Ramsar Sites).
- 1.4 The requirement for **strategic environmental assessment** (SEA) derives from an EU Directive ⁽²⁾, which requires public authorities to undertake a systematic assessment and evaluation of the impacts that certain plans and programmes may have on the environment, as part of the plan preparation and decision making process.
- 1.5 The SEA Directive identifies plans and programmes⁽³⁾, that set the context for development that may require Environmental Impact Assessment (EIA)⁴, or that would require HRA, as likely to require SEA. The SEA Directive was transposed into English law in 2004⁽⁵⁾.

¹ The Conservation of Habitats & Species Regulations 2017 (Statutory Instrument (SI) 2017 No.1012), Regulation 63.

² Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment. *Official Journal of the European Communities*, L 197, 21/07/ 2001, pp 30-37.

³ Article 3 Paragraph 2(a) of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment. *Official Journal of the European Communities*, L 197, 21/07/2001, pp 30-37.

⁴ Directive 2014/52/EU on the assessment of the environmental effects of certain public and private projects on the environment. *Official Journal of the European Communities*, L 124, 24/04/2014, p.1. The EIA Directive is transposed into UK law through a range of Statutory Instruments, of which the most pertinent for waste related development are the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017 No.571).

⁵ *The Environmental Assessment of Plans & Programmes Regulations 2004*, SI 2004 No. 1633, HM Government, London.

- 1.6 The SEA must be carried out in accordance with the requirements set out in Schedule 2 of the SEA Regulations, and Annex I of the SEA Directive. The following information should be provided and be made available in two formats – a full report which includes technical detail, and a non-technical summary that sets out the key findings and conclusions of the assessment in non-technical language.
- 1.6.1 A description of the plan and analysis of its relationship with other relevant plans and programmes
 - 1.6.2 An outline of the alternatives to the proposed plan subjected to assessment in parallel to the plan to enable comparative analysis of impacts on the environment.
 - 1.6.3 A description of the current state of the environment in the area covered by the plan, including aspects that are likely to be significantly affected and any relevant existing environmental problems, and an analysis of its likely future condition in the absence of the proposed plan.
 - 1.6.4 Description and assessment of the likely significant effects of the proposed plan on the following environmental receptors: air quality; biodiversity, flora & fauna; climatic factors; cultural heritage; landscape; human population & health; material assets; soils; water resources.
 - 1.6.5 The effects of the plan should be described and assessed in terms of their duration (short, medium or long term, and permanent or temporary), their consequence (beneficial or adverse), their status (direct, indirect or induced) and their capacity to contribute to cumulative and synergistic impacts.
 - 1.6.6 Description of measures that could be taken to prevent, minimise or compensate for the significant adverse effects that the proposed plan is expected to have on the environment, and of the steps that should be taken to monitor and report on the actual environmental performance of the plan when it is implemented.
- 1.7 The SEA process can help to inform the development of plans, by providing information about the potential environmental consequences of the aims, objectives and policies that are being considered for inclusion in the plan. The assessment can enable those preparing the plan to take explicit account of the potential environmental consequences of the choices that are being made.

1.B The method of assessment

1.B.1 The assessment framework

- 1.8 The assessment examined the potential for the implementation of the aims and policies of the Management Plan to give rise to effects upon a range of objectives that relate to 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
Atmosphere 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
Water 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
Land, Soil & Materials 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

Physical Dimensions of the Environment | Natural & Human Dimensions of the Environment

1.9 The relationship of the environmental dimensions covered by the assessment, and the issues listed in Annex I of the EU Directive on strategic environmental assessment, and in Schedule 2 of the corresponding Regulations for England, is addressed in Table 1-1.

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

Environmental dimensions covered by the strategic environmental assessment	EU SEA Directive & UK SEA Regulations
The Physical Dimensions of the Environment	
Atmosphere: 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
Water Environment: 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
Land, Soil & Natural Resources: 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

Environmental dimensions covered by the strategic environmental assessment	EU SEA Directive & UK SEA Regulations
The Physical Dimensions of the Environment	
The Natural & Human Dimensions of the Environment	
Natural Environment: 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
Landscape & Townscape: 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
Historic Environment: 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
Human Communities: 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

1.10 The assessment of the revised Management Plan is based around a number of objectives that are relevant to each dimension of the environment (see Figure 1-1) found within the context of an AONB. The objectives derive from those used for the SEA of 2009-2014 version of the Management Plan. As the current review of the Management Plan is a ‘light touch’ process and does not fundamentally alter the broad approach to the management of the AONB the issues that need to be addressed by the SEA process remain unchanged from those identified in 2008/09. The objectives of the 2008/09 SEA have been cross-referenced to the conceptual model for the current assessment (see Figure 1-1), and expanded on to provide for a more detailed assessment framework (see Table 1-2).

Figure 1-2: Assessment Framework for the revised Management Plan

2019 Environmental Objective	Relevant objectives from the 2008/09 SEA
Atmosphere: Air Quality; Climate Change; Tranquillity & Disturbance	
To promote activities & initiatives, including forms of development & land use &/or management, which: Protect &/or improve air quality. (Objective ATM1) Reduce greenhouse gas emissions & reduce reliance on carbon based energy sources. (Objective ATM2) Safeguard communities & other sensitive receptors from emissions of noise & light. (Objective ATM3)	Objective 5 – Encourage the sustainable use of resources & maintain environmental standards Objective 6 – Address the causes & consequences of climate change Objective 4 – Ensure noise & light pollution are reduced

2019 Environmental Objective	Relevant objectives from the 2008/09 SEA
Water Environment: Water Quality; Water Resources; Flood Risk	
<p>To promote activities & initiatives, including forms of development & land use &/or management, which:</p> <p>Safeguard &/or enhance the quality of the water environment. (Objective WE1)</p> <p>Safeguard the extent & availability of water resources. (Objective WE2)</p> <p>Safeguard communities & the environment from future flood risk. (Objective WE3)</p>	<p>Objective 5 – Encourage the sustainable use of resources & maintain environmental standards</p> <p>Objective 6 – Address the causes & consequences of climate change</p>
Land, Soils & Natural Resources: Land Use; Natural Resources Use; Soil Management	
<p>To promote activities & initiatives, including forms of development & land use &/or management, which:</p> <p>Protect &/or enhance undeveloped land, safeguard agricultural land, & promote the use of previously developed land for built development. (Objective LSNR1)</p> <p>Minimise demand for non-renewable natural resources, & 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 & viability. (Objective LSNR3)</p>	<p>Objective 5 – Encourage the sustainable use of resources & maintain environmental standards</p>
Natural Environment: Ecological Networks; Geological Conservation	
<p>To promote activities & initiatives, including forms of development & land use &/or management, which:</p> <p>Safeguard & enable appropriate management of irreplaceable biodiversity assets &/or designated sites. (Objective NE1)</p> <p>Support, or where feasible enhance, the integrity & resilience of ecological networks. (Objective NE2)</p> <p>Avoid biodiversity losses or deliver biodiversity net gain. (Objective NE3)</p> <p>Safeguard &/or enable the appropriate management of geological conservation interests. (Objective NE4)</p>	<p>Objective 1 – Conserve & enhance habitats & species within the Plan area</p>
Landscape & Townscape: Landscape Character; Townscape Character; Visual Amenity	
<p>To promote activities & initiatives, including forms of development & land use &/or management, which:</p> <p>Protect designated & sensitive landscape character, &/or enhance degraded landscapes. (Objective LT1)</p> <p>Protect designated & sensitive townscape character, &/or enhance degraded townscapes. (Objective LT2)</p> <p>Protect &/or enhance visual amenity, including key views within the AONB. (Objective LT3)</p>	<p>Objective 7 – Conserve & enhance the landscape</p> <p>Objective 8 – Conserve & enhance the quality & character of individual settlements</p>
Historic Environment: Archaeological Assets; Built Heritage; Historic Landscapes	
<p>To promote activities & initiatives, including forms of development & land use &/or management, which:</p> <p>Protect &/or enhance archaeological assets including contexts & settings. (Objective HE1)</p> <p>Protect &/or enhance built heritage assets including contexts & settings. (Objective HE2)</p> <p>Protect &/or enhance historic landscape assets including contexts & settings. (Objective HE3)</p>	<p>Objective 7 – Conserve & enhance the landscape</p> <p>Objective 8 – Conserve & enhance the quality & character of individual settlements</p>

2019 Environmental Objective	Relevant objectives from the 2008/09 SEA
Human Communities: Health & Wellbeing; Housing & Economy; Access to Opportunities & Services	
<p>To promote activities & initiatives, including forms of development & land use &/or management, which:</p> <p>Improve access to, & 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 & employment opportunities for all sectors of the community. (Objective HC5)</p> <p>Improve access to key services & facilities across the AONB for all sectors of the community. (Objective HC6)</p>	<p>Objective 2 – Support well being & access to services, facilities & 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 & light pollution are reduced</p>

1.11 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.B.1 Classifying Impacts & Effects

1.12 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.



Adverse



Beneficial



Adverse & Beneficial



No impact

1.C The Environmental Report: Structure, Sources of Information, & Difficulties Encountered

1.C.1 Structure of the report

1.13 The structure of this report is summarised below. A non-technical summary of the main findings and recommendations documented in the full report is provided as a separate document.

- Chapter 1: Background to the assessment and statement of method
- Chapter 2: Description of the Management Plan, and its relationship to other relevant plans and programmes.

- Chapter 3: The Atmosphere
- Chapter 4: Water Environment
- Chapter 5: Land, Soils & Materials
- Chapter 6: Natural Environment
- Chapter 7: Landscape & Townscape
- Chapter 8: Historic Environment
- Chapter 9: Human Communities

1.14 Each technical chapter provides the following information.

- An introduction to each aspect of the environment – covered in section ‘x.A’ of each chapter.
- A review of the policy and legal context relevant to each aspect of the environment – covered in section ‘x.B’ of each chapter.
- A review of baseline conditions for each aspect of the environment – covered in section ‘x.C’ of each chapter.
- A summary of key future issues and trends for each aspect of the environment – covered in section ‘x.D’ of each chapter.
- An account of the main environmental objectives covered by the assessment – covered in section ‘x.E’ of each chapter.
- The main findings of the assessment for each aspect of the environment – covered in section ‘x.F’ of each chapter.
- A discussion of the key findings of the assessment, a review of relevant mitigation measures, and recommendations for monitoring – covered in section ‘x.G’ of each chapter.

1.C.2 Sources of information

1.15 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.C.3 Difficulties encountered

1.16 The main difficulties encountered over the course of the assessment have been:

1.16.1 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.

1.16.2 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.

Chapter 2 The Revised Surrey Hills AONB Management Plan (2020-2025)

2.A Background to the preparation of the revised Surrey Hills AONB Management Plan 2020-2025

2.1 The primary purpose of the Surrey Hills Area of Outstanding Beauty (AONB) designation is to conserve and enhance the natural beauty of the Surrey Hills. Under Sections 88 and 89 of the Countryside & Rights of Way Act (CRoW) 2000 each relevant local authority and the relevant AONB Conservation Board must prepare and publish a Management Plan, which must be reviewed at intervals of five years. AONB Management Plans are adopted by all relevant partner local authorities and the policies contained within such plans carry statutory force.

2.2 Legislation relating to AONBs places additional responsibilities on local authorities and the planning system:

- AONBs are defined under Regulation 2 of the Town & Country Planning (Environmental Impact Assessment) Regulations as ‘sensitive areas’.
- Section 85 (Duty of Regard) of the CRoW Act requires all public bodies down to parish council level to consider the protected status given to AONBs in land use decision making, including planning decisions applications and Local or Neighbourhood Plan preparation.
- AONB Management Plans are considered to be a ‘material consideration’ in the context of the town and country planning regime, and permitted development rights can not necessarily be relied upon within an AONB.

2.3 The revised Surrey Hills AONB Management Plan has been prepared by the Surrey Hills AONB Board, a Joint Committee, on behalf of the six local authorities⁶ that have a statutory duty to adopt the Plan. The AONB Unit was supported in this work by members of the AONB’s Officers Working Group, Partnership Members and other stakeholder organisations covering areas such as conservation, land management and tourism. The existing AONB Management Plan (2014 – 2019) was also reviewed as part of the process, and an on-line survey was used to canvass views on the matters to be covered by the revised Management Plan between November 2018 and January 2019.

⁶ Comprising Guildford Borough Council, Mole Valley District Council, Reigate & Banstead Borough Council, Surrey County Council, Tandridge District Council, and Waverley Borough Council.

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

2.4 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.

2.5 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 (see Box 2-2). 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.

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 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.C Alternatives to the revised Surrey Hills AONB Management Plan 2020-2025

- 2.6 The comparative assessment of reasonable alternatives is a key requirement of the SEA process. For the purposes of the assessment of the revised Surrey Hills AONB Management Plan the aims and policies of the current plan, for the period 2014-2019, have been used as the only reasonable alternative.
- 2.7 The aims and policies (sections 2.4 to 2.11, pp.20-28) of the current Surrey Hills AONB Management Plan (2014-2019) cover the broad themes of land and woodland management and use, the natural environment, cultural heritage, access and wellbeing, and economic and community prosperity (see Box 2-3).

Box 2-3: Aims & Policies of the Surrey Hills AONB Management Plan (2014-2019)

Aim 1: Mixed farming is a viable enterprise that 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 encourage & supported through the development of local produce initiatives to ensure that it contributes to the management of land, biodiversity & landscape character.

Policy F2: Advice & financial assistance will be targeted to farmers & land managers through Government schemes to ensure 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 & contribute to the vitality of the Surrey Hills economy, particularly supporting sustainable tourism & leisure.

Policy F4: A wider understanding & awareness of land management practice will be promoted where this encourages & supports the creation & maintenance of the outstanding landscape character of the Surrey Hills.

Aim 2: Woodlands 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 ancient woodlands, & other woodlands 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: To promote the wider importance of woodlands & the need for management, including disease & adapting to climate change through the felling, replanting & coppicing of trees.

Policy W4: To promote the benefits of removing inappropriate trees & secondary woodland, particularly for the restoration of heathland & chalk grassland, to improve biodiversity & 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 of the Surrey Hills is conserved & enhanced

Policy B1: Existing designated sites (SSSIs, SPAs & SACs) will be conserved, enhanced & managed by Natural England & partners, & where possible improved in line with government targets.

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 extend & link habitats for landscape, nature conservation, recreation or for 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 the biodiversity of important habitats will be maximised through the targeting of advice & grants, & through the negotiation of planning agreements, where appropriate.

Policy B5: Measures will be implemented 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 historic & cultural heritage that defines the distinctive sense of place within the Surrey Hills is recorded, protected, managed & celebrated

Policy HC1: A wider understanding of how the Surrey Hills AONB landscape has evolved will be achieved by promoting the interpretation of the AONB including the links between geology & landscape.

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 & industrial heritage of the Surrey Hills will be promoted. New work will be commissioned with the involvement of local communities to keep land management traditions alive.

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 the local economy & that are sensitive to the impact on local communities & the environment.

Policy RT1: Visitors & facilities will be encouraged where they benefit the local economy & enhance people's health, enjoyment & understanding of the Surrey Hills will be encouraged, whilst respecting the landscape character & biodiversity.

Policy RT2: Information about recreation & tourism in the Surrey Hills will be made accessible to a diverse range of potential visitors through a wide range of media in order to foster a greater understanding of the AONB & its considerate use.

Policy RT3: Significant viewpoints will be identified, conserved & enhanced. The planning authorities will seek to protect & safeguard access to significant views.

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.

Policy RT5: The Surrey Hills will be promoted as a destination for sustainable tourism & recreation.

Policy RT6: The quiet enjoyment of the Surrey Hills will be protected. Recreational activities which threaten these qualities will be assessed & suitable management measures implemented in order to minimise danger to other users, damage to the environment, reduce the inconvenience to residents & ensure there are tangible benefits to the community & local economy.

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.

Policy LU2: Development will respect the special landscape character of the locality, giving particular attention to potential impacts on ridgelines, public views, tranquillity & light pollution. The proposed use & colour of external building materials will be strictly controlled to avoid buildings being conspicuous in the landscape.

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: 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: Sensitive measures appropriate to the AONB will be supported to influence the behaviour of road users for the safe use & enjoyment of rural roads.

Policy TT2: Measures to ensure equal opportunities to access the Surrey Hills by train, bus, cycle, horse & on foot will be implemented.

Policy TT3: Transport infrastructure, associated landscape design & verge management, will respect the local landscape quality, character & biodiversity.

Policy TT4: Major transport infrastructure will have due regard to the AONB designation & measures will need to be taken to reduce any impact on the Surrey Hills landscape.

Aim 8: The Surrey Hills should be an attractive, affordable & sustainable place to live, work & enjoy for all members of the local community

Policy CD1: The relationship between the towns, villages & the special qualities of the Surrey Hills AONB will be strengthened to support local businesses & access to services.

Policy CD2: The provision & retention of affordable housing for local people & labour force will be supported.

Policy CD3: Affordable & reliable community transport & infrastructure for recreation, employment & access to local services will be supported.

Policy CD4: Opportunities to develop land management & conservation skills through vocational training, volunteer work & paid employment will be identified & actively promoted.

Policy CD5: Greater awareness of the Surrey Hills AONB will be supported through the Surrey Hills Society in order to foster a pride of place that encourages action to protect, enhance & enjoy its landscape.

2.D Other Relevant Plans & Programmes

- 2.8 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.
- 2.9 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.
- 2.10 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.

Chapter 3 The Atmosphere

3.A Introduction

3.1 The atmosphere is a major component of the Earth's physical environment, and is essential to the presence of life on the planet. Human activity can affect the atmosphere, in terms of its chemical composition and physical properties, at the local, regional and global scales. Emissions from the industrial and commercial activities of the human population, and from our use of powered modes of transport, are the main mechanisms by which we affect the composition and functioning of the atmosphere, impacting at local and regional levels on **air quality** (see section 3.B.2), and at the global level on the functioning of the **climate** (see section 3.B.3). The atmosphere is also the medium by which populations of human and other organisms can be exposed to risks of disturbance or nuisance, including **noise** and **light** (see section 3.B.4), which can adversely affect the quality of life of human communities, and the viability of populations or communities of other organisms.

3.B Policy & Legal Context

3.B.1 Policy & Legal Context: Air Quality

3.2 Air quality, as a characteristic of the atmosphere that is important to the welfare and wellbeing of the human and natural dimensions of the environment, can be discussed in terms of the principle causes of air pollution, which include particulate matter (PM₁₀ and PM_{2.5}), oxides of nitrogen (NO_x) (including nitrogen dioxide, NO₂), and sulphur dioxide (SO₂). The importance of good air quality to the health and wellbeing of the human population and the wider environment is reflected in policies and legislation that have been introduced at the national and European levels (see Table 3-1).

Table 3-1: Air Quality: Key legislation & policies

Key Legislation
Ambient Air Quality Directive (2008/50/EC) (EU): Sets legally binding limit values for concentrations of major air pollutants that affect public health, including particulate matter (PM ₁₀ & PM _{2.5}) & nitrogen dioxide (NO ₂), & for other pollutants, including ozone, sulphur dioxide and carbon monoxide
4th Air Quality Daughter Directive (2004/107/EC) (EU): Sets legally binding targets for concentrations of certain heavy metals & polycyclic aromatic hydrocarbons
National Emissions Ceilings Directive (2001/81/EC): Sets national emission limits (ceilings) for sulphur dioxide (SO ₂), oxides of nitrogen (NO _x), ammonia (NH ₃), & volatile organic compounds
Part IV of the Environment Act 1995: Requires local authorities in the UK to review air quality in their area & designate air quality management areas if the objectives set out in the National Air Quality Strategy are not being achieved.
National Emissions Ceilings Regulations 2002: Implements the requirements of the National Emissions Ceilings Directive (2001) in the UK.

Key Legislation

Air Quality Standards Regulations 2010 (UK): Implements the requirements of the Ambient Air Quality Directive (2008) & the 4th Air Quality Daughter Directive (2004) in the UK.

Key Policy

European Thematic Strategy on Air Pollution (2005): Established interim objectives for air pollution in the EU, & proposed measures by which those objectives would be achieved. The strategy is currently being reviewed by the European Commission.

European 7th Environmental Action Programme (2013): Includes a commitment to ensure that by 2020, “outdoor air quality in the Union has significantly improved, moving closer to WHO recommended levels, while indoor air quality has improved, informed by the relevant WHO guidelines;” (paragraph 54(a))

National Air Quality Strategy for England, Wales, Scotland & Northern Ireland (2007): Includes air quality standards & objectives for a range of pollutants that can adversely affect human health. The strategy has not been updated since 2007.

National Planning Policy Framework (2019): Paragraph 170 (p.49) outlines the role of the planning system in, “preventing new & existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of... air,... pollution... . Development should, wherever possible, help to improve local environmental conditions such as air...”. Further guidance on air quality considerations is set out in paragraph 181 (p.52).

Local Planning Policy: Policies relevant to the management of impacts on air quality, including as a consequence of vehicle and plant emissions and from the generation of dust, as set out in the adopted Local Plans for the boroughs of Guildford, Reigate & Banstead and Waverley, and for the districts of Mole Valley and Tandridge, and the County Council’s adopted Minerals Plan and adopted Waste Plan.

3.3 The *National Air Quality Strategy for England, Wales, Scotland & Northern Ireland (2007)*, sets objectives which define standards of good air quality for the human population, and for natural ecosystems (see Table 3-2).

Table 3-2: National air quality objectives for the protection of human health & the protection of vegetation & ecosystems

Pollutant	Objective	Concentration measured as	Beneficiary
Particulate Matter (PM ₁₀)	50µg/m ⁻³ not to be exceeded more than 35 times a year	24 hour mean	Humans
	40µg/m ⁻³	Annual mean	
Particulate Matter (PM _{2.5})	25µg/m ⁻³	Annual mean	Humans
	Target of 15% reduction in concentrations at urban background	Between 2010 & 2020	
Nitrogen Dioxide (NO ₂)	200µg/m ⁻³ not to be exceeded more than 18 times a year	1 hour mean	Humans
	40µg/m ⁻³	Annual mean	
Nitrogen Oxides (NO _x)	30µg/m ⁻³	Annual mean	Vegetation & Ecosystems

Pollutant	Objective	Concentration measured as	Beneficiary
Sulphur Dioxide (SO ₂)	266µg/m ³ not to be exceeded more than 35 times a year	15 minute mean	Humans
	350µg/m ³ not to be exceeded more than 24 times a year	1 hour mean	
	125µg/m ³ not to be exceeded more than 3 times a year	24 hour mean	
	20µg/m ³	Annual mean	Vegetation & Ecosystems
	20µg/m ³	Winter average	

3.B.2 Policy & Legal Context: Greenhouse Gases & Climate

3.4 The chemical composition of the atmosphere has been changing since the Industrial Revolution, as a consequence of the emission of greenhouse gases from energy generation and use, and from transportation. The main impact of changes in the concentrations of the main greenhouse gases in the atmosphere is an increase in global average surface temperatures by 0.80°C since 1880 (NASA's Goddard Institute for Space Studies). The World Meteorological Organisation (WMO) *Greenhouse Gas Bulletin No.14, 22 November 2018*, prepared by the WMO Global Atmosphere Watch Programme, gave the following data for the atmospheric concentrations of the main greenhouse gases.

- Concentrations of **carbon dioxide** (CO₂) were at 405.5 parts per million (ppm) +/- 0.1 ppm in 2017. The pre-industrial level was 278 ppm and had risen to 397.7 ppm by 2014. The main sources of emissions include the use of fossil fuels, the production of cement, and changes in land use.
- Concentrations of **methane** (CH₄) were at 1,859 parts per billion (ppb) +/- 2 ppb in 2017. The pre-industrial level was 715 ppb and had risen to 1,833 ppb by 2014. The main sources of emissions include agriculture, the production and distribution of natural gas, and landfills.
- Concentrations of **nitrous oxide** (N₂O) were at 329.9 ppb +/- 0.1 ppb in 2017. The pre-industrial level was 270 ppb and had risen to 327.1 ppb by 2014. The main sources of emissions include the production and use of fertilisers, the combustion of biomass, the production of cattle, and industrial processes.

3.5 The importance of changes in the atmospheric concentrations of greenhouse gases to the health and wellbeing of the human population and the wider environment is reflected in policies and legislation that have been introduced at the national and European levels (see Table 3-3).

Table 3-3: Greenhouse Gases & Climate: Key legislation & policies

Key Legislation
<p>EU Renewable Energy Directive (2009/28/EC): Introduced to enable the EU meet its targets for renewable energy production (from biomass, wind, solar, hydro, or geothermal sources). The UK’s target is for 15%. At least 10% of transport sector final energy consumption must come from renewables by 2020.</p>
<p>EU Energy Efficiency Directive (2012/27/EU): Sets the framework for measures to promote energy efficiency across the EU & to enable a reduction of energy consumption by 20%.</p>
<p>Climate Change Act 2008: Passed in 2008, establishing a framework within which an economically credible emissions reduction path could be developed. Key features of the Act include: (1) Target to reduce emissions by at least 80% of 1990 levels by 2050; (2) Setting carbon budgets, to cap emissions over five year periods; (3) Establishing the Committee on Climate Change to advise the Government; (4) Requires the preparation of a national adaptation plan, to identify & assess the risks posed by climate change.</p>
Key Policy
<p>United Nations Framework Convention on Climate Change (1992): The UNFCCC was created in 1992 as the main forum for international agreement on tackling climate change. Some 195 countries have joined the international treaty. Negotiations focus on adaptation, mitigation, technology & finance.</p>
<p>Kyoto Protocol (1997): Set a 5% reduction below 1990 levels for the period 2008-2012, which was achieved but has not been enough to offset increasing emissions from countries without legal commitments. A second Kyoto commitment period has been agreed from 2013 to 2020, but fewer countries remained signatories.</p>
<p>European 2020 Climate Change & Energy Package (2007): The 2020 climate and energy package sets three key targets for the year 2030: (1) At least 20% cuts in greenhouse gas emissions (from 1990 levels); (2) At least 20% share for renewable energy; (3) At least 20% improvement in energy efficiency.</p>
<p>European 2030 Climate Change & Energy Framework (2014): The 2030 climate and energy framework sets three key targets for the year 2030: (1) At least 40% cuts in greenhouse gas emissions (from 1990 levels); (2) At least 27% share for renewable energy; (3) At least 27% improvement in energy efficiency.</p>
<p>European 7th Environmental Action Programme (2013): Includes a commitment to ensure that by 2020, “the Union has met its 2020 climate & energy targets & is working towards reducing by 2050 GHG emissions by 80-95% compared to 1990 levels, as part of a global effort to limit the average temperature increase to 2°C compared to pre-industrial levels,...;” (paragraph 43(a))</p>
<p>National Planning Policy Framework (2019): Paragraphs 149 to 154 (pp.44-45) provide guidance on the role of the planning system in supporting and enabling a transition to a low carbon future</p>
<p>Local Planning Policy: Policies relevant to the management of emissions of greenhouse gases and of the impacts of a changing climate as set out in the adopted Local Plans for the boroughs of Guildford, Reigate & Banstead and Waverley, and for the districts of Mole Valley and Tandridge, and the County Council’s adopted Minerals Plan and adopted Waste Plan.</p>

3.B.3 Policy & Legal Context: Noise & Light

3.6 The development of land for agricultural, forestry or other rural business purposes can introduce new or additional sources of noise disturbance and light pollution to localities. Noise and light pollution have the potential to adversely impact on the health and well-being of people, as a result of disturbance, particularly if their sleep is affected, can affect

visual amenity and character, including access to dark skies, and can interfere with the natural behaviours of a wide range of animal species.

- 3.7 The key legislation and policy guidance that is concerned with the management of noise, and artificial light from industrial operations is summarised below (Table 3-4).

Table 3-4: Noise & Light: Key legislation & policy

Key Legislation
<p>Environmental Noise Directive (2002/49/EC): Applies to noise to which humans are exposed, particularly in built-up areas, in public parks or other quiet areas in an agglomeration, in quiet areas in open country, near schools, hospitals & other noise-sensitive buildings & areas. Requires Member States to prepare & publish, every 5 years, noise maps & noise management action plans for: agglomerations with >100,000 inhabitants; major roads (> 3 million vehicles a year); major railways (> 30.000 trains a year); major airports (> 50.000 movements a year, including small aircrafts and helicopters). Does not set limit or target values, nor does it prescribe the measures to be included in the action plans, thus leaving those issues at the discretion of the competent Member State authorities.</p>
<p>Environmental Protection Act 1990: Section 79(1) specifies a range of statutory nuisances, including odour (79(1)(d)), artificial light (79(1)(fb)), and noise (79(1)(g) & 79(1)(ga)), which local authorities have powers to investigate & take action to address.</p>
Key Policy
<p>European 7th Environmental Action Programme (2013): Includes a commitment to ensure that by 2020, “noise pollution in the Union has significantly decreased, moving closer to WHO recommended levels” (paragraph 54(b))</p>
<p>Noise Policy Statement for England (2010): The stated vision of the policy statement is to, ‘Promote good health & a good quality of life through the effective management of noise within the context of Government policy on sustainable development’.</p>
<p>National Planning Policy Framework (2019): Paragraph 170 (p.49) outlines the role of the planning system in, “preventing new & existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of...noise pollution... . Paragraph 180 (p.52) states that the planning system should ensure that noise is appropriately managed, & that tranquil areas are identified & protected and that the impacts of artificial light are appropriately managed.</p>
<p>Local Planning Policy: Policies relevant to the management of noise disturbance and light intrusion as set out in the adopted Local Plans for the boroughs of Guildford, Reigate & Banstead and Waverley, and for the districts of Mole Valley and Tandridge, and the County Council’s adopted Minerals Plan and adopted Waste Plan.</p>

3.C Baseline Conditions

3.C.1 Baseline Conditions: Air Quality

- 3.8 The whole of the county of Surrey is affected by high levels of traffic and congestion, with the resultant transport emissions impacting on air quality at the local level. The main pollutants of concern are nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}). Defra’s ambient air quality maps for the UK (<http://uk-air.defra.gov.uk/data/gis-mapping>)

indicate that air quality is poorest in the extreme north of Surrey, and along the major highway corridors that dissect the county. The Surrey Hills AONB coincides with a number of those highways corridors, including those of the M25 and M23 motorways in the east, the A24 and A25 main roads in the centre of the county, and the A31 and A3 in the south west of the county, and may be subject to .

- 3.9 Three of the five boroughs and districts whose administrative areas coincide with the Surrey Hills AONB have declared one or more Air Quality Management Area (AQMA) (see table 3-5, AQMAs in **bold text** are within the AONB boundary), in areas where the standards set in the National Air Quality Strategy for the safeguarding of human health have or are likely to be exceeded. All of those AQMAs were declared for exceedance of the nitrogen dioxide annual mean objective.

Table 3-5: Air Quality Management Areas (AQMAs) declared by the districts & boroughs with land within the Surrey Hills AONB

Borough / District Council	AQMAs	
Guildford	Compton AQMA	1 AQMA
Reigate & Banstead	AQMA No.1 (M25 motorway within RBBC) ; AQMA No.3 (an area south of Horley near to Gatwick Airport); AQMA No.6 (an individual property on the A217 near Blackhorse Lane); AQMA No.8 (junction of the A2022, A240 & B291 (Drift Bridge) in Banstead); AQMA No.9 (Reigate High St, including sections of Church St, Bell St, West St, & London Rd); AQMA No.10 (A23 Merstham High St); AQMA No.11 (A217 Reigate Hill) ; AQMA No.12 (A23/Redhill Town Centre); AQMA No.13 (A23 Hooley)	9 AQMAs
Waverley	AQMA No.1 (Farnham); AQMA No.2 (Godalming)	2 AQMAs

3.C.2 Baseline Conditions: Greenhouse Gases & Climate

- 3.10 Estimates of carbon dioxide (CO₂) emissions have been produced for all local authorities across England, Scotland, Wales and Northern Ireland on an annual basis since 2005. Those estimates cover emissions from a range of sources, including industry and commerce, domestic consumption, road transport, and land use, land use change and forestry. Estimated total emissions of carbon dioxide attributable to the county of Surrey fell from 8,817 kilotonnes in 2005 to 8,116 kilotonnes in 2012, with annual average emissions per person over that period changing from 8.2 tonnes to 7.1 tonnes.
- 3.11 Across the five districts and boroughs that coincide with the Surrey Hills AONB designation between 2012 and 2016 annual average emissions of carbon dioxide per person have, on average, fallen (see Table 3-6). Figures are usually higher than the Surrey average for those boroughs and districts that have major roads passing through their areas (e.g. the M25,

M23 and M3 motorways, and the A3), which includes all of the districts and boroughs that coincide with the Surrey Hills AONB.

Table 3-6: Estimated CO₂ annual emissions for boroughs & districts coincident with the Surrey Hills AONB for 2012 & 2016

Borough / District Council	Year	Total Emissions (tonnes of CO ₂)	Population	Per Capita Emissions	Trend
Guildford	2011	918,400	137,600	6.7 tonnes	Downward
	2016	796,400	146,800	5.4 tonnes	
Mole Valley	2011	637,100	85,600	7.4 tonnes	Downward
	2016	546,700	87,300	6.3 tonnes	
Reigate & Banstead	2011	904,300	138,400	6.5 tonnes	Downward
	2016	789,100	145,300	5.4 tonnes	
Tandridge	2011	694,100	83,200	8.3 tonnes	Downward
	2016	654,800	86,500	7.6 tonnes	
Waverley	2011	615,400	121,800	5.1 tonnes	Downward
	2016	528,700	124,600	4.2 tonnes	

3.C.3 Baseline Conditions: Noise & Light

- 3.12 The county of Surrey encompasses land that has been subject to significant urban development, and areas that are still rural in character. The north west of the county is the most heavily developed area, with the south west and the east being the most rural areas. The county is dissected by a number of major roads, including the M3, M23 and M25 motorways, and the A3, A31, A24 and A25 main roads. The Surrey Hills AONB is located across the south western and central parts of the county, and is therefore dissected by a number of major highway corridors, including the A3, A24, A25 and the M25 and M23 motorways. Flights from both Heathrow Airport and Gatwick Airport make use of the airspace above the Surrey Hills AONB, which is also affected by aviation traffic arising from local airfields such as Redhill, Dunsfold and Biggin Hill.
- 3.13 The Campaign for the Protection of Rural England (CPRE) have undertaken intrusion mapping for noise and visual intrusion across England comparing the levels of intrusion observed during the 1960s, 1990s and the year 2007. The disturbed area in Surrey has increased from 58% of the county in the early 1960s, to 81% in the early 1990s, and 84% by 2007.
- 3.14 The CPRE produced tranquillity maps for every shire county in England in 2007, including Surrey. The tranquillity map for Surrey indicates that the least tranquil parts of the county are the boroughs of Spelthorne, Epsom & Ewell, Elmbridge and Runnymede. The boroughs of Surrey Heath, Woking and Reigate & Banstead also experience relatively high levels of disturbance. The next least tranquil areas are the districts of Mole Valley and Tandridge,

with the borough of Guildford exhibiting greater levels of tranquillity, and the borough of Waverley the most tranquil part of the county.

- 3.15 The CPRE produced dark skies map for the south east of England in 2003, including the county of Surrey, comparing the 2000 situation with that of 1993. The map shows that the more urbanised parts of Surrey, and in particular the north and north west, are more saturated by artificial light than the southern, and particularly south western parts of the county.

3.D Future Trends & Key Issues

3.D.1 Future Trends & Key Issues: Air Quality

- 3.16 According to national statistics on emissions of air pollutants between 1987 and 2013, released by Defra on 17 December 2015, the following trends have been observed over that period of time.
- Nitrogen dioxide – Emissions of nitrogen oxides decreased in 2014 compared to 2013 by 8.4%, dropping to the lowest level since 1987.
 - Sulphur dioxide – Emissions of sulphur dioxide decreased in 2014 compared to 2013 by 20.3%, dropping to the lowest level since 1987. The rate of reduction has slowed since the large decreases seen in the 1990s and emissions have remained fairly level since 2009, around an average of 0.39 million tonnes.
 - Particulates – emissions of particulate matter (PM₁₀ & PM_{2.5}) continue to decline (by 2% and 3.1 % respectively between 2013 and 2014). The rate of decline was most pronounced in the 1990s, and has slowed in recent years.
- 3.17 Future trends for air pollution in the UK, in terms of the types and incidence of pollutants will be determined by a range of factors, including the dominant forms of energy generation technology, modes of transport, and levels and types of industrial activity that characterise the economy.
- 3.18 The main air pollutant of concern in Surrey is nitrogen dioxide, although levels of particulate matter are problematic in certain parts of the county, particularly those that host major components of the road network. Future trends in air quality in Surrey are likely to be significantly influenced by levels of road traffic and the incidence of congestion, and by the composition of the vehicle fleet.

3.D.2 Future Trends: Greenhouse Gases & Climate

- 3.19 The UK Government anticipates that greenhouse gas emissions will decline over the short to medium term, as total final energy demand falls and the efficiency with which energy is used improves progressively. In November 2015 updated energy and emissions projections were published which indicate that the UK is likely to meet the targets defined for the first

three five-yearly carbon budgets introduced under the Climate Change Act 2008, for the periods 2008-2012, 2013-2017 and 2018-2022, but to exceed the target defined for the 2023-2027 period. According to the Government's projections from November 2015, the anticipated trend for carbon emissions is downward:

- The budget for the period 2008-2012 was met with a shortfall of 36 million tonnes of carbon dioxide equivalent (MtCO₂e) (actual emissions projected to be 2,982 MtCO₂e compared with a target of 3,018 MtCO₂e).
- For the period 2013-2017 the shortfall is projected to be 60 MtCO₂e (actual emissions projected to be 2,722 MtCO₂e compared with a target of 2,782 MtCO₂e).
- For the third budget period, 2018-2022, the shortfall is projected to be 51 MtCO₂e (actual emissions projected to be 2,493 MtCO₂e compared with a target of 2,544 MtCO₂e).
- For the fourth budget period, 2023-2027, the target is expected to be exceeded by 187 MtCO₂e (actual emissions projected to be 2,137 MtCO₂e compared with a target of 1,950 MtCO₂e).

3.20 Those projections are updated on an annual basis, and are underpinned by a set of key assumptions about likely future economic growth, prices of fossil fuels on the world market, the size of the UK population, and about the likely effectiveness of carbon emissions reduction policies. Important assumptions about energy generation technologies include, that renewables account for 30% of UK electricity generation by 2020, and that any new coal-fired power stations built prior to 2025 will have been converted to full carbon capture and storage by that date.

3.D.3 Future Trends: Noise & Light

3.21 As development pressure increases in the south east of England the risks of communities and the wider environment, including sites and areas of particular landscape value or nature conservation interest, being placed at risk of noise or light intrusion would be expected to rise.

3.E Assessment Issues & Objectives

3.22 The key issues for the atmosphere covered by the assessment of the Surrey Hills AONB Management Plan are identified by the environmental objectives set out in Table 3-7. Development and other land uses or land management activities or initiatives can give rise to emissions to the atmosphere of pollutants, greenhouse gases and noise and light.

3.23 As the current review of the Management Plan is a 'light touch' process and does not fundamentally alter the broad approach to the management of the AONB the issues that need to be addressed by the SEA process remain unchanged from those identified in 2008/09. The objectives of the 2008/09 SEA have been cross-referenced to the conceptual

model for the current assessment (see Figure 1-1 in Chapter 1), and expanded on to provide for a more detailed assessment framework (see Table 1-2). 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 the atmosphere.

Table 3-7: Environmental objectives for the atmosphere

2019 Environmental Objective	Relevant objectives from the 2008/09 SEA
Atmosphere: Air Quality; Climate Change; Tranquillity & Disturbance	
<p>To promote activities & initiatives, including forms of development & land use &/or management, which:</p> <p>Protect &/or improve air quality. (Objective ATM1)</p> <p>Reduce greenhouse gas emissions & reduce reliance on carbon based energy sources. (Objective ATM2)</p> <p>Safeguard communities & other sensitive receptors from emissions of noise & light. (Objective ATM3)</p>	<p>Objective 5 – Encourage the sustainable use of resources & maintain environmental standards</p> <p>Objective 6 – Address the causes & consequences of climate change</p> <p>Objective 4 – Ensure noise & light pollution are reduced</p>

3.F Assessment Findings

3.F.1 Air Quality

3.24 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the fifth aim (RT – Recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 3-8) to have the potential to give rise to adverse impacts on air quality. The first aim (F – Agriculture) was found (see Table 3-8) to have the potential to give rise to a combination of adverse impacts and beneficial effects on air quality. The second aim (W – Woodlands), the third aim (B – Biodiversity and water resources), the fourth aim (CH – Cultural heritage), the sixth aim (LU – Planning) and the seventh aim (TT – Transport and traffic) were found (see Table 3-8) to be unlikely to give rise to any significant impacts on air quality. See Appendix A for full details of the assessment.

3.25 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the fifth aim (RT – Recreation and tourism) and the eighth aim (CD – Community development and local economy) were found (see Table 3-8) to have the potential to give rise to adverse impacts on air quality. The first aim (F – Farming) was found (see Table 3-8) to have the potential to give rise to a combination of adverse impacts and beneficial effects on air quality. The seventh aim (TT – Transport and traffic) was found (see Table 3-8) to have the potential to give rise to beneficial impacts on air quality. The second aim (W – Woodlands), the third aim (B – Biodiversity), the fourth aim (HC – Historic and cultural heritage), and the sixth aim (LU – Land use planning) were found (see Table 3-8) to be unlikely to give rise to any significant impacts on air quality. See Appendix A for full details of the assessment.

3.F.2 Climate Change

- 3.26 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the first aim (F – Agriculture), the fifth aim (RT – Recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 3-8) to have the potential to give rise to a combination of adverse impacts and beneficial effects with reference to the issue of climate change. The second aim (W – Woodlands) and the third aim (B – Biodiversity and water resources) were found (see Table 3-8) to have the potential to give rise to beneficial effects with reference to the issue of climate change. The fourth aim (HC – Cultural heritage), the sixth aim (LU – Planning) and the seventh aim (TT – Transport and traffic) were found (see Table 3-8) to be unlikely to give rise to any significant impacts with reference to the issue of climate change. See Appendix A for full details of the assessment.
- 3.27 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming), the fifth aim (RT – Recreation and tourism) and the eighth aim (CD – Community development and local economy) were found (see Table 3-8) to have the potential to give rise to a combination of adverse impacts and beneficial effects with reference to the issue of climate change. The second aim (W – Woodlands), the third aim (B – Biodiversity) and the seventh aim (TT – Transport and traffic) were found (see Table 3-8) to have the potential to give rise to beneficial effects with reference to the issue of climate change. The fourth aim (HC – Historic and cultural heritage) and the sixth aim (LU – Planning) were found (see Table 3-8) to be unlikely to give rise to any significant impacts with reference to the issue of climate change. See Appendix A for full details of the assessment.

3.F.3 Noise & Light

- 3.28 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the first aim (F – Agriculture), the fifth aim (RT – Recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 3-8) to have the potential to give rise to adverse impacts with reference to noise disturbance and light pollution. The sixth (LU – Planning) and seventh (TT – Transport and traffic) aims were found (see Table 3-8) to have the potential to give rise to beneficial effects with reference to noise disturbance and light pollution. The second (W – Woodlands), third (B – Biodiversity and water resources) and fourth (HC – Cultural heritage) aims were found (see Table 3-8) to be unlikely to give rise to any significant impacts with reference to noise disturbance and light pollution. See Appendix A for full details of the assessment.
- 3.29 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming) and the eighth aim (CD – Community development and local economy) were found (see Table 3-8) to have the potential to give rise to a combination of adverse impacts and beneficial effects with reference to noise disturbance and light pollution. The fifth aim (RT – Recreation and tourism) was found (see Table 3-8) to have the potential to give rise to adverse impacts with reference to noise disturbance and light pollution. The

sixth aim (LU – Land use planning) and the seventh aim (TT – Transport and traffic) were found (see Table 3-8) to have the potential to give rise to beneficial effects with reference to noise disturbance and light pollution. The second aim (W – Woodlands), the third aim (B – Biodiversity) and the fourth aim (HC – Historic and cultural heritage) were found (see Table 3-8) to be unlikely to give rise to any significant impacts with reference to noise disturbance and light pollution. See Appendix A for full details of the assessment.

Table 3-8: Assessment findings for the proposed aims & policies & alternatives

Environmental Objective: ATM1 – Air Quality	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development <input type="checkbox"/>	Aim 5: Recreation & Tourism; Aim 8: Community Development & Local Economy <input type="checkbox"/>
Aim 1: Agriculture <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Aim 1: Farming <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
- <input checked="" type="checkbox"/>	Aim 7: Transport & Traffic <input checked="" type="checkbox"/>
Aim 2: Woodlands; Aim 3: Biodiversity & Water Resources; Aim 4: Cultural Heritage; Aim 6: Planning; Aim 7: Transport & Traffic <input type="checkbox"/>	Aim 2: Woodlands; Aim 3: Biodiversity; Aim 4: Historic & Cultural Heritage; Aim 6: Land Use Planning <input type="checkbox"/>

Environmental Objective: ATM2 – Climate Change	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 1: Agriculture; Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Aim 1: Farming; Aim 5: Recreation & Tourism; Aim 8: Community Development & Local Economy <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Aim 2: Woodlands; Aim 3: Biodiversity & Water Resources <input checked="" type="checkbox"/>	Aim 2: Woodlands; Aim 3: Biodiversity; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>
Aim 4: Cultural Heritage; Aim 6: Planning; Aim 7: Transport & Traffic <input type="checkbox"/>	Aim 4: Historic & Cultural Heritage; Aim 6: Land Use Planning <input type="checkbox"/>

Environmental Objective: ATM3 – Noise & Light	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 1: Agriculture; Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development <input type="checkbox"/>	Aim 1: Farming; Aim 8: Community Development & Local Economy <input type="checkbox"/>
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Aim 5: Recreation & Tourism <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Aim 6: Planning; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>	Aim 6: Land Use Planning; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>
Aim 2: Woodlands; Aim 3: Biodiversity & Water Resources; Aim 4: Cultural Heritage <input type="checkbox"/>	Aim 2: Woodlands; Aim 3: Biodiversity; Aim 4: Historic & Cultural Heritage <input type="checkbox"/>

3.G Discussion, Mitigation & Monitoring

3.30 A summary of the findings of the assessment of the revised Surrey Hills AONB Management Plan with reference to likely impacts on the different aspects of the atmosphere covered by the assessment framework is presented in Table 3-8. Overall conclusions for the Plan are presented in the following paragraphs.

3.G.1 Air Quality

3.31 **Discussion:** 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.

3.32 **Mitigation:** 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.

3.33 **Monitoring:** 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.G.2 Climate Change

3.34 **Discussion:** 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.

3.35 **Mitigation:** 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.

3.36 **Monitoring:** 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.G.3 Noise & Light

3.37 **Discussion:** 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.

3.38 **Mitigation:** 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.

3.39 **Monitoring:** 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.

Chapter 4 Water Environment

4.A Introduction

4.1 The water environment is a major component of the Earth’s physical environment, and is essential to the presence of life on the planet. Human activity can affect the water environment, in terms of its chemical composition and physical properties, at the local, regional and global scales. The discharge of effluents and the spreading of fertilisers and pesticides on the land are the main mechanisms by which we affect the chemical and biological **quality** of the water environment (see section 4.C.1). Many human activities require the use of water, and those demands can affect the availability of that **resource** to other organisms (see section 4.C.2). The water environment is also the medium by which populations of human and other organisms can be exposed to the risks associated with **flooding** (see section 4.C.3), which can adversely affect the quality of life of human communities, and the viability of populations or communities of other organisms.

4.B Policy & Legal Context

4.2 The importance of the water environment to the health and wellbeing of the human population and the wider environment is reflected in policies and legislation that have been introduced at the national and European levels (see Table 4-1). The listed legislation and policy covers matters of water quality, water resources and the management of flood risk from fluvial, coastal and other sources. Policy and legislation relating to estuarine, coastal and marine waters is not covered, to reflect Surrey’s status as a landlocked county.

Table 4-1: Water Environment: Key legislation & policy

Key Legislation
EU Urban Waste Water Treatment Directive (91/271/EEC): Regulates the treatment & discharge of waste water from industrial & household sources.
EU Nitrates Directive (91/676/EEC): Requires action to be taken to reduce water pollution caused by nitrates released from agricultural sources.
EU Drinking Water Directive (98/83/EC): Sets standards for safe drinking water.
EU Water Framework Directive (2000/60/EC): Established a legal framework for the protection of rivers, lakes, estuaries, inland coastal waters & groundwater bodies across Europe. Requires member states to aim to achieve ‘good status’ in all water bodies by 2015, unless circumstances justify setting lower standards or extending the deadline.
EU Groundwater Directive (2006/118/EC): Sets out a regulatory framework for protecting groundwater against pollution & deterioration.
EU Environmental Quality Standards Directive (2008/105/EC): Sets surface water concentration standards for certain priority substances (i.e. those that are particularly toxic & accumulate in the water environment) & other pollutants, & requires member states to keep inventories of emissions.

Key Legislation *(continued)*

Water Resources Act 1991: Regulates water quality & the prevention of water pollution. Created water pollution offences based on the polluter pays principle. Largely superseded by the Environmental Permitting Regulations.

Water Industry Act 1991: Regulates the water & sewerage industries, & makes legislative provisions in relation to discharge consents to sewers

Environment Act 1995: Established the Environment Agency (combining Her Majesty's Inspectorate of Pollution & the National Rivers Authority) as the water regulation enforcement body in England & Wales. Sections 41 and 42 introduced charges for discharge consents.

Water Act 2003: Regulates water abstraction & impoundment, with water conservation a key focus. From 2013, the Environment Agency has been able to amend or revoke the abstraction licenses where abstraction has caused serious damage to the environment.

The Water Environment (Water Framework Directive) (England & Wales) Regulations 2003: Implemented the EU Water Framework Directive in England & Wales, introduced river basin management planning to enable the aim of 'good' status to be achieved in surface & ground waters by 2015.

Environmental Permitting (England & Wales) Regulations 2010: Created a system to regulate pollution through environmental permits, & established water pollution offences.

Flood & Water Management Act 2010: Introduced new arrangements for the management of flooding from all sources, including creation of lead local flood authorities responsible for ground and surface water flooding, & a sustainable drainage consenting regime.

Water Act 2014: Reforms the water industry, to make it more innovative & responsive, & to increase resilience to hazards (e.g. flooding, drought, etc.). Includes provisions to enable householders in flood prone areas to access insurance.

Key Policy

EU Seventh Environmental Action Programme (2013): Includes a commitment to ensure that by 2020, "the impact of pressures on transitional, coastal & fresh waters (including surface & ground waters) is significantly reduced to achieve, maintain or enhance good status, as defined in the Water Framework Directive;" (paragraph 28(b))

National Planning Policy Framework (2012): Paragraphs 99 to 104 (pp.23-25) state that the planning system should ensure that inappropriate development is not located in areas at high risk of flooding, & that measures are taken to minimise the effects of development on flood risk. Paragraph 109 (pp.25-26) states that the planning system should, "prevent[ing] both new & existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of... water,... pollution...."

Local Planning Policy: Policies relevant to the protection and management of the water environment, including flood risk, as set out in the adopted Local Plans for the boroughs of Guildford, Reigate & Banstead and Waverley, and for the districts of Mole Valley and Tandridge, and the County Council's adopted Minerals Plan and adopted Waste Plan.

4.C Baseline Conditions

4.C.1 Baseline Conditions: Water Quality

4.3 The condition of the water environment, in terms of surface waters, groundwaters, estuaries and coastal waters out to one nautical mile, is monitored by the Environment Agency. The EU Water Framework Directive seeks to improve the quality of the water environment across the EU, and sets targets for the management of the water environment

with respect to both ecological and chemical condition. For each of the major catchments in the UK a River Basin Management Plan (RBMP) has been prepared, which provides information, on a catchment by catchment basis, about the condition of the water environment, the targets for improvement, and the actions needed to achieve those targets. The Surrey Hills AONB encompasses waterbodies and catchments that lie within the Thames RBMP area and the South East RBMP area.

4.4 The current overall status (derived by an assessment of ecological condition or potential and chemical status) of the surface waterbodies that have catchments located wholly or partly within the Surrey Hills AONB is summarised in Table 4-2. Of the twenty-five surface watercourses with catchments wholly or partly located within the AONB the majority exhibit either ‘moderate’ overall status (fourteen or 56%), or ‘poor’ overall status (nine or 36%), with two watercourses (8%) exhibiting ‘bad’ overall status.

4.5 The principal reasons given in the RBMPs for watercourses and waterbodies not achieving the ‘good’ overall status required by the Water Framework Directive include, pollution from point sources (e.g. water industry sewage works) and diffuse sources (e.g. agriculture), abstraction from watercourses and supporting groundwaters, and physical alterations.

Table 4-2: Ecological potential/status of surface waterbodies & catchments in the Surrey Hills AONB

River Catchment	Current Overall Status/Potential			
	Good	Moderate	Poor	Bad
London	0	1	0	0
Medway	0	1	1	0
Mole	0	3	2	0
Wey	0	8	3	2
Arun & Western Streams	0	1	3	0
Totals	0	14	9	2

4.6 Groundwater is susceptible to pollution from point sources (e.g. leachate from landfill sites, effluent from industrial sites, etc.), and from diffuse sources (e.g. runoff of fertilisers or pesticides from agricultural land, runoff from roads, etc.), with typically slow recharge and circulation rates making pollution control and mitigation difficult. The Surrey Hills AONB is underlain by a number of different groundwater bodies that fall within the area covered by the Thames RBMP (see Table 4-3). The majority of the groundwater bodies beneath Surrey exhibit ‘poor’ overall status, due to issues with water availability (quantitative status) or chemical condition (chemical status), or a combination of the two. Six of the groundwater bodies underlying the county are currently classified as exhibiting ‘good’ overall status.

Table 4-3: Status of groundwater waterbodies underlying the Surrey Hills AONB

Area of the County	Groundwater Body	Current Overall Status
Under the eastern part of the AONB	Kent Greensand Middle	Poor
	Kent Greensand Western	Poor
	West Kent Darent & Cray Chalk	Poor
Under the central part of the AONB	Epsom North Downs Chalk	Poor
	Dorking North Downs Chalk	Poor
	Effingham Tertiaries	Good
	Reigate Lower Greensand	Poor
Under the western part of the AONB	Guildford Chalk	Poor
	Godalming Lower Greensand	Poor

4.C.2 Baseline Conditions: Water Resources

- 4.7 Water resources and the water environment in the South East of England are subject to significant and growing pressures, in particular as a consequence of rising demand from a growing population and the impacts of a changing climate. Based on the information set out in the State of the Environment Report for the South East of England for 2010, produced by the Environment Agency, average daily water consumption per person living in the south east in 2008/09 was 156 litres. That figure represents a small reduction on the levels of consumption observed in 2007/08, and is consistent with a downward trend in water use. The State of the Environment Report notes a difference in the levels of consumption observed in metered households compared with non-metered households, the former using an average of 141 litres per person per day and the latter consuming approximately 163 litres per person per day.
- 4.8 Water resources management in Surrey is undertaken by a number of different water companies, who are responsible for supplying water to residents and businesses. The activities of the water companies and other industries in respect of the sourcing of water resources (e.g. abstraction) are overseen by the Environment Agency (through the Environmental Permitting regime). All the water companies produce Water Resources Management Plans, statutory plans that explain how they will balance the supply of and demand for water over the period up to 2035.
- 4.9 Groundwater resources need to be protected from over-abstraction and pollution to ensure that they remain available for use today and into the future, to support rivers and wetland habitats and to provide drinking water. Pressure on water resources is particularly intense in the South East of England, due to the density of the human population.

4.C.3 Baseline Conditions: Flooding

- 4.10 Flooding is a natural process, a consequence of the normal functioning of the planet's hydrological cycle. The development by humans of settled patterns of land use has created situations in which flood events can create significant risks to human communities and the built environment, and to the natural environment. Flooding can arise from a number of different sources, fluvial flood risk is associated with river systems, but surface water flooding and groundwater floods can also arise as a consequence of intense and/or prolonged rainfall.
- 4.11 **Fluvial flood risk** is defined by the Environment Agency in terms of three broad zones of risk:
- Zone 1 – where the chance of flooding occurring every year is estimated to be less than 1 in 1,000, or less than a 0.1% annual event probability (AEP).
 - Zone 2 – where the chance of flooding occurring every year is estimated to be between 1 in 1,000 and 1 in 100, or between 0.1% and 1.0% AEP.
 - Zone 3 – where the chance of flooding occurring every year is estimated to be greater than 1 in 100, or more than a 1.0% AEP.
- 4.12 Within Surrey areas subject to Zone 2 or Zone 3 fluvial flood risk are concentrated around the main rivers that dissect the county. In north west Surrey the main sources of fluvial flood risk for the boroughs of Spelthorne, Runnymede and Elmbridge are the river Thames, the river Wey and the river Mole, with the Bourne also forming a source of fluvial flood risk in Runnymede, and the Colne being a further source of fluvial flood risk in north west Spelthorne. For the borough of Epsom and Ewell the main source of fluvial flood risk is the Hogsmill, which flows through the northern part of the borough to its confluence with the river Thames. For the borough of Woking, the river Wey and the river Bourne form the main sources of flood risk. For the borough of Surrey Heath the main source of fluvial flood risk is the river Bourne
- 4.13 **Surface water flooding** usually happens when heavy rainfall overwhelms drainage capacity, occurring rapidly, but receding quickly. Surface water flood risk is defined by the Environment Agency in terms of four broad zones of risk:
- Very Low – where the chance of flooding occurring every year is estimated to be less than 1 in 1,000, or less than a 0.1% AEP.
 - Low – where the chance of flooding occurring every year is estimated to be between 1 in 1,000 and 1 in 100, or between 0.1% and 1.0% AEP.
 - Medium – where the chance of flooding occurring every year is estimated to be between 1 in 100 and 1 in 30, or between 1.0% and 3.3% AEP.
 - High – where the chance of flooding occurring every year is estimated to be greater than a 1 in 30, or more than a 3.3% AEP.

- 4.14 Surface water flooding is most likely to occur when catchments are already saturated, or the surface of the land has been rendered impermeable by development. Surface water flood risk occurs throughout Surrey, based on Environment Agency data it is estimated that approximately 46,500 properties in the county are at risk from flooding to a depth of more than 0.3 metres during a rainfall event with a 1 in 200 annual chance of occurring. The Surrey Preliminary Flood Risk Assessment identified five areas within the county that are at greatest risk of surface water flooding: Epsom and Ewell; Woking and Byfleet; Caterham and Warlingham; Guildford; and, Reigate and Redhill.
- 4.15 Groundwater flooding generally occurs in low-lying areas, as the result of groundwater rising above the surface of the land. The underlying geology has a significant influence on the risk of groundwater flooding. There can be substantial time-lags between the persistent or heavy rainfall events that lead to rising groundwater levels and flooding resulting from the emergence of groundwater. This is due to the relatively slow rate at which water percolates into and moves through permeable strata (a series of layers of rock in the ground).
- 4.16 Groundwater flooding in Surrey is most common in areas with chalk strata, such as the North Downs. It can occur in any area with underlying permeable deposits (for example sandstone, sands and gravels). Localised occurrences have been observed in low-lying areas throughout the county. The risk of groundwater flooding can be affected by development, which alters the natural flow patterns and pathways.

4.D Future Trends & Key Issues

4.D.1 Future Trends & Key Issues: Water Quality

- 4.17 The updated RBMPs for the Thames river basin district (2015) and the South East river district (2015), identify the following as important issues for the water environment (River Basin Management Plans, 2015, Part 2, paragraph 4.4.1, p.62).
- **Changes to the natural flow and level of water:** the abstraction of too much water from rivers, canals, lakes and groundwater, reduces water flows, which can have implications for aquatic and marginal habitats, and their dependent species.
 - **Introduction of invasive non-native species:** can adversely impact upon the integrity of aquatic and marginal habitats, and the populations of species that are dependent on them.
 - **Physical modifications:** changes to the natural river channels for land drainage and navigation purposes alter natural flow levels, and may lead to channel siltation, and the loss of habitats.
 - **Pollution:** from a range of potential sources, including urban run-off, misconnected sewers, waste water treatment processes, agricultural practice and rural land management, mines (most of which are now abandoned).

4.D.2 Future Trends & Key Issues: Water Resources

- 4.18 The projected impacts of climate change for the south east of England, coupled with a growing population, would have a range of implications for the freshwater environment and water resources. If average temperatures were to increase in the projected range, and summers to become hotter and drier the county's water resources and freshwater environments would be placed at risk of adverse effect due to scarcity of the resource coinciding with a likely increase in demand from the human population. For the Surrey Hills AONB a significant shift in the climate and associated change in the availability of water could lead to major changes in natural habitats and farming, which consequent implications for landscape character.
- 4.19 High demand in periods of hot weather coupled with restricted availability of surface water supplies could also adversely affect groundwaters and aquifers, the depletion of which would, in turn adversely affect the base-flows of rivers and streams.

4.D.3 Future Trends & Key Issues: Flooding

- 4.20 In the event of the projected scenario of warmer and wetter winters being realised, the likely surfeit of incident rainfall could result in a rise in the risks of flooding from fluvial sources and from non-fluvial sources (i.e. surface water runoff during periods of heavy rain). Within the Surrey Hills AONB area at particular risk will be located in the valleys and floodplains of the River Wey and the River Mole and in low lying dry valleys.

4.E Assessment Issues & Objectives

- 4.21 The key issues for the water environment covered by the assessment of the Surrey Hills AONB Management Plan are identified by the environmental objectives set out in Table 4-4. Development and other land uses or land management activities or initiatives can give rise to impacts on the water environment as a result of demand for water resources, the release or use of chemicals or other substances that affect water quality, the introduction of development into areas at risk of flooding, the creation of impermeable surfaces and the creation of barriers to surface water flows.
- 4.22 As the current review of the Management Plan is a 'light touch' process and does not fundamentally alter the broad approach to the management of the AONB the issues that need to be addressed by the SEA process remain unchanged from those identified in 2008/09. The objectives of the 2008/09 SEA have been cross-referenced to the conceptual model for the current assessment (see Figure 1-1 in Chapter 1), and expanded on to provide for a more detailed assessment framework (see Table 1-2). 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 the water environment.

Table 4-4: Environmental objectives for the water environment

2019 Environmental Objective	Relevant objectives from the 2008/09 SEA
Water Environment: Water Quality; Water Resources; Flood Risk	
<p>To promote activities & initiatives, including forms of development & land use &/or management, which:</p> <p>Safeguard &/or enhance the quality of the water environment. (Objective WE1)</p> <p>Safeguard the extent & availability of water resources. (Objective WE2)</p> <p>Safeguard communities & the environment from future flood risk. (Objective WE3)</p>	<p>Objective 5 – Encourage the sustainable use of resources & maintain environmental standards</p> <p>Objective 6 – Address the causes & consequences of climate change</p>

4.F Assessment Findings

4.F.1 Water Quality

- 4.22 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the fifth aim (RT – Recreation and health and well-being) was found (see Table 4-5) to have the potential to give rise to adverse impacts on water quality. The first aim (F – Agriculture) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 4-5) to have the potential to give rise to a combination of adverse impacts and beneficial effects on water quality. The third aim (B – Biodiversity and water resources) was found (see Table 4-5) to have the potential to give rise to beneficial impacts on water quality. The second aim (W – Woodlands), the fourth aim (HC – Cultural heritage), the sixth aim (LU – Planning) and the seventh aim (TT – Transport and traffic) were found (see Table 4-5) to be unlikely to give rise to any significant impacts on water quality. See Appendix A for full details of the assessment.

- 4.23 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the fifth aim (RT – Recreation and tourism) was found (see Table 4-5) to have the potential to give rise to adverse impacts on water quality. The first aim (F – Farming) and the eighth aim (CD – Community development and local economy) were found (see Table 4-5) to have the potential to give rise to a combination of adverse impacts and beneficial effects on water quality. The third aim (B – Biodiversity) was found (see Table 4-5) to have the potential to give rise to beneficial impacts on water quality. The second aim (W – Woodlands), the fourth aim (HC – Historic and cultural heritage), the sixth aim (LU – Land use planning) and the seventh aim (TT – Transport and traffic) aims were found (see Table 4-5) to be unlikely to give rise to any significant impacts on water quality. See Appendix A for full details of the assessment.

4.F.2 Water Resources

- 4.24 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the fifth aim (RT – Recreation and health and well-being) was found (see Table 4-5) to have the potential to give rise to adverse impacts on water resources. The first aim (F – Agriculture) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 4-5) to have the potential to give rise to a combination of adverse impacts and beneficial effects on water resources. The second aim (W – Woodlands), the third aim (B – Biodiversity and water resources), the fourth aim (HC – Cultural heritage), the sixth aim (LU – Planning) and the seventh aim (TT – Transport and traffic) were found (see Table 4-5) to be unlikely to give rise to any significant impacts on water resources. See Appendix A for full details of the assessment.
- 4.25 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the fifth aim (RT – Recreation and tourism) was found (see Table 4-5) to have the potential to give rise to adverse impacts on water resources. The first aim (F – Farming) and the eighth aim (CD – Community development and local economy) were found (see Table 4-5) to have the potential to give rise to a combination of adverse impacts and beneficial effects on water resources. The second aim (W – Woodlands), the third aim (B – Biodiversity), the fourth aim (HC – Historic and cultural heritage), the sixth aim (LU – Land use planning) and the seventh aim (TT – Transport and traffic) were found (see Table 4-5) to be unlikely to give rise to any significant impacts on water resources. See Appendix A for full details of the assessment.

4.F.3 Flood Risk

- 4.26 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the fifth aim (RT – Recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 4-5) to have the potential to give rise to adverse impacts with reference to flood risk. The first aim (F – Agriculture) was found (see Table 4-5) to have the potential to give rise to a combination of adverse impacts and beneficial effects with reference to flood risk. The second aim (W – Woodlands), the third aim (B – Biodiversity and water resources), the fourth aim (HC – Cultural heritage), the sixth aim (LU – Planning) and the seventh aim (TT – Transport and traffic) were found (see Table 4-5) to be unlikely to give rise to any significant impacts with reference to flood risk. See Appendix A for full details of the assessment.
- 4.27 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the fifth aim (RT – Recreation and tourism) and the eighth aim (CD – Community development and local economy) were found (see Table 4-5) to have the potential to give rise to adverse impacts with reference to flood risk. The first aim (F – Farming) was found (see Table 4-5) to have the potential to give rise to a combination of adverse impacts and beneficial effects with reference to flood risk. The second aim (W – Woodlands), the third aim (B – Biodiversity), the fourth aim (HC – Historic and cultural heritage), the sixth aim LU – Land use planning) and the seventh aim (TT – Transport and traffic) were found (see Table 4-5) to

be unlikely to give rise to any significant impacts with reference to flood risk. See Appendix A for full details of the assessment.

Table 4-5: Assessment findings for the proposed aims & policies & alternatives

Environmental Objective: WE1 – Water Quality	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 5: Recreation, Health & Wellbeing ☒	Aim 5: Recreation & Tourism ☒
Aim 1: Agriculture; Aim 8: Economy, Tourism & Community Development ☒☑	Aim 1: Farming; Aim 8: Community Development & Local Economy ☒☑
Aim 3: Biodiversity & Water Resources ☑	Aim 3: Biodiversity ☑
Aim 2: Woodlands; Aim 4: Cultural Heritage; Aim 6: Planning; Aim 7: Transport & Traffic ☐	Aim 2: Woodlands; Aim 4: Historic & Cultural Heritage; Aim 6: Land Use Planning; Aim 7: Transport & Traffic ☐

Environmental Objective: WE2 – Water Resources	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 5: Recreation, Health & Wellbeing ☒	Aim 5: Recreation & Tourism ☒
Aim 1: Agriculture; Aim 8: Economy, Tourism & Community Development ☒☑	Aim 1: Farming; Aim 8: Community Development & Local Economy ☒☑
Aim 2: Woodlands; Aim 3: Biodiversity & Water Resources; Aim 4: Cultural Heritage; Aim 6: Planning; Aim 7: Transport & Traffic ☐	Aim 2: Woodlands; Aim 3: Biodiversity; Aim 4: Historic & Cultural Heritage; Aim 6: Land Use Planning; Aim 7: Transport & Traffic ☐

Environmental Objective: WE3 – Flooding & Flood Risk	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development ☒	Aim 5: Recreation & Tourism; Aim 8: Community Development & Local Economy ☒
Aim 1: Agriculture ☒☑	Aim 1: Farming; ☒☑
Aim 2: Woodlands; Aim 3: Biodiversity & Water Resources; Aim 4: Cultural Heritage; Aim 6: Planning; Aim 7: Transport & Traffic ☐	Aim 2: Woodlands; Aim 3: Biodiversity; Aim 4: Historic & Cultural Heritage; Aim 6: Land Use Planning; Aim 7: Transport & Traffic ☐

4.G Discussion, Mitigation & Monitoring

4.28 A summary of the findings of the assessment of the revised Surrey Hills AONB Management Plan with reference to likely impacts on the different aspects of the water environment covered by the assessment framework is presented in Table 4-5. Overall conclusions for the Plan are presented in the following paragraphs.

4.G.1 Water Quality

4.29 **Discussion:** 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.

- 4.30 **Mitigation:** 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.).
- 4.31 **Monitoring:** 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.

4.G.2 Water Resources

- 4.32 **Discussion:** 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.
- 4.33 **Mitigation:** 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.

4.34 **Monitoring:** 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.

4.G.3 Flood Risk

4.35 **Discussion:** 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.

4.36 **Mitigation:** 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.

4.37 **Monitoring:** 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.

Chapter 5 Land, Soils & Natural Resources

5.A Introduction

5.1 The terrestrial environment, in terms of land, soils and geological resources, is a major component of the Earth’s physical environment, and is essential to the presence of life on the planet. Human activity can affect the terrestrial environment, in terms of its physical and chemical properties, at the local, regional and global scales. **Undeveloped land** is a finite resource, which once changed through use is difficult to reinstate to its original condition, and to safeguard the integrity of the services that undeveloped land provides it is important to concentrate development in areas that have already been affected by development (see section 5.C.1). Past industrial uses, intensive agricultural use, and inappropriate land management are the main mechanisms by which we affect the integrity and productivity of **soils** (see section 5.C.2). Many human activities require the use of **natural resources**, and those demands can affect the availability of those resources to other organisms (see section 5.C.2 and 5.C.3).

5.B Policy & Legal Context

5.2 The importance of the terrestrial environment to the health and wellbeing of the human population and the wider environment is reflected in policies and legislation that have been introduced at the national and European levels (see Table 5-1). The listed legislation and policy covers matters of soil and land quality, the management of soils, and the use of land.

Table 5-1: Land, Soil & Materials: Key legislation & policy

Key Legislation
<p>Environmental Protection Act 1990: Part 2A of the Act provides a means of dealing with unacceptable risks posed by land contamination to human health & the environment. The overarching objectives of Government policy on contaminated land & the Part 2A regime are: (a) To identify & remove unacceptable risks to human health & the environment; (b) To seek to ensure that contaminated land is made suitable for its current use; (c) To ensure that the burdens faced by individuals, companies & society as a whole are proportionate, manageable & compatible with the principles of sustainable development.</p>

Key Policy
<p>EU Soil Thematic Strategy (2012): The overall objective of the Strategy is protection & sustainable use of soil, based on the following guiding principles: (1) Preventing further soil degradation & preserving its functions: when soil is used & its functions are exploited, action has to be taken on soil use & management patterns; & when soil acts as a sink/receptor of the effects of human activities or environmental phenomena, action has to be taken at source. (2) Restoring degraded soils to a level of functionality consistent at least with current & intended use, thus also considering the cost implications of the restoration of soil.</p>

Key Policy

Safeguarding our Soils: a Strategy for England (2009): The Strategy articulates the following vision for England’s soils, “By 2030, all England’s soils will be managed sustainably & degradation threats tackled successfully. This will improve the quality of England’s soils & safeguard their ability to provide essential services for future generations.”

National Planning Policy Framework (2019): Paragraph 170 (p.49) refers to the need for the planning system to ensure that development (new & existing) is safeguarded from, & does not contribute to, soil pollution or land instability, & to facilitate the remediation & mitigation of land that is in poor condition (despoiled, degraded, derelict, contaminated or unstable). Paragraphs 118 and 119 (p.35) outline the role of the planning system in promoting the use of previously developed land (brownfield land). Paragraph 170 (p.49) refers to the need for the planning system to protect high quality agricultural land from development. Paragraphs 178 and 179 (pp.51-52) provide guidance on the role of the planning system in addressing land contamination and enabling the remediation of contaminated land. Paragraphs 203 to 211 (pp.58-61) refer to the role of the planning system in the management of mineral resources.

Local Planning Policy: Policies relevant to the protection and management of the land, the use of natural resources, and to the protection and management of soils as set out in the adopted Local Plans for the boroughs of Guildford, Reigate & Banstead and Waverley, and for the districts of Mole Valley and Tandridge, and the County Council’s adopted Minerals Plan and adopted Waste Plan.

5.C Baseline Conditions

5.C.1 Land Use

- 5.3 Large areas of Surrey are rural in character, and 35.7% of the county’s land – some 59,688 hectares, is maintained in some form of agricultural production, of which a substantial proportion is likely to fall within the Surrey Hills AONB. In 2013 there were 991 commercial agricultural holdings in Surrey, a drop of 69 from the 1,060 recorded in 2010⁽⁷⁾. In terms of arable farming, some 12,582 hectares within the county is dedicated to the production of cereal crops, some 12,139 hectares to general cropping, and some 1,717 hectares to horticulture. In terms of pastoral production, some 20,572 hectares is used for grazing livestock (e.g. sheep, cattle), some 4,804 hectares is used for dairying, some 416 hectares is in poultry use, and some 133 hectares dedicated to pig rearing. A further 7,223 hectares is in mixed farming use, and some 102 hectares is in other forms of farming use.
- 5.4 The majority of agricultural land within Surrey is classed as either Grade 3a (of good quality) or Grade 3b (of moderate quality). National policy on the protection of the productive capacity of the agricultural industry indicates that the ‘best and most versatile’ agricultural land – that classed as Grade 1, Grade 2 or Grade 3a – should be safeguarded from development.

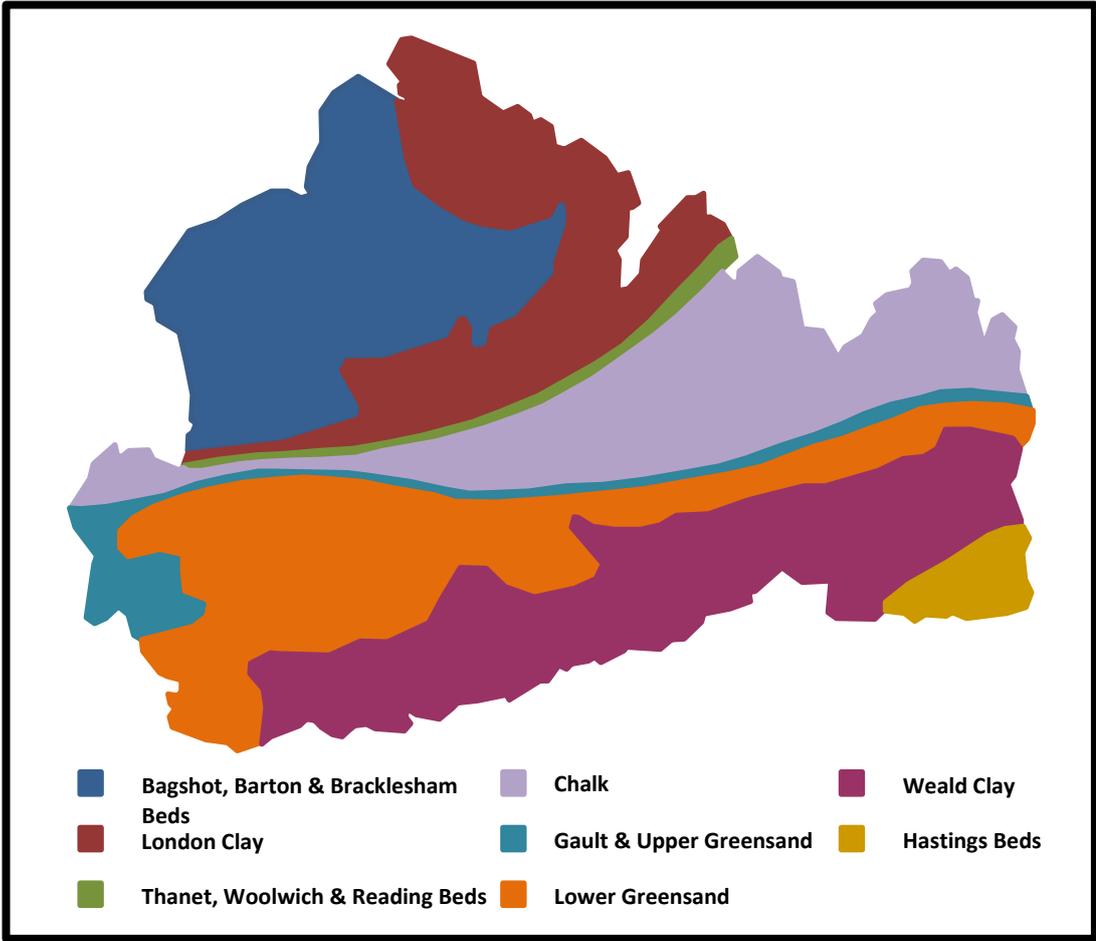
⁷ *Structure of the agricultural industry in England & the UK at June, 2015*, National Statistics.

5.5 Surrey has a good track record in the use of previously developed land (PDL) for the provision of new housing. Statistics for the proportion of new housing constructed on previously developed land released by the Government in 2011⁸ indicated that a considerable amount of new residential development in the boroughs and districts that coincide with the Surrey Hills AONB has been delivered on previously developed land. The portfolio of previously developed land within the AONB is likely to be limited, due to the predominantly rural character of the area, but there may be a stock of redundant agricultural or forestry buildings that could be appropriately redeveloped in place of undeveloped land.

5.C.2 Geology & Soil

5.6 The geology of Surrey is diverse (see Figure 5-1), ranging from clays overlain by sands and gravels deposited at the end of the last Ice Age in the north west, to the chalk escarpment of the North Downs across the centre of the county, with the sandstones and clays of the Low Weald in the south, and the interbedded clays, silts, siltstones, sands and sandstones of the Hastings Beds which underlie the High Weald.

Figure 5-1: A simplified representation of the geology of Surrey



⁸ DCLG Statistical Release 2011, Table P213 – Land Use Change: Proportion of new dwellings on previously developed land, by Local Authority, 1996-1999 to 2008-2011.

- 5.7 The main types of bedrock geology that underlie the Surrey Hills AONB are briefly described below.
- 5.7.1 The **Chalk** gives rise to the characteristic south facing escarpment of the North Downs. The chalk is subdivided into three Formations, the Upper, the Middle and the Lower, with most of the chalk downland in the county consisting of the Upper Chalk. The Middle and Lower Chalk is only exposed along the scarp face of the North Downs, or in some of the valleys of the dip slope. Much of the Downs is capped with clay-with-flints and the remains of more recent deposits, often supporting fine beech woods.
- 5.7.2 The **Gault Clay** Formation consists of soft mudstones that weather to yellow or brown clays. It forms a narrow outcrop lying between the North Downs escarpment and the dip slope of the Lower Greensand Group.
- 5.7.3 The **Upper Greensand** includes a number of rock types – silt, sandstone (known as ‘malmstone’) and clayey sandstones. It forms a narrow strip of land above the Gault along the foot of the North Downs. Hard (firestone) and soft (hearthstone) varieties of malmstone occur.
- 5.7.4 The **Lower Greensand** is made up of the Atherfield Clay, the Hythe Formation, the Sandgate Formation, and the Folkestone Formation. The Atherfield Clay *Formation* is a narrow outcrop along the northern edge of the Weald Clay composed of clay with beds of silt and ironstone. The Hythe Formation consists mainly of sands and sandstones with limestones and chert, with clay and silt sometimes present in the lower parts of the beds. The Sandgate Formation consists of sandstone and sandy limestone in the east of the county, with lenses of fullers’ earth around Nutfield, whilst west of Dorking beds of sand and calcareous sandstone predominate. The Folkestone Formation is uppermost within the Lower Greensand, and consists of loosely consolidated quartzose sands, including deposits of clean, white silica sand, often with irregular bands of ferruginous sandstone.
- 5.7.5 The **Weald Clay** forms a wide tract of low-lying land surrounding the High Weald. It consists of green, grey, blue, brown or red clays and mudstones, interspersed with thin beds of sandstones, shelly limestones and clay ironstones. The clay thickens towards the west and is over 400 metres thick near Guildford.
- 5.8 The range of soil types encountered across the Surrey Hills AONB is strongly influenced by the underlying geology of the county. In the areas underlain by the Weald Clay, the dominant soil type is the surface water gley soils group, which is characterised by its slow permeability and tendency towards seasonal waterlogging. The surface water gley soils are typically greyish in colour, and often underlie areas of grassland and woodland.
- 5.9 Relatively extensive areas of podzolic soils occur in the south west and central south areas of the AONB, and in particular underlie much of the Thursley, Hankley and Frensham Commons to the west and south west of Godalming. The podzolic soils are typically black or

dark brown in colour, are well drained, and form an excellent substrate for heathland habitat.

- 5.10 Running across the county, the line of the North Downs is characterised by a range of soil types, including grey rendzinas (shallow well drained calcareous silty soils over chalk), brown rendzinas (shallow well drained calcareous coarse loamy, silty and sandy soils over chalk or chalk rubble), which provide a good substrate for grassland communities, and paleo-argillic brown earths (typically well drained, loamy or clayey reddish or reddish mottled soils with a clay enriched subsoil), which are provide a suitable substrate for grassland and woodland. A band of surface water gley soils runs between Aldershot in the west and Leatherhead in the east, swinging to the north of Guildford and the south of Woking. In the vicinity of the rivers that cross the AONB the soils are typically alluvial gley soils, which are subject to waterlogging from groundwater.

5.C.3 Natural Resources

- 5.11 The Surrey Hills AONB host a range of natural resources including agricultural land suitable for the production of crops or the rearing of livestock, woodlands offering deciduous or coniferous timber from standards and from coppices, and a variety of mineral resources including sands and sandstones, clays, chalks, and hydrocarbons. The AONB extends to some 42,200 hectares around 40% (c.16,880 hectares) is covered by woodland, of which around 4,500 hectares is classified as Ancient Woodland, with a further 40% (c.16,880 hectares) classified as agricultural land under the Agricultural Land Classification system.

- 5.12 In terms of mineral resources the sites listed below have hosted mineral working in the past, or are currently subject to mineral working under extant planning permissions:

- Albury Wellsite, Albury – operational hydrocarbon production wellsite
- Albury Landfill, Albury – former sand quarry undergoing restoration
- Homefield Sandpit, Runfold – former sand quarry undergoing infilling with inert waste material and restoration
- Moorhouse Sandpit, Westerham (TDC) – operational soft sand quarry with a requirement for extraction to be completed by the end of 2030.
- North Park Quarry and Pendell Quarry, Bletchingley – operational silica sand quarry undergoing progressive low level restoration
- Oxted Chalk Pit, Oxted – chalk quarry and landfill site
- Pitch Hill Quarry, Ewhurst – former sand quarry left to undergo natural regeneration
- Seale Landfill, Seale – closed landfill site and former sand quarry in aftercare
- Stocktone Quarry, Churt – former Bargate stone quarry undergoing infilling with waste and restoration
- Woodhill Sandpit, Farley Heath Road, Woodhill – former sand quarry with an outstanding requirement for restoration.

- 5.13 In addition to the mineral workings listed above, the Palmers Wood Oilfield at Godstone (operational hydrocarbon production site) and the Runfold South Quarry at Runfold (an end of life quarry undergoing infilling and restoration) both adjoin the AONB.

5.D Future Trends & Key issues

5.D.1 Land Use

- 5.14 Surrey has limited stocks of high quality agricultural land, and that which remains should be prioritised for protection. The population of the UK is projected to grow, and the global population is expected to exceed 9 billion by 2050, which combined with the anticipated loss of cultivatable land due to climate change, particularly in the tropics, is likely to contribute to increased pressure on agricultural land in the UK.
- 5.15 The South East of England is the most densely populated region of the country, outside of London, and pressure on undeveloped land is likely to increase in the future as the population continues to grow. The recent designation of two National Parks within the region (the New Forest National Park in Hampshire and the South Downs National Park which covers parts of Hampshire, West Sussex and East Sussex) will intensify the potential for development pressure on the remaining areas of currently undeveloped land in the region. Within Surrey, priority has been given to the need to safeguard the Metropolitan Green Belt, which covers the majority of the undeveloped land in the county, to retain the open character of the county. The Green Belt will come under increasing pressure for development if the local and regional economies and populations continue to grow.

5.D.2 Soils

- 5.16 The condition of soils can be affected by a range of impacts, arising as a consequence of human activities and from natural processes. As pressure on land increases, due primarily to the growing population, the risks of adverse effects arising through physical disturbance and intensifying use of the land increase. The changing climate is likely to further exacerbate the risks to soil resources that arise from human activity, for example increased incidence of drought conditions is likely to affect the structure and functioning of soils, and increase their susceptibility to erosion by wind and water.

5.D.3 Natural Resources

- 5.17 For both the agricultural industry and the forestry industry the impacts of a changing climate will be major drivers of change, as farmers and foresters have to adapt their land management practices to changes in temperature, changes in water availability and changes in the susceptibility of crops and stock to diseases and pests. For mineral resources it is anticipated that demand for primary aggregates will reduce, as the production of

recycled aggregate increases, although for rare industrial minerals such as silica sand demand for primary resources is likely to continue.

5.E Assessment Issues & Objectives

- 5.18 The key issues for land, soils and natural resources covered by the assessment of the Surrey Hills AONB Management Plan are identified by the environmental objectives set out in Table 5-2. Development and other activities or initiatives promoted by the AONB Management Plan could give rise to changes in the ways in which land is used or managed, to changes in soil structure, chemistry and composition, and to demand for natural resources derived from the land or to changes in the ways in which those resources are managed.

Table 5-2: Environmental objectives for land, soils & natural resources

2019 Environmental Objective	Relevant objectives from the 2008/09 SEA
Land, Soils & Natural Resources: Land Use; Natural Resources Use; Soil Management	
<p>To promote activities & initiatives, including forms of development & land use &/or management, which:</p> <p>Protect &/or enhance undeveloped land, safeguard agricultural land, & promote the use of previously developed land for built development. (Objective LSNR1)</p> <p>Minimise demand for non-renewable natural resources, & 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 & viability. (Objective LSNR3)</p>	<p>Objective 5 – Encourage the sustainable use of resources & maintain environmental standards</p>

- 5.19 As the current review of the Management Plan is a ‘light touch’ process and does not fundamentally alter the broad approach to the management of the AONB the issues that need to be addressed by the SEA process remain unchanged from those identified in 2008/09. The objectives of the 2008/09 SEA have been cross-referenced to the conceptual model for the current assessment (see Figure 1-1 in Chapter 1), and expanded on to provide for a more detailed assessment framework (see Table 1-2). 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 the land, soils and natural resources.

5.F Assessment Findings

5.F.1 Use of Land

- 5.20 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the first aim (F – Agriculture), the fifth aim (RT – Recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 5-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects with reference to the use of land. The second (W – Woodlands), third (B – Biodiversity and water resources), fourth (HC – Cultural heritage), sixth (LU – Planning) and seventh (TT – Transport and traffic) aims were found (see Table 5-3) to have the potential to give rise to beneficial impacts on with reference to the use of land. See Appendix A for full details of the assessment.
- 5.21 For the current version of the Surrey Hills AONB Management Plan (2014-2019) the first aim (F – Farming), the fifth aim (RT – Recreation and tourism) and the eighth aim (CD – Community development and local economy) were found (see Table 5-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects with reference to the use of land. The second aim (W – Woodlands), the third aim (B – Biodiversity), the fourth aim (HC – Historic and cultural heritage), the sixth aim (LU – Land use planning) and the seventh aim (TT – Transport and traffic) were found (see Table 5-3) to have the potential to give rise to beneficial impacts with reference to the use of land. See Appendix A for full details of the assessment.

5.F.2 Use of Natural Resources

- 5.22 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the first aim (F – Agriculture), the second aim (W – Woodlands), the fifth aim (RT – Recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 5-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects with reference to the use of natural resources. The third aim (B – Biodiversity and water resources) and the fourth aim (HC – Cultural Heritage) were found (see Table 5-3) to have the potential to give rise to beneficial impacts with reference to the use of natural resources. The sixth aim (LU – Planning) and the seventh aim (TT – Transport and traffic) were found (see Table 5-3) to be unlikely to give rise to any significant impacts with reference to the use of natural resources. See Appendix A for full details of the assessment.
- 5.23 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming), the second aim (W – Woodlands), the fifth aim (RT – Recreation and tourism) and the eighth aim (CD – Community development and local economy) were found (see Table 5-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects with reference to the use of natural resources. The third aim (B – Biodiversity) and the fourth aim (HC – Historic and cultural heritage) were found (see Table 5-3) to have the potential to give rise to beneficial impacts with reference to the use of

natural resources. The sixth aim (LU – Land use planning) and the seventh aim (TT – Transport and traffic) were found (see Table 5-3) to be unlikely to give rise to any significant impacts with reference to the use of natural resources. See Appendix A for full details of the assessment.

5.F.3 Protection of Soils

5.24 For the revised version of the Surrey Hills AONB Management Plan (2020-2025) the first aim (F – Agriculture) and the second aim (W – Woodlands) were found (see Table 5-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects with reference to soil management. The third aim (B – Biodiversity and water resources), the fifth aim (RT – recreation and health and well-being), the seventh aim (TT – Transport & traffic) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 5-3) to have the potential to give rise to beneficial impacts with reference to soil management. The fourth aim (HC – Cultural heritage) and the sixth aim (LU – Planning) were found (see Table 5-3) to be unlikely to give rise to any significant impacts with reference to soil management. See Appendix A for full details of the assessment.

5.25 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming) and the second aim (W – Woodlands) were found (see Table 5-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects with reference to soil management. The third aim (B – Biodiversity), the fifth aim (RT – Recreation and tourism), the seventh aim (Transport and traffic) and the eighth aim (CD – Community development and local economy) were found (see Table 5-3) to have the potential to give rise to beneficial impacts with reference to soil management. The fourth aim (HC – Historic and cultural heritage) and the sixth aim (LU – Land use planning) were found (see Table 5-3) to be unlikely to give rise to any significant impacts with reference to soil management. See Appendix A for full details of the assessment.

Table 5-3: Assessment findings for the proposed aims & policies & alternatives

Environmental Objective: LSNR1 – Land Use	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 1: Agriculture; Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development ☒☑	Aim 1: Farming; Aim 5: Recreation & Tourism; Aim 8: Community Development & Local Economy ☒☑
Aim 2: Woodlands; Aim 3: Biodiversity & Water Resources; Aim 4: Cultural Heritage; Aim 6: Planning; Aim 7: Transport & Traffic ☑	Aim 2: Woodlands; Aim 3: Biodiversity; Aim 4: Historic & Cultural Heritage; Aim 6: Land Use Planning; Aim 7: Transport & Traffic ☑
Environmental Objective: LSNR2 – Resource Use	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 1: Agriculture; Aim 2: Woodlands; Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development ☒☑	Aim 1: Farming; Aim 2: Woodlands; Aim 5: Recreation & Tourism; Aim 8: Community Development & Local Economy ☒☑
Aim 3: Biodiversity & Water Resources; Aim 4: Cultural Heritage ☑	Aim 3: Biodiversity; Aim 4: Historic & Cultural Heritage ☑
Aim 6: Planning; Aim 7: Transport & Traffic ☐	Aim 6: Land Use Planning; Aim 7: Transport & Traffic ☐

Environmental Objective: LSNR3 – Soil Management	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 1: Agriculture; Aim 2: Woodlands <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Aim 1: Farming; Aim 2: Woodlands; <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Aim 3: Biodiversity & Water Resources; Aim 5: Recreation, Health & Wellbeing; Aim 7: Transport & Traffic; Aim 8: Economy, Tourism & Community Development <input checked="" type="checkbox"/>	Aim 3: Biodiversity; Aim 5: Recreation & Tourism; Aim 7: Transport & Traffic; Aim 8: Community Development & Local Economy <input checked="" type="checkbox"/>
Aim 4: Cultural Heritage; Aim 6: Planning <input type="checkbox"/>	Aim 4: Historic & Cultural Heritage; Aim 6: Land Use Planning <input type="checkbox"/>

5.G Discussion, Mitigation & Monitoring

5.26 A summary of the findings of the assessment of the revised Surrey Hills AONB Management Plan with reference to likely impacts on the different aspects of the land, soils and natural resources covered by the assessment framework is presented in Table 5-3. Overall conclusions for the Plan are presented in the following paragraphs.

5.G.1 Use of the Land

5.27 **Discussion:** 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.

5.28 **Mitigation:** 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.

5.29 **Monitoring:** 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.

5.G.2 Use of Natural Resources

- 5.30 **Discussion:** 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.
- 5.31 **Mitigation:** 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.
- 5.32 **Monitoring:** 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.

5.G.3 Protection of Soils

- 5.33 **Discussion:** 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.
- 5.34 **Mitigation:** 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.

5.35 **Monitoring:** 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.

Chapter 6 The Natural Environment

6.A Introduction

- 6.1 The natural environment comprises of all the living organisms found on the planet, which fall into the three domains of eukarya (e.g. plants, animals, fungi), archaea and bacteria (both composed of prokaryotic organisms). Plants, fungi and animals form the most visible components of the planets ecosystems, with different species adapted to cope with the wide range of physical conditions encountered across the planet.
- 6.2 The natural environment of Surrey is primarily composed of semi-natural habitats, which have developed as a consequence of past and ongoing human intervention. Key habitat types encountered across the county include heathlands, calcareous grasslands, and broadleaved and mixed woodlands. The county is also dissected by a number of major rivers, including the Wey, the Mole and the Thames, and by associated wetland habitats.

6.B Policy & Legal Context

- 6.3 The natural environment is subject to protection by a substantial body of conventions, legislation and policy, from the international to national levels (see Table 6-1). Legislation is often structured to safeguard specific habitats or particular groups of species, whilst policy also focuses on wider matters of biodiversity.

Table 6-1: The Natural Environment: Key legislation & policy

Key Conventions
Convention on Wetlands of International Importance especially as Waterfowl Habitat (1971): The Ramsar Convention was adopted in Ramsar, Iran in February 1971 & came into force in December 1975. The Convention covers all aspects of wetland conservation & wise use. The Convention has three main 'pillars': the designation of wetlands of international importance as Ramsar sites; promotion of the wise-use of all wetlands in the territory of each country; & international co-operation with other countries to further the wise-use of wetlands & their resources. The UK ratified the Convention in 1976.
Convention Concerning the Protection of the World Cultural & Natural Heritage (1972): The UNESCO World Heritage Convention was adopted in Paris, France in November 1972 & came into force in December 1975. The Convention seeks to protect both cultural & natural heritage. The Convention defines the kind of sites which can be considered for inscription of the World Heritage List (ancient monuments, museums, biodiversity & geological heritage all come within the scope of the Convention), & sets out the duties of signatories in identifying potential sites & their role in protecting them. Although many World Heritage sites fall into either the 'cultural' or 'natural' categories, the Convention recognises landscapes that combine these values, where the biological & physical aspects of landscape have evolved alongside human activity. The UK ratified the Convention in May 1984.
Convention on International Trade in Endangered Species of Wild Fauna & Flora (1973): Adopted in Washington DC, USA in March 1973 & entered into force in July 1975. The Convention aims to regulate international trade in species which are endangered or which may become endangered if their exploitation is not controlled. Species covered under the Convention are listed in three Appendices, according to the level of protection or regulation of trade that they need. Each Party to the Convention designates a Management Authority which issues import & export permits for CITES-listed species, based on advice from one or more Scientific Authorities. The UK ratified the Convention in August 1976.

Key Conventions

Convention on the Conservation of European Wildlife & Habitats (1979): Adopted in Bern, Switzerland in 1979, & came into force in 1982. The principal aims of the Convention are to ensure conservation & protection of wild plant & animal species & their natural habitats (listed in Appendices I & II of the Convention), to increase cooperation between contracting parties, & to regulate the exploitation of those species (including migratory species) listed in Appendix III. To this end the Convention imposes legal obligations on contracting parties, protecting over 500 wild plant species & more than 1,000 wild animal species. The UK government ratified the Bern Convention in 1982.

Convention on the Conservation of Migratory Species of Wild Animals (1979): Adopted in Bonn, Germany in 1979 & came into force in 1985. Contracting Parties work together to conserve migratory species & their habitats by providing strict protection for endangered migratory species (listed in Appendix I of the Convention), concluding multilateral Agreements for the conservation & management of migratory species which require or would benefit from international cooperation (listed in Appendix II), & by undertaking cooperative research activities. The UK ratified the Convention in 1985.

Convention on Biological Diversity (1992): Adopted at the Earth Summit in Rio de Janeiro, Brazil in June 1992, & entered into force in December 1993. As the first global treaty to provide a legal framework for biodiversity conservation, the Convention established three main goals: (1) the conservation of biological diversity; (2) the sustainable use of its components; (3) the fair & equitable sharing of the benefits arising from the use of genetic resources. Contracting Parties are required to create & enforce national strategies & action plans to conserve, protect & enhance biological diversity. They are also required to undertake action to implement the thematic work programmes on ecosystems & a range of cross-cutting issues which have been established to take forward the provisions of the Convention. The UK ratified the Convention in June 1994.

The Convention for the Protection of the Marine Environment of the North-East Atlantic (1992): The OSPAR Convention was adopted in Paris, France in September 1992 & entered into force in March 1998. The Convention replaced both Convention for the Prevention of Marine Pollution by Dumping from Ships & Aircraft (the Oslo Convention, adopted in 1972) & the Convention for the Prevention of Marine Pollution from Land-Based Sources (the Paris Convention, adopted in 1974), with the intention of providing a comprehensive & simplified approach to addressing all sources of pollution which might affect the maritime area, & all matters relating to the protection of the marine environment. It retained all decisions, recommendations & agreements adopted under the previous Conventions, subject to termination through the adoption of new measures under OSPAR. The UK ratified OSPAR in 1998, & Annex V & Appendix 3 in June 2000.

Key Legislation

Habitats Directive 92/43/EC: The Directive was adopted in 1992, & is the means by which the EU meets its obligations under the Bern Convention. The Directive requires Member States to take measures to maintain or restore natural habitats & wild species listed on it's Annexes, in a favourable conservation status, protecting those habitats & species of European importance. In applying these measures Member States are required to take account of economic, social & cultural requirements, as well as regional & local characteristics.

Wild Birds Directive 2009/147/EEC (79/109/EEC): The EU meets its obligations for bird species under the Bern & Bonn Conventions & more generally by means of the Directive. The Directive provides a framework for the conservation & management of, & human interactions with, wild birds in Europe. It sets broad objectives for a wide range of activities, although the precise legal mechanisms for their achievement are at the discretion of each Member State.

National Parks & Access to the Countryside Act 1949: Part III of the Act makes provision for the designation of Nature Reserves (National Nature Reserves & Local Nature Reserves) & for the protection of areas of special scientific interest.

Wildlife & Countryside Act 1981 (as amended): The Act consolidates & amends existing national legislation to implement the Convention on the Conservation of European Wildlife & Natural Habitats (Bern Convention) & Council Directive 79/409/EEC (2009/147/EC) on the conservation of wild birds in Great Britain. A wide range of birds, other animals & wild plants are protected under the provisions of the Act. The Act also includes provisions (section 28) that relate to the designation, management & protection of Sites of Special Scientific Interest (SSSIs), & to the management of nature reserves, marine nature reserves & Ramsar Sites (sections 34A to 37A).

Countryside & Rights of Way Act 2000: Part III of the Act increases measures for the management & protection for SSSIs (sections 74 & 75) & Ramsar Sites (section 77), introduces duties for the conservation of biological diversity (section 74), & strengthens wildlife enforcement powers.

Natural Environment & Rural Communities Act: Part 3 of the Act makes provision for the protection of wildlife, including the conservation of biodiversity, control of pesticide use, the protection of birds, the management of invasive non-native species, and introduces further measures relating to the management of SSSIs.

Key Legislation

Conservation of Habitats & Species Regulations 2017 (as amended): The Regulations transpose Council Directive 92/43/EEC on the conservation of natural habitats & of wild fauna & flora (EC Habitats Directive) into national law. The Regulations provide for the designation & protection of 'European sites', the protection of 'European protected species', & the adaptation of planning & other controls for the protection of European Sites. Under the Regulations, competent authorities i.e. any Minister, government department, public body, or person holding public office, have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive.

Key Policy

Strategic Plan for Biodiversity 2011-2020, including Aichi Biodiversity Targets: The tenth meeting of the Parties to the Convention on Biological Diversity, adopted a revised & updated Strategic Plan for Biodiversity, including the Aichi Biodiversity Targets, for the 2011-2020 period. The plan provides an overarching framework on biodiversity, for the biodiversity-related conventions & the entire United Nations system & all other partners engaged in biodiversity management & policy development.

European Union Biodiversity Strategy (2011): The EU Biodiversity Strategy aims to halt the loss of biodiversity & ecosystem services in the EU & help stop global biodiversity loss by 2020. It reflects the commitments taken by the EU in 2010, within the international Convention on Biological Diversity. In 2011, the EU adopted a strategy that sets 6 targets & 20 actions to halt the loss of biodiversity & ecosystem services in the EU by 2020.

UK Post-2010 Biodiversity Framework (2012): The *UK Post-2010 Biodiversity Framework* was published in July 2012, & covers the period from 2011 to 2020. The Framework reflects a revised direction for nature conservation, towards an approach which aims to consider the management of the environment as a whole, & to acknowledge & take into account the value of nature in decision-making. The Framework sets out the common purpose & shared priorities of the UK & the four countries.

Biodiversity 2020: A strategy for England's wildlife & ecosystem services (2011): The strategy was published in August 2011. The strategy builds on the Natural Environment White Paper for England ('The Natural Choice'), published in June 2011, & provides a picture of how England is implementing its international & EU commitments. It sets out the strategic direction for biodiversity policy for the next decade on land & at sea.

National Planning Policy Framework (2019): Paragraphs 170 (p.49) and 174 to 177 (pp.50-51) set out the role of the planning system in minimising impacts on & providing net gains in biodiversity, & in supporting the establishment of resilient ecological networks. Paragraph 177 (p.51) states that the presumption in favour of sustainable development does not apply where Appropriate Assessment is required.

Local Planning Policy: Policies relevant to the protection and management of the natural environment, including designated nature conservation and earth heritage sites, as set out in the adopted Local Plans for the boroughs of Guildford, Reigate & Banstead and Waverley, and for the districts of Mole Valley and Tandridge, and the County Council's adopted Minerals Plan and adopted Waste Plan.

6.C Baseline Conditions

6.C.1 Designated Nature Conservation & Earth Heritage Sites

6.4 The natural heritage and biodiversity of Surrey is rich, with the county containing diverse habitats that support a wide range of species. Numerous sites within the county have been designated for protection on the grounds of nature conservation and earth heritage interest at the local, national and international levels.

6.5 There are a number of sites designated under the terms of the European Union's Wild Bird's Directive (Special Protection Areas or SPAs), the EU Habitats Directive (Special Areas of Conservation or SACs), or the Ramsar Convention on Wetlands of International

Importance (Ramsar Sites) located within (see below) or in close proximity to the Surrey Hills AONB. The Thames Basin Heaths SPA, the Ebernoe Common SAC, the East Hampshire Hangers SAC and the Woolmer Forest SAC are all located within 5 kilometres of the Surrey Hills AONB but do not coincide with the landscape designation.

6.5.1 Mole Gap to Reigate Escarpment SAC: Located in the Mole Valley district and Reigate & Banstead borough areas, and covering most of the Mole Gap to Reigate Escarpment Site of Special Scientific Interest (SSSI). The SAC is designated for its chalk grassland, orchid populations, yew woodland, box scrub, beech woodlands, and populations of Bechsteins bat, and great crested newts. The entire SAC lies within the Surrey Hills AONB.

6.5.2 Thursley, Ash, Pirbright & Chobham SAC: Located in the Guildford, Surrey Heath and Waverley borough areas of Surrey, and composed of all or parts of the Ash to Brookwood Heaths SSSI, the Chobham Common SSSI, the Colony Bog & Bagshot Heath SSSI, and the Thursley, Hankley & Frensham Commons SSSI. The SAC is designated for its wet and dry heathland habitats, and for bog habitats. The Thursley, Hankley & Frensham Commons SSSI component lies within the Surrey Hills AONB.

6.5.3 Thursley, Hankley & Frensham Commons (Wealden Heaths Phase I) SPA: Located in the Waverley borough area of Surrey, and composed of most of the Thursley, Hankley & Frensham Commons SSSI. The SPA is designated for the presence of three species of breeding birds that favour lowland heath habitats, the Dartford warbler, the nightjar, and the woodlark. The entire SPA lies within the Surrey Hills AONB.

6.5.4 Thursley & Ockley Bog Ramsar Site: Located in the Waverley borough area of Surrey, and composed of part of the Thursley, Hankley & Frensham Commons SSSI. The Ramsar Site is designated for its assemblages of reptile species, and dragonfly and damselfly species. The entire Ramsar Site lies within the Surrey Hills AONB.

6.5.5 Wealden Heaths Phase II SPA: Located partly in the Waverley borough area of Surrey, and composed of all or parts of the Devil's Punch Bowl SSSI, the Bramshott & Ludshott Commons SSSI, the Broxhead & Kingsley Commons SSSI, and the Woolmer Forest SSSI. The SPA is designated for the presence of three species of breeding birds that favour lowland heath habitats, the Dartford warbler, the nightjar, and the woodlark. The Devil's Punch Bowl SSSI component is located within the Surrey Hills AONB

6.6 At the national level, a total of twenty-three SSSIs (see below) are located wholly or partly within the Surrey Hills AONB designation, of which seven are wholly or partly designated for their geological interest. The Thursley, Hankley & Frensham Commons SSSI is also covered by a National Nature Reserve (NNR) designation.

- Blackheath SSSI - located across the boroughs of Guildford and Waverley
- Brook Brick Pit SSSI - located wholly in the borough of Waverley

- Charleshill SSSI - located wholly in the borough of Waverley
- Charterhouse to Eashing SSSI- located across the boroughs of Guildford and Waverley
- Chiddingfold Forest SSSI - located wholly in the borough of Waverley
- Colyers Hanger SSSI - located wholly in the borough of Guildford
- Combe Bottom SSSI – located wholly in the borough of Guildford
- Devil’s Punch Bowl SSSI - located wholly in the borough of Waverley
- Gong Hill SSSI - located wholly in the borough of Waverley
- Hackhurst & White Downs SSSI – located wholly in the district of Mole Valley
- Leith Hill SSSI – located wholly in the district of Mole Valley
- Mole Gap to Reigate Escarpment SSSI – located across the borough of Reigate & Banstead and the district of Mole Valley
- Netherside Stream Outcrops SSSI - located wholly in the borough of Waverley
- Puttenham & Crooksbury Commons SSSI - located wholly in the borough of Guildford
- Quarry Hangers SSSI - located wholly in the district of Tandridge
- Ranmore Common SSSI – located wholly in the district of Mole Valley
- Seale Chalk Pit SSSI - located wholly in the borough of Guildford
- Sheepleas SSSI – located wholly in the borough of Guildford
- Stockstone Quarry SSSI - located wholly in the borough of Waverley
- Thursley, Hankley & Frensham Commons SSSI – located wholly in the borough of Waverley
- Titsey Woods SSSI – located wholly in the district of Tandridge
- Upper Common Pits SSSI – located wholly in the borough of Guildford
- Woldingham & Oxted Downs SSSI – located wholly in the district of Tandridge

6.7 There are numerous sites that are designated as being of nature conservation importance at the local level located across the Surrey Hills AONB. There are six statutorily designated Local Nature Reserves (LNRs) within the AONB (see below), and numerous locally designated Sites of Nature Conservation Importance (SNCIs) and Regionally Important Geological/Geomorphological Sites (RIGS).

- The Flashes LNR – located wholly in the borough of Waverley.
- Rodborough Common LNR – located wholly in the borough of Waverley.
- Shere Woodlands LNR – located wholly in the borough of Guildford.
- Sheepleas LNR – located wholly in the borough of Guildford.
- Hackhurst Downs LNR – located partly in the borough of Guildford and partly in the district of Mole Valley.
- Hill Park Tatsfield LNR – located wholly in the district of Tandridge.

6.C.2 Ancient Woodland

- 6.8 Surrey is an extensively wooded county, with approximately 22.5% (or 37,700 hectares) of its land area under some form of woodland cover, either ancient (i.e. areas continuously wooded since at least 1600 AD), or recent, of greater than 0.1 hectare. The 2011 Ancient Woodland Inventory for Surrey notes that the county has the highest density of woodland of the nine counties in the south east of England, and that almost one-third of that woodland is designated as ancient, covering some 12,031 hectares. The majority of Surrey's ancient woodland (some 74%) is located in the south of the county, within the Wealden Greensand and Low Weald landscape areas, and consequently much coincides with the Surrey Hills AONB designation. The location and extent of Ancient Woodland can be viewed on the Magic website (<http://www.magic.gov.uk/>).
- 6.9 The majority of the ancient woodlands identified by the Ancient Woodland Inventory are between 0.25 and 2.0 hectares in size (some 1,615 woodlands), with the next largest size grouping being the woodlands of between 2.0 hectares and 5.0 hectares (some 550 woodlands). The Ancient Woodland Inventory reports that there are 229 ancient woodland of between 5 and 10 hectares in size, and 220 ancient woodlands of between 10 and 50 hectares in size. The smallest group of ancient woodlands, both in terms of size and number are those of less than 0.25 hectares, of which the Ancient Woodland Inventory reports there to be 115 located across Surrey.

6.C.3 Habitats of Principal Importance & Biodiversity Opportunity Areas

- 6.10 A range of Priority habitats, as identified by the UK Biodiversity Action Plan (BAP) are distributed throughout Surrey, both within and outside designated sites (see the Surrey Nature Partnership website for further details – <https://surreynaturepartnership.org.uk/our-work/>). These habitats are not subject to statutory protection, but correspond with those habitats identified under Section 41 of the Natural Environment & Rural Communities Act as 'Habitats of principal importance for the conservation of biodiversity in England' and are, therefore, protected by planning policy.
- Lowland Heath – of which Surrey has 13% of the national resource.
 - Grasslands – including lowland dry acid grassland, lowland calcareous grassland, and lowland meadows (neutral grassland).
 - Woodlands – including wood pasture and parkland, lowland beech and yew woodland, lowland mixed deciduous woodland, wet woodland, and traditional orchards.
 - Wetlands – including floodplain grazing marsh, lowland fens, eutrophic standing waters, ponds, reedbeds, and rivers.
 - Other habitat types – including hedgerows, open mosaic habitats, and arable field margins

6.11 A total of 50 Biodiversity Opportunity Areas (BOAs) have been identified within Surrey, covering 39% of the county, and encompassing the most important areas for wildlife conservation, where targeted action will have the greatest benefit. The main aim within BOAs is to restore biodiversity at a landscape scale through the maintenance, restoration and creation of Priority habitats. The Surrey Nature Partnership has developed detailed policy statements for each of the BOAs identified within the county, which provide information about the habitat and offer guidance on improved management. The policy statements for the BOAs can be accessed from the Surrey Nature Partnership website <https://surreynaturepartnership.org.uk/our-work/>.

- Thames Basin Heaths Area – for which 7 BOAs have been identified, of which only those within the borough of Guildford (3 BOAs) would potentially be relevant to the Surrey Hills AONB.
- Thames Basin Lowlands Area – for which 4 BOAs have been identified of which those located in the borough of Guildford (2 BOAs), and the district of Mole Valley (2 BOAs) may be relevant to the Surrey Hills AONB.
- North Downs Area – for which 7 BOAs have been identified of which those distributed across the boroughs of Guildford (2 BOAs), Reigate & Banstead (4 BOAs), and Waverley (1 BOA), and the districts of Mole Valley (3 BOAs) and Tandridge (2 BOAs) may be relevant to the Surrey Hills AONB.
- Wealden Greensand Area – for which 11 BOAs have been identified of which those distributed across the boroughs of Guildford (3 BOAs), Reigate & Banstead (2 BOAs), and Waverley (7 BOAs), and the districts of Mole Valley (1 BOA), and Tandridge (2 BOAs) may be relevant to the Surrey Hills AONB..
- Low Weald Area – for which 7 BOAs have been identified of which those distributed across the district of Mole Valley (4 BOAs), and the boroughs of Reigate & Banstead (1 BOA), and Waverley (3 BOAs) may be relevant to the Surrey Hills AONB..
- River Valley Area – for which 6 BOAs have been identified of which those distributed across the boroughs of Guildford (2 BOAs), Reigate & Banstead (1 BOA), and Waverley (2 BOAs), and the districts of Mole Valley (1 BOA) and Tandridge (2 BOAs) may be relevant to the Surrey Hills AONB.

6.C.4 Protected Species

6.12 A number of species of animals and plants receive strict protection under European Union's Habitats Directive. These species are typically referred to as 'European Protected Species' (or EPSs), and are protected by law under a licensing regime regulated by Natural England. The EPS most likely to be encountered in Surrey are the great crested newt, various species of bats, the hazel (or common) dormouse. Other EPSs that are known to occur within Surrey include the otter, the sand lizard, the smooth snake and the natterjack toad. The only EPS plant that is known to occur in Surrey is the early gentian.

- 6.13 Species of animals that are protected under the provisions of the Wildlife & Countryside Act, and that are known to occur in Surrey, include the water vole, common lizard, slow-worm, adder, grass snake and roman snail. All of those species are protected by law from killing and injury, sale and advertisement for sale, and it is also illegal to catch and retain a Roman snail or a White-clawed crayfish, or to obstruct access to, or destroy a water vole burrow, or to disturb a water vole in its burrow. The Wildlife & Countryside Act makes it illegal to pick, uproot or destroy certain rare plants and fungi, 20 species of which have been recorded as occurring in Surrey.

6.D Future Trends & Key issues

- 6.14 The natural environment of Surrey has, as has been the case for the country as a whole, been subject to change as a result of the demands that a developing and expanding society places upon it. The rate of population growth and pace of development has increased since the Second World War, placing direct and indirect pressures on the natural environment. The creation of designated sites, protected by law, has ameliorated those pressures to some extent, for a small part of the county's total land area, and has provided sensitive habitats and species with some degree of safeguard.

- 6.15 In the future the natural environment is likely to be subject to sustained pressure as a result of the need for development associated with a growing population and the pursuit of economic growth, and with the impacts of a changing climate. Key issues are likely to include:

- the loss of sensitive areas of habitat;
- continued fragmentation of areas of semi-natural habitat
- increased risk of disturbance from the encroachment of development and from increased recreational pressure on remaining areas of open countryside;
- the deposition of nutrients or pollutants, particularly from increased traffic and from changes in agricultural practices;
- changes in season length, and changes in temperature and precipitation patterns associated with a changing climate;
- changes in the exposure to disease, associated with climatic changes and the extension of the ranges of diseases or their vectors.

6.E Assessment Issues & Objectives

- 6.16 The key issues for the natural environment covered by the assessment of the Surrey Hills AONB Management Plan are identified by the environmental objectives set out in Table 6-x. Development and other land uses or land management activities or initiatives can give rise to a range of direct and indirect impacts on ecosystems and ecological networks, and

biodiversity and earth heritage assets, including from recreational use and the deposition of pollutants from dispersed and point sources.

Table 6-2: Environmental objectives for the natural environment

2019 Environmental Objective	Relevant objectives from the 2008/09 SEA
Natural Environment: Ecological Networks; Geological Conservation	
<p>To promote activities & initiatives, including forms of development & land use &/or management, which:</p> <p>Safeguard & enable appropriate management of irreplaceable biodiversity assets &/or designated sites. (Objective NE1)</p> <p>Support, or where feasible enhance, the integrity & resilience of ecological networks. (Objective NE2)</p> <p>Avoid biodiversity losses or deliver biodiversity net gain. (Objective NE3)</p> <p>Safeguard &/or enable the appropriate management of geological conservation interests. (Objective NE4)</p>	<p>Objective 1 – Conserve & enhance habitats & species within the Plan area</p>

6.17 As the current review of the Management Plan is a ‘light touch’ process and does not fundamentally alter the broad approach to the management of the AONB the issues that need to be addressed by the SEA process remain unchanged from those identified in 2008/09. The objectives of the 2008/09 SEA have been cross-referenced to the conceptual model for the current assessment (see Figure 1-1 in Chapter 1), and expanded on to provide for a more detailed assessment framework (see Table 1-2). 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 the natural environment.

6.F Assessment Findings

6.F.1 Biodiversity Assets & Designated Sites

6.18 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the first aim (F – Agriculture), the second aim (W – Woodlands), the fifth aim (RT – Recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 6-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects on designated biodiversity sites and assets. The third aim (B – Biodiversity and water resources) and the seventh aim (TT – Transport and traffic) were found (see Table 6-3) to have the potential to give rise to beneficial impacts on designated biodiversity sites and assets. The fourth aim (HC – Cultural Heritage) and the sixth aim (LU – Planning) were found (see Table 6-3) to be unlikely to give rise to any significant impacts on designated biodiversity sites and assets. See Appendix A for full details of the assessment.

6.19 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming), the second aim (W – Woodlands), the fifth aim (RT – Recreation and tourism) and the eighth aim (CD – Community development and local economy) were found (see Table 6-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects on designated biodiversity sites and assets. The third aim (B – Biodiversity) and the seventh aim (TT – Transport and traffic) were found (see Table 6-3) to have the potential to give rise to beneficial impacts on designated biodiversity sites and assets. The fourth aim (HC – Historic and cultural heritage), and the sixth aim (LU – Land use planning) were found (see Table 6-3) to be unlikely to give rise to any significant impacts on designated biodiversity sites and assets. See Appendix A for full details of the assessment.

6.F.2 Ecological Networks

6.20 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the first aim (F – Agriculture), the second aim (W – Woodlands), the fifth aim (RT – recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 6-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects on ecological networks. The third aim (B – Biodiversity and water resources) and the seventh aim (TT – Transport & Traffic) were found (see Table 6-3) to have the potential to give rise to beneficial impacts on ecological networks. The fourth aim (HC – Cultural heritage) and the sixth aim (LU – Planning) were found (see Table 6-3) to be unlikely to give rise to any significant impacts on ecological networks. See Appendix A for full details of the assessment.

6.21 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming), the second aim (W – Woodlands), the fifth aim (RT – Recreation and tourism) and the eighth aim (CD – Community development and local economy) were found (see Table 6-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects on ecological networks. The third aim (B – Biodiversity) and the seventh aim (TT – Transport and traffic) were found (see Table 6-3) to have the potential to give rise to beneficial impacts on ecological networks. The fourth aim (HC – Historic & cultural heritage) and the sixth aim (LU – Land use planning) were found (see Table 6-3) to be unlikely to give rise to any significant impacts on ecological networks. See Appendix A for full details of the assessment.

6.F.3 Biodiversity Net Gain

6.22 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the second aim (W – Woodlands) was found (see Table 6-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects with reference to biodiversity net gain. The first aim (F – Agriculture), the third aim (B – Biodiversity and water resources), the fifth aim (RT – Recreation and health and well-being), the seventh aim (TT – Transport and traffic) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 6-3) to have the potential to give rise to beneficial impacts with reference to biodiversity net gain. The fourth aim (HC – Cultural heritage) and the sixth aim (LU –

Planning) were found (see Table 6-3) to be unlikely to give rise to any significant impacts with reference to biodiversity net gain. See Appendix A for full details of the assessment.

6.23 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the second aim (W – Woodlands) was found (see Table 6-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects with reference to biodiversity net gain. The first aim (F – Farming), the third aim (B – Biodiversity), the fifth aim (RT – Recreation and tourism), the seventh aim (TT – Transport and traffic) and the eighth aim (CD – Community development and local economy) were found (see Table 6-3) to have the potential to give rise to beneficial impacts with reference to biodiversity net gain. The fourth aim (HC – Historic and cultural heritage) and the sixth aim (LU – Land use planning) were found (see Table 6-3) to be unlikely to give rise to any significant impacts with reference to biodiversity net gain. See Appendix A for full details of the assessment.

6.F.4 Geological Conservation

6.24 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the first aim (F – Agriculture), the third aim (B – Biodiversity and water resources), the fifth aim (RT – Recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 6-3) to have the potential to give rise to beneficial effects on geological conservation interests. The second aim (W – Woodlands), the fourth aim (HC – Cultural heritage), the sixth aim (LU – Planning) and the seventh aim (TT – Transport and traffic) were found (see Table 6-3) to be unlikely to give rise to any significant impacts on geological conservation interests. See Appendix A for full details of the assessment.

6.25 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming), the third aim (B – Biodiversity), the fifth aim (RT – Recreation and tourism) and the eighth aim (CD – Community development and local economy) were found (see Table 6-3) to have the potential to give rise to beneficial effects on geological conservation interests. The second aim (W – Woodlands), the fourth aim (HC – Historic and cultural heritage), the sixth aim (LU – Land use planning) and the seventh aim (TT – Transport and traffic) were found (see Table 6-3) to be unlikely to give rise to any significant impacts on geological conservation interests. See Appendix A for full details of the assessment.

Table 6-3: Assessment findings for the proposed aims & policies & alternatives

Environmental Objective: NE1 – Biodiversity Assets & Designated Sites	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 1: Agriculture; Aim 2: Woodlands; Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development ☒☑	Aim 1: Farming; Aim 2: Woodlands; Aim 5: Recreation & Tourism; Aim 8: Community Development & Local Economy ☒☑
Aim 3: Biodiversity & Water Resources; Aim 7: Transport & Traffic ☑	Aim 3: Biodiversity; Aim 7: Transport & Traffic ☑
Aim 4: Cultural Heritage; Aim 6: Planning ☐	Aim 4: Historic & Cultural Heritage; Aim 6: Land Use Planning ☐

Environmental Objective: NE2 – Ecological Networks	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 1: Agriculture; Aim 2: Woodlands; Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Aim 1: Farming; Aim 2: Woodlands; Aim 5: Recreation & Tourism; Aim 8: Community Development & Local Economy <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Aim 3: Biodiversity & Water Resources; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>	Aim 3: Biodiversity; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>
Aim 4: Cultural Heritage; Aim 6: Planning <input type="checkbox"/>	Aim 4: Historic & Cultural Heritage; Aim 6: Land Use Planning <input type="checkbox"/>

Environmental Objective: NE3 – Biodiversity Net Gain	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 2: Woodlands <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Aim 2: Woodlands <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Aim 1: Agriculture; Aim 3: Biodiversity & Water Resources; Aim 5: Recreation, Health & Wellbeing; Aim 7: Transport & Traffic; Aim 8: Economy, Tourism & Community Development <input checked="" type="checkbox"/>	Aim 1: Farming; Aim 3: Biodiversity; Aim 5: Recreation & Tourism; Aim 7: Transport & Traffic; Aim 8: Community Development & Local Economy <input checked="" type="checkbox"/>
Aim 4: Cultural Heritage; Aim 6: Planning <input type="checkbox"/>	Aim 4: Historic & Cultural Heritage; Aim 6: Land Use Planning <input type="checkbox"/>

Environmental Objective: NE4 – Geological Conservation	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 1: Agriculture; Aim 3: Biodiversity & Water Resources; Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development <input checked="" type="checkbox"/>	Aim 1: Farming; Aim 3: Biodiversity; Aim 4: Historic & Cultural Heritage; Aim 5: Recreation & Tourism; Aim 8: Community Development & Local Economy <input checked="" type="checkbox"/>
Aim 2: Woodlands; Aim 4: Cultural Heritage; Aim 6: Planning; Aim 7: Transport & Traffic <input type="checkbox"/>	Aim 2: Woodlands; Aim 6: Land Use Planning; Aim 7: Transport & Traffic <input type="checkbox"/>

6.G Discussion, Mitigation & Monitoring

6.26 A summary of the findings of the assessment of the revised Surrey Hills AONB Management Plan with reference to likely impacts on the different aspects of the natural environment covered by the assessment framework is presented in Table 6-3. Overall conclusions for the Plan are presented in the following paragraphs.

6.G.1 Biodiversity Assets & Designated Sites

6.27 **Discussion:** 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.

- 6.28 **Mitigation:** 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.
- 6.29 **Monitoring:** 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.

6.G.2 Ecological Networks

- 6.30 **Discussion:** 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.
- 6.31 **Mitigation:** 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.

6.32 **Monitoring:** 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.

6.G.3 Biodiversity Net Gain

6.33 **Discussion:** 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.

6.34 **Mitigation:** 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.

6.35 **Monitoring:** 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.

6.G.4 Geological Conservation

6.36 **Discussion:** 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.

6.37 **Mitigation:** 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.

6.38 **Monitoring:** 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.

Chapter 7 Landscape & Townscape

7.A Introduction

7.1 The concept of landscape is defined in the European Landscape Convention (Council of Europe, 2000) as being, “...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”. The concept of the landscape is not exclusive to rural contexts or areas of great scenic and natural beauty, and applies wherever people and place have a relationship.

7.2 The landscapes of Surrey are diverse, ranging from rural areas characterised by extensive semi-natural habitats, such as the heathlands that extend across large parts of the west of the county, to the more developed areas concentrated in the north west of the county and around its major towns. The landscape character areas encountered across the less developed parts of the county range from calcareous grassland and broadleaved woods to open heathland and the clay based grasslands of the Weald, intersected with river corridors and their associated floodplains. Many of the settlements distributed across the county have long histories, and incorporate areas of built development that date back many centuries.

7.B Policy & Legal Context

7.3 The landscape is subject to protection by a number of international conventions, and by national legislation and policy (see Table 7-1). Legislation focuses on the protection of areas that have been identified as having great scenic beauty.

Table 7-1: Landscape & Townscape: Key conventions, legislation & policy

Key Conventions
<p>Convention Concerning the Protection of the World Cultural & Natural Heritage (1972): The UNESCO World Heritage Convention was adopted in Paris, France in November 1972 & came into force in December 1975. The Convention seeks to protect both cultural & natural heritage. The Convention defines the kind of sites which can be considered for inscription of the World Heritage List (ancient monuments, museums, biodiversity & geological heritage all come within the scope of the Convention), & sets out the duties of signatories in identifying potential sites & their role in protecting them. Although many World Heritage sites fall into either the 'cultural' or 'natural' categories, the Convention recognises landscapes that combine these values, where the biological & physical aspects of landscape have evolved alongside human activity. The UK ratified the Convention in May 1984.</p>
<p>Council of Europe – European Landscape Convention: The European Landscape Convention, also known as the Florence Convention, promotes the protection, management & planning of European landscapes & organises European co-operation on landscape issues. The convention was adopted on 20 October 2000 in Florence (Italy) and came into force on 1 March 2004 (Council of Europe Treaty Series no. 176). The Convention was ratified by the UK Government in November 2006, & came into force in the UK in March 2007.</p>

Key Legislation

National Parks & Access to the Countryside Act 1949: Part II of the Act contains provisions relating to the designation & management of National Parks, & Part VI contains provisions relating to the designation & management of Areas of Outstanding Natural Beauty (AONBs).

Wildlife & Countryside Act 1981: Part II of the Act contains provisions relating to the management & designation of extensions to National Parks (sections 41A to 46).

Countryside & Rights of Way Act 2000: Part IV of the Act contains provisions relating to the management of AONBs (sections 82, 84 to 86, 89 & 92).

Natural Environment & Rural Communities Act 2006: Part 5 of the Act contains provisions relating to the management of National Parks.

Key Policy

National Planning Policy Framework (2019): Paragraph 170 (p.49) refers to the need for the planning system to protect & enhance valued landscapes. Paragraph 171 (pp.49) refers to the need for the planning system to protect designated sites, & paragraph 172 (pp.49-50) to the need for great weight to be given to the conservation of National Parks & AONBs. Paragraph 172 (pp.49-50) states that planning permission should be refused for major developments within the National Parks & AONBs, except in exceptional circumstances where it can be demonstrated that development would be in the public interest.

Local Planning Policy: Policies relevant to the protection and management of designated and undesignated landscapes, sensitive townscapes and visual amenity as set out in the adopted Local Plans for the boroughs of Guildford, Reigate & Banstead and Waverley, and for the districts of Mole Valley and Tandridge, and the County Council's adopted Minerals Plan and adopted Waste Plan.

7.C Baseline Conditions

7.C.1 Baseline: Landscape

7.4 The countryside of Surrey includes landscapes of great beauty and diversity. Just over a quarter of the county (some 44,800 hectares), is designated as Areas of Outstanding Natural Beauty (AONB), the majority of which is comprised of the Surrey Hills AONB, with a small area of the High Weald AONB extending into the south eastern corner of the county. Other parts of the countryside are designated as Areas of Great Landscape Value (AGLV), to safeguard the landscape setting of a number of towns and act as a buffer to the AONBs. To the south west the county adjoins part of the northern boundary of the South Downs National Park, which extends across Hampshire, West Sussex and East Sussex.

7.5 National Character Areas (NCAs) have been defined by Natural England, and divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries. The landscape of Surrey encompasses parts of eight of the NCAs that cover the south east of England.

7.5.1 NCA 114 (Thames Basin Lowlands), which stretches from stretches from the London suburbs of South Norwood in the east to Hale on the Surrey/Hampshire

border in the west, characterised by a flat or gently undulating landscape that changes from urbanised in the east to farmland in the west.

- 7.5.2 NCA 115 (Thames Valley), which stretches from Reading in the west, through Slough, Windsor and the Colne Valley, to Kingston-upon-Thames and Richmond-upon-Thames in the east. The character of the area is dominated by the floodplains of the River Thames, and extensive urban development.
 - 7.5.3 NCA 119 (North Downs), which forms a chain of chalk hills extending from the Hog's Back in Surrey to the White Cliffs of Dover in Kent.
 - 7.5.4 NCA 120 (Wealden Greensand), runs across Kent, parallel to the North Downs, through Surrey and then swings south, alongside the Hampshire Downs, before curving back eastwards to run parallel with the South Downs in West Sussex.
 - 7.5.5 NCA 121 (Low Weald), a broad, low-lying clay vale which wraps around the northern, western and southern edges of the High Weald. The Low Weald starts in the east at Ashford in Kent, passing west to the north of Royal Tunbridge Wells, and then between Reigate and Redhill in the north and Crawley in the south, curving around Horsham, encompassing Cranleigh, Chiddingfold and Billingshurst and stretching toward Haslemere in the west, before swinging back east through West Sussex, encompassing Henfield, Hurstpierpoint and Burgess Hill to end in East Sussex just west of Hailsham and north east of Lewes.
 - 7.5.6 NCA 122 (High Weald), which stretches from Bexhill and Hastings on the south coast, and Tenterden in Kent, through to Horsham and Crawley in West Sussex, encompassing the ridged and faulted sandstone core of the Sussex and Kent Weald, an area of ancient countryside that is one of the best surviving Medieval landscapes in Europe.
 - 7.5.7 National NCA 129 (Thames Basin Heaths), which stretches from Weybridge in Surrey in the east, to Newbury in Berkshire to the west, and on the raised plateaux of sands and gravels is characterised by heathland and woodland.
 - 7.5.8 NCA 130 (Hampshire Downs), which stretch from Farnham in the east to beyond Andover in the west, and from Basingstoke in the north to Winchester in the south, and comprise part of the central southern England belt of chalk. A steep scarp face delineates the Downs to the north, overlooking the Thames Basin, and to the east, overlooking the Weald.
- 7.6 The 2015 Landscape Character Assessment for the county of Surrey provides a systematic review and evaluation of the landscape character of the county, identifying a total of twenty-three different landscape character types, which sub-divide into numerous landscape character areas.
- 7.6.1 The Chalk Down with Woodland (CD) character type is composed of seven distinct character areas, of which four coincide wholly or partly with the Surrey Hills AONB in the boroughs and districts of Mole Valley, Tandridge, and Reigate & Banstead – character areas CD2, CD3, CD4, and CD5.

- 7.6.2 The Open Chalk Farmland (CF) character type is composed of seven distinct character areas, of which five coincide wholly or partly with the Surrey Hills AONB in the boroughs and districts of Guildford, Mole Valley, Reigate & Banstead and Tandridge – character areas CF1, CF2, CF5, CF6 and CF7.
- 7.6.3 The Chalk Ridge (CR) character type is composed of three distinct character areas, all of which coincide wholly or partly with the Surrey Hills AONB across the boroughs and districts of Guildford, Mole Valley, Reigate & Banstead and Tandridge – character areas CR1, CR2 and CR3.
- 7.6.4 The Wooded North Down (CW) character type is composed of eight distinct character areas, of which five coincide wholly or partly with the Surrey Hills AONB across the boroughs and districts of Guildford, Mole Valley, Reigate & Banstead and Tandridge – character areas CW1, CW2, CW3, CW4 and CW5.
- 7.6.5 The Open Greensand Hills (GO) character type is composed of eight distinct character areas, of which six coincide wholly or partly with the Surrey Hills AONB across the boroughs and districts of: Guildford, Mole Valley and Waverley – character areas GO1, GO2, GO5, GO6 and GO7.
- 7.6.6 The Wooded Greensand Plateau (GP) character type is composed of one character area (GP1), which is located within the borough of Waverley and coincides wholly or partly with the Surrey Hills AONB.
- 7.6.7 The Greensand Valley (GV) character type is composed of four distinct character areas, which coincide wholly or partly with the Surrey Hills AONB and are distributed across the boroughs and districts of Guildford, Mole Valley, Reigate & Banstead, Tandridge and Waverley – character areas GV1, GV2, GV3 and GV4.
- 7.6.8 The Wooded Greensand Hills (GW) character type is composed of thirteen distinct character areas, of which nine coincide wholly or partly with the Surrey Hills AONB across the boroughs and districts of: Guildford, Mole Valley, Reigate & Banstead, Tandridge, and, Waverley – character areas GW1, GW2, GW3, GW4, GW5, GW6, GW7, GW8 and GW13.
- 7.6.9 The Wooded Rolling Claylands (LR) character type is composed of two distinct character areas, of which one coincides wholly or partly with the Surrey Hills AONB within the boroughs of Guildford, Mole Valley, and, Waverley – character area LR1.
- 7.6.10 The Mudstone Plateau (MP) character type is composed of one character area (MP1), which coincides wholly or partly with the Surrey Hills AONB and is located within the boroughs of Guildford and Waverley.
- 7.6.11 The River Floodplain (RF) character type is composed of eleven distinct character areas, of which two coincide wholly or partly with the Surrey Hills AONB across the boroughs and districts of Guildford, Mole Valley, Reigate & Banstead and Waverley – character areas RF8 and RF11.
- 7.6.12 The River Valley Floor (RV) character type is composed of eight distinct character areas, of which one coincides wholly or partly with the Surrey Hills AONB across the boroughs and districts of Guildford and Waverley – character areas RV6.

- 7.6.13 The Wooded Low Weald (WW) character type is composed of ten distinct character areas, of which four coincide wholly or partly with the Surrey Hills AONB across the boroughs and districts of Mole Valley and, Waverley – character areas WW1, WW4, WW9 and WW10.

7.C.2 Baseline: Townscape

- 7.7 The quality of the built environment, in terms of the design and positioning of buildings, infrastructure and amenity facilities influences the extent to which a place, irrespective of whether it is urban or rural, is perceived to be a pleasant and conducive setting in which to live or do business. Places need to be designed and built for people, providing a setting in which they can feel safe and secure, and that enable them to go about their daily lives with ease. Surrey is the most urbanised shire county in England, but is also perceived as a place that offers a good living environment. The challenge for the future development of the county will be to safeguard and enhance that perception.
- 7.8 The five districts and boroughs that coincide with the area of land covered by the Surrey Hills AONB designation each contain a number of towns and larger villages in which much of their resident population has been concentrated. Some of the districts and boroughs, particularly those in the north west of the county, have been more extensively affected by urban development than is the case for those in the south, south west and east. The majority of the district and borough councils with land within the Surrey Hills AONB have undertaken townscape or urban character studies as part of the work to inform the development of their Local Plans. In a number of cases that work has been captured in supplementary guidance, which provides advice on the standards that should be observed in the design of new development within different character areas.
- 7.8.1 Guildford Borough Council: Volume 3 (Townscape Assessment) of the Guildford Landscape Character Assessment & Guidance, published in 2007, identified twelve different townscape types within the borough.
- 7.8.2 Mole Valley District Council: four character appraisal based SPDs were adopted in 2010 for the built up areas of Ashted (identifies ten character areas), of Bookham and Fetcham (identifies ten character areas), of Leatherhead (identifies seven character areas), and of Dorking, North Holmwood and Pixham (identifies twenty seven character areas).
- 7.8.3 Reigate & Banstead Borough Council: the Borough Wide Landscape and Townscape Character Assessment published in 2008, identified eleven different land use and character types within the borough.
- 7.8.4 Tandridge District Council: the Woldingham Character Assessment published in 2011, identified ten character areas within the village, and the Harestone Character Assessment published in 2011, identified twelve character areas within the village.

- 7.8.5 Waverley Borough Council: the Bramley Village Conservation Area Appraisal SPD was published in 2005, the Farnham Conservation Area Appraisal SPD was published in 2005, the Blackheath, Shamley Green & Wonersh Village Design Statement SPD was published in 2007, and the Residential Extensions SPD was published in 2010. All four documents provide guidance on a range of issues that affect quality in the built environment.

7.D Future Trends & Key Issues

- 7.9 Surrey is a densely populated county, and the population is expected to continue to grow in future years. Such growth will give rise to additional demands for housing, for employment space and for supporting social and community infrastructure (e.g. schools, hospitals and health centres, retail provision, etc.). Further development will need to be accommodated within existing settlements to meet the needs of the growing population, particularly if the rural character of much of the county is to be safeguarded.
- 7.10 The guidance set out in the 2015 Landscape Character Assessment for Surrey identifies the protection and enhancement of the natural and historic environments, and the safeguarding and creation of links between areas of habitation and wider landscape as key issues that need to be reflected in development decisions going forward. The protection of the county's high quality landscapes is an important objective, but the retention and enhancement of areas of open space in the more developed parts of the county is also significant, as the latter have the potential to impact positively on the lives of a greater proportion of the county's population than the more remote protected areas.
- 7.11 The potential consequences of a changing climate and its associated effects for the character and quality of the county's established landscapes and townscapes will need to be factored into all new development pursued across the county. Such effects are likely to include changes in the distribution, frequency and severity of flooding events, with the physical fabric of landscapes and townscapes consequently exposed to risks of damage, and the physical and biological effects of extremes of temperature, altered seasons and incidence of diseases not previously endemic to the south east of England.

7.E Assessment Issues & Objectives

- 7.12 The key issues for landscape and townscape covered by the assessment of the Surrey Hills AONB Management Plan are identified by the environmental objectives set out in Table 7-2. Development and other land uses or land management activities or initiatives can give rise to direct and indirect impacts on the character of sensitive aspects of landscapes or townscapes, and on the visual character and amenity of the immediate site and surrounding area.

Table 7-2: Environmental objectives for landscape & townscape

2019 Environmental Objective	Relevant objectives from the 2008/09 SEA
Landscape & Townscape: Landscape Character; Townscape Character; Visual Amenity	
<p>To promote activities & initiatives, including forms of development & land use &/or management, which:</p> <p>Protect designated & sensitive landscape character, &/or enhance degraded landscapes. (Objective LT1)</p> <p>Protect designated & sensitive townscape character, &/or enhance degraded townscapes. (Objective LT2)</p> <p>Protect &/or enhance visual amenity, including key views within the AONB. (Objective LT3)</p>	<p>Objective 7 – Conserve & enhance the landscape</p> <p>Objective 8 – Conserve & enhance the quality & character of individual settlements</p>

7.13 As the current review of the Management Plan is a ‘light touch’ process and does not fundamentally alter the broad approach to the management of the AONB the issues that need to be addressed by the SEA process remain unchanged from those identified in 2008/09. The objectives of the 2008/09 SEA have been cross-referenced to the conceptual model for the current assessment (see Figure 1-1 in Chapter 1), and expanded on to provide for a more detailed assessment framework (see Table 1-2). 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 landscapes and townscapes.

7.F Assessment Findings

7.F.1 Landscape Character

7.14 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the first aim (F – Agriculture), the second aim (W – Woodlands), the fifth aim (RT – Recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 7-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects on landscape character. The third aim (B – Biodiversity and water resources), the fourth aim (HC – Cultural heritage), the sixth aim (LU – Planning) and the seventh aim (TT – Transport and traffic) were found (see Table 7-3) to have the potential to give rise to beneficial impacts on landscape character. See Appendix A for full details of the assessment.

7.15 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming), the second aim (W – Woodlands), the fifth aim (RT – Recreation and tourism) and the eighth aim (CD – Community development and local economy) were found (see Table 7-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects on landscape character. The third aim (B – Biodiversity), the fourth aim (HC – Historic and cultural heritage), the sixth aim (LU – Land use planning), and the seventh aim (TT – Transport and traffic) were found (see Table 7-3) to have the potential to

give rise to beneficial impacts on landscape character. See Appendix A for full details of the assessment.

7.F.2 Townscape Character

7.16 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the fifth aim (RT – Recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 7-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects on townscape character. The fourth aim (HC – Cultural heritage), the sixth aim (LU – Planning) and the seventh aim (TT – Transport and traffic) were found (see Table 7-3) to have the potential to give rise to beneficial effects on townscape character. The first aim (F – Agriculture), the second aim (W – Woodlands) and the third aim (B – Biodiversity and water resources) were found (see Table 7-3) to be unlikely to give rise to any significant impacts on townscape character. See Appendix A for full details of the assessment.

7.17 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the fifth aim (RT – Recreation and tourism) and the eighth aim (CD – Community development and local economy) were found (see Table 7-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects on townscape character. The fourth aim (HC – Historic and cultural heritage), the sixth aim (LU – Land use planning) and the seventh aim (TT – Transport and traffic) were found (see Table 7-3) to have the potential to give rise to beneficial effects on townscape character. The first aim (F – Farming), the second aim (W – Woodlands) and the third aim (B – Biodiversity) were found (see Table 7-3) to be unlikely to give rise to any significant impacts on townscape character. See Appendix A for full details of the assessment.

7.F.3 Visual Amenity

7.18 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the first aim (F – Agriculture), the second aim (W – Woodlands), the fifth aim (RT – Recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 7-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects on visual amenity. The third aim (B – Biodiversity and water resources), the fourth aim (HC – Cultural heritage), the sixth aim (LU – Planning) and the seventh aim (TT – Transport and traffic) were found (see Table 7-3) to have the potential to give rise to beneficial impacts on visual amenity. See Appendix A for full details of the assessment.

7.19 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming), the second aim (W – Woodlands), the fifth aim (RT – Recreation and tourism) and the eighth aim (CD – Community development and local economy) were found (see Table 7-3) to have the potential to give rise to a combination of adverse impacts and beneficial effects on visual amenity. The third aim (B – Biodiversity), the fourth aim (HC – Historic and cultural heritage), the sixth aim (LU – Land use planning), and the seventh

aim (TT – Transport and traffic) were found (see Table 7-3) to have the potential to give rise to beneficial impacts on visual amenity. See Appendix A for full details of the assessment.

Table 7-3: Assessment findings for the proposed aims & policies & alternatives

Environmental Objective: LT1 – Landscape Character	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 1: Agriculture; Aim 2: Woodlands; Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Aim 1: Farming; Aim 2: Woodlands; Aim 5: Recreation & Tourism; Aim 8: Community Development & Local Economy <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Aim 3: Biodiversity & Water Resources; Aim 4: Cultural Heritage; Aim 6: Planning; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>	Aim 3: Biodiversity; Aim 4: Historic & Cultural Heritage; Aim 6: Land Use Planning; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>
Environmental Objective: LT2 – Townscape Character	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Aim 5: Recreation & Tourism; Aim 8: Community Development & Local Economy <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Aim 4: Cultural Heritage; Aim 6: Planning; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>	Aim 4: Historic & Cultural Heritage; Aim 6: Land Use Planning; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>
Aim 1: Agriculture; Aim 2: Woodlands; Aim 3: Biodiversity & Water Resources <input type="checkbox"/>	Aim 1: Farming; Aim 2: Woodlands; Aim 3: Biodiversity <input type="checkbox"/>
Environmental Objective: LT3 – Visual Amenity	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 1: Agriculture; Aim 2: Woodlands; Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Aim 1: Farming; Aim 2: Woodlands; Aim 5: Recreation & Tourism; Aim 8: Community Development & Local Economy <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Aim 3: Biodiversity & Water Resources; Aim 4: Cultural Heritage; Aim 6: Planning; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>	Aim 3: Biodiversity; Aim 4: Historic & Cultural Heritage; Aim 6: Land Use Planning; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>

7.G Discussion, Mitigation & Monitoring

7.20 A summary of the findings of the assessment of the revised Surrey Hills AONB Management Plan with reference to likely impacts on the different aspects of landscape and townscape covered by the assessment framework is presented in Table 7-3. Overall conclusions for the Plan are presented in the following paragraphs.

7.G.1 Landscape Character

7.21 **Discussion:** 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.

- 7.22 **Mitigation:** 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.
- 7.23 **Monitoring:** 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.

7.G.2 Townscape Character

- 7.24 **Discussion:** 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.
- 7.25 **Mitigation:** 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.
- 7.26 **Monitoring:** 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.

7.G.3 Visual Amenity

7.27 **Discussion:** 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.

7.28 **Mitigation:** 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.

7.29 **Monitoring:** 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.

Chapter 8 The Historic Environment

8.A Introduction

- 8.1 The historic environment encompasses a wide range of heritage assets, including areas, buildings, features and landscapes that benefit from statutory protection at the national and international levels. Buildings, features, townscapes and landscapes of local significance are also an important part of the historic environment, in their own right, as well as often forming the setting and context for designated heritage assets.
- 8.2 The historic environment of Surrey is comprised of a diverse mix of archaeological assets, built heritage and historic landscapes. The county hosts examples of sites and finds that date back to the Neolithic period and the Bronze Age, has a range of buildings and structures including bridges, cottages, houses and castles and manors dating from the Medieval period, roads and villas that date from the Roman occupation, and great and lesser houses and gardens dating from the eighteenth century to the twentieth.

8.B Policy & Legal Context

- 8.3 The historic environment is subject to protection by conventions, legislation and policy, from the international to national levels (see Table 8-1). Much of the national legislation is concerned with the protection of designated heritage assets.

Table 8-1: The Historic Environment: Key conventions, legislation & policy

Key Conventions
Convention Concerning the Protection of the World Cultural & Natural Heritage (1972): The UNESCO World Heritage Convention was adopted in Paris, France in November 1972 & came into force in December 1975. The Convention seeks to protect both cultural & natural heritage. The Convention defines the kind of sites which can be considered for inscription of the World Heritage List (ancient monuments, museums, biodiversity & geological heritage all come within the scope of the Convention), & sets out the duties of signatories in identifying potential sites & their role in protecting them. Although many World Heritage sites fall into either the 'cultural' or 'natural' categories, the Convention recognises landscapes that combine these values, where the biological & physical aspects of landscape have evolved alongside human activity. The UK ratified the Convention in May 1984.
Council of Europe – European Landscape Convention: The Convention (the Florence Convention), promotes the protection, management & planning of European landscapes & organises European co-operation on landscape issues. The convention was adopted on 20 October 2000 in Florence (Italy) & came into force on 1 March 2004 (Council of Europe Treaty Series no. 176). The Convention was ratified by the UK Government in November 2006, & came into force in the UK in March 2007.
Convention for the Protection of the Architectural Heritage of Europe: The main purpose of the Convention is to reinforce & promote policies for the conservation & enhancement of Europe's heritage. It also affirms the need for European solidarity with regard to heritage conservation & is designed to foster practical co-operation among the Parties. It establishes the principles of "European co-ordination of conservation policies" including consultations regarding the thrust of the policies to be implemented. The convention was adopted at Granada in October 1985, & came into force in the UK in March 1988.

Key Conventions

European Convention on the Protection of the Archaeological Heritage: The Convention (ETS No.163) updates the provisions of a previous Convention (ETS No.66) adopted by the Council of Europe in 1969. The Convention makes the conservation & enhancement of the archaeological heritage one of the goals of urban & regional planning policies. It is concerned in particular with arrangements to be made for co-operation among archaeologists & town & regional planners in order to ensure optimum conservation of archaeological heritage. The Convention sets guidelines for the funding of excavation & research work & publication of research findings. It also deals with public access, in particular to archaeological sites, & educational actions to be undertaken to develop public awareness of the value of the archaeological heritage. The Convention constitutes an institutional framework for pan-European co-operation on the archaeological heritage, entailing a systematic exchange of experience & experts. The convention was adopted at Valetta in May 1995, & came into force in the UK in March 2001.

Key Legislation

Protection of Wrecks Act 1973: The Act allows the Secretary of State for Culture, Media & Sport to designate a restricted area around the site of a vessel lying on or in the seabed in UK territorial waters if they satisfied that, on account of the historical, archaeological or artistic importance of the vessel, or its contents or former contents, the site ought to be protected from unauthorised interference. There are currently 62 protected wreck sites in the UK.

Ancient Monuments & Archaeological Areas Act 1979: Part I of the Act contains provisions relating to the designation & management of ancient monuments (Scheduled Monuments), & Part II contains provisions relating to the designation & management of areas of archaeological importance (Archaeological Areas).

Protection of Military Remains Act 1986: The Act secures the protection from unauthorised interference, of the remains of military aircraft & vessels that have crashed, sunk or been stranded & of associated human remains

Planning (Listed Buildings & Conservation Areas) Act 1990: Part I of the Act contains provisions relating to the designation & management of Listed Buildings, & Part II contains provisions relating to the designation & management of Conservation Areas.

National Parks & Access to the Countryside Act 1949: Part II of the Act contains provisions relating to the designation & management of National Parks, & Part VI contains provisions relating to the designation & management of Areas of Outstanding Natural Beauty (AONBs).

Wildlife & Countryside Act 1981: Part II of the Act contains provisions relating to the management & designation of extensions to National Parks (sections 41A to 46).

Key Policy

National Planning Policy Framework (2019): Paragraphs 184 to 202 (pp.54-57) provide guidance of the role of the planning system in the protection & enhancement of the historic environment, in terms of both plan preparation & development management.

Local Planning Policy: Policies relevant to the protection and management of designated and undesignated heritage assets as set out in the adopted Local Plans for the boroughs of Guildford, Reigate & Banstead and Waverley, and for the districts of Mole Valley and Tandridge, and the County Council's adopted Minerals Plan and adopted Waste Plan.

8.C Baseline Conditions

8.4 The historic environment of Surrey is comprised of a diverse mix of archaeological assets, built heritage and historic landscapes (see Table 8-2). The county hosts examples of sites and finds that date back to the Neolithic period and the Bronze Age, has a range of buildings and structures including bridges, cottages, houses and castles and manors dating from the Medieval period, roads and villas that date from the Roman occupation, and great and lesser houses and gardens dating from the eighteenth century to the twentieth.

Table 8-2: Overview of heritage assets in Surrey districts & boroughs that coincide with the Surrey Hills AONB

District / Borough	Scheduled Monuments	Listed Buildings			Conservation Areas	Registered Parks & Gardens		
		Grade I	Grade II*	Grade II		Grade I	Grade II*	Grade II
Guildford	32	30	41	1,008	39	2	2	5
Mole Valley	27	6	50	954	26	0	3	2
Reigate & Banstead	25	6	21	403	21	0	0	2
Tandridge	23	20	52	526	19	0	0	2
Waverley	29	22	95	1,596	43	1	3	4
Totals	136	84	259	4487	148	3	8	15

8.C.1 Baseline Conditions: Archaeology

8.5 The only source of evidence for the great majority of Surrey's past, and particularly that, which predates recorded history, comes from archaeology. The archaeology of an area can give insights into the past social and cultural life of an area that could not be achieved with documentary records and evidence alone. Archaeological assets are fragile and finite, as sites cannot be restored or replaced once they have been damaged or destroyed. Buried evidence, which can be little more than marks or layers in the soil, accounts for much of the archaeological record.

8.6 Surrey is host to numerous Scheduled Monuments including buildings, sites, features and structures, which are of national importance for their historic and heritage interest, and are designated for protection under the *Ancient Monuments & Archaeological Areas Act 1979*.

8.6.1 The majority of Scheduled Monuments located within the county date from the Neolithic period and the Bronze Age (56 Scheduled Monuments), and are distributed across nine of the eleven districts and boroughs within Surrey (the exceptions are Elmbridge, and Epsom & Ewell). Some 14 Scheduled Monuments, distributed across the boroughs of Elmbridge, Reigate & Banstead, Runnymede and Waverley, and the districts of Mole Valley and Tandridge, date from the Iron Age, and a further 14 Scheduled Monuments distributed across the same set of boroughs and districts date from the Roman period. A single Scheduled

Monument that dates to the Mesolithic period is located in the district of Mole Valley.

- 8.6.2 Some 42 Scheduled Monuments, distributed across nine of the eleven districts and boroughs within Surrey (the exceptions are Elmbridge and Surrey Heath), date from the Medieval period. Some 7 Scheduled Monuments, located in the boroughs of Guildford, Reigate & Banstead, and Waverley, and the districts of Mole Valley and Tandridge, date specifically from the Norman period. Some 6 Scheduled Monuments, located in the boroughs of Guildford, Reigate & Banstead, Spelthorne and Waverley, and the district of Tandridge, date specifically to the Anglo-Saxon period. There are 2 Scheduled Monuments, located in the boroughs of Elmbridge and Epsom & Ewell, which date from the Tudor period.
- 8.6.3 Some 5 Scheduled Monuments, located in the boroughs of Guildford and Spelthorne, and the district of Tandridge, date from the 17th century. Some 6 Scheduled Monuments, located in the boroughs of Elmbridge, Runnymede, Spelthorne and Woking, and the district of Tandridge, date from the 18th century. Some 10 Scheduled Monuments, located in the boroughs of Guildford and Reigate & Banstead, and the districts of Mole Valley and Tandridge, date from the 19th century. A single Scheduled Monument, located in the borough of Elmbridge, dates from the 20th century.
- 8.6.4 There are some 3 Scheduled Monuments whose date is recorded as unconfirmed on the National Heritage List.
- 8.7 In addition to the nationally important Scheduled Monuments, there are also areas in Surrey protected by local designations. There are some 248 County Sites of Archaeological Importance (CSAIs) distributed across the county, and some 1,077 Areas of High Archaeological Potential (AHAP).
- 8.8 The most recent *Heritage at Risk* survey, produced by Historic England in 2015, reported that eight Scheduled Monuments located within the Surrey Hills AONB were at risk of decay, damage or loss. Five of the 'at risk' Scheduled Monuments within the AONB are situated in Mole Valley, and include Betchworth Castle, Brockham Lime Kilns, Betchworth Lime Kilns, Bell barrow in Deerleap Wood at Wotton, and Anstiebury Camp at Coldharbour. A single 'at risk' Scheduled Monument (Alderstead Fort at Merstham) is located within the AONB in the borough of Reigate & Banstead. A single 'at risk' Scheduled Monument (War Coppice Camp) in Tandridge is located partly within the AONB. A single 'at risk' Scheduled Monument (Four bowl barrows at Tilford) is located within the AONB in Waverley.

8.C.2 Baseline Conditions: Built Heritage

- 8.9 The county of Surrey hosts more than 6,500 statutorily Listed Buildings of Grade I, Grade II* and Grade II status, all of which are recorded on the National Heritage List for England (held by Historic England). Of those a substantial proportion are located within, or in close proximity to, the Surrey Hills AONB.

- 8.10 The stock of Listed Buildings dispersed throughout the Surrey Hills AONB include examples of churches and country houses, buildings that typify the local vernacular style, dwellings and buildings used for agriculture, industry, transport or commerce, and the work of architects of international renown and innovative inclination. There are also some 243 Conservation Areas designated across the county, covering the historic hearts of towns and villages, of which a proportion coincide with the Surrey Hills AONB designation.
- 8.11 The most recent *Heritage at Risk* survey, produced by Historic England in 2015, reported that eight Listed Buildings and one Conservation Area located within the Surrey Hills AONB were at risk of decay, damage or loss.
- 8.11.1 A total of five Listed non-religious buildings and structures located within the Surrey Hills AONB and found in the district of Mole Valley are classified as being 'at risk'. The five 'at risk' buildings located in Mole Valley are all Grade II Listed Buildings located at Betchworth Castle, at Brockham Lime Kilns, and at Betchworth Lime Kilns.
- 8.11.2 A total of three Listed places of worship located within the Surrey Hills AONB and situated in the borough of Reigate & Banstead or the district of Mole Valley are classified as being 'at risk'. The one 'at risk' place of worship in Reigate & Banstead is a Grade I Listed Building (Church of St Andrew at Gatton Park). The two 'at risk' places of worship in Mole Valley comprise one Grade II* Listed Building (Church of St John the Baptist at Abinger) and one Grade II Listed Building (West Humble Chapel).
- 8.11.5 A single Conservation Area (Abinger Hammer Conservation Area) located within the Surrey Hills AONB and situated in the borough of Guildford was classified as being 'at risk'.

8.C.1 Baseline Conditions: Historic Landscape

- 8.12 The Surrey Hills AONB designation encompasses, and consequently helps to protect, areas of historic landscape including specific sites that have been designated because of their historic landscape interest. Thirteen Registered Parks & Gardens of Historic Interest are located within the boundaries of the AONB (see list below), and contribute to its character and distinctiveness. A further two Registered Parks & Gardens (the Grade II* Busbridge Lakes south of Godalming and the Grade II* Vann north of Chiddingfold) adjoin boundaries of the AONB in the borough of Waverley.
- **Albury Park** – a Grade I Registered Park & Garden located in the borough of Guildford to the south east of Guildford, the park covers some 131 hectares and dates from the 17th century.
 - **Munstead Wood** – a Grade I Registered Park & Garden located in the borough of Waverley to the south of Godalming, the gardens cover some 5.8 hectares and dates from the later 19th and early 20th centuries. The gardens were created by Gertrude Jekyll.

- **Compton Cemetery (aka Watts Cemetery)** – a Grade II* Registered Park & Garden located in the borough of Guildford to the north of the village of Compton, the cemetery was created in accordance with the principles of the Arts & Crafts movement. The cemetery covers some 0.76 hectares and dates from the later 19th and early 20th century.
- **Orchards** – a Grade II* Registered Park & Garden located in the borough of Waverley to the south east of Godalming, the garden covers some 5.9 hectares and dates from the late 19th century. The gardens were designed by Gertrude Jekyll.
- **Polseden Lacey** – a Grade II* Registered Park & Garden located in the district of Mole Valley to the north west of Dorking and the south west of Leatherhead, the gardens cover some 127 hectares and date from the 18th century.
- **The Deepdene (including Chart Park)** – a Grade II* Registered Park & Garden located in the district of Mole Valley to the south east of Dorking, the gardens cover some 43 hectares and date from the 17th and 18th centuries.
- **Wootton House** – a Grade II* Registered Park & Garden located in the district of Mole Valley to the west of Dorking, the gardens cover some 20 hectares and date from the 17th century.
- **Hascombe Court** – a Grade II Registered Park & Garden located in the borough of Waverley to the south east of Godalming, the gardens cover some 11 hectares and date from the 19th century.
- **Littleworth Cross (formerly Hetherset)** – a Grade II Registered Park & Garden located in the borough of Waverley to the south east of Farnham, the gardens cover some 7 hectares and date from the later 19th century.
- **Lower Gatton Park** – a Grade II Registered Park & Garden located in the borough of Reigate and Banstead to the north of Reigate, the park and gardens cover some 229 hectares and date from the 18th century.
- **Norbury Park** – a Grade II Registered Park & Garden located in the district of Mole Valley to the south of Leatherhead and the north of Dorking, the park and gardens cover some 151 hectares and date from the 18th century.
- **Peper Harow Park** – a Grade II Registered Park & Garden located in the borough of Waverley to the west of Milford, Eashing and Godalming, the park and gardens cover some 135 hectares and date from the 18th century and are laid out to a Capability Brown design.
- **Titsey Place** – a Grade II Registered Park & Garden located in the district of Tandridge to the north of Limpsfield, the park and gardens cover some 130 hectares and date from the 19th century.

8.D Future Trends & Key Issues

- 8.13 The Surrey Hills AONB has a diverse heritage, in terms of buildings, archaeology and landscape. There is scope for the development and use of new infrastructure to adversely affect the historic environment of the AONB, through land-take, through the effects of construction works on structural integrity, and the impacts that the deposition of chemicals can have on the fabric of buildings.
- 8.14 Surrey is densely populated and the trend of population growth is expected to continue, including within those settlements situated within or close to the Surrey Hills AONB, which will result in increased demands for housing, employment space and supporting social and community infrastructure (e.g. schools, hospitals and health centres, retail provision, etc.). The demand for development land will place the county’s heritage assets, including those situated within the AONB, at increased risk of disturbance, damage and loss.
- 8.15 In the event of projected changes in the UK’s climate being realised, the effects that those changes (i.e. long periods of hot dry weather during the summer months and the potential for increasingly wet winters) could have on archaeological, built heritage and historic landscape assets located within the AONB could be severe.

8.E Assessment Issues & Objectives

- 8.16 The key issues for the historic environment covered by the assessment of the Surrey Hills AONB Management Plan are identified by the environmental objectives set out in Table 8-3. Development and other land uses or land management activities or initiatives can give rise to direct and indirect impacts on heritage assets, such as listed buildings, archaeological remains, or historic landscapes, and on their contexts and settings.

Table 8-3: Environmental objectives for the historic environment

2019 Environmental Objective	Relevant objectives from the 2008/09 SEA
Historic Environment: Archaeological Assets; Built Heritage; Historic Landscapes	
<p>To promote activities & initiatives, including forms of development & land use &/or management, which:</p> <p>Protect &/or enhance archaeological assets including contexts & settings. (Objective HE1)</p> <p>Protect &/or enhance built heritage assets including contexts & settings. (Objective HE2)</p> <p>Protect &/or enhance historic landscape assets including contexts & settings. (Objective HE3)</p>	<p>Objective 7 – Conserve & enhance the landscape</p> <p>Objective 8 – Conserve & enhance the quality & character of individual settlements</p>

- 8.17 As the current review of the Management Plan is a ‘light touch’ process and does not fundamentally alter the broad approach to the management of the AONB the issues that need to be addressed by the SEA process remain unchanged from those identified in 2008/09. The objectives of the 2008/09 SEA have been cross-referenced to the conceptual model for the current assessment (see Figure 1-1 in Chapter 1), and expanded on to provide for a more detailed assessment framework (see Table 1-2). 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 the historic environment.

8.F Assessment Findings

8.F.1 Archaeological Assets

- 8.18 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the first aim (F – Agriculture), the second aim (W – Woodlands), the fifth aim (RT – Recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 8-4) to have the potential to give rise to a combination of adverse and beneficial impacts on archaeological assets. The fourth aim (HC – Cultural heritage) was found (see Table 8-4) to have the potential to give rise to beneficial effects on archaeological assets. The third aim (B – Biodiversity and water resources), the sixth aim (LU – Planning) and the seventh aim (TT – Transport and traffic) were found (see Table 8-4) to be unlikely to give rise to any significant impacts on archaeological assets. See Appendix A for full details of the assessment.

- 8.19 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming), the second aim (W – Woodlands), the fifth aim (RT – Recreation and tourism) and the eighth aim (CD – Community development and local economy) were found (see Table 8-4) to have the potential to give rise to a combination of adverse and beneficial impacts on archaeological assets. The fourth aim (HC – Historic and cultural heritage) was found (see Table 8-4) to have the potential to give rise to beneficial effects on archaeological assets. The third aim (B – Biodiversity), the sixth aim (LU – Land use planning) and the seventh aim (TT – Transport and traffic) were found (see Table 8-4) to be unlikely to give rise to any significant impacts on archaeological assets. See Appendix A for full details of the assessment.

8.F.2 Built Heritage

- 8.20 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the first aim (F – Agriculture), the fifth aim (RT – Recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 8-4) to have the potential to give rise to a combination of adverse impacts and beneficial effects on built heritage assets. The fourth aim (HC – Cultural heritage), the sixth aim (LU – Planning) and the seventh aim (TT – Transport and traffic) were found (see Table 8-4) to have the potential to give rise to beneficial impacts on built heritage assets. The second aim

(W – Woodlands), and the third aim (B – Biodiversity and water resources) were found (see Table 8-4) to be unlikely to give rise to any significant impacts on built heritage assets. See Appendix A for full details of the assessment.

8.21 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming), the fifth aim (RT – Recreation and tourism) and the eighth aim (CD – Community development and local economy) were found (see Table 8-4) to have the potential to give rise to a combination of adverse impacts and beneficial effects on built heritage assets. The fourth aim (HC – Historic and cultural heritage), the sixth aim (LU – Land use planning) and the seventh aim (TT – Transport and traffic) were found (see Table 8-4) to have the potential to give rise to beneficial impacts on built heritage assets. The second aim (W – Woodlands) and the third aim (B – Biodiversity) were found (see Table 8-4) to be unlikely to give rise to any significant impacts on built heritage assets. See Appendix A for full details of the assessment.

8.F.3 Historic Landscape

8.22 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the first aim (F – Agriculture), the second aim (W – Woodlands), the fifth aim (RT – Recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 8-4) to have the potential to give rise to a combination of adverse impacts and beneficial effects on historic landscape assets. The third aim (B – Biodiversity and water resources), the fourth aim (HC – Cultural heritage), the sixth aim (LU – Planning) and the seventh aim (TT – Transport and traffic) were found (see Table 8-4) to have the potential to give rise to beneficial impacts on historic landscape assets. See Appendix A for full details of the assessment.

8.23 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming), the second aim (W – Woodlands), the fifth aim (RT – Recreation and tourism) and the eighth aim (CD – Community development and local economy) were found (see Table 8-4) to have the potential to give rise to a combination of adverse impacts and beneficial effects on historic landscape assets. The third aim (B – Biodiversity), the fourth aim (HC – Historic and cultural heritage), the sixth aim (LU – Land use planning) and the seventh aim (TT – Transport and traffic) were found (see Table 8-4) to have the potential to give rise to beneficial impacts on historic landscape assets. See Appendix A for full details of the assessment.

Table 8-4: Assessment findings for the proposed aims & policies & alternatives

SH AONB MP 2020-2025:		SH AONB MP 2014-2019:	
Aim 1: Agriculture; Aim 2: Woodlands; Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Aim 1: Farming; Aim 2: Woodlands; Aim 5: Recreation & Tourism; Aim 8: Community Development & Local Economy	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Aim 4: Cultural Heritage	<input checked="" type="checkbox"/>	Aim 4: Historic & Cultural Heritage	<input checked="" type="checkbox"/>
Aim 3: Biodiversity & Water Resources; Aim 6: Planning; Aim 7: Transport & Traffic	<input type="checkbox"/>	Aim 3: Biodiversity; Aim 6: Land Use Planning; Aim 7: Transport & Traffic	<input type="checkbox"/>

Environmental Objective: HE2 – Built Heritage	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 1: Agriculture; Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Aim 1: Farming; Aim 5: Recreation & Tourism; Aim 8: Community Development & Local Economy <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Aim 4: Cultural Heritage; Aim 6: Planning; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>	Aim 4: Historic & Cultural Heritage; Aim 6: Land Use Planning; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>
Aim 2: Woodlands; Aim 3: Biodiversity & Water Resources <input type="checkbox"/>	Aim 2: Woodlands; Aim 3: Biodiversity <input type="checkbox"/>

Environmental Objective: HE3 – Historic Landscape	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 1: Agriculture; Aim 2: Woodlands; Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Aim 1: Farming; Aim 2: Woodlands; Aim 5: Recreation & Tourism; Aim 8: Community Development & Local Economy <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Aim 3: Biodiversity & Water Resources; Aim 4: Cultural Heritage; Aim 6: Planning; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>	Aim 3: Biodiversity; Aim 4: Historic & Cultural Heritage; Aim 6: Land Use Planning; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>

8.G Discussion, Mitigation & Monitoring

8.24 A summary of the findings of the assessment of the revised Surrey Hills AONB Management Plan with reference to likely impacts on the different aspects of the historic environment covered by the assessment framework is presented in Table 8-4. Overall conclusions for the Plan are presented in the following paragraphs.

8.G.1 Archaeological Assets

8.25 **Discussion:** 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.

8.26 **Mitigation:** 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.

8.27 **Monitoring:** 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.

8.G.2 Built Heritage

8.28 **Discussion:** 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.

8.29 **Mitigation:** 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.

8.30 **Monitoring:** 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.

8.G.3 Historic Landscape

- 8.31 **Discussion:** 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.
- 8.32 **Mitigation:** 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.
- 8.33 **Monitoring:** 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.

Chapter 9 Human Communities

9.A Introduction

9.1 Human communities are formed of a number of different components, including the human population, social and economic institutions and arrangements, and the physical environment. Development can have beneficial effects upon human communities, but may also give rise to adverse impacts that need to be identified and appropriately managed. Well designed, high quality development can enhance the quality of life of the communities that live, work or make other use of it.

9.B Planning Policy Context

9.2 The protection of established human communities from the adverse impacts of further development is a key tenet of land use planning legislation and policy in the United Kingdom, as demonstrated by the guidance set out in the National Planning Policy Framework and the policies set out in Local Plans and Neighbourhood Plans. Much of the environmental legislation referred to in chapters 3, 4 and 5 of this report is concerned with the safeguarding of the health and wellbeing of the human population, in terms of access to clean air, water and land, and is not repeated in this section of the report.

Table 9-1: Human Communities: Key planning policy

Key Policy
<p>National Planning Policy Framework (2019)</p> <p>Section 8 (paragraphs 91 to 101, pp.27-29) of the Framework offers guidance on the role of the planning system in the creation & maintenance of healthy communities.</p> <p>Section 6 (paragraphs 80-84, pp.23-24) and section 7 (paragraphs 85-90, pp.25-26) of the Framework offer guidance on the role of the planning system in the creation of strong & competitive economies, a prosperous rural economy, & vibrant town centres.</p> <p>Section 9 (paragraphs 102 to 111, pp.30-32) of the Framework offers guidance on the role of the planning system in promoting the use of less unsustainable modes of transport, for both people & goods.</p> <p>Section 12 (paragraphs 124 to 132, pp.38-39) of the Framework offers guidance on the role of the planning system in the fostering of high standards in the design of development.</p> <p>Section 13 (paragraphs 133 to 147, pp.40-43) of the Framework offers guidance on the role of the planning system in the safeguarding & management of areas of Green Belt land.</p> <p>Section 14 (paragraphs 148 to 169, pp.44-48) of the Framework offers guidance on the role of the planning system in addressing the causes of, & responding to the impacts arising from, climate change, which include changes to the risks of flooding to which communities are exposed.</p> <p>Section 15 (paragraphs 170 to 183, pp.49-53) of the Framework offers guidance on the role of the planning system in the protection of the natural environment, covering matters including the prevention of air, water and soil pollution, the protection of biodiversity & landscape, the safeguarding of high quality agricultural land, the re-use of previously developed land & remediation of contaminated land, & the avoidance of noise & light pollution.</p>

Key Policy

National Planning Policy Framework (2019)

Section 16 (paragraphs 184 to 202, pp.54-57) of the Framework provides guidance of the role of the planning system in the protection & enhancement of the historic environment, in terms of both plan preparation & development management.

Local Planning Policy: Policies relevant to the protection of local communities, and the support of the local economy as set out in the adopted Local Plans for the boroughs of Guildford, Reigate & Banstead and Waverley, and for the districts of Mole Valley and Tandridge, and the County Council's adopted Minerals Plan and adopted Waste Plan.

9.C Baseline Conditions

9.C.1 Population

9.3 The county of Surrey had an estimated resident population of 1,168,809 people in mid-2015, which is projected to grow to 1,270,448 by 2026, and to 1,382,533 by 2039. The distribution of that population amongst the five districts and boroughs that include the area of land covered by the Surrey Hills AONB designation is shown in Table 9-2.

Table 9-2: Population distribution across the five districts & boroughs that include land within the Surrey Hills AONB in 2015, 2026 & 2039

Borough/ District	Resident Population		
	Mid-2015	2026	2039
Guildford	146,080	159,409	170,997
Mole Valley	86,104	92,303	99,115
Reigate & Banstead	144,100	164,432	182,866
Tandridge	86,025	95,088	104,569
Waverley	123,315	131,495	139,193

9.4 In terms of age structure, the largest segment of the county of Surrey's population is made up of people aged between 25 years and 64 years. The 2011 Census indicated that the proportion of the population made up by children (from new born to 15 years) at 18.1% had fallen slightly compared with the 2001 census (19.4%), and the proportion of older people (aged 75 years and above) had risen to 8.5%, a slight increase when compared with the 2001 Census (8.0%).

9.C.2 Employment

9.5 Data collected as part of the annual population survey for Surrey reports on economic activity and economic inactivity rates for the portion of the county's population aged between 16 and 64 years, for the period April 2015 to March 2016 (see Table 9-3 for data

for the five districts and boroughs that include the area of land covered by the Surrey Hills AONB designation).

Table 9-3: Economic activity status of Surrey residents (aged 16-64 years) (04/2015 to 03/2016)

Borough/ District	Economic Activity Status of Persons aged 16 to 64		
	Economically Active	Economically Inactive	In employment
Guildford	73,600	22,000	71,100
Mole Valley	43,300	5,900	41,500
Reigate & Banstead	75,400	14,500	73,400
Tandridge	42,400	8,700	41,900
Waverley	57,100	15,000	56,400

9.6 Based on the data collected for the 2011 Census, the highest proportion of Surrey residents in employment worked in ‘professional occupations’ (21.7%), compared with 17.5% for England as a whole, and the lowest proportion worked as ‘process plant & machine operatives’ (4.1%), compared with 7.2% for England as a whole (see Table 9-4 for data for the five districts and boroughs that include the area of land covered by the Surrey Hills AONB designation). The boroughs with the highest proportion of people employed in ‘professional occupations’ were Guildford (at 24.5%), the southern part of which lies within the Surrey Hills AONB, and Elmbridge (at 24.4%), and the borough with the lowest proportion was Spelthorne (at 16.3%).

Table 9-4: Occupation of all Surrey residents in employment in 2011

Borough/ District	Occupation category of Surrey residents in employment (%)								
	Managers directors & senior officials	Professional occupations	Associate professional & technical occupations	Administrative & secretarial occupations	Skilled trades occupations	Caring leisure & other service occupations	Sales & customer service occupations	Process plant & machine operatives	Elementary occupations
Guildford	13.6	24.5	16.0	10.3	9.5	7.8	7.0	3.6	7.8
Mole Valley	15.1	22.4	15.6	11.9	10.6	8.7	5.5	3.5	6.6
Reigate & Banstead	13.8	20.6	15.8	12.8	9.6	9.4	6.4	4.3	7.1
Tandridge	15.6	18.8	15.6	12.8	11.2	9.7	5.8	4.1	6.3
Waverley	15.8	23.9	15.2	10.4	10.4	8.3	6.0	3.2	6.9

9.C.3 Education

9.7 Based on data collected by the Office for National Statistics as part of the Census in 2011, some 36.2% of Surrey residents aged 16 years or more have achieved a level 4 qualification (see Table 9-5 for data for the five districts and boroughs that include the area of land

covered by the Surrey Hills AONB designation). Some 15.9% of Surrey residents aged 16 years or more have no academic or professional qualifications, and 12.2% have qualifications of no higher than level 1, some 15.3% have reached level 2, and some 12.3% have achieved a qualification of level 3. Some 2.9% of the 16+ year old population have completed an apprenticeship, and some 5.1% have vocational or work related qualifications or qualifications gained overseas. Residents of Surrey are more highly qualified on average than those of England as a whole, where 22.5% of the population have no qualifications and 27.4% have reached level 4.

9.8 Of the five districts and boroughs that coincide with the Surrey Hills AONB, the boroughs with the most highly qualified populations are Waverley, where 40.1% of the population aged over 16 years have a level 4 qualification and 15.2% have no qualifications, and Guildford where the figures are 39.5% and 14.2% respectively. The district with the least well qualified population is Tandridge, where 17.1% have no qualifications, and 33.0% have attained a level 4 qualification.

Table 9-5: Educational attainment across the five districts & boroughs that coincide with the Surrey Hills AONB (2011)

Borough/ District	Highest qualification level of Surrey residents aged over 16 years (%)						
	Level 1 ^(a)	Level 2 ^(b)	Level 3 ^(c)	Level 4 ^(d) & above	Appren- ticeship	Other ^(e)	None
Guildford	10.7%	13.5%	14.2%	39.5%	2.8%	5.1%	14.2%
Mole Valley	11.7%	16.1%	11.3%	37.9%	2.8%	4.2%	16.0%
Reigate & Banstead	13.2%	16.6%	12.0%	34.0%	2.9%	4.8%	16.6%
Tandridge	13.4%	17.5%	12.3%	33.0%	2.9%	3.9%	17.1%
Waverley	10.3%	15.1%	12.2%	40.1%	2.9%	4.1%	15.2%

Note (a)	Level 1 qualifications: 1-4 O Levels/CSE/GCSEs (any grades); Entry Level; Foundation Diploma; NVQ level 1; Foundation GNVQ; Basic/Essential Skills
Note (b)	Level 2 qualifications: 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs (Grades A*-C); School Certificate; 1 A Level/ 2-3 AS Levels/VCEs; Intermediate/Higher Diploma; NVQ level 2; Intermediate GNVQ; City and Guilds Craft; BTEC First/General Diploma; RSA Diploma.
Note (c)	Level 3 qualifications: 2+ A Levels/VCEs; 4+ AS Levels; Higher School Certificate; Progression/Advanced Diploma; NVQ Level 3; Advanced GNVQ; City and Guilds Advanced Craft; ONC; OND; BTEC National; RSA Advanced Diploma.
Note (d)	Level 4+ qualifications: Degree (for example BA, BSc); Higher Degree (for example PGCE, MA, MSc, MPhil, PhD, DPhil); NVQ Level 4-5; HNC; HND; RSA Higher Diploma; BTEC Higher level; Foundation degree (NI); Professional qualifications (for example teaching, nursing, accountancy).
Note (e)	Other qualifications: Vocational/Work-related Qualifications; Foreign Qualifications (Not stated/ level unknown).

9.C.4 Health

9.9 The 2015 Health Profile for the county of Surrey, produced by the Association of Public Health Observatories, provides the following summary.

9.9.1 The health of people in Surrey is generally better than the England average. Deprivation is lower than average, however about 22,400 children live in poverty.

Life expectancy for both men and women is higher than the England average. Life expectancy is 6.4 years lower for men and 4.8 years lower for women in the most deprived areas of Surrey than in the least deprived areas.

9.9.2 In 2012, 20.4% of adults in Surrey were classified as obese, better than the average for England. The rate of hospital stays for alcohol related harm was 5,410 a year, and for self-harm was 1,783 stays a year, both better than the average for England. The rate of smoking related deaths was 1,450 a year, better than the average for England. The rate of people killed and seriously injured on roads, and of new cases of malignant melanoma, are worse than average. Rates of statutory homelessness, violent crime, long term unemployment, drug misuse, early deaths from cardiovascular diseases or cancer are better than average.

9.9.3 About 13.5% of Year 6 children are classified as obese, lower than the average for England. Levels of alcohol related hospital stays among those under 18 are better than the England average. The incidence of teenage pregnancy and smoking, and of GCSE attainment are better than the England average.

9.10 The 2015 Health Profiles for the districts and boroughs and for the county of Surrey identify a range of key issues and challenges that need to be addressed with respect to the overall health and wellbeing of the population. At the level of the county, Surrey performs poorly in comparison with the rest of England in respect of the incidence of malignant melanoma, and the incidence or injuries and death resulting from road accidents, and is on a par with the rest of England in respect of the incidence of hip fractures in people aged 65 years and over, the incidence of increasing and higher risk drinking in adults. For all other indicators, at the level of the county, Surrey performs better than the average for England.

9.C.5 Housing

9.11 The 2011 Census recorded 473,154 dwellings in Surrey. Taking into account shared dwellings, this provided accommodation for 473,760 households. Some 3.8% of household spaces had no usual residents on Census night, possibly because short term residents or visitors were present, or the property is used as a second / holiday home or was vacant. The borough with the highest proportion of household spaces with no usual residents was Elmbridge (5.1%) and the lowest Epsom & Ewell (2.6%). The proportion was lower in Surrey than England as a whole, where 4.3% of household spaces had no usual residents.

9.12 The majority of Surrey households (73%) own their own home (compared with 63% for England), with 35% owning the property outright, and 38% having a mortgage. Epsom & Ewell and Tandridge have the highest proportion of owner-occupiers (at 77% each), with Runnymede and Guildford having the lowest (at 69% each). Some 13.5% of Surrey households live in private rented accommodation, compared with 16.8% for England. The boroughs with the highest proportion renting privately are Guildford (15.8%) and Woking (15.7%) and the lowest are Tandridge (11.0%) and Waverley (11.3%). Some 11.4% of Surrey households live in social rented accommodation (4.9% renting from the council and 6.5% from other social landlords), compared with 17.7% for England. The boroughs with the

highest proportion in social rented accommodation were Runnymede (12.9%) and Guildford (12.8%) and the lowest was Epsom & Ewell (8.0%). A small number of households (1.0%) have shared ownership (part owned and part rented), and 1.2% of households live rent free. There has been a shift from owner-occupation to private rented accommodation since 2001. In 2001, 77.2% of households were owner-occupiers and 8.9% renting privately, compared with 72.9% and 13.5% in 2011. There was little change in the proportion of households in social rented accommodation, but there was a shift from renting from the council to other social landlords as local authorities transferred their housing stock to Private Registered Providers.

- 9.13 Most households in Surrey have an adequate number of rooms for their needs. 57% have at least 2 rooms more than they require and 20% have one room more than they require. 16% have exactly the required number of rooms. However 5.3% have one room too few and 1.4% have at least 2 rooms too few. The boroughs with the highest proportion of households living in overcrowded conditions are Spelthorne (9%) and Woking (8.9%) and the lowest is Waverley (4.7%). The proportion of households living in overcrowded conditions is lower in Surrey than in England as a whole where 8.7% of households have at least one room too few for their needs. The proportion of households living in overcrowded conditions has increased since 2001 when 5.5% of Surrey households had one or more rooms too few. There has been an increase in all districts and boroughs in Surrey, notably Woking, Runnymede and Spelthorne where there has been an increase of more than 2 percentage points.
- 9.14 By 2011 only 1.6% of Surrey households had no central heating. This is a decrease since 2001 when 3.8% had no central heating. In all boroughs except Woking the proportion of households without central heating had at least halved since 2001. The borough with the highest proportion of households with no central heating is Woking (2.3%) and the lowest is Surrey Heath (1.0%). The proportion of households with no central heating is lower in Surrey than in England as a whole where 2.7% are without central heating.

9.D Future Trends & Key Issues

- 9.15 Projected population growth will bring with it increased pressure on the physical infrastructures on which human communities depend, and potentially on the integrity and coherence of those communities themselves. Technological changes mean that the character, structure and functioning of the economy is altering rapidly, with consequences for the types of skills and capabilities with which individuals need to be equipped to secure and retain employment. Wider geo-political changes will also have implications for the future growth of the economy, which will have implications for individuals, communities and the services on which they depend and to which they contribute.
- 9.16 The potential consequences of climate change, particularly with reference to environmental risks such as flooding, extremes of temperature, the incidence of poor air quality, and the spread of diseases not previously found in the UK, coupled with an aging

population, will have implications for the ability of health and social care services to cope with demand

9.E Assessment Issues & Objectives

9.17 The key issues for human communities covered by the assessment of the Surrey Hills AONB Management Plan are identified by the environmental objectives set out in Table 9-6. Development and other land uses or land management activities or initiatives can give rise to a range of effects on human communities, including provision or prevention of access to services, facilities and opportunities, nuisance in the form of light or noise disturbance, and changes in local socio-economic conditions.

Table 9-6: Environmental objectives for human communities

2019 Environmental Objective	Relevant objectives from the 2008/09 SEA
Human Communities: Health & Wellbeing; Housing & Economy; Access to Opportunities & Services	
<p>To promote activities & initiatives, including forms of development & land use &/or management, which:</p> <p>Improve access to, & 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 & employment opportunities for all sectors of the community. (Objective HC5)</p> <p>Improve access to key services & facilities across the AONB for all sectors of the community. (Objective HC6)</p>	<p>Objective 2 – Support well being & access to services, facilities & 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 & light pollution are reduced</p>

9.18 As the current review of the Management Plan is a ‘light touch’ process and does not fundamentally alter the broad approach to the management of the AONB the issues that need to be addressed by the SEA process remain unchanged from those identified in 2008/09. The objectives of the 2008/09 SEA have been cross-referenced to the conceptual model for the current assessment (see Figure 1-1 in Chapter 1), and expanded on to provide for a more detailed assessment framework (see Table 1-2). 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 human communities.

9.F Assessment Findings

9.F.1 Access to the AONB

- 9.19 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the first aim (F – Agriculture), the second aim (W – Woodlands), the third aim (B – Biodiversity and water resources), the fifth aim (RT – Recreation and health and well-being), the seventh aim (TT – Transport and traffic) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 9-7) to have the potential to give rise to beneficial impacts in terms of enabling access to the AONB. The fourth aim (HC – Cultural heritage) and the sixth aim (LU – Planning) were found (see Table 9-7) to be unlikely to give rise to any significant impacts in terms of enabling access to the AONB. See Appendix A for full details of the assessment.
- 9.20 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming), the second aim (W – Woodlands), the third aim (B – Biodiversity), the fifth aim (RT – Recreation and tourism), the seventh aim (TT – Transport and traffic) and the eighth aim (CD – Community development and local economy) were found (see Table 9-7) to have the potential to give rise to beneficial impacts in terms of enabling access to the AONB. The fourth aim (HC – Historic and cultural heritage) and the sixth aim (LU – Land use planning) were found (see Table 9-7) to be unlikely to give rise to any significant impacts in terms of enabling access to the AONB. See Appendix A for full details of the assessment.

9.F.2 Tranquillity

- 9.21 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the first aim (F – Agriculture), the fifth aim (RT – Recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 9-7) to have the potential to give rise to adverse impacts on tranquillity. The sixth aim (LU – Planning) and the seventh aim (TT – Transport and traffic) were found (see Table 9-7) to have the potential to give rise to beneficial impacts on tranquillity. The second aim (W – Woodlands), the third aim (B – Biodiversity and water resources), and the fourth aim (HC – Cultural heritage) were found (see Table 9-7) to be unlikely to give rise to any significant impacts on tranquillity. See Appendix A for full details of the assessment.
- 9.22 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming) and the eighth aim (CD – Community development and local economy) were found (see Table 9-7) to have the potential to give rise to adverse impacts on tranquillity. The fifth aim (RT – Recreation and health and well-being) was found (see Table 9-7) to have the potential to give rise to a combination of adverse and beneficial impacts on tranquillity. The sixth aim (LU – Land use planning) and the seventh aim (TT – Transport and traffic) were found (see Table 9-7) to have the potential to give rise to beneficial impacts on tranquillity. The second aim (W – Woodlands), the third aim (B – Biodiversity), and the fourth aim (HC – Historic and cultural heritage) were found (see Table 9-7) to be unlikely to

give rise to any significant impacts on tranquillity. See Appendix A for full details of the assessment.

9.F.3 Affordable Housing

9.23 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the seventh aim (TT – Transport and traffic) was found (see Table 9-7) to have the potential to give rise to adverse impacts on the delivery of affordable housing within the AONB. The sixth aim (LU – Planning) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 9-7) to have the potential to give rise to beneficial impacts on the delivery of affordable housing within the AONB. The first aim (F – Agriculture), the second aim (W – Woodlands), the third aim (B – Biodiversity and water resources), the fourth aim (HC – Cultural heritage) and the fifth aim (RT – Recreation and health and well-being) were found (see Table 9-7) to be unlikely to give rise to any significant impacts on the delivery of affordable housing within the AONB. See Appendix A for full details of the assessment.

9.24 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the sixth aim (LU – Land use planning) and the eighth aim (CD – Community development and local economy) were found (see Table 9-7) to have the potential to give rise to beneficial impacts on the delivery of affordable housing within the AONB. The first aim (F – Farming), the second aim (W – Woodlands), the third aim (B – Biodiversity), the fourth aim (HC – Historic and cultural heritage), the fifth aim (RT – Recreation and tourism) and the seventh aim (TT – Transport and traffic) were found (see Table 9-7) to be unlikely to give rise to any significant impacts on the delivery of affordable housing within the AONB. See Appendix A for full details of the assessment.

9.F.4 Compatible Economic Activity

9.25 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the seventh aim (TT – Transport and traffic) was found (see Table 9-7) to have the potential to give rise to adverse impacts on the new economic development within the AONB. The first aim (F – Agriculture), the fifth aim (RT – Recreation and health and well-being) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 9-7) to have the potential to give rise to a combination of adverse and beneficial impacts on new economic development within the AONB. The second aim (W – Woodlands), the fourth aim (HC – Cultural heritage) and the sixth aim (LU – Planning) were found (see Table 9-7) to have the potential to give rise to beneficial impacts on new economic development within the AONB. The third aim (B – Biodiversity and water resources) was found (see Table 9-7) to be unlikely to give rise to any significant impacts on new economic development within the AONB. See Appendix A for full details of the assessment.

9.26 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming) and the eighth aim (CD – Community development and local economy) were found (see Table 9-7) to have the potential to give rise to a combination of adverse

and beneficial impacts on new economic development within the AONB. The second aim (W – Woodlands), the fourth aim (HC – Historic and cultural heritage), the fifth aim (RT – Recreation and tourism) and the sixth aim (LU – Land use planning) were found (see Table 9-7) to have the potential to give rise to beneficial impacts on new economic development within the AONB. The third aim (B – Biodiversity) and the seventh aim (TT – Transport and traffic) were found (see Table 9-7) to be unlikely to give rise to any significant impacts on new economic development within the AONB. See Appendix A for full details of the assessment.

9.F.5 Access to Employment & Education

9.27 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the first aim (F – Agriculture), the second aim (W – Woodlands), the third aim (B – Biodiversity and water resources), the sixth aim (LU – Planning), the seventh aim (TT – Transport and traffic) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 9-7) to have the potential to give rise to beneficial impacts in terms of enabling access to education and employment across the AONB. The fourth aim (HC – Cultural heritage) and the fifth aim (RT – Recreation and health and well-being) were found (see Table 9-7) to be unlikely to give rise to any significant impacts in terms of enabling access to education and employment across the AONB. See Appendix A for full details of the assessment.

9.28 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming), the second aim (W – Woodlands), the third aim (B – Biodiversity), the sixth aim (LU – Land use planning), the seventh aim (TT – Transport and traffic) and the eighth aim (CD – Community development and local economy) were found (see Table 9-7) to have the potential to give rise to beneficial impacts in terms of enabling access to education and employment across the AONB. The fourth aim (HC – Historic and cultural heritage) and the fifth aim (RT – Recreation and tourism) were found (see Table 9-7) to be unlikely to give rise to any significant impacts in terms of enabling access to education and employment across the AONB. See Appendix A for full details of the assessment.

9.F.6 Access to Services & Facilities

9.29 For the revised version of the Surrey Hills AONB Management Plan (2020-2025), the first aim (F – Agriculture), the fifth aim (RT – Recreation and health and well-being), the sixth aim (LU – Planning), the seventh aim (TT – Transport and traffic) and the eighth aim (CE – Economy, tourism and community development) were found (see Table 9-7) to have the potential to give rise to beneficial impacts in terms of enabling access to services and facilities across the AONB. The second aim (W – Woodlands), the third aim (B – Biodiversity and water resources), and the fourth aim (HC – Cultural heritage) were found (see Table 9-7) to be unlikely to give rise to any significant impacts in terms of enabling access to services and facilities across the AONB. See Appendix A for full details of the assessment.

9.30 For the current version of the Surrey Hills AONB Management Plan (2014-2019), the first aim (F – Farming), the fifth aim (RT – Recreation and tourism), the sixth aim (LU – Land use planning), the seventh aim (TT – Transport and traffic) and the eighth aim (CD – Community development and local economy) were found (see Table 9-7) to have the potential to give rise to beneficial impacts in terms of enabling access to services and facilities across the AONB. The second aim (W – Woodlands), the third aim (B – Biodiversity), and the fourth aim (HC – Historic and cultural heritage) were found (see Table 9-7) to be unlikely to give rise to any significant impacts in terms of enabling access to services and facilities across the AONB. See Appendix A for full details of the assessment.

Table 9-7: Assessment findings for the proposed aims & policies & alternatives

Environmental Objective: HC1 – Access to the AONB	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 1: Agriculture; Aim 2: Woodlands; Aim 3: Biodiversity & Water Resources; Aim 5: Recreation, Health & Wellbeing; Aim 7: Transport & Traffic; Aim 8: Economy, Tourism & Community Development <input checked="" type="checkbox"/>	Aim 1: Farming; Aim 2: Woodlands; Aim 3: Biodiversity; Aim 5: Recreation & Tourism; Aim 7: Transport & Traffic; Aim 8: Community Development & Local Economy <input checked="" type="checkbox"/>
Aim 4: Cultural Heritage; Aim 6: Planning <input type="checkbox"/>	Aim 4: Historic & Cultural Heritage; Aim 6: Land Use Planning <input type="checkbox"/>
Environmental Objective: HC2 – Tranquillity	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 1: Agriculture; Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development <input checked="" type="checkbox"/>	Aim 1: Farming; Aim 8: Community Development & Local Economy <input checked="" type="checkbox"/>
-- <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Aim 5: Recreation & Tourism <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Aim 6: Planning; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>	Aim 6: Land Use Planning; Aim 7: Transport & Traffic <input checked="" type="checkbox"/>
Aim 2: Woodlands; Aim 3: Biodiversity & Water Resources; Aim 4: Cultural Heritage <input type="checkbox"/>	Aim 2: Woodlands; Aim 3: Biodiversity; Aim 4: Historic & Cultural Heritage <input type="checkbox"/>
Environmental Objective: HC3 – Affordable Housing	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 7: Transport & Traffic <input checked="" type="checkbox"/>	-- <input checked="" type="checkbox"/>
Aim 6: Planning; Aim 8: Economy, Tourism & Community Development <input checked="" type="checkbox"/>	Aim 6: Land Use Planning; Aim 8: Community Development & Local Economy <input checked="" type="checkbox"/>
Aim 1: Agriculture; Aim 2: Woodlands; Aim 3: Biodiversity & Water Resources; Aim 4: Cultural Heritage; Aim 5: Recreation, Health & Wellbeing <input type="checkbox"/>	Aim 1: Farming; Aim 2: Woodlands; Aim 3: Biodiversity; Aim 4: Historic & Cultural Heritage; Aim 5: Recreation & Tourism; Aim 7: Transport & Traffic <input type="checkbox"/>
Environmental Objective: HC4 – Compatible Economic Activity	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 7: Transport & Traffic <input checked="" type="checkbox"/>	Aim 8: Community Development & Local Economy <input checked="" type="checkbox"/>
Aim 1: Agriculture; Aim 5: Recreation, Health & Wellbeing; Aim 8: Economy, Tourism & Community Development <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Aim 1: Farming <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Aim 2: Woodlands; Aim 4: Cultural Heritage; Aim 6: Planning <input checked="" type="checkbox"/>	Aim 2: Woodlands; Aim 4: Historic & Cultural Heritage; Aim 5: Recreation & Tourism; Aim 6: Land Use Planning <input checked="" type="checkbox"/>
Aim 3: Biodiversity & Water Resources <input type="checkbox"/>	Aim 3: Biodiversity; Aim 7: Transport & Traffic <input type="checkbox"/>

Environmental Objective: HC5 – Access to Education & Employment	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 1: Agriculture; Aim 2: Woodlands; Aim 3: Biodiversity & Water Resources; Aim 6: Planning; Aim 7: Transport & Traffic; Aim 8: Economy, Tourism & Community Development <input checked="" type="checkbox"/>	Aim 1: Farming; Aim 2: Woodlands; Aim 3: Biodiversity; Aim 6: Land Use Planning; Aim 7: Transport & Traffic; Aim 8: Community Development & Local Economy <input checked="" type="checkbox"/>
Aim 4: Cultural Heritage; Aim 5: Recreation, Health & Wellbeing <input type="checkbox"/>	Aim 4: Historic & Cultural Heritage; Aim 5: Recreation & Tourism <input type="checkbox"/>

Environmental Objective: HC6 – Access to Services & Facilities	
SH AONB MP 2020-2025:	SH AONB MP 2014-2019:
Aim 1: Agriculture; Aim 5: Recreation, Health & Wellbeing; Aim 6: Planning; Aim 7: Transport & Traffic; Aim 8: Economy, Tourism & Community Development <input checked="" type="checkbox"/>	Aim 1: Farming; Aim 5: Recreation & Tourism; Aim 6: Land Use Planning; Aim 7: Transport & Traffic; Aim 8: Community Development & Local Economy <input checked="" type="checkbox"/>
Aim 2: Woodlands; Aim 3: Biodiversity & Water Resources; Aim 4: Cultural Heritage <input type="checkbox"/>	Aim 2: Woodlands; Aim 3: Biodiversity; Aim 4: Historic & Cultural Heritage <input type="checkbox"/>

9.G Discussion, Mitigation & Monitoring

9.31 A summary of the findings of the assessment of the revised Surrey Hills AONB Management Plan with reference to likely impacts on the different aspects of human communities covered by the assessment framework is presented in Table 9-7. Overall conclusions for the Plan are presented in the following paragraphs.

9.G.1 Access to the AONB

9.32 **Discussion:** 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.

9.33 **Mitigation:** No mitigation is required as the primary impacts of the Plan would be beneficial.

9.34 **Monitoring:** 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.

9.G.2 Tranquillity

9.35 **Discussion:** 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.

9.36 **Mitigation:** 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.

9.37 **Monitoring:** 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.

9.G.3 Access to the Affordable Housing

9.38 **Discussion:** 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.

9.39 **Mitigation:** 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.

9.40 **Monitoring:** 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.

9.G.4 Promotion or compatible economic activity

9.41 **Discussion:** 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.

9.42 **Mitigation:** 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.

9.43 **Monitoring:** 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.

9.G.5 Access to the Employment & Education

9.44 **Discussion:** 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.

9.45 **Mitigation:** No mitigation is required as the primary impacts of the Plan would be beneficial.

9.46 **Monitoring:** 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

9.G.6 Access to the Services & Facilities

9.47 **Discussion:** 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.

9.48 **Mitigation:** No mitigation is required as the primary impacts of the Plan would be beneficial.

9.49 **Monitoring:** 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.

Chapter 10 Main Conclusions

10.A Introduction

- 10.1 The key findings of assessment for the revised version of the Surrey Hills AONB Management Plan (2020-2025) are summarised in Table 10.1 and discussed below. Recommendations have been made as to the steps that could be taken to address any adverse impacts.
- 10.2 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.
- 10.3 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.

10.B The Atmosphere

10.B.1 Air Quality

- 10.4 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.
- 10.5 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.

10.6 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.

10.B.2 Climate Change

10.7 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.

10.8 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.

10.9 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.

10.B.3 Noise & Light

10.10 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.

- 10.11 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.
- 10.12 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.

10.C The Water Environment

10.C.1 Water Quality

- 10.13 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.
- 10.14 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.).
- 10.15 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.

10.C.2 Water Resources

- 10.16 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.
- 10.17 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.
- 10.18 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.

10.C.3 Flood Risk

- 10.19 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.
- 10.20 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.

10.21 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.

10.D Land, Soil & Natural Resources

10.D.1 Use of the Land

10.22 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.

10.23 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.

10.24 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.

10.D.2 Use of Natural Resources

- 10.25 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.
- 10.26 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.
- 10.27 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.

10.D.3 Protection of Soils

- 10.28 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.
- 10.29 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.

- 10.30 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.

10.E The Natural Environment

10.E.1 Biodiversity Assets & Designated Sites

- 10.31 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.
- 10.32 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.
- 10.33 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.

10.E.2 Ecological Networks

- 10.34 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.
- 10.35 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.
- 10.36 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.

10.E.3 Biodiversity Net Gain

- 10.37 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.

- 10.38 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.
- 10.39 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.

10.E.4 Geological Conservation

- 10.40 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.
- 10.41 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.
- 10.42 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.

10.F Landscape & Townscape

10.F.1 Landscape Character

- 10.43 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.
- 10.44 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.
- 10.45 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.

10.F.2 Townscape Character

- 10.46 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.
- 10.47 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.

10.48 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.

10.F.3 Visual Amenity

10.49 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.

10.50 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.

10.51 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.

10.G The Historic Environment

10.G.1 Archaeological Assets

- 10.52 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.
- 10.53 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.
- 10.54 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.

10.G.2 Built Heritage

- 10.55 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.
- 10.56 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.

10.57 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.

10.G.3 Historic Landscape

10.58 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.

10.59 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.

10.60 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.

10.H Human Communities

10H.1 Access to the AONB

- 10.61 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.
- 10.62 No mitigation is required as the primary impacts of the Plan would be beneficial.
- 10.63 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.

10.H.2 Tranquillity

- 10.64 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.
- 10.65 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.
- 10.66 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.

10.H.3 Access to the Affordable Housing

10.67 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.

10.68 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.

10.69 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.

10.H.4 Promotion or compatible economic activity

10.70 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.

10.71 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.

10.72 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.

10.H.5 Access to the Employment & Education

10.73 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.

- 10.74 No mitigation is required as the primary impacts of the Plan would be beneficial.
- 10.75 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

10.H.6 Access to the Services & Facilities

- 10.76 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.
- 10.77 No mitigation is required as the primary impacts of the Plan would be beneficial.
- 10.78 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.

Table 10-1: 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
The Atmosphere								
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 ☒
The Water Environment								
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 ☒
Land, Soils & Natural Resources								
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 ☑
The Natural Environment								
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 10-1: 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
Landscape & Townscape								
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"/> <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"/>
The Historic Environment								
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"/>
Human Communities								
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"/>	No impacts <input type="checkbox"/>	No impacts <input type="checkbox"/>	No impacts <input type="checkbox"/>	RT1 <input checked="" type="checkbox"/>	LU2 <input checked="" type="checkbox"/>	TT4 <input checked="" type="checkbox"/>	CE1, CE2 & CE3 <input checked="" type="checkbox"/> <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



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

**Appendix A to the
Environmental Report:**

**Assessment Records for the
AONB Management Plan Aims
& Policies**

August 2019



SURREY

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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.

Surrey Hills AONB Management Plan 2014-2019**Aim 1: Mixed farming is a viable enterprise that 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 **encouraged &** supported through the development of **local produce** initiatives **to ensure that it contributes to the** management of land, biodiversity & landscape character.

Policy F2: Advice & financial assistance **will be targeted to farmers & land managers** through Government schemes **to ensure** 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 & contribute to the vitality of the Surrey Hills economy, **particularly supporting sustainable tourism & leisure.**

Policy F4: A wider understanding & awareness of **land management** practice will be promoted where this encourages & supports the creation & maintenance of the outstanding landscape character of the Surrey Hills

Assessment for the Atmosphere

Air Quality (ATM1)	<p>SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices could help to address the air quality impacts that can arise from farming, such as emissions of dust and pollution from pesticide and fertiliser application. Proposed policy F3 is concerned with the promotion of farm diversification schemes, which could involve a range of activities from farm based tourism and recreation, to the provision of workspace for small rural businesses, waste management operations, and the production of food and drink from crops and livestock grown or raised in the AONB. All forms of farm diversification could give rise to a range of emissions to air as a consequence of processing activities and the use of transport by customers, suppliers and employees.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<p>SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices could help to address the air quality impacts that can arise from farming, such as emissions of dust and pollution from pesticide and fertiliser application. Policy F3 of the current Management Plan is concerned with the promotion of farm diversification schemes, which could involve a range of activities from farm based tourism and recreation, to the provision of workspace for small rural businesses, waste management operations, and the production of food and drink from crops and livestock grown or raised in the AONB. All forms of farm diversification could give rise to a range of emissions to air as a consequence of processing activities and the use of transport by customers, suppliers and employees.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>

Assessment for the Atmosphere

Climate Change (ATM2)	<p>SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices could help to address the carbon emissions that can arise from farming, and to enable farming enterprises to prepare for and adapt to the consequences of a changing climate (e.g. implementing measures to enable stock or crops to cope with extreme weather events, altering the types of crops or animals reared, changes to animal housing practices, etc.). Proposed policy F3 is concerned with the promotion of farm diversification schemes, which could involve a range of activities from farm based tourism and recreation, to the provision of workspace for small rural businesses, waste management operations, and the production of food and drink from crops and livestock grown or raised in the AONB. All forms of farm diversification could give rise to carbon emissions as a consequence of processing activities and the use of transport by customers, suppliers and employees, and measures would need to be incorporated into such schemes to enable adaptation to changes arising from an altered climate.</p>	 
	<p>SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices could help to address the carbon emissions that can arise from farming, and to enable farming enterprises to prepare for and adapt to the consequences of a changing climate (e.g. implementing measures to enable stock or crops to cope with extreme weather events, altering the types of crops or animals reared, changes to animal housing practices, etc.). Policy F3 of the current Management Plan is concerned with the promotion of farm diversification schemes, which could involve a range of activities from farm based tourism and recreation, to the provision of workspace for small rural businesses, waste management operations, and the production of food and drink from crops and livestock grown or raised in the AONB. All forms of farm diversification could give rise to carbon emissions as a consequence of processing activities and the use of transport by customers, suppliers and employees, and measures would need to be incorporated into such schemes to enable adaptation to changes arising from an altered climate.</p>	 
Noise & Light (ATM3)	<p>SH AONB MP 2020-2025: Proposed policy F3 is concerned with the promotion of farm diversification schemes, which could involve a range of activities from farm based tourism and recreation, to the provision of workspace for small rural businesses, and the production of food and drink from crops and livestock grown or raised in the AONB. All forms of farm diversification could give rise to emissions of noise as a consequence of processing activities and the use of transport by customers, suppliers and employees, and could be an additional source of light intrusion in dark areas depending on the timeframes over which business activities are carried out (e.g. 24 hour production requiring shift working and lit facilities, etc.).</p>	
	<p>SH AONB MP 2014-2019: Policy F3 of the current Management Plan is concerned with the promotion of farm diversification schemes, which could involve a range of activities from farm based tourism and recreation, to the provision of workspace for small rural businesses, and the production of food and drink from crops and livestock grown or raised in the AONB. All forms of farm diversification could give rise to emissions of noise as a consequence of processing activities and the use of transport by customers, suppliers and employees, and could be an additional source of light intrusion in dark areas depending on the timeframes over which business activities are carried out (e.g. 24 hour production requiring shift working and lit facilities, etc.).</p>	

Assessment for the Water Environment

Water Quality (WE1)	<p>SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices could help to address the impacts on water quality that can arise from farming as a consequence of pesticide and fertiliser use and of demand for water. Proposed policy F3 is concerned with the promotion of farm diversification schemes, which could involve a range of activities from farm based tourism and recreation, to the provision of workspace for small rural businesses, waste management operations, and the production of food and drink from crops and livestock grown or raised in the AONB. All forms of farm diversification could give rise to additional pressures on water resources and quality as a consequence of processing activities and the construction and ongoing management and maintenance of facilities and associated infrastructure.</p>	 
	<p>SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices could help to address the impacts on water quality that can arise from farming as a consequence of pesticide and fertiliser use and of demand for water. Policy F3 of the current Management Plan is concerned with the promotion of farm diversification schemes, which could involve a range of activities from farm based tourism and recreation, to the provision of workspace for small rural businesses, waste management operations, and the production of food and drink from crops and livestock grown or raised in the AONB. All forms of farm diversification could give rise to additional pressures on water resources and quality as a consequence of processing activities and the construction and ongoing management and maintenance of facilities and associated infrastructure.</p>	 

Assessment for the Water Environment

Water Resources (WE2)	<p>SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices could help to address the impacts on water resources that can arise from farming as a consequence of the need to irrigate crops and ensure that livestock have access to fresh water. Proposed policy F3 is concerned with the promotion of farm diversification schemes, which could involve a range of activities from farm based tourism and recreation, to the provision of workspace for small rural businesses, waste management operations, and the production of food and drink from crops and livestock grown or raised in the AONB. All forms of farm diversification could give rise to additional demand for water resources as a consequence of processing activities and the construction and ongoing management and use of facilities and associated infrastructure by tenants and visitors.</p>	<p>✗</p> <p>✓</p>
	<p>SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices could help to address the impacts on water resources that can arise from farming as a consequence of the need to irrigate crops and ensure that livestock have access to fresh water. Policy F3 of the current Management Plan is concerned with the promotion of farm diversification schemes, which could involve a range of activities from farm based tourism and recreation, to the provision of workspace for small rural businesses, waste management operations, and the production of food and drink from crops and livestock grown or raised in the AONB. All forms of farm diversification could give rise to additional demand for water resources as a consequence of processing activities and the construction and ongoing management and use of facilities and associated infrastructure by tenants and visitors.</p>	<p>✗</p> <p>✓</p>
Flooding & Flood Risk (WE3)	<p>SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices could impact on the severity and extent of flooding events as changes in land use and management can affect the capacity of the land to regulate the flow of flood waters.</p>	<p>✗</p> <p>✓</p>
	<p>SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices could impact on the severity and extent of flooding events as changes in land use and management can affect the capacity of the land to regulate the flow of flood waters.</p>	<p>✗</p> <p>✓</p>

Assessment for the Land, Soils & Materials

Land Use (LSNR1)	<p>SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices should help to safeguard the productivity of agricultural land and to safeguard adjoining semi-natural habitats from adverse impacts. Proposed policy F4 is concerned with the protection of agricultural land from other forms of development. Proposed policy F3 is concerned with promoting farm diversification schemes, which dependent on the type and scale of the operation pursued could give rise to demand for additional land for development.</p>	<p>✓</p> <p>✗</p>
	<p>SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices should help to safeguard the productivity of agricultural land and to safeguard adjoining semi-natural habitats from adverse impacts. Policy F3 is concerned with promoting farm diversification schemes, which dependent on the type and scale of the operation pursued could give rise to demand for additional land for development.</p>	<p>✓</p> <p>✗</p>
Resource Use (LSNR2)	<p>SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices could help to address the impacts on natural resources that can arise from farming (e.g. nutrient demands, water demand, energy demand, materials and equipment, etc.), and to the effective management of the waste materials that arise from farming (e.g. slurry, crop residues, fallen stock, etc.). Proposed policy F3 is concerned with the promotion of farm diversification schemes, which could involve a range of activities from farm based tourism and recreation, to the provision of workspace for small rural businesses, waste management operations, and the production of food and drink from crops and livestock grown or raised in the AONB. All forms of farm diversification could give rise to additional demand for natural resources and would give rise to wastes, as a consequence of processing activities and the construction and ongoing management and use of facilities and associated infrastructure by tenants and visitors.</p>	<p>✗</p> <p>✓</p>

Assessment for the Land, Soils & Materials	
Resource Use (LSNR2)	<p>SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices could help to address the impacts on natural resources that can arise from farming (e.g. nutrient demands, water demand, energy demand, materials and equipment, etc.), and to the effective management of the waste materials that arise from farming (e.g. slurry, crop residues, fallen stock, etc.). Policy F3 is concerned with the promotion of farm diversification schemes, which could involve a range of activities from farm based tourism and recreation, to the provision of workspace for small rural businesses, waste management operations, and the production of food and drink from crops and livestock grown or raised in the AONB. All forms of farm diversification could give rise to additional demand for natural resources and would give rise to wastes, as a consequence of processing activities and the construction and ongoing management and use of facilities and associated infrastructure.</p> <p style="text-align: right;">✗ ✓</p>
Soil Management (LSNR3)	<p>SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices should help to safeguard the productivity of agricultural land and to safeguard adjoining semi-natural habitats and their underlying soils from adverse impacts. Proposed policy F4 is concerned with the protection of agricultural land from other forms of development, which would help to safeguard soil resources. Proposed policy F3 is concerned with promoting farm diversification schemes, which dependent on the type and scale of the operation pursued could give rise to demand for additional land for development, and potentially the loss of soil resources.</p> <p style="text-align: right;">✓ ✗</p>
	<p>SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices should help to safeguard the productivity of agricultural land and adjoining semi-natural habitats and their underlying soils from adverse impacts. Policy F3 is concerned with promoting farm diversification schemes, which dependent on the type and scale of the operation pursued could give rise to demand for additional land for development, and potentially the loss of soil resources.</p> <p style="text-align: right;">✓ ✗</p>
Assessment for the Natural Environment	
Bio-diversity Assets & Designated Sites (NE1)	<p>SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices could help to address the air quality impacts that can arise from farming, such as emissions of dust and pollution from pesticide and fertiliser application. Proposed policy F3 is concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.) which could give rise to additional road traffic within the AONB and associated emissions of nitrogen dioxide which could be deposited on sensitive habitats (e.g. grasslands, heathlands, woodlands) as nutrient nitrogen and would also contribute to the formation of acids. The promotion of tourism under policy F3 could also give rise to additional recreational pressure on sensitive habitats and their dependent species within and close to the AONB (e.g. chalk grassland, heathlands, heathland birds, bats, etc.), and to additional pressures on water resources and water quality with associated effects on aquatic and terrestrial ecosystems.</p> <p style="text-align: right;">✗ ✓</p>
	<p>SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices could help to address the air quality impacts that can arise from farming, such as emissions of dust and pollution from pesticide and fertiliser application. Policy F3 is concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.) which could give rise to additional road traffic within the AONB and associated emissions of nitrogen dioxide which could be deposited on sensitive habitats (e.g. grasslands, heathlands, woodlands) as nutrient nitrogen and would also contribute to the formation of acids. The promotion of tourism under policy F3 could also give rise to additional recreational pressure on sensitive habitats and their dependent species within and close to the AONB (e.g. chalk grassland, heathlands, heathland birds, bats, etc.), and to additional pressures on water resources and water quality with associated effects on aquatic and terrestrial ecosystems.</p> <p style="text-align: right;">✗ ✓</p>
Ecological Networks (NE2)	<p>SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices could help to address the air quality impacts that can arise from farming, such as emissions of dust and pollution from pesticide and fertiliser application. Proposed policy F3 is concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.) which could give rise to additional road traffic within the AONB and associated emissions of nitrogen dioxide which could be deposited on sensitive habitats (e.g. grasslands, heathlands, woodlands) as nutrient nitrogen and would also contribute to the formation of acids. The promotion of tourism under policy F3 could also give rise to additional recreational pressure on sensitive habitats and their dependent species within and close to the AONB (e.g. chalk grassland, heathlands, heathland birds, bats, etc.), and to additional pressures on water resources and water quality with associated effects on aquatic and terrestrial ecosystems.</p> <p style="text-align: right;">✗ ✓</p>

Assessment for the Natural Environment	
Ecological Networks (NE2)	<p>SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. The promotion of sustainable farming practices could help to address the air quality impacts that can arise from farming, such as emissions of dust and pollution from pesticide and fertiliser application. Policy F3 is concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.) which could give rise to additional road traffic within the AONB and associated emissions of nitrogen dioxide which could be deposited on sensitive habitats (e.g. grasslands, heathlands, woodlands) as nutrient nitrogen and would also contribute to the formation of acids. The promotion of tourism under policy F3 could also give rise to additional recreational pressure on sensitive habitats and their dependent species within and close to the AONB (e.g. chalk grassland, heathlands, heathland birds, bats, etc.), and to additional pressures on water resources and water quality with associated effects on aquatic and terrestrial ecosystems.</p> <p style="text-align: right;">✗ ✓</p>
Bio-diversity Net Gain (NE3)	<p>SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB, activities that could help to safeguard existing biodiversity and to deliver biodiversity gains. Proposed policy F3 is concerned with farm diversification projects, which to conform with the National Planning Policy Framework would need to seek to deliver biodiversity net gain and to avoid biodiversity losses if physical development were needed as part of those projects.</p> <p style="text-align: right;">✓</p>
	<p>SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB, activities that could help to safeguard existing biodiversity and to deliver biodiversity gains. Policy F3 is concerned with farm diversification projects, which to conform with the National Planning Policy Framework would need to seek to deliver biodiversity net gain and to avoid biodiversity losses if physical development were needed as part of those projects.</p> <p style="text-align: right;">✓</p>
Geological Conservation (NE4)	<p>SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB, activities that could help to safeguard existing geological conservation assets and interests.</p> <p style="text-align: right;">✓</p>
	<p>SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB, activities that could help to safeguard existing geological conservation assets and interests.</p> <p style="text-align: right;">✓</p>
Assessment for the Landscape & Townscape	
Landscape Character (LT1)	<p>SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. Proposed policy F3 is concern concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.) which could, which could have localised impacts on landscape character due to increased visitor numbers or the need for physical development within the AONB.</p> <p style="text-align: right;">✓ ✗</p>
	<p>SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. Policy F3 is concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.) which could, which could have localised impacts on landscape character due to increased visitor numbers or the need for physical development within the AONB.</p> <p style="text-align: right;">✓ ✗</p>
Townscape Character (LT2)	<p>SH AONB MP 2020-2025: None of the proposed policies would contribute to the protection or improvement of townscape character within the AONB.</p> <p style="text-align: right;">□</p>
	<p>SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the protection or improvement of townscape character within the AONB.</p> <p style="text-align: right;">□</p>
Visual Amenity (LT3)	<p>SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the visual character and integrity of the AONB. Proposed policy F3 is concern concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.) which could, which could have localised impacts on visual character and amenity due to increased visitor numbers or the need for physical development within the AONB.</p> <p style="text-align: right;">✓ ✗</p>
	<p>SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the visual character and integrity of the AONB. Policy F3 is concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.) which could, which could have localised impacts on visual character and amenity due to increased visitor numbers or the need for physical development within the AONB.</p> <p style="text-align: right;">✓ ✗</p>

Assessment for the Historic Environment		
Archaeological Assets (HE1)	<p>SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 all refer to the importance of promoting the uptake of farming practices that safeguard the landscape character of the AONB, of which many archaeological sites are an important component. Proposed policy F3 is concern concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.) which could have localised impacts on landscape character, and on the archaeological sites and features that contribute to that character, due to increased visitor numbers or the need for physical development within the AONB.</p>	<p>✓ ✗</p>
	<p>SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan all refer to the importance of promoting the uptake of farming practices that safeguard the landscape character of the AONB, of which many archaeological sites are an important component. Policy F3 is concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.) which could have localised impacts on landscape character, and on the archaeological sites and features that contribute to that character, due to increased visitor numbers or the need for physical development within the AONB.</p>	<p>✓ ✗</p>
Built Heritage (HE2)	<p>SH AONB MP 2020-2025: Proposed policy F3 is concerned with farm diversification, which could give rise to the need for the construction of additional industrial and commercial floorspace on land within the AONB, with potential for impacts on built heritage assets dependent on the siting and design of facilities. The conversion of historic farm buildings (e.g. old barns, cow sheds, piggeries, stables, etc.) to provide rural workspace or food and drink production facilities, could help to safeguard historic structures from neglect or loss.</p>	<p>✗ ✓</p>
	<p>SH AONB MP 2014-2019: Policy F3 of the current Management Plan is concerned with farm diversification, which could give rise to the need for the construction of additional industrial and commercial floorspace on land within the AONB, with potential for impacts on built heritage assets dependent on the siting and design of facilities. The conversion of historic farm buildings (e.g. old barns, cow sheds, piggeries, stables, etc.) to provide rural workspace or food and drink production facilities, could help to safeguard historic structures from neglect or loss.</p>	<p>✗ ✓</p>
Historic Landscape (HE3)	<p>SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. Proposed policy F3 is concern concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.) which could, which could have localised impacts on landscape character due to increased visitor numbers or the need for physical development within the AONB.</p>	<p>✓ ✗</p>
	<p>SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB. Policy F3 is concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.) which could, which could have localised impacts on landscape character due to increased visitor numbers or the need for physical development within the AONB.</p>	<p>✓ ✗</p>
Assessment for Human Communities		
Access to the AONB (HC1)	<p>SH AONB MP 2020-2025: Proposed policy F3 is concerned with the promotion of farm diversification, and particularly schemes that support tourism and leisure and enable access to the AONB.</p>	<p>✓</p>
	<p>SH AONB MP 2014-2019: Policy F3 of the current Management Plan is concerned with the promotion of farm diversification, and particularly schemes that support tourism and leisure and enable access to the AONB.</p>	<p>✓</p>
Tranquillity (HC2)	<p>SH AONB MP 2020-2025: Proposed policy F3 is concerned with the promotion of farm diversification schemes, which could involve a range of activities from farm based tourism and recreation, to the provision of workspace for small rural businesses, and the production of food and drink from crops and livestock grown or raised in the AONB. All forms of farm diversification could give rise to emissions of noise as a consequence of processing activities and the use of transport by customers, suppliers and employees, and could be an additional source of light intrusion in dark areas depending on the timeframes over which business activities are carried out (e.g. 24 hour production requiring shift working and lit facilities, etc.).</p>	<p>✗</p>
	<p>SH AONB MP 2014-2019: Policy F3 of the current Management Plan is concerned with the promotion of farm diversification schemes, which could involve a range of activities from farm based tourism and recreation, to the provision of workspace for small rural businesses, and the production of food and drink from crops and livestock grown or raised in the AONB. All forms of farm diversification could give rise to emissions of noise as a consequence of processing activities and the use of transport by customers, suppliers and employees, and could be an additional source of light intrusion in dark areas depending on the timeframes over which business activities are carried out (e.g. 24 hour production requiring shift working and lit facilities, etc.).</p>	<p>✗</p>

Assessment for Human Communities		
Affordable Housing (HC3)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the provision of affordable housing within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the provision of affordable housing within the AONB.	<input type="checkbox"/>
Compatible Economic Activity (HC4)	SH AONB MP 2020-2025: Proposed policies F1, F2 and F5 all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB, and that enable farming to remain a viable business within the AONB. Proposed policy F3 is concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.), which could have localised impacts on landscape character due to increased visitor numbers or the need for physical development within the AONB.	<input checked="" type="checkbox"/> <input type="checkbox"/>
	SH AONB MP 2014-2019: Policies F1, F2 and F4 of the current Management Plan all refer to the importance of promoting the uptake of farming practices that safeguard the natural environment, and therefore the character and integrity of the AONB, and that enable farming to remain a viable business within the AONB. Policy F3 is concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.), which could have localised impacts on landscape character due to increased visitor numbers or the need for physical development within the AONB.	<input checked="" type="checkbox"/> <input type="checkbox"/>
Access to Education & Employment (HC5)	SH AONB MP 2020-2025: Proposed policy F3 is concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.) which could create opportunities for local people to access employment and to develop new skills.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy F3 of the current Management Plan is concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.) which could create opportunities for local people to access employment and to develop new skills.	<input checked="" type="checkbox"/>
Access to Services & Facilities (HC6)	SH AONB MP 2020-2025: Proposed policy F3 is concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.) which could create opportunities for local people to access a range of goods and services within the local area.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy F3 of the current Management Plan is concerned with promoting farm diversification schemes (e.g. tourism or leisure schemes, food or drink production, waste management, business space provision, etc.) which could create opportunities for local people to access a range of goods and services within the local area.	<input checked="" type="checkbox"/>

Surrey Hills AONB Management Plan 2020-2025

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.

Surrey Hills AONB Management Plan 2014-2019

Aim 2: Woodlands 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 **ancient woodlands, & other woodlands** 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: **To promote** the wider importance of woodlands & the need for management, including disease **& adapting to climate change through the felling, replanting & coppicing of trees.**

Policy W4: **To promote** the benefits of removing inappropriate trees & secondary woodland, particularly for the restoration of heathland & chalk grassland, to improve biodiversity & the reinstatement of views.

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

Assessment for the Atmosphere

Air Quality (ATM1)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of local air quality within the AONB. <input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of local air quality within the AONB. <input type="checkbox"/>
Climate Change (ATM2)	SH AONB MP 2020-2025: Proposed policy W1 is concerned with the management of woodlands for their contribution to landscape character, and proposed policy W5 is concerned with the creation of new areas of woodland or hedgerow and extensions to existing woodlands and hedgerows to link up habitats. Both policies would contribute to the protection of woodland which is a valuable carbon sink. <input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy W1 of the current Management Plan is concerned with the management of woodlands for their contribution to landscape character, and policy W5 is concerned with the creation of new areas of woodland or hedgerow and extensions to existing woodlands and hedgerows to link up habitats. Both policies would contribute to the protection of woodland which is a valuable carbon sink. <input checked="" type="checkbox"/>
Noise & Light (ATM3)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of noise or light pollution within the AONB. <input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of noise or light pollution within the AONB. <input type="checkbox"/>

Assessment for the Water Environment		
Water Quality (WE1)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of water resources within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of water resources within the AONB.	<input type="checkbox"/>
Water Resources (WE2)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of water resources within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of water resources within the AONB.	<input type="checkbox"/>
Flooding & Flood Risk (WE3)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of flood risk within the AONB. No reference is made to the potential role of woodlands in flood regulation.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of flood risk within the AONB. No reference is made to the potential role of woodlands in flood regulation.	<input type="checkbox"/>

Assessment for the Land, Soils & Materials		
Land Use (LSNR1)	SH AONB MP 2020-2025: Proposed policy W1 is concerned with the management of woodlands for their contribution to landscape character, and proposed policy W4 is concerned with the habitat benefits that can be achieved through the management of secondary woodland including the removal of trees from grasslands and woodlands. Policy W5 is concerned with the creation of new areas of woodland or hedgerow and extensions to existing woodlands and hedgerows to link up habitats. All three policies would contribute to the protection of undeveloped land.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy W1 of the current Management Plan is concerned with the management of woodlands for their contribution to landscape character, and policy W4 is concerned with the habitat benefits that can be achieved through the management of secondary woodland including the removal of trees from grasslands and woodlands. Policy W5 is concerned with the creation of new areas of woodland or hedgerow and extensions to existing woodlands and hedgerows to link up habitats. All three policies would contribute to the protection of undeveloped land.	<input checked="" type="checkbox"/>
Resource Use (LSNR2)	SH AONB MP 2020-2025: Proposed policies W1, W4 and W5 are concerned with the conservation, management and creation of woodlands that contribute to the character and distinctiveness of the AONB. Those woodlands, fulfil important roles as sources of natural resources (e.g. timber, etc.) and other ecosystem services (e.g. water regulation, carbon sequestration, etc.). Proposed policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in significant pressure being placed on woodlands within the AONB as a consequence of the harvesting of material to keep pace with demand for woodland derived resources.	<input checked="" type="checkbox"/> <input type="checkbox"/>
	SH AONB MP 2014-2019: Policies W1, W4 and W5 of the current Management Plan are concerned with the conservation, management and creation of woodlands that contribute to the character and distinctiveness of the AONB. Those woodlands, fulfil important roles as sources of natural resources (e.g. timber, etc.) and other ecosystem services (e.g. water regulation, carbon sequestration, etc.). Policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in significant pressure being placed on woodlands within the AONB as a consequence of the harvesting of material to keep pace with demand for woodland derived resources.	<input checked="" type="checkbox"/> <input type="checkbox"/>
Soil Management (LSNR3)	SH AONB MP 2020-2025: Proposed policies W1, W4 and W5 are concerned with the conservation, management and creation of woodlands that contribute to the character and distinctiveness of the AONB. Those woodlands will be dependent on underlying soils and geology, the integrity of which would be safeguarded as a consequence of their appropriate management. Proposed policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in significant pressure being placed on woodlands within the AONB, and the soils on which they are based, as a consequence of the harvesting of material to keep pace with demand for woodland derived resources.	<input checked="" type="checkbox"/> <input type="checkbox"/>
	SH AONB MP 2014-2019: Policies W1, W4 and W5 of the current Management Plan are concerned with the conservation, management and creation of woodlands that contribute to the character and distinctiveness of the AONB. Many of those habitats will be dependent on underlying soils and geology, the integrity of which would be safeguarded as a consequence of the appropriate management of existing habitats. Policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in significant pressure being placed on woodlands within the AONB, and the soils on which they are based, as a consequence of the harvesting of material to keep pace with demand for woodland derived resources.	<input checked="" type="checkbox"/> <input type="checkbox"/>

Assessment for the Natural Environment	
Bio-diversity Assets & Designated Sites (NE1)	<p>SH AONB MP 2020-2025: Proposed policies W1, W4 and W5 are concerned with the conservation, management and creation of woodlands that contribute to the character and distinctiveness of the AONB. Those woodlands include areas of land that are covered by nature conservation designations at the national, European or local levels. Proposed policy W3 is concerned with raising awareness of the importance of woodland management and, in particular, biosecurity and disease control (e.g. sudden oak death, ash dieback, box blight, oak processionary moth, box moth, etc.) in the maintenance of woodland health, which will be important for designated woodlands as for other woodlands. Proposed policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in significant pressure being placed on woodlands within the AONB, which could include those covered by nature conservation designations, as a consequence of the harvesting of material to keep pace with demand for woodland derived resources.</p> <p style="text-align: right;">✓ ✗</p>
	<p>SH AONB MP 2014-2019: Policies W1, W4 and W5 of the current Management Plan are concerned with the conservation, management and creation of woodlands that contribute to the character and distinctiveness of the AONB. Those woodlands include areas of land that are covered by nature conservation designations at the national, European or local levels. Policy W3 is concerned with raising awareness of the importance of woodland management and, in particular, biosecurity and disease control (e.g. sudden oak death, ash dieback, box blight, oak processionary moth, box moth, etc.) in the maintenance of woodland health, which will be important for designated woodlands as for other woodlands. Policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in significant pressure being placed on woodlands within the AONB, which could include those covered by nature conservation designations, as a consequence of the harvesting of material to keep pace with demand for woodland derived resources.</p> <p style="text-align: right;">✓ ✗</p>
Ecological Networks (NE2)	<p>SH AONB MP 2020-2025: Proposed policies W1, W4 and W5 are concerned with the conservation, management and creation of woodlands that contribute to the character and distinctiveness of the AONB, and which fulfil important functions within the ecological networks that span across the AONB. Proposed policy W3 is concerned with raising awareness of the importance of woodland management and, in particular, biosecurity and disease control (e.g. sudden oak death, ash dieback, box blight, oak processionary moth, box moth, etc.) in the maintenance of woodland health, which is vital to ecological network integrity. Proposed policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in significant pressure being placed on woodlands within the AONB as a consequence of the harvesting of material to keep pace with demand for woodland derived resources.</p> <p style="text-align: right;">✓ ✗</p>
	<p>SH AONB MP 2014-2019: Policies W1, W4 and W5 of the current Management Plan are concerned with the conservation, management and creation of woodlands that contribute to the character and distinctiveness of the AONB, and which fulfil important functions within the ecological networks that span across the AONB. Policy W3 is concerned with raising awareness of the importance of woodland management and, in particular, biosecurity and disease control (e.g. sudden oak death, ash dieback, box blight, oak processionary moth, box moth, etc.) in the maintenance of woodland health, which is vital to ecological network integrity. Policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in significant pressure being placed on woodlands within the AONB as a consequence of the harvesting of material to keep pace with demand for woodland derived resources.</p> <p style="text-align: right;">✓ ✗</p>
Bio-diversity Net Gain (NE3)	<p>SH AONB MP 2020-2025: Proposed policies W1, W4 and W5 are concerned with the conservation, management and creation of woodlands that contribute to the character and distinctiveness of the AONB, with associated potential for biodiversity gains. Proposed policy W3 is concerned with raising awareness of the importance of woodland management and, in particular, biosecurity and disease control (e.g. sudden oak death, ash dieback, box blight, oak processionary moth, box moth, etc.) in the maintenance of woodland health, which is important if biodiversity gains are to be maintained. Proposed policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in significant pressure being placed on woodlands within the AONB, which could include those covered by nature conservation designations, as a consequence of the harvesting of material to keep pace with demand for woodland derived resources.</p> <p style="text-align: right;">✓ ✗</p>
	<p>SH AONB MP 2014-2019: Policies W1, W4 and W5 of the current Management Plan are concerned with the conservation, management and creation of woodlands that contribute to the character and distinctiveness of the AONB, with associated potential for biodiversity gains. Policy W3 is concerned with raising awareness of the importance of woodland management and, in particular, biosecurity and disease control (e.g. sudden oak death, ash dieback, box blight, oak processionary moth, box moth, etc.) in the maintenance of woodland health, which is important if biodiversity gains are to be maintained. Policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in significant pressure being placed on woodlands within the AONB as a consequence of the harvesting of material to keep pace with demand for woodland derived resources.</p> <p style="text-align: right;">✓ ✗</p>

Assessment for the Natural Environment	
Geological Conservation (NE4)	<p>SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of flood risk within the AONB. No reference is made to the potential impacts of woodland management on coincident geological conservation interests. <input type="checkbox"/></p>
	<p>SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of flood risk within the AONB. No reference is made to the potential impacts of woodland management on coincident geological conservation interests. <input type="checkbox"/></p>
Assessment for the Landscape & Townscape	
Landscape Character (LT1)	<p>SH AONB MP 2020-2025: Proposed policies W1, W4 and W5 are concerned with the conservation, management and creation of woodlands that contribute to the character and distinctiveness of the AONB. Proposed policy W3 is concerned with raising awareness of the importance of woodland management and, in particular, biosecurity and disease control (e.g. sudden oak death, ash dieback, box blight, oak processionary moth, box moth, etc.) in the maintenance of woodland health, which is important for the maintenance of landscape character. Proposed policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in significant pressure being placed on woodlands within the AONB as a consequence of the harvesting of material to keep pace with demand for woodland derived resources, with consequent risks to the character of the landscape. <input checked="" type="checkbox"/> <input type="checkbox"/></p>
	<p>SH AONB MP 2014-2019: Policies W1, W4 and W5 of the current Management Plan are concerned with the conservation, management and creation of woodlands that contribute to the character and distinctiveness of the AONB. Policy W3 is concerned with raising awareness of the importance of woodland management and, in particular, biosecurity and disease control (e.g. sudden oak death, ash dieback, box blight, oak processionary moth, box moth, etc.) in the maintenance of woodland health, which is important for the maintenance of landscape character. Policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in significant pressure being placed on woodlands within the AONB as a consequence of the harvesting of material to keep pace with demand for woodland derived resources, with consequent risks to the character of the landscape. <input checked="" type="checkbox"/> <input type="checkbox"/></p>
Townscape Character (LT2)	<p>SH AONB MP 2020-2025: None of the proposed policies would contribute to the protection or improvement of townscape character within the AONB. <input type="checkbox"/></p>
	<p>SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the protection or improvement of townscape character within the AONB. <input type="checkbox"/></p>
Visual Amenity (LT3)	<p>SH AONB MP 2020-2025: Proposed policies W1, W4 and W5 are concerned with the conservation, management and creation of woodlands that contribute to the character and distinctiveness of the AONB. Proposed policy W3 is concerned with raising awareness of the importance of woodland management and, in particular, biosecurity and disease control (e.g. sudden oak death, ash dieback, box blight, oak processionary moth, box moth, etc.) in the maintenance of woodland health, which is important for the maintenance of the visual character of the AONB. Proposed policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in significant pressure being placed on woodlands within the AONB as a consequence of the harvesting of material to keep pace with demand for woodland derived resources, with consequent risks to the visual character of the landscape. <input checked="" type="checkbox"/> <input type="checkbox"/></p>
	<p>SH AONB MP 2014-2019: Policies W1, W4 and W5 of the current Management Plan are concerned with the conservation, management and creation of woodlands that contribute to the character and distinctiveness of the AONB. Policy W3 is concerned with raising awareness of the importance of woodland management and, in particular, biosecurity and disease control (e.g. sudden oak death, ash dieback, box blight, oak processionary moth, box moth, etc.) in the maintenance of woodland health, which is important for the maintenance of the visual character of the AONB. Policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in significant pressure being placed on woodlands within the AONB as a consequence of the harvesting of material to keep pace with demand for woodland derived resources, with consequent risks to the visual character of the landscape. <input checked="" type="checkbox"/> <input type="checkbox"/></p>

Assessment for the Historic Environment		
Archaeological Assets (HE1)	<p>SH AONB MP 2020-2025: Proposed policy W1 is concerned with promoting the uptake of woodland management practices that protect the landscape character of the AONB, of which archaeological sites can be important components. Proposed policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in additional pressure being placed on woodlands within the AONB as a consequence of the harvesting of material to keep pace with demand for woodland derived resources, with consequent risks to the character of the landscape including archaeological sites where those are present within woodlands.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<p>SH AONB MP 2014-2019: Policy W1 of the current Management Plan is concerned with promoting the uptake of woodland management practices that protect the landscape character of the AONB, of which archaeological sites can be important components. Policy W2 of the current Management Plan is concerned with the identification and development of markets for woodland derived products, which could result in additional pressure being placed on woodlands within the AONB as a consequence of the harvesting of material to keep pace with demand for woodland derived resources, with consequent risks to the character of the landscape including archaeological sites where those are present within woodlands.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Built Heritage (HE2)	<p>SH AONB MP 2020-2025: None of the proposed policies would contribute to the protection or enhancement of built heritage assets within the AONB.</p>	<input type="checkbox"/>
	<p>SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the protection or enhancement of built heritage assets within the AONB.</p>	<input type="checkbox"/>
Historic Landscape (HE3)	<p>SH AONB MP 2020-2025: Proposed policies W1, W4 and W5 are concerned with the conservation, management and creation of woodlands that contribute to the character and distinctiveness of the AONB. Proposed policy W3 is concerned with raising awareness of the importance of woodland management and, in particular, biosecurity and disease control (e.g. sudden oak death, ash dieback, box blight, oak processionary moth, box moth, etc.) in the maintenance of woodland health, which is important for the maintenance of landscape character. Proposed policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in additional pressure being placed on woodlands within the AONB as a consequence of the harvesting of material to keep pace with demand for woodland derived resources, with consequent risks to the character of the landscape.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<p>SH AONB MP 2014-2019: Policies W1, W4 and W5 of the current Management Plan are concerned with the conservation, management and creation of woodlands that contribute to the character and distinctiveness of the AONB. Policy W3 is concerned with raising awareness of the importance of woodland management and, in particular, biosecurity and disease control (e.g. sudden oak death, ash dieback, box blight, oak processionary moth, box moth, etc.) in the maintenance of woodland health, which is important for the maintenance of landscape character. Policy W2 is concerned with the identification and development of markets for woodland derived products, which could result in additional pressure being placed on woodlands within the AONB as a consequence of the harvesting of material to keep pace with demand for woodland derived resources, with consequent risks to the character of the landscape.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Assessment for Human Communities		
Access to the AONB (HC1)	<p>SH AONB MP 2020-2025: Proposed policy W5 is concerned with the creation of new woodland or hedgerow links or of extensions to existing woodlands or hedgerows for a variety of purposes, including opportunities for recreational or educational use.</p>	<input checked="" type="checkbox"/>
	<p>SH AONB MP 2014-2019: Policy W5 of the current Management Plan is concerned with the creation of new woodland or hedgerow links or of extensions to existing woodlands or hedgerows for a variety of purposes, including opportunities for recreational or educational use.</p>	<input checked="" type="checkbox"/>
Tranquillity (HC2)	<p>SH AONB MP 2020-2025: None of the proposed policies would contribute to the maintenance or improvement of tranquillity within the AONB.</p>	<input type="checkbox"/>
	<p>SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the maintenance or improvement of tranquillity within the AONB.</p>	<input type="checkbox"/>
Affordable Housing (HC3)	<p>SH AONB MP 2020-2025: None of the proposed policies would contribute to the provision of affordable housing within the AONB.</p>	<input type="checkbox"/>
	<p>SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the provision of affordable housing within the AONB.</p>	<input type="checkbox"/>

Assessment for Human Communities		
Compatible Economic Activity (HC4)	SH AONB MP 2020-2025: Proposed policy W2 is concerned with the identification and development of markets for woodland derived products, the aim of which is to generate income to support ongoing woodland management.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy W2 of the current Management Plan is concerned with the identification and development of markets for woodland derived products, the aim of which is to generate income to support ongoing woodland management.	<input checked="" type="checkbox"/>
Access to Education & Employment (HC5)	SH AONB MP 2020-2025: Proposed policy W5 is concerned with the creation of new woodland or hedgerow links or of extensions to existing woodlands or hedgerows for a variety of purposes, including opportunities for educational use.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy W5 of the current Management Plan is concerned with the creation of new woodland or hedgerow links or of extensions to existing woodlands or hedgerows for a variety of purposes, including opportunities for educational use.	<input checked="" type="checkbox"/>
Access to Services & Facilities (HC6)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the provision of improved access to key services and facilities within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the provision of improved access to key services and facilities within the AONB.	<input type="checkbox"/>

Surrey Hills AONB Management Plan 2020-2025**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.

Surrey Hills AONB Management Plan 2014-2019**Aim 3: The biodiversity of the Surrey Hills is conserved & enhanced**

Policy B1: Existing designated sites (SSSIs, SPAs & SACs) will be conserved, enhanced & managed **by Natural England & partners, & where possible improved in line with government targets.**

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 extend & link habitats for **landscape, nature conservation, recreation or for** 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 the biodiversity **of important habitats** will be maximised through the targeting of advice & grants, **& through the negotiation of planning agreements, where appropriate.**

Policy B5: Measures will be **implemented** to conserve & enhance the ecological value of river landscapes, wetland habitats & water quality affecting the environmental quality & landscape of the Surrey Hills.

Assessment for the Atmosphere

Air Quality (ATM1)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of local air quality within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of local air quality within the AONB.	<input type="checkbox"/>
Climate Change (ATM2)	SH AONB MP 2020-2025: Proposed policy B3 makes reference to the need for resilience to climate change to be factored into habitat creation schemes.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy B3 of the current Management Plan makes reference to the need for resilience to climate change to be factored into habitat creation schemes.	<input checked="" type="checkbox"/>
Noise & Light (ATM3)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of noise or light pollution within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of noise or light pollution within the AONB.	<input type="checkbox"/>

Assessment for the Water Environment

Water Quality (WE1)	SH AONB MP 2020-2025: Proposed policy B5 is concerned with protecting and improving the condition and quality of the river catchments and other wetland habitats that coincide with the AONB.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy B5 of the current Management Plan is concerned with protecting and improving the condition and quality of the river catchments and other wetland habitats that coincide with the AONB.	<input checked="" type="checkbox"/>
Water Resources (WE2)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of water resources within the AONB. Proposed policy B5 makes reference to water quality, but does not deal with the question of water resources.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of water resources within the AONB. Policy B5 of the current Management Plan makes reference to water quality, but does not deal with the question of water resources.	<input type="checkbox"/>
Flooding & Flood Risk (WE3)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of flood risk within the AONB. Proposed policy B5 makes reference to water quality, but does not deal with the positive role that habitat creation and management can play in the control of flood risk.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of flood risk within the AONB. Policy B5 of the current Management Plan makes reference to water quality, but does not deal with the positive role that habitat creation and management can play in the control of flood risk.	<input type="checkbox"/>

Assessment for the Land, Soils & Materials

Land Use (LSNR1)	SH AONB MP 2020-2025: Proposed policy B1 is concerned with the conservation or enhancement of designated nature conservation sites and proposed policy B2 is concerned with the conservation and enhancement of key habitats.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy B1 of the current management plan is concerned with the conservation or enhancement of designated nature conservation sites and proposed policy B2 is concerned with the conservation and enhancement of key habitats.	<input checked="" type="checkbox"/>
Resource Use (LSNR2)	SH AONB MP 2020-2025: Proposed policies B1, B2 and B3 are concerned with the conservation, management and creation of habitats that are compatible with the character of the AONB and contribute to its distinctiveness. Those habitats include grasslands, heathlands, woodlands, wetlands and rivers all of which fulfil important roles as sources of natural resources (e.g. timber, meat, wool, etc.) and other ecosystem services (e.g. supporting the pollinators on which the agricultural, horticultural and forestry industries rely, etc.).	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policies B1, B2 and B3 of the current Management Plan are concerned with the conservation, management and creation of habitats that are compatible with the character of the AONB and contribute to its distinctiveness. Those habitats include grasslands, heathlands, woodlands, wetlands and rivers all of which fulfil important roles as sources of natural resources (e.g. timber, meat, wool, etc.) and other ecosystem services (e.g. supporting the pollinators on which the agricultural, horticultural and forestry industries rely, etc.).	<input checked="" type="checkbox"/>
Soil Management (LSNR3)	SH AONB MP 2020-2025: Proposed policies B1, B2 and B3 are concerned with the conservation, management and creation of habitats that are compatible with the character of the AONB and contribute to its distinctiveness. Many of those habitats will be dependent on underlying soils and geology, the integrity of which would be safeguarded as a consequence of the appropriate management of existing habitats.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policies B1, B2 and B3 of the current Management Plan are concerned with the conservation, management and creation of habitats that are compatible with the character of the AONB and contribute to its distinctiveness. Many of those habitats will be dependent on underlying soils and geology, the integrity of which would be safeguarded as a consequence of the appropriate management of existing habitats.	<input checked="" type="checkbox"/>

Assessment for the Natural Environment

Bio-diversity Assets & Designated Sites (NE1)	SH AONB MP 2020-2025: Proposed policy B1 is concerned with the conservation or enhancement of designated nature conservation sites located within the AONB.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy B1 of the current management plan is concerned with the conservation or enhancement of designated nature conservation sites located within the AONB.	<input checked="" type="checkbox"/>

Assessment for the Natural Environment		
Ecological Networks (NE2)	SH AONB MP 2020-2025: Proposed policies B1, B2 and B3 are concerned with the conservation, management and creation of habitats that are compatible with the character of the AONB and contribute to its distinctiveness. Those habitats include grasslands, heathlands, woodlands, wetlands and rivers all of which fulfil important roles as components of wider ecological networks and providers of a range of ecosystem services.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policies B1, B2 and B3 of the current Management Plan are concerned with the conservation, management and creation of habitats that are compatible with the character of the AONB and contribute to its distinctiveness. Those habitats include grasslands, heathlands, woodlands, wetlands and rivers all of which fulfil important roles as components of wider ecological networks and providers of a range of ecosystem services.	<input checked="" type="checkbox"/>
Bio-diversity Net Gain (NE3)	SH AONB MP 2020-2025: Proposed policies B3 and B4 are concerned with the creation and management of habitats that are compatible with the character of the AONB and contribute to its distinctiveness, and the securing of biodiversity enhancement measures through the planning system and other mechanisms.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policies B3 and B4 of the current Management Plan are concerned with the creation and management of habitats that are compatible with the character of the AONB and contribute to its distinctiveness, and the securing of biodiversity enhancement measures through the planning system and other mechanisms.	<input checked="" type="checkbox"/>
Geological Conservation (NE4)	SH AONB MP 2020-2025: Proposed policy B1 is concerned with the conservation or enhancement of designated nature conservation sites located within the AONB, which would include those designated on grounds of their earth heritage interest.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy B1 of the current management plan is concerned with the conservation or enhancement of designated nature conservation sites located within the AONB, which would include those designated on grounds of their earth heritage interest.	<input checked="" type="checkbox"/>
Assessment for the Landscape & Townscape		
Landscape Character (LT1)	SH AONB MP 2020-2025: Proposed policies B1, B2 and B3 are concerned with the conservation, management and creation of habitats that are compatible with the character of the AONB and contribute to its distinctiveness.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policies B1, B2 and B3 of the current Management Plan are concerned with the conservation, management and creation of habitats that are compatible with the character of the AONB and contribute to its distinctiveness.	<input checked="" type="checkbox"/>
Townscape Character (LT2)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the protection or enhancement of the character of built settlements within the AONB	<input type="checkbox"/>
	SH AONB MP 2020-2025: None of the proposed policies would contribute to the protection or enhancement of the character of built settlements within the AONB	<input type="checkbox"/>
Visual Amenity (LT3)	SH AONB MP 2020-2025: Proposed policies B1, B2 and B3 are concerned with the conservation, management and creation of habitats that are compatible with the character of the AONB and contribute to its distinctiveness, which would include visual amenity and character considerations.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policies B1, B2 and B3 of the current Management Plan are concerned with the conservation, management and creation of habitats that are compatible with the character of the AONB and contribute to its distinctiveness, which would include visual amenity and character considerations.	<input checked="" type="checkbox"/>
Assessment for the Historic Environment		
Archaeological Assets (HE1)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the protection or enhancement of archaeological assets within the AONB	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies in the current Management Plan would contribute to the protection or enhancement of archaeological assets within the AONB	<input type="checkbox"/>

Assessment for the Historic Environment		
Built Heritage (HE2)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the protection or enhancement of built heritage assets within the AONB	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies in the current Management Plan would contribute to the protection or enhancement of built heritage assets within the AONB	<input type="checkbox"/>
Historic Landscape (HE3)	SH AONB MP 2020-2025: Proposed policies B1, B2 and B3 are concerned with the conservation, management and creation of habitats that are compatible with the character of the AONB and contribute to its distinctiveness. Such habitats may coincide with areas of historic landscape importance, including Registered Parks & Gardens (e.g. at Norbury Park and Lower Gatton Park which both coincide with the Mole Gap to Reigate Escarpment SSSI and SAC), and would reinforce the need for protection of those sensitive landscape and heritage assets.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policies B1, B2 and B3 of the current Management Plan are concerned with the conservation, management and creation of habitats that are compatible with the character of the AONB and contribute to its distinctiveness. Such habitats may coincide with areas of historic landscape importance, including Registered Parks & Gardens (e.g. at Norbury Park and Lower Gatton Park which both coincide with the Mole Gap to Reigate Escarpment SSSI and SAC), and would reinforce the need for protection of those sensitive landscape and heritage assets.	<input checked="" type="checkbox"/>
Assessment for Human Communities		
Access to the AONB (HC1)	SH AONB MP 2020-2025: Proposed policy B3 makes reference to the opportunities for outdoor recreation that can be provided by the creation of new habitats and nature conservation sites, and the restoration and extension of established habitats.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy B3 of the current Management Plan makes reference to the opportunities for outdoor recreation that can be provided by creation of new habitats and nature conservation sites, and the restoration and extension of established habitats.	<input checked="" type="checkbox"/>
Tranquillity (HC2)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the improvement of tranquillity within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the improvement of tranquillity within the AONB.	<input type="checkbox"/>
Affordable Housing (HC3)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the provision of affordable housing within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the provision of affordable housing within the AONB.	<input type="checkbox"/>
Compatible Economic Activity (HC4)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the diversification or further development of the local economy of the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the diversification or further development of the local economy of the AONB.	<input type="checkbox"/>
Access to Education & Employment (HC5)	SH AONB MP 2020-2025: Proposed policy B3 makes reference to the educational opportunities that can be provided by creation of new habitats and nature conservation sites, and the restoration and extension of established habitats.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy B3 of the current Management Plan makes reference to the educational opportunities that can be provided by creation of new habitats and nature conservation sites, and the restoration and extension of established habitats.	<input checked="" type="checkbox"/>
Access to Services & Facilities (HC6)	SH AONB MP 2020-2025: None of the proposed policies would contribute to improved access to services and facilities within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the proposed policies would contribute to improved access to services and facilities within the AONB.	<input type="checkbox"/>

Surrey Hills AONB Management Plan 2020-2025

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.

Surrey Hills AONB Management Plan 2014-2019

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

Policy HC1: **A wider understanding of** how the Surrey Hills AONB landscape has evolved will be **achieved by promoting the interpretation of the AONB including the links between geology & landscape.**

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 **& industrial heritage** of the Surrey Hills will be promoted. New **work** will be commissioned with the involvement of local communities **to keep land management traditions alive.**

Assessment for the Atmosphere

Air Quality (ATM1)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of local air quality within the AONB. <input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of local air quality within the AONB. <input type="checkbox"/>
Climate Change (ATM2)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of carbon emissions arising from activities and land uses within the AONB, or to the implementation of adaptation or resilience measures. <input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of carbon emissions arising from activities and land uses within the AONB, or to the implementation of adaptation or resilience measures. <input type="checkbox"/>
Noise & Light (ATM3)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of noise or light pollution within the AONB. <input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of noise or light pollution within the AONB. <input type="checkbox"/>

Assessment for the Water Environment

Water Quality (WE1)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the protection or improvement of water quality within the AONB. <input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the protection or improvement of water quality within the AONB. <input type="checkbox"/>
Water Resources (WE2)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of water resources within the AONB. <input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of water resources within the AONB. <input type="checkbox"/>

Assessment for the Water Environment

Flooding & Flood Risk (WE3)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of flood risk within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of flood risk within the AONB.	<input type="checkbox"/>

Assessment for the Land, Soils & Materials

Land Use (LSNR1)	SH AONB MP 2020-2025: Proposed policy HC1 recognises the role that historic land use has played in defining the character of the AONB, and policy HC3 requires that development take account of the character of rural settlements, which would include the protection of undeveloped and agricultural land from changes of use.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy HC1 of the current Management Plan recognises the role that historic land use has played in defining the character of the AONB, and policy HC3 requires that development take account of the character of rural settlements, which would include the protection of undeveloped and agricultural land from changes of use.	<input checked="" type="checkbox"/>
Resource Use (LSNR2)	SH AONB MP 2020-2025: Proposed policy HC2 requires that heritage assets, including historic buildings, be conserved and managed. The retention, preservation and re-use of historic buildings can contribute to reduced demand for new buildings and associated resource demands.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy HC2 of the current Management Plan requires that heritage assets, including historic buildings, be conserved and managed. The retention, preservation and re-use of historic buildings can contribute to reduced demand for new buildings and associated resource demands.	<input checked="" type="checkbox"/>
Soil Management (LSNR3)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the sustainable management of soil resources within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the sustainable management of soil resources within the AONB.	<input type="checkbox"/>

Assessment for the Natural Environment

Bio-diversity Assets & Designated Sites (NE1)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the protection and enhancement of biodiversity assets and designated nature conservation sites across the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the protection and enhancement of biodiversity assets and designated nature conservation sites across the AONB.	<input type="checkbox"/>
Ecological Networks (NE2)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the protection and enhancement of ecological networks across the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the protection and enhancement of ecological networks across the AONB.	<input type="checkbox"/>
Bio-diversity Net Gain (NE3)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the delivery of biodiversity net gain across the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the delivery of biodiversity net gain across the AONB.	<input type="checkbox"/>
Geological Conservation (NE4)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the conservation of earth heritage assets within the AONB	<input type="checkbox"/>
	SH AONB MP 2014-2019: Policy HC1 of the current Management Plan recognises the role that historic land use and the geology of the land has played in defining the character of the AONB, and policy HC3 requires that development take account of the character of rural settlements, which would include the protection of geological assets and interests.	<input checked="" type="checkbox"/>

Assessment for the Landscape & Townscape	
Landscape Character (LT1)	<p>SH AONB MP 2020-2025: Proposed policy HC2 requires that heritage assets, including historic landscape assets, be conserved and managed, and proposed policy HC3 requires that development proposals take account of the heritage interest when responding to the character and setting of a site and the surrounding settlement or land. The historic landscape and other heritage assets are important components of the character and interest of the AONB landscape. <input checked="" type="checkbox"/></p>
	<p>SH AONB MP 2014-2019: Policy HC2 of the current Management Plan requires that heritage assets, including historic landscape assets, be conserved and managed, and policy HC3 requires that development proposals take account of the heritage interest when responding to the character and setting of a site and the surrounding settlement or land. The historic landscape and other heritage assets are important components of the character and interest of the AONB landscape. <input checked="" type="checkbox"/></p>
Townscape Character (LT2)	<p>SH AONB MP 2020-2025: Proposed policy HC2 requires that heritage assets, including historic buildings, be conserved and managed, and proposed policy HC3 requires that development proposals take account of the heritage interest when responding to the character and setting of a site and the surrounding settlement or land. Historic buildings and other heritage assets are important components of the character and interest of the settlements situated within the AONB, which make an important contribution to the distinctive features of the designation. <input checked="" type="checkbox"/></p>
	<p>SH AONB MP 2014-2019: Policy HC2 of the current Management Plan requires that heritage assets, including historic buildings, be conserved and managed, and policy HC3 requires that development proposals take account of the heritage interest when responding to the character and setting of a site and the surrounding settlement or land. Historic buildings and other heritage assets are important components of the character and interest of the settlements situated within the AONB, which make an important contribution to the distinctive features of the designation. <input checked="" type="checkbox"/></p>
Visual Amenity (LT3)	<p>SH AONB MP 2020-2025: Proposed policy HC2 requires that heritage assets, including archaeological sites, historic buildings and historic landscapes, be conserved and managed, and proposed policy HC3 requires that development proposals take account of the heritage interest when responding to the character and setting of a site and the surrounding settlement or land. Heritage assets are important components of the character and interest of the settlements and landscapes situated within the AONB, and the policies seeking to protect such assets would help to prevent changes that could be harmful to the visual amenity and character of the AONB. <input checked="" type="checkbox"/></p>
	<p>SH AONB MP 2014-2019: Policy HC2 of the current Management Plan requires that heritage assets, including archaeological sites, historic buildings and historic landscapes, be conserved and managed, and policy HC3 requires that development proposals take account of the heritage interest when responding to the character and setting of a site and the surrounding settlement or land. Heritage assets are important components of the character and interest of the settlements and landscapes situated within the AONB, and the policies seeking to protect such assets would help to prevent changes that could be harmful to the visual amenity and character of the AONB. <input checked="" type="checkbox"/></p>
Assessment for the Historic Environment	
Archaeological Assets (HE1)	<p>SH AONB MP 2020-2025: Proposed policy HC2 requires that heritage assets, including archaeological sites, be conserved and managed, and proposed policy HC3 requires that development proposals take account of the heritage interest when responding to the character and setting of a site and the surrounding settlement or land. <input checked="" type="checkbox"/></p>
	<p>SH AONB MP 2014-2019: Policy HC2 of the current Management Plan requires that heritage assets, including archaeological sites, be conserved and managed, and policy HC3 requires that development proposals take account of the heritage interest when responding to the character and setting of a site and the surrounding settlement or land. <input checked="" type="checkbox"/></p>
Built Heritage (HE2)	<p>SH AONB MP 2020-2025: Proposed policy HC2 requires that heritage assets, including historic buildings, be conserved and managed, and proposed policy HC3 requires that development proposals take account of the heritage interest when responding to the character and setting of a site and the surrounding settlement or land. <input checked="" type="checkbox"/></p>
	<p>SH AONB MP 2014-2019: Policy HC2 of the current Management Plan requires that heritage assets, including historic buildings, be conserved and managed, and policy HC3 requires that development proposals take account of the heritage interest when responding to the character and setting of a site and the surrounding settlement or land. <input checked="" type="checkbox"/></p>

Assessment for the Historic Environment

Historic Landscape (HE3)	SH AONB MP 2020-2025: Proposed policy HC2 requires that heritage assets, including historic landscape assets, be conserved and managed, and proposed policy HC3 requires that development proposals take account of the heritage interest when responding to the character and setting of a site and the surrounding settlement or land.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy HC2 of the current Management Plan requires that heritage assets, including historic landscape assets, be conserved and managed, and policy HC3 requires that development proposals take account of the heritage interest when responding to the character and setting of a site and the surrounding settlement or land.	<input checked="" type="checkbox"/>

Assessment for Human Communities

Access to the AONB (HC1)	SH AONB MP 2020-2025: None of the proposed policies would contribute to improved public access to the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to improved public access to the AONB.	<input type="checkbox"/>
Tranquillity (HC2)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the improvement of tranquillity within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the improvement of tranquillity within the AONB.	<input type="checkbox"/>
Affordable Housing (HC3)	SH AONB MP 2020-2025: None of the proposed policies would contribute to improved provision of affordable housing within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies would contribute to improved provision of affordable housing within the AONB.	<input type="checkbox"/>
Compatible Economic Activity (HC4)	SH AONB MP 2020-2025: Proposed policy HC4 is concerned with the promotion of the artistic traditions of the AONB and the commissioning of new interpretations that explore the landscape and its heritage. Such schemes would create opportunities to attract and develop new visitors to the AONB.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy HC4 of the current Management Plan is concerned with the promotion of the artistic traditions of the AONB and the commissioning of new interpretations that explore the landscape and its heritage. Such schemes would create opportunities to attract and develop new visitors to the AONB.	<input checked="" type="checkbox"/>
Access to Education & Employment (HC5)	SH AONB MP 2020-2025: None of the proposed policies would contribute to improved access to education or employment within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to improved access to education or employment within the AONB.	<input type="checkbox"/>
Access to Services & Facilities (HC6)	SH AONB MP 2020-2025: None of the proposed policies would contribute to improved access to services and facilities within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to improved access to services and facilities within the AONB.	<input type="checkbox"/>

Surrey Hills AONB Management Plan 2020-2025

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.

Surrey Hills AONB Management Plan 2014-2019

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 the local economy & that are sensitive to the impact on local communities & the environment.

Policy RT1: Visitors & facilities **will be encouraged where they benefit the local economy &** enhance people's health, enjoyment & understanding of the Surrey Hills will be encouraged, whilst **respecting** the landscape character & biodiversity.

Policy RT2: Information **about recreation & tourism in the Surrey Hills** will be made accessible to a diverse range of potential visitors **through a wide range of media** in order to foster a greater understanding of the AONB **& its considerate use**.

Policy RT3: Significant viewpoints will be identified, conserved & enhanced. **The planning authorities will seek to protect & safeguard access to significant views.**

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.

Policy RT5: The Surrey Hills will be promoted as a destination for sustainable tourism & recreation.

Policy RT6: The quiet enjoyment of the Surrey Hills will be protected. Recreational activities which threaten these qualities will be assessed & suitable management measures implemented in order to minimise danger to other users, damage to the environment, reduce the inconvenience to residents & ensure there are tangible benefits to the community & local economy.

Assessment for the Atmosphere

Air Quality (ATM1)	SH AONB MP 2020-2025: Proposed policy RT1 is concerned with the promotion of the AONB as destination for tourism and the provision of facilities for visitors, activities which could give rise to additional road traffic within the AONB and associated emissions of nitrogen dioxide and particulate matter.	
	SH AONB MP 2014-2019: Policies RT1 and RT5 of the current Management Plan are concerned with the promotion of the AONB as destination for tourism and the provision of facilities for visitors, activities which could give rise to additional road traffic within the AONB and associated emissions of nitrogen dioxide and particulate matter.	
Climate Change (ATM2)	SH AONB MP 2020-2025: Proposed policy RT1 is concerned with the promotion of the AONB as a destination for tourism and the provision of facilities for visitors. Those activities are likely to give rise to carbon emissions as a consequence of people travelling by means of private cars and public transport and from the construction and occupation of visitor facilities, although measures to support energy efficiency should be integrated into such developments.	 
	SH AONB MP 2014-2019: Policies RT1 and RT5 of the current Management Plan are concerned with the promotion of the AONB as a destination for tourism and the provision of facilities for visitors. Those activities are likely to give rise to carbon emissions as a consequence of people travelling by means of private cars and public transport and from the construction and occupation of visitor facilities, although measures to support energy efficiency should be integrated into such developments.	 

Assessment for the Atmosphere

Noise & Light (ATM3)	SH AONB MP 2020-2025: Proposed policy RT1 is concerned with the promotion of the AONB as a destination for tourism and the provision of facilities for visitors, which could introduce additional noise and light sources into the AONB as a consequence of growth in the numbers of tourists, the provision of new facilities or the introduction of new activities.	✗
	SH AONB MP 2014-2019: Policies RT1 and RT5 of the current Management Plan are concerned with the promotion of the AONB as a destination for tourism and the provision of facilities for visitors, which could introduce additional noise and light sources into the AONB as a consequence of growth in the numbers of tourists, the provision of new facilities or the introduction of new activities. Policy RT6 seeks to protect the tranquillity of the AONB from forms of recreational activity that could give rise to nuisance in the form of noise and other intrusions.	✗ ✓

Assessment for the Water Environment

Water Quality (WE1)	SH AONB MP 2020-2025: Proposed policy RT1 is concerned with the provision of new and improved visitor facilities within the AONB, the construction and occupation of which could present risks to water quality.	✗
	SH AONB MP 2014-2019: Policy RT1 of the current Management Plan is concerned with the provision of new and improved visitor facilities within the AONB, the construction and occupation of which could present risks to water quality.	✗
Water Resources (WE2)	SH AONB MP 2020-2025: Proposed policy RT1 is concerned with the provision of new and improved visitor facilities within the AONB, the construction and occupation of which could give rise to demands for water resources.	✗
	SH AONB MP 2014-2019: Policy RT1 of the current Management Plan is concerned with the provision of new and improved visitor facilities within the AONB, the construction and occupation of which could give rise to demands for water resources.	✗
Flooding & Flood Risk (WE3)	SH AONB MP 2020-2025: Proposed policy RT1 is concerned with the provision of new and improved visitor facilities within the AONB, the construction and occupation of which could, in theory, involve the use of land susceptible to flooding from a range of sources. In practice the planning system, supported by advice from the Environment Agency and the Lead Local Flood Authority, would prevent the development of land at significant risk of flooding.	✗
	SH AONB MP 2014-2019: Policy RT1 of the current Management Plan is concerned with the provision of new and improved visitor facilities within the AONB, the construction and occupation of which could, in theory, involve the use of land susceptible to flooding from a range of sources. In practice the planning system, supported by advice from the Environment Agency and the Lead Local Flood Authority, would prevent the development of land at significant risk of flooding.	✗

Assessment for the Land, Soils & Materials

Land Use (LSNR1)	SH AONB MP 2020-2025: Proposed policy RT1 is concerned with the provision of new and improved visitor facilities within the AONB, the construction and occupation of which could give rise to additional demand for land, although it may be possible to meet such demand through the conversion of existing buildings or the use of previously developed land within established settlements.	✗ ✓
	SH AONB MP 2014-2019: Policy RT1 of the current Management Plan is concerned with the provision of new and improved visitor facilities within the AONB, the construction and occupation of which could give rise to additional demand for land, although it may be possible to meet such demand through the conversion of existing buildings or the use of previously developed land within established settlements.	✗ ✓
Resource Use (LSNR2)	SH AONB MP 2020-2025: Proposed policy RT1 is concerned with the provision of new and improved visitor facilities within the AONB, the construction and occupation of which would give rise to waste materials that would require appropriate management, although the relevant Local Plan in combination with the Surrey Waste Plan promote an approach to development that eliminates waste at the design and specification stage.	✗ ✓
	SH AONB MP 2014-2019: Policy RT1 of the current Management Plan is concerned with the provision of new and improved visitor facilities within the AONB, the construction and occupation of which would give rise to waste materials that would require appropriate management, although the relevant Local Plan in combination with the Surrey Waste Plan promote an approach to development that eliminates waste at the design and specification stage.	✗ ✓
Soil Management (LSNR3)	SH AONB MP 2020-2025: Proposed policy RT1 makes reference to the need for new visitor opportunities and facilities to be delivered in ways that respect the landscape character and biodiversity of the AONB, which should help to safeguard sensitive soil resources from the potential adverse impacts of the construction and use of new visitor facilities.	✓

Assessment for the Land, Soils & Materials

Soil Management (LSNR3)	SH AONB MP 2014-2019: Policy RT1 of the current Management Plan makes reference to the need for new visitor opportunities and facilities to be delivered in ways that respect the landscape character and biodiversity of the AONB, which should help to safeguard sensitive soil resources from the potential adverse impacts of the construction and use of new visitor facilities.	☑
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Assessment for the Natural Environment

Bio-diversity Assets & Designated Sites (NE1)	SH AONB MP 2020-2025: Proposed policy RT1 is concerned with the promotion of the AONB as destination for tourism and the provision of new visitor facilities, which activities could give rise to additional road traffic within the AONB and associated emissions of nitrogen dioxide which could be deposited on sensitive habitats (e.g. grasslands, heathlands, woodlands) as nutrient nitrogen and would also contribute to the formation of acids. The promotion of tourism and the provision of new visitor facilities under policy RT1 could give rise to additional recreational pressure on sensitive habitats and their dependent species within and close to the AONB (e.g. chalk grassland, heathlands, heathland birds, bats, etc.). Policy RT1 does however recognise the need for biodiversity to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination.	☒ ☑
	SH AONB MP 2014-2019: Policies RT1 and RT5 of the current Management Plan are concerned with the promotion of the AONB as destination for tourism, with policy RT1 also addressing the need for the provision of new visitor facilities. Those activities could give rise to additional road traffic within the AONB and associated emissions of nitrogen dioxide which could be deposited on sensitive habitats (e.g. grasslands, heathlands, woodlands) as nutrient nitrogen and would also contribute to the formation of acids. The promotion of tourism and the provision of new visitor facilities under policy RT1 and RT5 could give rise to additional recreational pressure on sensitive habitats and their dependent species within and close to the AONB (e.g. chalk grassland, heathlands, heathland birds, bats, etc.). Policy RT1 does however recognise the need for biodiversity to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination.	☒ ☑
Ecological Networks (NE2)	SH AONB MP 2020-2025: Proposed policy RT1 is concerned with the promotion of the AONB as destination for tourism and the provision of new visitor facilities, which activities could give rise to additional road traffic within the AONB and associated emissions of nitrogen dioxide which could be deposited on sensitive habitats (e.g. grasslands, heathlands, woodlands) as nutrient nitrogen and would also contribute to the formation of acids. The promotion of tourism and the provision of new visitor facilities under policy RT1 could give rise to additional recreational pressure on sensitive habitats and their dependent species within and close to the AONB (e.g. chalk grassland, heathlands, heathland birds, bats, etc.). Policy RT1 does however recognise the need for biodiversity to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination.	☒ ☑
	SH AONB MP 2014-2019: Policies RT1 and RT5 of the current Management Plan are concerned with the promotion of the AONB as destination for tourism, with policy RT1 also addressing the need for the provision of new visitor facilities. Those activities could give rise to additional road traffic within the AONB and associated emissions of nitrogen dioxide which could be deposited on sensitive habitats (e.g. grasslands, heathlands, woodlands) as nutrient nitrogen and would also contribute to the formation of acids. The promotion of tourism and the provision of new visitor facilities under policy RT1 and RT5 could give rise to additional recreational pressure on sensitive habitats and their dependent species within and close to the AONB (e.g. chalk grassland, heathlands, heathland birds, bats, etc.). Policy RT1 does however recognise the need for biodiversity to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination.	☒ ☑
Bio-diversity Net Gain (NE3)	SH AONB MP 2020-2025: Proposed policy RT1 recognises the need for biodiversity to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination.	☑
	SH AONB MP 2014-2019: Policy RT1 of the current Management Plan recognises the need for biodiversity to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination.	☑
Geological Conservation (NE4)	SH AONB MP 2020-2025: Proposed policy RT1 recognises the need for landscape character, of which earth heritage is a key component, to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination.	☑
	SH AONB MP 2014-2019: Policy RT1 of the current Management Plan recognises the need for landscape character, of which earth heritage is a key component, to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination.	☑

Assessment for the Landscape & Townscape

Landscape Character (LT1)	<p>SH AONB MP 2020-2025: Proposed policy RT1 is concerned with promoting the AONB as a destination for tourism and recreation and with the provision of visitor facilities. The intensification of tourism and recreation could have localised impacts on landscape character at peak times of the year, and the provision of visitor facilities could have potential impacts on landscape character at the local level dependent on the siting and design of the new facilities. Policy RT1 does however recognise the need for character of the landscape to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination. Policy RT3 is concerned with the identification, conservation and enhancement of significant viewpoints and vistas within the AONB.</p>	 
	<p>SH AONB MP 2014-2019: Policies RT1 and RT5 of the current Management Plan are concerned with the promotion of the AONB as destination for tourism, with policy RT1 also addressing the need for the provision of new visitor facilities. The intensification of tourism and recreation could have localised impacts on landscape character at peak times of the year, and the provision of visitor facilities could have potential impacts on landscape character at the local level dependent on the siting and design of the new facilities. Policy RT1 does however recognise the need for character of the landscape to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination. Policy RT3 is concerned with the identification, conservation and enhancement of significant viewpoints and vistas within the AONB.</p>	 
Townscape Character (LT2)	<p>SH AONB MP 2020-2025: Proposed policy RT1 is concerned with promoting the AONB as a destination for tourism and recreation and the provision of visitor facilities. The intensification of tourism and recreation could have localised impacts on townscape character at peak times of the year, and the provision of visitor facilities could have potential impacts on townscape character at the local level dependent on the siting and design of the new facilities. Policy RT1 does however recognise the need for character of the landscape, of which the character of settlements is a key component, to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination.</p>	 
	<p>SH AONB MP 2014-2019: Policies RT1 and RT5 of the current Management Plan are concerned with the promotion of the AONB as destination for tourism, with policy RT1 also addressing the need for the provision of new visitor facilities. The intensification of tourism and recreation could have localised impacts on townscape character at peak times of the year, and the provision of visitor facilities could have potential impacts on townscape character at the local level dependent on the siting and design of the new facilities. Policy RT1 does however recognise the need for character of the landscape, of which the character of settlements is a key component, to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination.</p>	 
Visual Amenity (LT3)	<p>SH AONB MP 2020-2025: Proposed policy RT1 is concerned with promoting the AONB as a destination for tourism and recreation and with the provision of visitor facilities. The intensification of tourism and recreation could have localised impacts on visual amenity and character at peak times of the year, and the provision of visitor facilities could have potential impacts on visual amenity and character at the local level dependent on the siting and design of the new facilities. Policy RT1 does however recognise the need for character of the landscape, of which visual amenity is a key component, to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination. Policy RT3 is concerned with the identification, conservation and enhancement of significant viewpoints and vistas within the AONB.</p>	 
	<p>SH AONB MP 2014-2019: Policies RT1 and RT5 of the current Management Plan are concerned with the promotion of the AONB as destination for tourism, with policy RT1 also addressing the need for the provision of new visitor facilities. The intensification of tourism and recreation could have localised impacts on visual amenity and character at peak times of the year, and the provision of visitor facilities could have potential impacts on visual amenity and character at the local level dependent on the siting and design of the new facilities. Policy RT1 does however recognise the need for character of the landscape, of which visual amenity is a key component, to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination. Policy RT3 is concerned with the identification, conservation and enhancement of significant viewpoints and vistas within the AONB.</p>	 

Assessment for the Historic Environment	
Archaeological Assets (HE1)	<p>SH AONB MP 2020-2025: Proposed policy RT1 is concerned with promoting the AONB as a destination for tourism and recreation and with the provision of visitor facilities. The intensification of tourism and recreation could have localised impacts on known and designated archaeological assets (e.g. Box Hill Fort, Chilworth Gunpowder Works, etc.) at peak times of the year, and the provision of new visitor facilities could give rise to impacts on archaeological assets and in particular previously undiscovered archaeology dependent on the siting of the development. Policy RT1 does however recognise the need for character of the landscape, of which archaeological assets could be a key component, to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination. Policy RT3 is concerned with the identification, conservation and enhancement of significant viewpoints and vistas within the AONB, of which archaeological assets could be a key component.</p> <p style="text-align: right;">✗ ✓</p>
	<p>SH AONB MP 2014-2019: Policies RT1 and RT5 of the current Management Plan are concerned with the promotion of the AONB as destination for tourism, with policy RT1 also addressing the need for the provision of new visitor facilities. The intensification of tourism and recreation could have localised impacts on known and designated archaeological assets (e.g. Box Hill Fort, Chilworth Gunpowder Works, etc.) at peak times of the year, and the provision of new visitor facilities could give rise to impacts on archaeological assets and in particular previously undiscovered archaeology dependent on the siting of the development. Policy RT1 does however recognise the need for character of the landscape, of which archaeological assets could be a key component, to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination. Policy RT3 is concerned with the identification, conservation and enhancement of significant viewpoints and vistas within the AONB, of which archaeological assets could be a key component.</p> <p style="text-align: right;">✗ ✓</p>
Built Heritage (HE2)	<p>SH AONB MP 2020-2025: Proposed policy RT1 is concerned with promoting the AONB as a destination for tourism and recreation and with the provision of visitor facilities. The intensification of tourism and recreation could have localised impacts on built assets (e.g. Listed Buildings, Conservation Areas, etc.) at peak times of the year, and the provision of new visitor facilities could give rise to impacts on built heritage assets depending on the siting and design of facilities. Policy RT1 does however recognise the need for character of the landscape, of which built heritage assets could be a key component, to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination. Policy RT3 is concerned with the identification, conservation and enhancement of significant viewpoints and vistas within the AONB, of which built heritage assets could be a key component.</p> <p style="text-align: right;">✗ ✓</p>
	<p>SH AONB MP 2014-2019: Policies RT1 and RT5 of the current Management Plan are concerned with the promotion of the AONB as destination for tourism, with policy RT1 also addressing the need for the provision of new visitor facilities. The intensification of tourism and recreation could have localised impacts on built assets (e.g. Listed Buildings, Conservation Areas, etc.) at peak times of the year, and the provision of new visitor facilities could give rise to impacts on built heritage assets depending on the siting and design of facilities. Policy RT1 does however recognise the need for character of the landscape, of which built heritage assets could be a key component, to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination. Policy RT3 is concerned with the identification, conservation and enhancement of significant viewpoints and vistas within the AONB, of which built heritage assets could be a key component.</p> <p style="text-align: right;">✗ ✓</p>
Historic Landscape (HE3)	<p>SH AONB MP 2020-2025: Proposed policy RT1 is concerned with promoting the AONB as a destination for tourism and recreation and with the provision of visitor facilities. The intensification of tourism and recreation could have localised impacts on landscape character at peak times of the year, and the provision of visitor facilities could have potential impacts on landscape character at the local level dependent on the siting and design of the new facilities. Policy RT1 does however recognise the need for character of the landscape to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination. Policy RT3 is concerned with the identification, conservation and enhancement of significant viewpoints and vistas within the AONB.</p> <p style="text-align: right;">✗ ✓</p>
	<p>SH AONB MP 2014-2019: Policies RT1 and RT5 of the current Management Plan are concerned with the promotion of the AONB as destination for tourism, with policy RT1 also addressing the need for the provision of new visitor facilities. The intensification of tourism and recreation could have localised impacts on landscape character at peak times of the year, and the provision of visitor facilities could have potential impacts on landscape character at the local level dependent on the siting and design of the new facilities. Policy RT1 does however recognise the need for character of the landscape to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination. Policy RT3 is concerned with the identification, conservation and enhancement of significant viewpoints and vistas within the AONB.</p> <p style="text-align: right;">✗ ✓</p>

Assessment for Human Communities		
Access to the AONB (HC1)	SH AONB MP 2020-2025: Proposed policy RT1 is concerned with the promotion of the AONB as a destination for tourism across a wide range of communities, and the provision of facilities for visitors to the AONB. Policy RT2 is concerned with ensuring that the widest possible range of potential visitors have access to information about the distinctive character and qualities of the AONB and the opportunities that it presents for recreation. Policy RT4 is concerned with ensuring the facilities across the AONB are accessible to all sections of the visitor community.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy RT1 of the current Management Plan is concerned with the promotion of the AONB as a destination for tourism across a wide range of communities, and the provision of facilities for visitors to the AONB. Policy RT2 is concerned with ensuring that the widest possible range of potential visitors have access to information about the distinctive character and qualities of the AONB and the opportunities that it presents for recreation. Policy RT4 is concerned with ensuring the facilities across the AONB are accessible to all sections of the visitor community.	<input checked="" type="checkbox"/>
Tranquillity (HC2)	SH AONB MP 2020-2025: Proposed policy RT1 is concerned with the promotion of the AONB as a destination for tourism and the provision of facilities for visitors, which could introduce additional noise and light sources into the AONB as a consequence of growth in the numbers of tourists, the provision of new facilities or the introduction of new activities.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policies RT1 and RT5 of the current Management Plan are concerned with the promotion of the AONB as a destination for tourism and the provision of facilities for visitors, which could introduce additional noise and light sources into the AONB as a consequence of growth in the numbers of tourists, the provision of new facilities or the introduction of new activities. Policy RT6 seeks to protect the tranquillity of the AONB from forms of recreational activity that could give rise to nuisance in the form of noise and other intrusions.	<input checked="" type="checkbox"/>
Affordable Housing (HC3)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the provision of affordable housing within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the provision of affordable housing within the AONB.	<input type="checkbox"/>
Compatible Economic Activity (HC4)	SH AONB MP 2020-2025: Proposed policy RT1 is concerned with the promotion of the AONB as a destination for tourism across a wide range of communities. Policy RT1 does however recognise the need for character of the landscape to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policies RT1 and RT5 of the current Management Plan are concerned with the promotion of the AONB as destination for tourism, with policy RT1 also addressing the need for the provision of new visitor facilities. Policy RT1 does however recognise the need for character of the landscape to be protected and enhanced as part of any initiatives or proposals that seek to promote the AONB as a visitor destination.	<input checked="" type="checkbox"/>
Access to Education & Employment (HC5)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the provision of access to employment and education opportunities within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the provision of access to employment and education opportunities within the AONB.	<input type="checkbox"/>
Access to Services & Facilities (HC6)	SH AONB MP 2020-2025: Proposed policy RT1 is concerned with the promotion of the AONB as a destination for tourism across a wide range of communities, and the provision of facilities for visitors to the AONB. Policy RT2 is concerned with ensuring that the widest possible range of potential visitors have access to information about the distinctive character and qualities of the AONB and the opportunities that it presents for recreation. Policy RT4 is concerned with ensuring the facilities across the AONB are accessible to all sections of the visitor community.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy RT1 of the current Management Plan is concerned with the promotion of the AONB as a destination for tourism across a wide range of communities, and the provision of facilities for visitors to the AONB. Policy RT2 is concerned with ensuring that the widest possible range of potential visitors have access to information about the distinctive character and qualities of the AONB and the opportunities that it presents for recreation. Policy RT4 is concerned with ensuring the facilities across the AONB are accessible to all sections of the visitor community.	<input checked="" type="checkbox"/>

Surrey Hills AONB Management Plan 2020-2025**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.

Surrey Hills AONB Management Plan 2014-2019**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.

Policy LU2: Development will respect the special landscape character of the locality, giving particular attention to potential impacts on ridgelines, public views, tranquillity **& light pollution.** The proposed use & colour of external building materials will be strictly controlled to avoid buildings **being conspicuous in the landscape.**

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

Assessment for the Atmosphere		
Air Quality (ATM1)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of local air quality within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of local air quality within the AONB.	<input type="checkbox"/>
Climate Change (ATM2)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of carbon emissions arising from activities and land uses within the AONB, or to the implementation of adaptation or resilience measures.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of carbon emissions arising from activities and land uses within the AONB, or to the implementation of adaptation or resilience measures.	<input type="checkbox"/>
Noise & Light (ATM3)	SH AONB MP 2020-2025: Proposed policy LU2 makes reference to the need for development within the AONB to take account of impacts on tranquillity and dark skies.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy LU2 of the current Management Plan makes reference to the need for development within the AONB to take account of impacts on tranquillity and of the potential for light pollution.	<input checked="" type="checkbox"/>
Assessment for the Water Environment		
Water Quality (WE1)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the protection or improvement of water quality within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the protection or improvement of water quality within the AONB.	<input type="checkbox"/>
Water Resources (WE2)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of water resources within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of water resources within the AONB.	<input type="checkbox"/>
Flooding & Flood Risk (WE3)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of flood risk within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of flood risk within the AONB.	<input type="checkbox"/>
Assessment for the Land, Soils & Materials		
Land Use (LSNR1)	SH AONB MP 2020-2025: Proposed policy LU4 is concerned with supporting development that involves or enables the continued use of agricultural land and/or woodlands for primary production, which would safeguard established agricultural land and woodlands from other forms of development. Proposed policy LU5 is concerned with opposing the conversion or redevelopment of farm buildings where such development would result in associated agricultural land becoming non-viable as an agricultural asset.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy LU4 of the current Management Plan is concerned with supporting development that involves or enables the continued use of agricultural land and/or woodlands for primary production, which would safeguard established agricultural land and woodlands from other forms of development.	<input checked="" type="checkbox"/>
Resource Use (LSNR2)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the sustainable management of natural resources within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies in the current Management Plan would contribute to the sustainable management of natural resources within the AONB.	<input type="checkbox"/>

Assessment for the Land, Soils & Materials

Soil Management (LSNR3)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the sustainable management of soil resources within the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the sustainable management of soil resources within the AONB.	<input type="checkbox"/>

Assessment for the Natural Environment

Bio-diversity Assets & Designated Sites (NE1)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the protection and enhancement of biodiversity assets and designated nature conservation sites across the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the protection and enhancement of biodiversity assets and designated nature conservation sites across the AONB.	<input type="checkbox"/>
Ecological Networks (NE2)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the protection and enhancement of ecological networks across the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the protection and enhancement of ecological networks across the AONB.	<input type="checkbox"/>
Bio-diversity Net Gain (NE3)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the delivery of biodiversity net gain across the AONB.	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the delivery of biodiversity net gain across the AONB.	<input type="checkbox"/>
Geological Conservation (NE4)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the conservation of earth heritage assets within the AONB	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies in the current Management Plan would contribute to the conservation of earth heritage assets within the AONB	<input type="checkbox"/>

Assessment for the Landscape & Townscape

Landscape Character (LT1)	SH AONB MP 2020-2025: Proposed policies LU1, LU2 and LU4 all make reference to the need for development proposals and land allocations to take account of potential impacts on the character and scenic beauty of the AONB.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policies LU1, LU2 and LU4 of the current Management Plan all make reference to the need for development proposals and land allocations to take account of potential impacts on the character and scenic beauty of the AONB.	<input checked="" type="checkbox"/>
Townscape Character (LT2)	SH AONB MP 2020-2025: Proposed policies LU2 and LU3 make reference to the need for development proposals and land allocations to take account of potential impacts on the character and setting of the AONB, and guidance on the matters that need to be considered with reference to the siting, form, scale and appearance of new buildings within the landscape.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policies LU2 and LU4 of the current Management Plan make reference to the need for development proposals and land allocations to take account of potential impacts on the character and setting of the AONB, and guidance on the matters that need to be considered with reference to the siting, form, scale and appearance of new buildings within the landscape.	<input checked="" type="checkbox"/>
Visual Amenity (LT3)	SH AONB MP 2020-2025: Proposed policies LU1, LU2 and LU6 all make reference to the need for development proposals and land allocations to take account of potential impacts on the amenity and scenic beauty of the AONB, including public views from and into the AONB.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policies LU1, LU2 and LU5 of the current Management Plan all make reference to the need for development proposals and land allocations to take account of potential impacts on the amenity and scenic beauty of the AONB, including public views from and into the AONB.	<input checked="" type="checkbox"/>

Assessment for the Historic Environment		
Archaeological Assets (HE1)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the protection or enhancement of archaeological assets within the AONB	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies in the current Management Plan would contribute to the protection or enhancement of archaeological assets within the AONB	<input type="checkbox"/>
Built Heritage (HE2)	SH AONB MP 2020-2025: Proposed policies LU2 and LU3 make reference to the need for development proposals and land allocations to take account of potential impacts on the character and setting of the AONB, and guidance on the matters that need to be considered with reference to the siting, form, scale and appearance of new buildings within the landscape.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policies LU2 and LU4 of the current Management Plan make reference to the need for development proposals and land allocations to take account of potential impacts on the character and setting of the AONB, and guidance on the matters that need to be considered with reference to the siting, form, scale and appearance of new buildings within the landscape.	<input checked="" type="checkbox"/>
Historic Landscape (HE3)	SH AONB MP 2020-2025: Proposed policies LU1, LU2, LU4 and LU6 all make reference to the need for development proposals and land allocations to take account of potential impacts on the character, amenity and scenic beauty of the AONB, including public views from and into the AONB.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policies LU1, LU2, LU4 and LU5 of the current Management Plan all make reference to the need for development proposals and land allocations to take account of potential impacts on the character, amenity and scenic beauty of the AONB, including public views from and into the AONB.	<input checked="" type="checkbox"/>
Assessment for Human Communities		
Access to the AONB (HC1)	SH AONB MP 2020-2025: None of the proposed policies would contribute to improved public access to the AONB	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies in the current Management Plan would contribute to improved public access to the AONB	<input type="checkbox"/>
Tranquillity (HC2)	SH AONB MP 2020-2025: Proposed policy LU2 makes reference to the need for development within the AONB to take account of impacts on tranquillity and dark skies.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy LU2 of the current Management Plan makes reference to the need for development within the AONB to take account of impacts on tranquillity and of the potential for light pollution.	<input checked="" type="checkbox"/>
Affordable Housing (HC3)	SH AONB MP 2020-2025: Proposed policy LU4 makes reference to the need for a range of different forms of development within the AONB, including the provision of affordable housing.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy LU4 of the current Management Plan makes reference to the need for a range of different forms of development within the AONB, including the provision of affordable housing.	<input checked="" type="checkbox"/>
Compatible Economic Activity (HC4)	SH AONB MP 2020-2025: Proposed policy LU4 makes reference to the need for a range of different forms of development within the AONB, including that concerned with the management of agricultural land or woodland.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy LU4 of the current Management Plan makes reference to the need for a range of different forms of development within the AONB, including that concerned with the management of agricultural land or woodland.	<input checked="" type="checkbox"/>
Access to Education & Employment (HC5)	SH AONB MP 2020-2025: Proposed policy LU4 makes reference to the need for a range of different forms of development within the AONB, which would include development by businesses and other institutions offering employment and/or training opportunities to local residents.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy LU4 of the current Management Plan makes reference to the need for a range of different forms of development within the AONB, which would include development by businesses and other institutions offering employment and/or training opportunities to local residents.	<input checked="" type="checkbox"/>
Access to Services & Facilities (HC6)	SH AONB MP 2020-2025: Proposed policy LU4 makes reference to the need for a range of different forms of development within the AONB, which would include development providing access to key local services (e.g. health care, retail, community facilities) to the local population.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy LU4 of the current Management Plan makes reference to the need for a range of different forms of development within the AONB, which would include development providing access to key local services (e.g. health care, retail, community facilities) to the local population.	<input checked="" type="checkbox"/>

Surrey Hills AONB Management Plan 2020-2025

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.

Surrey Hills AONB Management Plan 2014-2019

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

Policy TT1: Sensitive measures appropriate to the AONB will be supported to influence the behaviour of road users for the safe use & enjoyment of rural roads.

Policy TT2: Measures to ensure **equal** opportunities to access the Surrey Hills **by train, bus, cycle, horse & on foot** will be implemented.

Policy TT3: Transport infrastructure, associated **landscape design &** verge management, will respect the local landscape quality, character & biodiversity.

Policy TT4: Major transport infrastructure will have due regard to the AONB designation & measures will need to be taken to **reduce any impact on** the Surrey Hills landscape.

Assessment for the Atmosphere

Air Quality (ATM1)	SH AONB MP 2020-2025: None of the proposed policies would contribute to improved air quality within the AONB	<input type="checkbox"/>
	SH AONB MP 2014-2019: Policy TT4 of the current Management Plan makes reference to the need for major transport schemes to include measures to reduce any impacts on the AONB, which could include impacts on air quality. An relevant example would be the A3 Hindhead Bypass scheme delivered by Highways, which placed the new section of the A3 in a tunnel beneath the AONB at the Devil's Punch Bowl and has resulted in the revocation by Waverley BC of the Hindhead Air Quality Management Area (AQMA), and will have reduced the incidence of nitrogen deposition on the heathland and woodland habitats of the Devil's Punch Bowl, helping to safeguard the ecological integrity of the SSSI and the Wealden Heaths Phase 2 SPA and the landscape character of the AONB.	<input checked="" type="checkbox"/>
Climate Change (ATM2)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of carbon emissions arising from activities and land uses within the AONB, or to the implementation of adaptation or resilience measures. Policy TT1 makes reference to support for measures that enable access to the AONB for all members of society, but provides no further guidance as to what that might entail (e.g. public transport? Cycling and walking?).	<input type="checkbox"/>
	SH AONB MP 2014-2019: Policy TT2 of the current Management Plan makes reference to the need for measures to be put in place to enable access to the AONB by means other than the private car. The promotion of walking and cycling, particularly when combined with the use of public transport, has the potential to help manage the scale of the carbon emissions associated with people travelling to and within the AONB for recreational purposes.	<input checked="" type="checkbox"/>

Assessment for the Atmosphere

Noise & Light (ATM3)	SH AONB MP 2020-2025: Proposed policy TT4 makes reference to the need for impacts on local landscape quality, which could include consideration of effects on tranquillity (in terms of noise and/or visual intrusion), to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping. <input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy TT3 of the current Management Plan makes reference to the need for impacts on local landscape quality, which could include consideration of effects on tranquillity (in terms of noise and/or visual intrusion), to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping. Policy TT4 of the current Management Plan makes reference to the need for major transport infrastructure to incorporate measures to reduce impacts on the landscape of the AONB, which could include consideration of the effects of major transport infrastructure schemes on tranquillity (in terms of noise and/or visual intrusion). <input checked="" type="checkbox"/>

Assessment for the Water Environment

Water Quality (WE1)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the protection or improvement of water quality within the AONB. <input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the protection or improvement of water quality within the AONB. <input type="checkbox"/>
Water Resources (WE2)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of water resources within the AONB. <input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of water resources within the AONB. <input type="checkbox"/>
Flooding & Flood Risk (WE3)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the management of flood risk within the AONB. <input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan would contribute to the management of flood risk within the AONB. <input type="checkbox"/>

Assessment for the Land, Soils & Materials

Land Use (LSNR1)	SH AONB MP 2020-2025: Proposed policy TT5 makes reference to the need for major transport infrastructure to be integrated into the AONB, which should help to safeguard undeveloped and agricultural land from the potential adverse impacts of transport infrastructure construction and use. <input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy TT4 of the current Management Plan makes reference to the need for major transport infrastructure to incorporate measures to reduce impacts on the landscape of the AONB, which should help to safeguard undeveloped and agricultural land from the potential adverse impacts of transport infrastructure construction and use. <input checked="" type="checkbox"/>
Resource Use (LSNR2)	SH AONB MP 2020-2025: None of the proposed policies Plan make direct or indirect reference to natural resource use or management as a matter that is relevant to the management of traffic and transport infrastructure within the AONB. <input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan make direct or indirect reference to natural resource use or management as a matter that is relevant to the management of traffic and transport infrastructure within the AONB. <input type="checkbox"/>
Soil Management (LSNR3)	SH AONB MP 2020-2025: Proposed policy TT5 makes reference to the need for major transport infrastructure to be integrated into the AONB, which should help to safeguard sensitive soil resources from the potential adverse impacts of transport infrastructure construction and use. <input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy TT4 of the current Management Plan makes reference to the need for major transport infrastructure to incorporate measures to reduce impacts on the landscape of the AONB, which should help to safeguard sensitive soil resources from the potential adverse impacts of transport infrastructure construction and use. <input checked="" type="checkbox"/>

Assessment for the Natural Environment		
Bio-diversity Assets & Designated Sites (NE1)	SH AONB MP 2020-2025: Proposed policy TT4 makes reference to the need for impacts on biodiversity to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping.	✓
	SH AONB MP 2014-2019: Policy TT3 of the current Management Plan makes reference to the need for impacts on biodiversity to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping.	✓
Ecological Networks (NE2)	SH AONB MP 2020-2025: Proposed policy TT4 makes reference to the need for impacts on biodiversity to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping.	✓
	SH AONB MP 2014-2019: Policy TT3 of the current Management Plan makes reference to the need for impacts on biodiversity to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping.	✓
Bio-diversity Net Gain (NE3)	SH AONB MP 2020-2025: Proposed policy TT4 makes reference to the need for impacts on biodiversity to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping.	✓
	SH AONB MP 2014-2019: Policy TT3 of the current Management Plan makes reference to the need for impacts on biodiversity to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping.	✓
Geological Conservation (NE4)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the conservation of earth heritage assets within the AONB	□
	SH AONB MP 2014-2019: None of the policies in the current Management Plan would contribute to the conservation of earth heritage assets within the AONB	□
Assessment for the Landscape & Townscape		
Landscape Character (LT1)	SH AONB MP 2020-2025: Proposed policy TT4 makes reference to the need for impacts on landscape character to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping. Proposed policy TT5 makes reference to the need for major transport infrastructure to be integrated into the AONB, which should help to safeguard sensitive landscapes from the potential adverse impacts of transport infrastructure construction and use.	✓
	SH AONB MP 2014-2019: Policy TT3 of the current Management Plan makes reference to the need for impacts on landscape character to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping. Policy TT4 of the current Management Plan makes reference to the need for major transport infrastructure to incorporate measures to reduce impacts on the landscape of the AONB, which should help to safeguard sensitive landscapes from the potential adverse impacts of transport infrastructure construction and use.	✓
Townscape Character (LT2)	SH AONB MP 2020-2025: Proposed policy TT4 makes reference to the need for impacts on local landscape quality to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping. Proposed policy TT5 makes reference to the need for major transport infrastructure to be integrated into the AONB, which should help to safeguard sensitive views from the potential adverse impacts of transport infrastructure construction and use.	✓
	SH AONB MP 2014-2019: Policy TT3 of the current Management Plan makes reference to the need for impacts on local landscape quality to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping. Policy TT4 of the current Management Plan makes reference to the need for major transport infrastructure to incorporate measures to reduce impacts on the landscape of the AONB, which should help to safeguard sensitive views from the potential adverse impacts of transport infrastructure construction and use.	✓
Visual Amenity (LT3)	SH AONB MP 2020-2025: Proposed policy TT4 makes reference to the need for impacts on local landscape quality to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping. Proposed policy TT5 makes reference to the need for major transport infrastructure to be integrated into the AONB, which should help to safeguard sensitive views from the potential adverse impacts of transport infrastructure construction and use.	✓
	SH AONB MP 2014-2019: Policy TT3 of the current Management Plan makes reference to the need for impacts on local landscape quality to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping. Policy TT4 of the current Management Plan makes reference to the need for major transport infrastructure to incorporate measures to reduce impacts on the landscape of the AONB, which should help to safeguard sensitive views from the potential adverse impacts of transport infrastructure construction and use.	✓

Assessment for the Historic Environment		
Archaeological Assets (HE1)	SH AONB MP 2020-2025: None of the proposed policies would contribute to the protection or enhancement of archaeological assets within the AONB	<input type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies in the current Management Plan would contribute to the protection or enhancement of archaeological assets within the AONB	<input type="checkbox"/>
Built Heritage (HE2)	SH AONB MP 2020-2025: Proposed policy TT4 makes reference to the need for impacts on local landscape quality to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping. Proposed policy TT5 makes reference to the need for major transport infrastructure to be integrated into the AONB, which should help to safeguard sensitive views from the potential adverse impacts of transport infrastructure construction and use.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy TT3 of the current Management Plan makes reference to the need for impacts on local landscape quality to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping. Policy TT4 of the current Management Plan makes reference to the need for major transport infrastructure to incorporate measures to reduce impacts on the landscape of the AONB, which should help to safeguard sensitive views from the potential adverse impacts of transport infrastructure construction and use.	<input checked="" type="checkbox"/>
Historic Landscape (HE3)	SH AONB MP 2020-2025: Proposed policy TT4 makes reference to the need for impacts on local landscape character and quality to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping. Proposed policy TT5 makes reference to the need for major transport infrastructure to be integrated into the AONB, which should help to safeguard sensitive landscapes from the potential adverse impacts of transport infrastructure construction and use.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy TT3 of the current Management Plan makes reference to the need for impacts on local landscape character and quality to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping. Policy TT4 of the current Management Plan makes reference to the need for major transport infrastructure to incorporate measures to reduce impacts on the landscape of the AONB, which should help to safeguard sensitive landscapes from the potential adverse impacts of transport infrastructure construction and use.	<input checked="" type="checkbox"/>
Assessment for Human Communities		
Access to the AONB (HC1)	SH AONB MP 2020-2025: Proposed policy TT1 is concerned with ensuring that all members of society have the opportunity to gain access to and within the Surrey Hills AONB.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy TT2 of the current Management Plan is concerned with ensuring that all members of society have the opportunity to gain access to and within the Surrey Hills AONB, in particular by means other than the private car.	<input checked="" type="checkbox"/>
Tranquillity (HC2)	SH AONB MP 2020-2025: Proposed policy TT4 makes reference to the need for impacts on local landscape quality, which could include consideration of effects on tranquillity, to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: Policy TT3 of the current Management Plan makes reference to the need for impacts on local landscape quality, which could include consideration of effects on tranquillity, to be taken into account during the construction and maintenance (including the management of verges) of transport infrastructure and associated landscaping. Policy TT4 of the current Management Plan makes reference to the need for major transport infrastructure to incorporate measures to reduce impacts on the landscape of the AONB, which could include consideration of the effects of major transport infrastructure schemes on tranquillity.	<input checked="" type="checkbox"/>
Affordable Housing (HC3)	SH AONB MP 2020-2025: Proposed policy TT2 makes reference to transport and traffic impacts as matters that would be relevant to the assessment of the acceptability of proposals for new development within the AONB. The policy implies that if the traffic and transport effects would be unacceptable then the proposed development would also be unacceptable, which could affect the deliverability of affordable housing schemes.	<input checked="" type="checkbox"/>
	SH AONB MP 2014-2019: None of the policies of the current Management Plan provide guidance on the way in which impacts on transport and traffic would be taken into account when evaluating the acceptability of proposals for new development within the AONB.	<input type="checkbox"/>
Compatible Economic Activity (HC4)	SH AONB MP 2020-2025: Proposed policy TT2 makes reference to transport and traffic impacts as matters that would be relevant to the assessment of the acceptability of proposals for new development within the AONB. The policy implies that if the traffic and transport effects would be unacceptable then the proposed development would also be unacceptable, which could affect the deliverability of new business premises or the expansion plans of existing businesses.	<input checked="" type="checkbox"/>

Assessment for Human Communities	
Compatible Economic Activity (HC4)	<p>SH AONB MP 2014-2019: None of the policies of the current Management Plan provide guidance on the way in which impacts on transport and traffic would be taken into account when evaluating the acceptability of proposals for new development within the AONB. <input type="checkbox"/></p>
Access to Education & Employment (HC5)	<p>SH AONB MP 2020-2025: Proposed policy TT1 is concerned with ensuring that all members of society have the opportunity to gain access to and within the Surrey Hills AONB, and such measures would assist local residents in gaining access to opportunities for education, training or employment. <input checked="" type="checkbox"/></p>
	<p>SH AONB MP 2014-2019: Policy TT2 of the current Management Plan is concerned with ensuring that all members of society have the opportunity to gain access to and within the Surrey Hills AONB, in particular by means other than the private car. Such measures would assist local residents in gaining access to opportunities for education, training or employment. <input checked="" type="checkbox"/></p>
Access to Services & Facilities (HC6)	<p>SH AONB MP 2020-2025: Proposed policy TT1 is concerned with ensuring that all members of society have the opportunity to gain access to and within the Surrey Hills AONB, and such measures would assist local residents in gaining access to key services and facilities. <input checked="" type="checkbox"/></p>
	<p>SH AONB MP 2014-2019: Policy TT2 of the current Management Plan is concerned with ensuring that all members of society have the opportunity to gain access to and within the Surrey Hills AONB, in particular by means other than the private car. Such measures would assist local residents in gaining access to key services and facilities. <input checked="" type="checkbox"/></p>

Surrey Hills AONB Management Plan 2020-2025

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.

Surrey Hills AONB Management Plan 2014-2019

Aim 8: The Surrey Hills should be an attractive, affordable & sustainable place to live, work & enjoy for all members of the local community

Policy CD1: The relationship between the towns, villages & the special qualities of the Surrey Hills AONB will be strengthened to support local businesses & access to services.

Policy CD2: The provision & retention of affordable housing for local people & **labour force** will be supported.

Policy CD3: Affordable & reliable community transport & infrastructure for recreation, employment & access to local services will be supported.

Policy CD4: Opportunities to develop land management & conservation skills through vocational training, volunteer work & paid employment will be identified & actively promoted.

Policy CD5: Greater awareness of the Surrey Hills AONB will be supported **through the Surrey Hills Society in order** to foster a pride of place that encourages action to protect, enhance & enjoy its landscape.

Assessment for the Atmosphere

Air Quality (ATM1)	<p>SH AONB MP 2020-2025: Proposed policies CE1, CE2, CE3 and CE4 would all support activities and initiatives that could give rise to emissions to air of a range of potential pollutants. Policy CE1 is concerned with the promotion of the AONB as destination for tourism, policy CE3 is concerned with the provision of affordable housing, and policy CE4 is concerned with the provision of community transport services, all of which could give rise to additional road traffic within the AONB and associated emissions of nitrogen dioxide and particulate matter. Policy CE2 is concerned with the promotion of initiatives that support the marketing of goods and services produced within the AONB, which could give rise to increased levels of production and associated emissions to air as a consequence of processing and transport.</p>	✘
	<p>SH AONB MP 2014-2019: Policies CD2 and CD3 of the current Management Plan would support activities and initiatives that could give rise to emissions to air of a range of potential pollutants. Policy CD2 is concerned with the provision of affordable housing, and policy CD3 is concerned with the provision of community transport services, both of which could give rise to additional road traffic within the AONB and associated emissions of nitrogen dioxide and particulate matter.</p>	✘
Climate Change (ATM2)	<p>SH AONB MP 2020-2025: Proposed policies CE1, CE2, CE3, CE4, and CE5 would support activities and initiatives that could give rise to emissions of greenhouse gases, and in some instances to opportunities for the management of emissions. Policy CE1 is concerned with the promotion of the AONB as a destination for tourism, and policy CE4 is concerned with the provision of community transport services, and both are likely to involve the use of modes of transport that would give rise to carbon emissions. Policy CE3 is concerned with the provision of affordable housing, the construction and occupation of which would likely give rise to carbon emissions, although measures to support energy efficiency should be integrated into such developments. Policy CE2 is concerned with the promotion and marketing of goods and services produced within the AONB, the production and transport of which would be likely to give rise to carbon emissions. Policy CE5 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that can contribute to emissions of carbon (e.g. as a consequence of changes in land use, drainage of wet areas, etc.) or to the sequestration of carbon (e.g. creation of new woodlands, re-wetting of bogs and wet heath, etc.).</p>	✘ ✔

Assessment for the Atmosphere

Climate Change (ATM2)	<p>SH AONB MP 2014-2019: Policies CD2, CD3 and CD4 of the current Management Plan would support activities and initiatives that could give rise to emissions of greenhouse gases, and in some instances to opportunities for the management of emissions. Policy CD2 is concerned with the provision of affordable housing, the construction and occupation of which would likely give rise to carbon emissions, although measures to support energy efficiency should be integrated into such developments. Policy CD3 is concerned with the provision of community transport services, and both are likely to involve the use of modes of transport that would give rise to carbon emissions. Policy CD4 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that can contribute to emissions of carbon (e.g. as a consequence of changes in land use, drainage of wet areas, etc.) or to the sequestration of carbon (e.g. creation of new woodlands, re-wetting of bogs and wet heath, etc.).</p>	 
Noise & Light (ATM3)	<p>SH AONB MP 2020-2025: Proposed policy CE1 is concerned with the promotion of the AONB as a destination for tourism, which could introduce additional noise and light sources into the AONB as a consequence of growth in the numbers of tourists, the provision of new facilities or the introduction of new activities. Proposed policy CE2 is concerned with the promotion of initiatives that support the marketing of goods and services produced within the AONB, which could give rise to increased levels of production and associated emissions of noise and light as production facilities are established or expanded. Proposed policy CE3 is concerned with the provision of affordable housing, the construction and occupation of which could give rise to additional sources of noise and light pollution within the AONB.</p>	
	<p>SH AONB MP 2014-2019: Policy CD2 of the current Management Plan is concerned with the provision of affordable housing, the construction and occupation of which could give rise to additional sources of noise and light pollution within the AONB.</p>	

Assessment for the Water Environment

Water Quality (WE1)	<p>SH AONB MP 2020-2025: Proposed policy CE2 is concerned with the promotion of initiatives that support the marketing of goods and services produced within the AONB, which could give rise to increased levels of production and associated pressures on water resources and water quality. Proposed policy CE3 is concerned with the provision of affordable housing, the construction and occupation of which could present risks to water quality. Proposed policy CE5 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could give rise to impacts on water quality (e.g. siltation, etc.) or that could contribute to the restoration and enhancement of watercourses and wetlands with associated beneficial impacts on water quality.</p>	 
	<p>SH AONB MP 2014-2019: Policy CD2 of the current Management Plan is concerned with the provision of affordable housing, the construction and occupation of which could give rise to additional demand for water resources and could present risks to water quality. Policy CD4 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could give rise to impacts on water quality (e.g. siltation, etc.) or that could contribute to the restoration and enhancement of watercourses and wetlands with associated beneficial impacts on water quality.</p>	 
Water Resources (WE2)	<p>SH AONB MP 2020-2025: Proposed policy CE2 is concerned with the promotion of initiatives that support the marketing of goods and services produced within the AONB, which could give rise to increased levels of production and associated pressures on water resources and water quality. Proposed policy CE3 is concerned with the provision of affordable housing, the construction and occupation of which could give rise to additional demand for water resources. Proposed policy CE5 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could give rise to impacts on water availability as a consequence of the restoration and enhancement of watercourses and wetlands.</p>	 
	<p>SH AONB MP 2014-2019: Policy CD2 of the current Management Plan is concerned with the provision of affordable housing, the construction and occupation of which could give rise to additional demand for water resources. Policy CD4 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could give rise to impacts on water availability as a consequence of the restoration and enhancement of watercourses and wetlands.</p>	 
Flooding & Flood Risk (WE3)	<p>SH AONB MP 2020-2025: Proposed policy CE3 is concerned with the provision of affordable housing, the construction and occupation of which could, in theory, involve the use of land susceptible to flooding from a range of sources. In practice the planning system, supported by advice from the Environment Agency and the Lead Local Flood Authority, would prevent the residential development of land at significant risk of flooding.</p>	
	<p>SH AONB MP 2014-2019: Policy CD2 of the current Management Plan is concerned with the provision of affordable housing, the construction and occupation of which could, in theory, involve the use of land susceptible to flooding from a range of sources. In practice the planning system, supported by advice from the Environment Agency and the Lead Local Flood Authority, would prevent the residential development of land at significant risk of flooding.</p>	

Assessment for the Land, Soils & Materials

Land Use (LSNR1)	<p>SH AONB MP 2020-2025: Proposed policy CE2 is concerned with the promotion of initiatives that support the marketing of goods and services produced within the AONB, which could give rise to increased demand for new business space and the associated development of land. Proposed policy CE3 is concerned with the provision of affordable housing, the construction and occupation of which could give rise to additional demand for land, although it may be possible to meet such demand through the conversion of existing buildings or the use of previously developed land within established settlements. Proposed policy CE5 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could contribute to enhancement of undeveloped land, such as grasslands, heathland and non-commercial woodlands, or to the continued management of agricultural land and commercial woodlands.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<p>SH AONB MP 2014-2019: Policy CD2 of the current Management Plan is concerned with the provision of affordable housing, the construction and occupation of which could give rise to additional demand for land, although it may be possible to meet such demand through the conversion of existing buildings or the use of previously developed land within established settlements. Policy CD4 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could contribute to enhancement of undeveloped land, such as grasslands, heathland and non-commercial woodlands, or to the continued management of agricultural land and commercial woodlands.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Resource Use (LSNR2)	<p>SH AONB MP 2020-2025: Proposed policy CE2 is concerned with the promotion of initiatives that support the marketing of goods and services produced within the AONB, which could give rise to increased demand for products and services with consequent increases in waste arisings that require appropriate management although demand could also increase for products derived from waste materials (e.g. woodfuel and animal bedding derived from forestry wastes, etc.). Proposed policy CE3 is concerned with the provision of affordable housing, the construction and occupation of which would give rise to waste materials that would require appropriate management, although the relevant Local Plan in combination with the Surrey Waste Plan promote an approach to development that eliminates waste at the design and specification stage. Proposed policy CE5 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could give rise to a range of waste materials that would require management and could include the implementation of local schemes designed to recover value from wastes (e.g. composting, production of woodfuel, animal bedding, etc.).</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<p>SH AONB MP 2014-2019: Policy CD2 of the current Management Plan is concerned with the provision of affordable housing, the construction and occupation of which would give rise to waste materials that would require appropriate management, although the relevant Local Plan in combination with the Surrey Waste Plan promote an approach to development that eliminates waste at the design and specification stage. Policy CD4 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could give rise to a range of waste materials that would require management and could include the implementation of local schemes designed to recover value from wastes (e.g. composting, production of woodfuel, animal bedding, etc.).</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Soil Management (LSNR3)	<p>SH AONB MP 2020-2025: Proposed policy CE5 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that should help to ensure that local people working in the agricultural and land management sectors have a sound understanding of good soil management practices.</p>	<input checked="" type="checkbox"/>
	<p>SH AONB MP 2014-2019: Policy CD4 of the current Management Plan is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that should help to ensure that local people working in the agricultural and land management sectors have a sound understanding of good soil management practices.</p>	<input checked="" type="checkbox"/>

Assessment for the Natural Environment

Bio-diversity Assets & Designated Sites (NE1)	<p>SH AONB MP 2020-2025: Proposed policies CE1, CE2, CE3 and CE4 would all support activities and initiatives that could give rise to emissions to air of pollutants of concern for the natural environment, in terms of nitrification and acidisation. Policy CE1 is concerned with the promotion of the AONB as destination for tourism, policy CE3 is concerned with the provision of affordable housing, and policy CE4 is concerned with the provision of community transport services, all of which could give rise to additional road traffic within the AONB and associated emissions of nitrogen dioxide which could be deposited on sensitive habitats (e.g. grasslands, heathlands, woodlands) as nutrient nitrogen and would also contribute to the formation of acids. Policy CE2 is concerned with the promotion of initiatives that support the marketing of goods and services produced within the AONB, which could give rise to increased levels of production and associated emissions to air as a consequence of processing and transport, also potentially contributing to nutrient nitrogen and acid deposition. The promotion of tourism under policy CE1 and the provision of affordable housing under policy CE3 could give rise to additional recreational pressure on sensitive habitats and their dependent species within and close to the AONB (e.g. chalk grassland, heathlands, heathland birds, bats, etc.). Policy CE5 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to address the adverse impacts likely to arise as a consequence of other policies set out under the economy, tourism and community development aim of the Management Plan.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
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Assessment for the Natural Environment		
Bio-diversity Assets & Designated Sites (NE1)	<p>SH AONB MP 2014-2019: Policies CD and CD3 of the current Management Plan would support activities and initiatives that could give rise to emissions to air of pollutants of concern for the natural environment, in terms of nitrification and acidisation. Policy CD2 is concerned with the provision of affordable housing, and policy CD3 is concerned with the provision of community transport services, all of which could give rise to additional road traffic within the AONB and associated emissions of nitrogen dioxide which could be deposited on sensitive habitats (e.g. grasslands, heathlands, woodlands) as nutrient nitrogen and would also contribute to the formation of acids. The provision of affordable housing under policy CD2 could give rise to additional recreational pressure on sensitive habitats and their dependent species within and close to the AONB (e.g. chalk grassland, heathlands, heathland birds, bats, etc.). Policy CD4 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to address the adverse impacts likely to arise as a consequence of other policies set out under the community development and local economy aim of the Management Plan.</p>	 
Ecological Networks (NE2)	<p>SH AONB MP 2020-2025: Proposed policies CE1, CE2, CE3 and CE4 would all support activities and initiatives that could give rise to emissions to air of pollutants of concern for the natural environment, in terms of nitrification and acidisation. Policy CE1 is concerned with the promotion of the AONB as destination for tourism, policy CE3 is concerned with the provision of affordable housing, and policy CE4 is concerned with the provision of community transport services, all of which could give rise to additional road traffic within the AONB and associated emissions of nitrogen dioxide which could be deposited on sensitive habitats (e.g. grasslands, heathlands, woodlands) as nutrient nitrogen and would also contribute to the formation of acids. Policy CE2 is concerned with the promotion of initiatives that support the marketing of goods and services produced within the AONB, which could give rise to increased levels of production and associated emissions to air as a consequence of processing and transport, also potentially contributing to nutrient nitrogen and acid deposition, and to increased pressures on water resources and water quality with associated effects on aquatic and terrestrial ecosystems. The promotion of tourism under policy CE1 and the provision of affordable housing under policy CE3 could give rise to additional recreational pressure on sensitive habitats and their dependent species within and close to the AONB (e.g. chalk grassland, heathlands, heathland birds, bats, etc.), and to additional pressures on water resources and water quality with associated effects on aquatic and terrestrial ecosystems. Policy CE5 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to address the adverse impacts likely to arise as a consequence of other policies set out under the economy, tourism and community development aim of the Management Plan and that could give rise to opportunities for the restoration and enhancement of watercourses and wetlands.</p>	 
Bio-diversity Net Gain (NE3)	<p>SH AONB MP 2014-2019: Policies CD2 and CD3 of the current Management Plan would support activities and initiatives that could give rise to emissions to air of pollutants of concern for the natural environment, in terms of nitrification and acidisation. Policy CD2 is concerned with the provision of affordable housing, and policy CD3 is concerned with the provision of community transport services, all of which could give rise to additional road traffic within the AONB and associated emissions of nitrogen dioxide which could be deposited on sensitive habitats (e.g. grasslands, heathlands, woodlands) as nutrient nitrogen and would also contribute to the formation of acids. The provision of affordable housing under policy CD2 could give rise to additional recreational pressure on sensitive habitats and their dependent species within and close to the AONB (e.g. chalk grassland, heathlands, heathland birds, bats, etc.), and to additional pressures on water resources and water quality with associated effects on aquatic and terrestrial ecosystems. Policy CD4 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to address the adverse impacts likely to arise as a consequence of other policies set out under the economy, tourism and community development aim of the Management Plan and that could give rise to opportunities for the restoration and enhancement of watercourses and wetlands.</p>	 
Bio-diversity Net Gain (NE3)	<p>SH AONB MP 2020-2025: Proposed policy CE3 is concerned with the provision of affordable housing, and to conform with the National Planning Policy Framework such development should seek to deliver biodiversity net gain and to avoid biodiversity losses. Proposed policy CE5 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to safeguard existing biodiversity and to deliver biodiversity gains.</p>	
Bio-diversity Net Gain (NE3)	<p>SH AONB MP 2014-2019: Policy CD2 of the current Management Plan is concerned with the provision of affordable housing, and to conform with the National Planning Policy Framework such development should seek to deliver biodiversity net gain and to avoid biodiversity losses. Policy CD4 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to safeguard existing biodiversity and to deliver biodiversity gains.</p>	

Assessment for the Natural Environment

Geological Conservation (NE4)	SH AONB MP 2020-2025: Proposed policy CE5 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to safeguard existing geological conservation assets and interests.	☑
	SH AONB MP 2014-2019: Policy CD4 of the current Management Plan is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to safeguard existing geological conservation assets and interests.	☑

Assessment for the Landscape & Townscape

Landscape Character (LT1)	SH AONB MP 2020-2025: Proposed policy CE1 is concerned with promoting the AONB as a destination for tourism and recreation, the intensification of which could have localised impacts on landscape character at peak times of the year. Proposed policy CE2 is concerned with the promotion of initiatives that support the marketing of goods and services produced within the AONB, and increased demand for such goods and services could give rise to the need for the construction of additional industrial and commercial floorspace on land within the AONB, with potential for impacts on landscape character at the local level dependent on the siting and design of facilities. Proposed policy CE3 is concerned with the provision of affordable housing on land within the AONB, with potential for impacts on landscape character at the local level dependent on the siting and design of the new houses. Proposed policy CE5 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to safeguard and enhance the landscape character of the area.	☒ ☑
	SH AONB MP 2014-2019: Policy CD2 of the current Management Plan is concerned with the provision of affordable housing on land within the AONB, with potential for impacts on landscape character at the local level dependent on the siting and design of the new houses. Policy CD4 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to safeguard and enhance the landscape character of the area.	☒ ☑
Townscape Character (LT2)	SH AONB MP 2020-2025: Proposed policy CE1 is concerned with promoting the AONB as a destination for tourism and recreation, the intensification of which could have localised impacts on townscape character at peak times of the year. Proposed policy CE2 is concerned with the promotion of initiatives that support the marketing of goods and services produced within the AONB, and increased demand for such goods and services could give rise to the need for the construction of additional industrial and commercial floorspace on land within the AONB, with potential for impacts on townscape character at the local level dependent on the siting and design of facilities. Proposed policy CE3 is concerned with the provision of affordable housing on land within the AONB, with potential for impacts on townscape character at the local level dependent on the siting and design of the new houses.	☒
	SH AONB MP 2014-2019: Policy CD2 of the current Management Plan is concerned with the provision of affordable housing on land within the AONB, with potential for impacts on townscape character at the local level dependent on the siting and design of the new houses.	☒
Visual Amenity (LT3)	SH AONB MP 2020-2025: Proposed policy CE1 is concerned with promoting the AONB as a destination for tourism and recreation, the intensification of which could have localised impacts on visual amenity and character at peak times of the year. Proposed policy CE2 is concerned with the promotion of initiatives that support the marketing of goods and services produced within the AONB, and increased demand for such goods and services could give rise to the need for the construction of additional industrial and commercial floorspace on land within the AONB, with potential for impacts on visual amenity and character at the local level dependent on the siting and design of facilities. Proposed policy CE3 is concerned with the provision of affordable housing on land within the AONB, with potential for impacts on visual amenity and character at the local level dependent on the siting and design of the new houses. Proposed policy CE5 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to safeguard and enhance the visual amenity and character of the area.	☒ ☑
	SH AONB MP 2014-2019: Policy CD2 of the current Management Plan is concerned with the provision of affordable housing on land within the AONB, with potential for impacts on visual amenity and character at the local level dependent on the siting and design of the new houses. Policy CD4 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to safeguard and enhance the visual amenity and character of the area.	☒ ☑

Assessment for the Historic Environment		
Archaeological Assets (HE1)	<p>SH AONB MP 2020-2025: Proposed policy CE1 is concerned with promoting the AONB as a destination for tourism and recreation, the intensification of which could have localised impacts on known and designated archaeological assets (e.g. Box Hill Fort, Chilworth Gunpowder Works, etc.) at peak times of the year. Proposed policy CE2 is concerned with the promotion of initiatives that support the marketing of goods and services produced within the AONB, and increased demand for such goods and services could give rise to the need for the construction of additional industrial and commercial floorspace on land within the AONB, with potential for impacts on archaeological assets and in particular previously undiscovered archaeology dependent on the siting of facilities. Proposed policy CE3 is concerned with the provision of affordable housing on land within the AONB, with potential for impacts on archaeological assets and in particular previously undiscovered archaeology dependent on the siting of the new houses. Proposed policy CE5 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to safeguard and enhance known archaeological assets and the context and setting within which they sit, and could present opportunities for the discovery and investigation of previously unknown archaeology.</p>	<p>✗ ✓</p>
	<p>SH AONB MP 2014-2019: Policy CD2 of the current Management Plan is concerned with the provision of affordable housing on land within the AONB, with potential for impacts on archaeological assets and in particular previously undiscovered archaeology. Policy CD4 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to safeguard and enhance known archaeological assets and the context and setting within which they sit, and could present opportunities for the discovery and investigation of previously unknown archaeology.</p>	<p>✗ ✓</p>
Built Heritage (HE2)	<p>SH AONB MP 2020-2025: Proposed policy CE1 is concerned with promoting the AONB as a destination for tourism and recreation, the intensification of which could have localised impacts on built heritage assets (e.g. Listed Buildings) and their context and setting at peak times of the year. Proposed policy CE2 is concerned with the promotion of initiatives that support the marketing of goods and services produced within the AONB, and increased demand for such goods and services could give rise to the need for the construction of additional industrial and commercial floorspace on land within the AONB, with potential for impacts on built heritage assets dependent on the siting and design of facilities. Proposed policy CE3 is concerned with the provision of affordable housing on land within the AONB, with potential for impacts on built heritage assets dependent on the siting and design of the new houses. Proposed policy CE5 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to safeguard and enhance known the context and setting of built heritage assets.</p>	<p>✗ ✓</p>
	<p>SH AONB MP 2014-2019: Policy CD2 of the current Management Plan is concerned with the provision of affordable housing on land within the AONB, with potential for impacts on built heritage assets dependent on the siting and design of the new houses. Policy CD4 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to safeguard and enhance known the context and setting of built heritage assets.</p>	<p>✗ ✓</p>
Historic Landscape (HE3)	<p>SH AONB MP 2020-2025: Proposed policy CE1 is concerned with promoting the AONB as a destination for tourism and recreation, the intensification of which could have localised impacts on the character and setting of historic landscape assets (e.g. registered parks and gardens such as Norbury Park and Albury Park, etc.) and components at peak times of the year. Proposed policy CE2 is concerned with the promotion of initiatives that support the marketing of goods and services produced within the AONB, and increased demand for such goods and services could give rise to the need for the construction of additional industrial and commercial floorspace on land within the AONB, with potential for impacts on the character and setting of historic landscape assets and components at the local level dependent on the siting and design of facilities. Proposed policy CE3 is concerned with the provision of affordable housing on land within the AONB, with potential for impacts on the character and setting of historic landscape assets and components at the local level dependent on the siting and design of the new houses. Proposed policy CE5 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to safeguard and enhance the character and setting of historic landscape assets and components.</p>	<p>✗ ✓</p>
	<p>SH AONB MP 2014-2019: Policy CD2 of the current Management Plan is concerned with the provision of affordable housing on land within the AONB, with potential for impacts on the character and setting of historic landscape assets and components at the local level dependent on the siting and design of the new houses. Policy CD4 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, activities that could help to safeguard and enhance the character and setting of historic landscape assets and components.</p>	<p>✗ ✓</p>

Assessment for Human Communities		
Access to the AONB (HC1)	SH AONB MP 2020-2025: Proposed policy CE1 is concerned with the promotion of the AONB as a destination for tourism across a wide range of communities. Policy CE4 is concerned with the provision of community transport services to enable people to access the Surrey Hills for recreation.	✓
	SH AONB MP 2014-2019: Policy CD3 of the current Management Plan is concerned with the provision of community transport services to enable people to access the Surrey Hills for recreation.	✓
Tranquillity (HC2)	SH AONB MP 2020-2025: Proposed policy CE1 is concerned with the promotion of the AONB as a destination for tourism, which could introduce additional noise and light sources into the AONB as a consequence of growth in the numbers of tourists, the provision of new facilities or the introduction of new activities. Proposed policy CE2 is concerned with the promotion of initiatives that support the marketing of goods and services produced within the AONB, which could give rise to increased levels of production and associated emissions of noise and light as production facilities are established or expanded. Proposed policy CE3 is concerned with the provision of affordable housing, the construction and occupation of which could give rise to additional sources of noise and light pollution within the AONB.	✗
	SH AONB MP 2014-2019: Policy CD2 of the current Management Plan is concerned with the provision of affordable housing, the construction and occupation of which could give rise to additional sources of noise and light pollution within the AONB.	✗
Affordable Housing (HC3)	SH AONB MP 2020-2025: Proposed policy CE3 is concerned with the provision and retention of affordable housing within the Surrey Hills AONB, the main beneficiaries of which would be local people and key workers.	✓
	SH AONB MP 2014-2019: Policy CD2 of the proposed Management Plan is concerned with the provision and retention of affordable housing within the Surrey Hills AONB, the main beneficiaries of which would be local people and key workers.	✓
Compatible Economic Activity (HC4)	SH AONB MP 2020-2025: Proposed policy CE1 is concerned with the promotion of the AONB as a destination for tourism across a wide range of communities, potentially giving rise to unsustainable levels of demand at key sites within the AONB. Proposed policy CE2 is concerned with the promotion of initiatives that support the marketing of goods and services produced within the AONB, to enhance the brand status of the AONB.	✗ ✓
	SH AONB MP 2014-2019: Policy CD1 of the current Management Plan is concerned with strengthening the relationship between settlements located within the AONB and the unique qualities of the area with the aim of supporting local businesses.	✓
Access to Education & Employment (HC5)	SH AONB MP 2020-2025: Proposed policy CE4 is concerned with the provision of community transport services to enable local people to access training and development or employment opportunities and key services and facilities. Proposed policy CE5 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, which skills and knowledge may benefit those seeking employment in the land management and agricultural sectors.	✓
	SH AONB MP 2014-2019: Policy CD3 of the current Management Plan is concerned with the provision of community transport services to enable local people to access training and development or employment opportunities and key services and facilities. Policy CD4 is concerned with supporting local communities to develop and retain the skills necessary for the appropriate management of land within the AONB, which skills and knowledge may benefit those seeking employment in the land management and agricultural sectors.	✓
Access to Services & Facilities (HC6)	SH AONB MP 2020-2025: Proposed policy CE4 is concerned with the provision of community transport services to enable local people to access training and development or employment opportunities and key services and facilities.	✓
	SH AONB MP 2014-2019: Policy CD3 of the current Management Plan is concerned with the provision of community transport services to enable local people to access training and development or employment opportunities and key services and facilities.	✓

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