

Tandridge District Council

**Godstone Parish Neighbourhood Plan
Habitat Regulations Assessment:
Stage 1 ADOPTED Screening Report**

27 AUGUST 2024



Glossary

Term	Definition
Habitats Regulations	UK Regulations that protected habitats and species. For the full Regulations follow this link: The Conservation of Habitats and Species Regulations 2017 (legislation.gov.uk)
HRA	Habitats Regulations Assessment – see government guidance here: Habitats regulations assessments: protecting a European site - GOV.UK (www.gov.uk)
Stage 1 Screening	A determination by the Competent Authority regarding whether significant impacts on a site protected by the Habitats Regulations are likely
Competent Authority	The Authority required to undertake Screening and empowered to make the Screening decision
European Site	Special Protection Area or Special Area of Conservation – areas protected for biodiversity value
SPA	Special Protection Area – designated for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within EU countries
SAC	Special Area of Conservation – designated to provide increased protection to a variety of wild animals, plants and habitats
Precautionary principle	An approach to risk management where early consideration improves the opportunity to address potential problems; and that a risk averse approach is taken where uncertainty exists
Appropriate Assessment	A detailed and comprehensive consideration of effects on biodiversity where possible significant harm has been identified with respect to proposals in a Plan. Appropriate Assessment will identify the means to avoid and mitigate for effects
Competent Authority	Authority responsible for making an HRA Screening Opinion (decision)
Ashdown Forest Air Quality Group	Lewes, Mid Sussex, Tandridge, Sevenoaks and Wealden District and Tunbridge Wells Borough Councils collaborating to co-ordinate protection of and contribution to enhancement of Ashdown Forest

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1 Summary

- 1.1 This Stage 1 **draft** Habitats Regulation Assessment (HRA) Screening Report presents the consideration of Tandridge District Council with respect to the effect that the Godstone Neighbourhood Plan could have on two European Sites: Ashdown Forest SAC / SPA and the Mole Gap to Reigate Escarpment SAC.
- 1.2 The Report sets out, in Section 4, the nature of these two European sites and the reasons for their respective designations.
- 1.3 Consideration has been given to the in-combination effects with other plans.
- 1.4 This draft Screening Report is published with the express purpose of informing consultation with Natural England (NE).
- 1.5 At this stage, and recognising the precautionary principle, Tandridge District Council considers that the Neighbourhood Plan would **NOT** be likely result in significant effects on European Sites in combination with other plans and programmes. Specific factors that have been considered are:
 - risk of increased air pollution
 - risk of an increase in recreational disturbance affecting ground nesting birds
 - risk of an increase in recreational disturbance, affecting chalk grassland; and
 - risk of increased water pollution
- 1.6 A draft Screening Report was issued to, and the views requested of Natural England (NE) on July 05, 2024.
- 1.7 Tandridge District Council considers that it is **NOT** necessary to proceed to the next stage of the HRA process, Stage 2: Appropriate Assessment. Natural England formally agreed with this conclusion in a letter dated August 07, 2024.

NOTE: It will be necessary to review this HRA Screening Report prior to Examination of the Neighbourhood Plan should any significant changes be made to the scope and nature of proposals in the Plan.

2 Introduction

- 2.1 This Stage 1 **draft** Habitats Regulation Assessment (HRA) Screening Report presents the consideration of Tandridge District Council with respect to the effect that the Godstone Neighbourhood Plan could have on two European Sites: Ashdown Forest SAC / SPA and the Mole Gap to Reigate Escarpment SAC.

Legislation and Regulations

- 2.2 European Sites are protected by the Conservation of Habitats and Species Regulations 2017 as amended (the Habitats Regulations):
- Special Areas of Conservation (SAC), which are designated to provide increased protection to a variety of wild animals, plants and habitats; and
 - Special Protection Areas (SPA), which are designated for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within EU countries.
- 2.3 It is UK Government policy for sites designated under the Convention on Wetlands of International Importance (Ramsar sites) to be treated as having equivalent status.
- 2.4 Regulation 9 of the [Conservation of Habitats and Species Regulations 2017](#) necessitates that the Council exercises its duty to protect European Sites.

Likely significant effects

- 2.5 Screening requires consideration by the Competent Authority, in this instance Tandridge District Council, of relevant available information to determine whether a significant effect is likely to occur to a European Site because of proposals and policies in a Plan.
- 2.6 An effect includes anything that would impact upon a site, with temporary, permanent, direct and indirect effects considered.
- 2.7 Development or activities proposed in a Plan that take place outside a protected site may be capable of having a significant effect.
- 2.8 A precautionary principle is applied. This means that where there is not enough information to assess whether a plan or project is likely or not to have a significant effect on a protected site, it should be assumed that a risk may exist.
- 2.9 Proposed mitigation measures cannot be taken into account for the purposes of screening.

In-Combination Effects

- 2.10 Other plans and projects being prepared or implemented in the area may have the potential to cause negative effects on the integrity of European sites.
- 2.11 A further consideration of Screening is, therefore, whether these effects may be exacerbated when experienced in combination with the effects of the Plan being screened, in this instance the Godstone Neighbourhood Plan.
- 2.12 A key consideration in this respect is the possibility that effect of a Plan in isolation that has previously been judged not to be significant could become significant when combined with the Plan that is being screened.

Purpose of this Report

- 2.13 This Stage 1 draft Screening Report and consultation with Natural England establishes either:
- that any risk to a European site is avoided and further (appropriate) assessment is not necessary; or
 - that there is a risk to a European site and further (appropriate) assessment is necessary
- 2.14 This Report sets out the consideration, by Tandridge District Council, of whether the Godstone Neighbourhood Plan should be the subject of further assessment with respect to the likely impact on protected sites.
- 2.15 Habitats Regulations Assessment (HRA) of land use plans is to ensure that consideration is given in preparing and adopting plans to sites protected by European and UK law.
- 2.16 HRA is a staged and iterative process, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan or project until no significant adverse effects remain.
- 2.17 HRA Stage 1 is a check, by the Competent Authority, regarding whether the Plan is:
- directly connected with or necessary for the conservation management of a European site; and / or
 - risks having a significant effect on a European site on its own or in combination with other proposals.

2.18 This Report presents the draft findings of Stage 1, Screening; and has been prepared with reference to Government Guidance issued on Published 24 February 2021 and last updated on 6 December 2023: [Habitats regulations assessments: protecting a European site - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/habitats-regulations-assessments-protecting-a-european-site).

2.19 Natural England, in a formal response to Tandridge District Council, dated August 07 2024, confirms agreement with the conclusion of this Report.

2.20

Structure of this Report

2.21 This report is in six parts and consists of this introduction and the following sections:

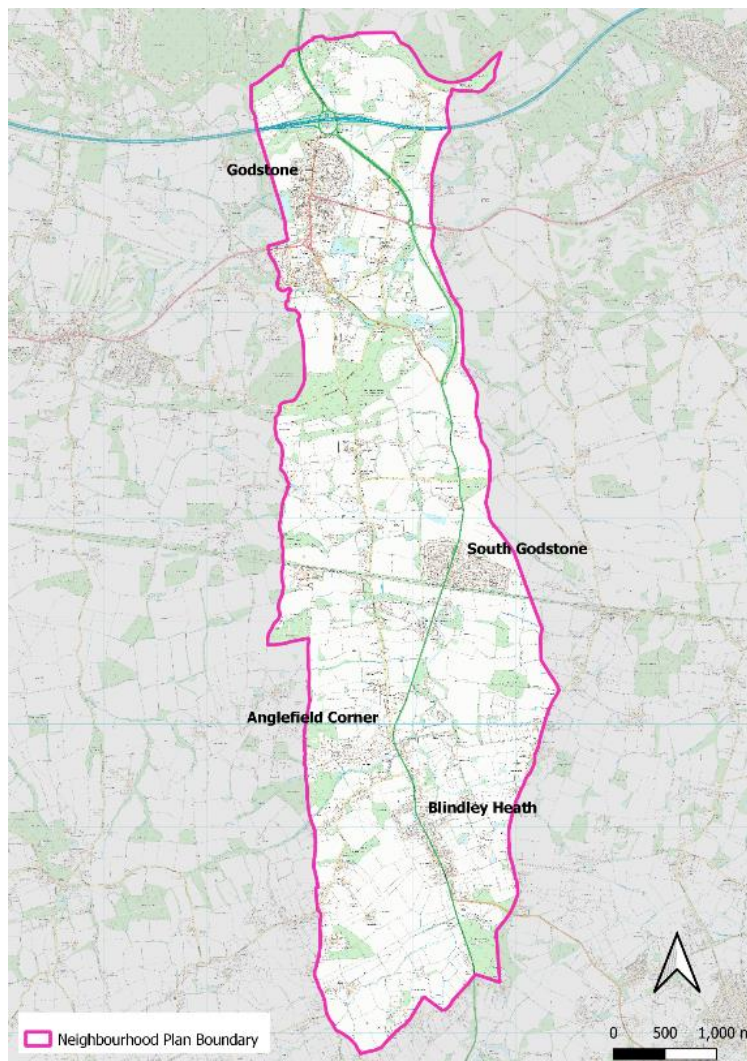
- **Section 2**, this section, sets out HRA legislation; describes the process of assessment and the effects that are considered in that process; and establishes the purpose of this Report;
- **Section 3**, the following section, provides details of the Godstone Neighbourhood Plan and the European Sites that are potentially affected by the Plan;
- **Section 4** considers the characteristics and vulnerabilities of relevant protected sites and provides context of other relevant plans;
- **Section 5** presents the consideration of likely significant effects; and
- **Section 6** confirms the conclusions of the Report.

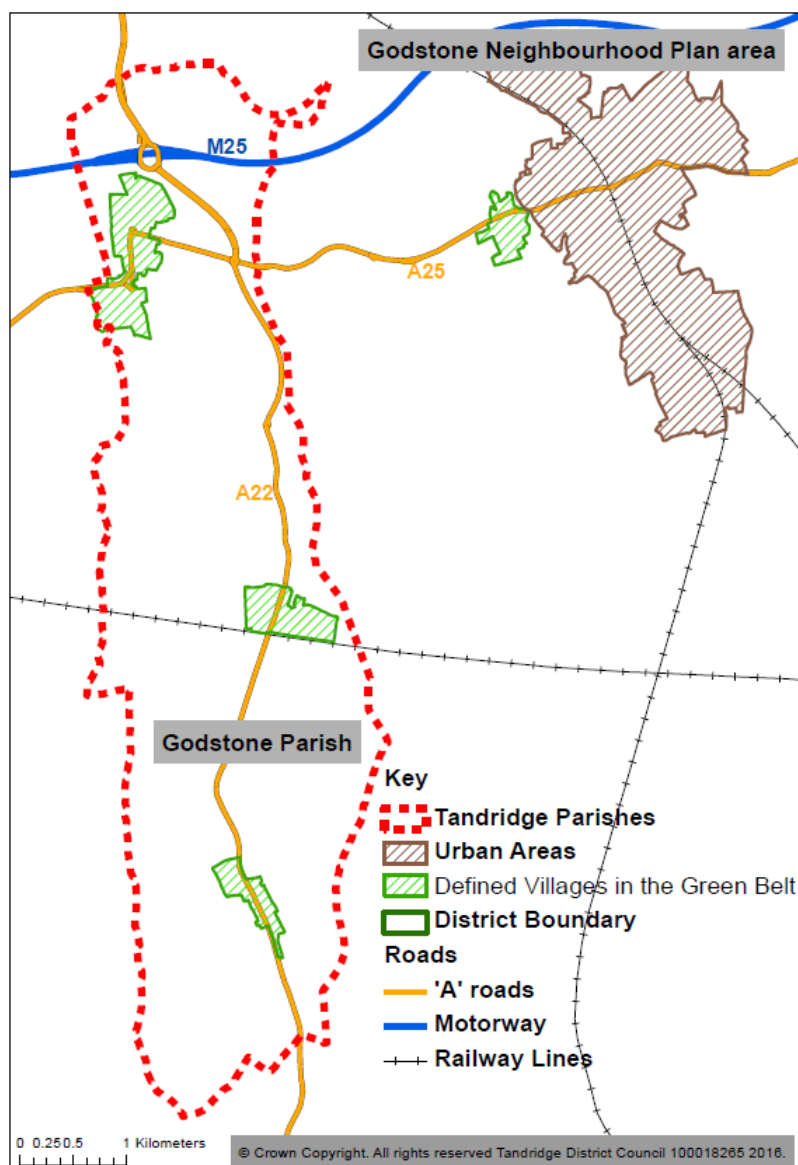
3 Godstone Neighbourhood Plan

Godstone Parish – the Plan Area

- 3.1 The Plan Area is the entire Parish of Godstone and is illustrated in Map 1a and Map 1b.
- 3.2 The Parish of Godstone lies in the district of Tandridge in the County of Surrey. The Parish is long and narrow in form and is in the Eastern part of Surrey near the Kent and Sussex borders.
- 3.3 Covering an area of some 18 square kilometres, the population of the Parish was 6,214 at the 2021 Census.
- 3.4 The Parish lies entirely within the Metropolitan Green Belt.
- 3.5 The principal settlements in the Parish are Godstone village, South Godstone and Blindley Heath. Godstone has been an important village to both Surrey and the south of England for many years. This derives from the existence of local mineral reserves, which continue to be extracted today; and its location on one of the main routes between London and the south coast.
- 3.6 A good range of community, social, recreational and sport facilities is available within the Parish. The majority of these are located in the north, in and around Godstone village, and are well-connected to the footpath network. There is strong community support for the safeguarding these assets that are important to the community.
- 3.7 Godstone is rural in character with extensive open views to the countryside. Landscape and green infrastructure play a significant role in defining the setting of Godstone Parish and the quality and character of the Parish. The northern part of Godstone Parish lies in the Surrey Hills AONB. The topography of the High Weald AONB contributes to the setting and undulating character of the landscape which creates both local views, and attractive longer views. The most significant of these are within Godstone village and Blindley Heath.

Map 1a and Map 1b: Godstone Neighbourhood Plan Area





Plan Proposals and Policies

- 3.8 Godstone Neighbourhood Plan is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011 and the Planning & Compulsory Purchase Act 2004. As such, once made, it will complement the Tandridge Development Plan.
- 3.9 For convenience, a copy of the draft Plan is provided separately to this Report to supplement this consultation with Natural England.
- 3.10 The Neighbourhood Plan sets out a vision for the Parish.

NEIGHBOURHOOD PLAN VISION FOR GODSTONE PARISH

Godstone Parish should remain an attractive and desirable place to live, meeting the housing needs of all existing Parishioners of all ages and seeking to provide a good quality of life for all residents in a rural village environment.

Godstone Parish must not become a mere dormitory settlement for surrounding towns and should be a thriving and sustainable community, supported by an excellent transport infrastructure and offering a range of appropriate employment opportunities.

Godstone Parish must manage and protect its Heritage Assets and Green Belt status which are essential in maintaining a rural village environment.

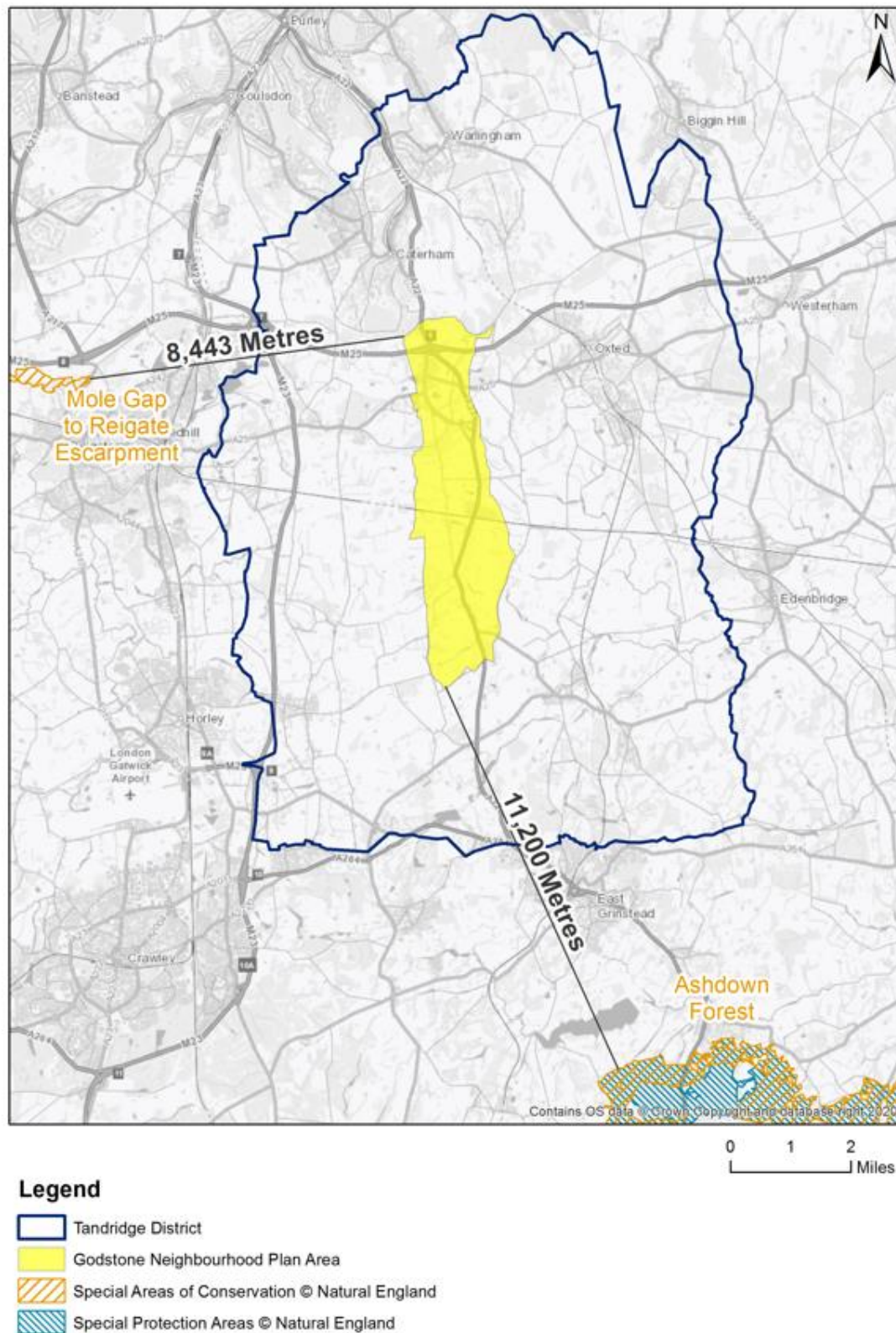
Godstone Parish should jealously protect its existing green spaces for wildlife, leisure, agriculture and sport.

- 3.11 The vision for a future Godstone is expressed as a series of key objectives:
- Protecting the valued natural landscape and wild features of the Parish.
 - Celebrating the built character and history of the Parish.
 - Providing a good quality of life for all residents in a rural village environment.
 - Meet the housing needs of all existing parishioners of all ages.
 - Mitigating against the impacts of climate change.
 - Making sure the parish is easy to get around.
 - Supporting local employment opportunities.
- 3.12 The Plan seeks to achieve these objectives through the detailed policies that are reproduced as Appendix 3 to this Report.
- 3.13 The Neighbourhood Plan clarifies that any sites to meet local housing needs will be allocated through the strategic local plan process not the Neighbourhood Plan.

- 3.14 Land outside the built up-area is classified as open countryside. All this area is within the Green Belt and accordingly new development will be strictly controlled in line with national Green Belt policies. Policy G1 re-affirms, in accordance with the Tandridge Development Plan, that inappropriate development, harmful to the Green Belt, will not be approved other than in very special circumstances.
- 3.15 Other policies in the Neighbourhood Plan are concerned with maintaining existing character, promoting design standards (aesthetic, environmental and heritage), conserving assets, improving the local environments, promoting sustainable transport and promoting biodiversity.
- 3.16 Specifically of importance to HA Screening, Policy G7 proposes Local Green Spaces, which would ensure the land is retained in its current condition and use; and Policy G9 seeks to protect and secure provision of community and recreational facilities in the Parish. Both policies support recreational provision outside the Ashdown Forest SPA / SAC buffer zone; and outside the 800m buffer zone that is referenced in Mole Valley District Council's 'Mole Gap to Reigate Escarpment Special Area of Conservation Guidance Note

European Sites

- 3.17 There are no European Sites in the Plan Area.
- 3.18 The nearest European Sites are:
- Ashdown Forest SPA and SAC, which is to the south and is about 11.2 km from the Parish boundary (see Map 2).
 - Mole Gap to Reigate Escarpment SAC, which is about 8.4 km from the Plan Area (see Map 2)

Map 2: Location of European Sites

4 Ashdown Forest SPA / SAC and Mole Gap to Reigate Escarpment SAC

Mole Gap to Reigate Escarpment SAC

- 4.1 Mole Gap to Reigate Escarpment SAC is designated for its woodland, chalk grassland, chalk scrub and heathland habitats.
- 4.2 This SAC is more than 8km from the Plan Area (see Map 2).
- 4.3 Specific vulnerabilities associated with the Mole Gap to Reigate Escarpment SAC include:
- recreational pressures
 - grazing regime
 - atmospheric pollution
 - competition from more vigorous acid loving species
 - loss of foraging and roosting sites for Bechstein's bats in the SAC and surrounding areas
 - severance of flight lines for Bechstein's bats
 - loss of foraging areas and refuge habitat for Great Crested Newts within 500m of ponds
 - hydrological changes may impact on ponds within the chalk heath, either through pollution or groundwater abstraction.
- 4.4 The Neighbourhood Plan Area has no direct or indirect physical connection with that site; and the Plan contains no proposals that could directly or indirectly affect the site and the characteristics for which it is protected.

Ashdown Forest SAC and SPA

- 4.5 Ashdown Forest is designated as an SAC due to the presence of Northern Atlantic wet heaths with cross-leaved heath; European dry heaths; and Great Crested Newt.
- 4.6 Ashdown Forest is designated as a SPA due to the presence of European nightjar (breeding); and Dartford warbler (breeding).
- 4.7 The geographic proximity to the Plan Area can be seen in Map 2.

- 4.8 A Site Improvement Plan 'SIP' has been produced by Natural England in partnership with the Environment Agency with support from the [European Union's LIFE+ Nature and Biodiversity programme](#). The SIP sets out plans on how to target efforts on the protected site to get it into a healthy state; and provides insight into the existing challenges facing the protected site (see link: [Ashdown Forest Site Improvement Plan](#)).
- 4.9 The SIP highlights threats including air pollution (the impact of atmospheric nitrogen deposition) and public access disturbance. For each threat, a set of actions is identified. It is notable that in relation to atmospheric nitrogen deposition, the mechanism of a 'Site Nitrogen Action Plan' (SNAP) was identified, but the funding and delivery body not yet identified.
- 4.10 The SAC / SPA Area includes 3,213 ha designated as a Site of Special Scientific Interest (SSSI).
- 4.11 Condition Analysis can be found in Appendix 3. SSSI monitoring is undertaken by Natural England as part of their statutory duties. The objectives of SSSI monitoring include informing agreement of the most appropriate site management and contributing to Natural England's monitoring of long-term changes in the natural environment. It is important to note that all Natura 2000 and Ramsar sites are also covered by the statutory national SSSI designation, therefore the condition analysis of SSSI may provide useful insights into the condition of internationally protected sites. However, the data should be treated with caution since the SSSI boundaries cover a slightly greater extent than the international sites, as demonstrated in Table 1, so will include condition assessments of areas not relevant to the HRA.
- 4.12 The table in Appendix 2 shows that more than three-quarters of the Ashdown Forest SSSI is in unfavourable condition, though recovering.

Potential in combination effects: other relevant plans and strategies

- 4.13 Following the Wealden District Council versus the Secretary of State for Communities and Local Government, Lewes District Council and South Downs National Park Authority High Court Judgement, it is particularly important to highlight the importance of considering the cumulative impacts on protected sites.
- 4.14 A summary of the main matters of contextual relevance from other plans are found in Table 1, below, based on a judgement of likely significance. This includes all local planning authorities currently cooperating as part of the Ashdown Forest Air Quality Group.

Table 1: Summary of relevant issues covered in other Plans

Plan	Main Matters of Relevance
Tandridge Development Plan	<p>Housing and commercial development and policies to protect the Ashdown Forest SPA / SAC. No sites proposed in the Ashdown Forest 7km buffer zone.</p> <p>Potential impacts include increased recreation and increased emissions to air from vehicles.</p>
Other District Local Plans	<p>As above</p> <p>The Ashdown Forest working group has noted that the shared objective is to ensure that impacts on the Ashdown Forest are properly assessed through appropriate Assessment (Stage 2 HRA) where necessary.</p> <p>The Mole Valley to Reigate Escarpment SAC is, in the context of its qualities and vulnerabilities, is considered to be too distant to be likely to be the subject of significant impacts.</p> <p>Potential impacts on European Sites include increased recreation and increased emissions to air from vehicles.</p>
Surrey County Minerals and Waste Plans	<p>Possible effects from thermal processing emissions, traffic emissions, dust, land take, water discharge, pest and predators and litter. Assessment of these Plans concludes that proposed developments were unlikely to result in harmful impact and that the Plan would not have any alone or in-combination effects on European sites.</p>
Surrey County Transport Plan	<p>Possible effects from traffic emissions. With no site proposals in the Dormansland NP it is concluded that it is unlikely there would be harmful in-combination effects on European sites.</p>
High Weald AONB Management Plan	<p>Includes policies and proposals to protect Ashdown Forest from the harm associated with increased recreational impact.</p>

5 Screening assessment

- 5.1 Taking account of the information available to the Council, a Screening Assessment on the likely effect that the Plan would have on the Ashdown Forest SPA / SAC and the Mole Gap to Reigate Escarpment SAC protected sites are presented in Table 2 and Table 3 below.
- 5.2 The Tables are supplemented by a Table in Appendix 3, which provides a consideration of specific policies with respect to likely significant effects.



Image: Nightjar (Photo Courtesy of David Bull)

Table 2: Ashdown Forest SAC / SPA Screening Assessment

	Ashdown Forest (SAC and SPA)
Key environmental conditions to support	Consideration of Likely Significant Effect including in-combination impacts
Low recreational disturbance.	<p>Recreational impacts on the Ashdown Forest have to be considered because disturbance, particularly from dog walkers, could be having a significant effect on the breeding success of the protected ground nesting birds at the site.</p> <p>Visitor data collated to support the District Local Plan (Ashdown Forest Visitor Surveys 2016 and 2009) demonstrates that most visitors come from areas local to the Forest (within 7km). This conclusion was supported in the District Local Plan Habitats Regulations Assessment, and is an agreed position within the Ashdown Forest Recreation 'Statement of Common Ground' that is being drawn up by Tandridge district Council in partnership with Wealden District Council, Lewes District Council, Tunbridge Wells District Council and Sevenoaks District Council.</p> <p>Godstone Parish is just over 11.2km away and proposes no additional development. It can be concluded that there are no likely significant effects from the Neighbourhood Plan as a result of recreational impacts.</p>
Minimal air pollution.	<p>This needs to be considered since additional development risks causing increase in traffic movements on roads passing through or close to the protected site, thereby risking increasing air pollution and nitrogen disposition within the site.</p> <p>The Neighbourhood plan proposes no additional development, and promotes sustainable transport.</p> <p>It can be concluded that there is no likely significant effect from the Neighbourhood Plan upon the Ashdown Forest as a result of air pollution.</p>
Relatively unpolluted water (approx. neutral pH);	<p>There do not appear to be any river systems that connect to the Forest from Godstone Parish, so no hydrological pathways exist.</p>

<p>Suitable foraging and refuge habitat within 500m of ponds.</p> <p>Balanced hydrological regime to maintain wet heath.</p> <p>Grazing management to prevent succession.</p> <p>Some ponds deep enough to retain water throughout February to August (at least once in three years);</p> <p>Good connectivity of landscape features.</p>	<p>There would be no direct impact on habitats</p> <p>It can be concluded that there is no likely significant effect from the Neighbourhood Plan upon the Ashdown Forest as a result of water pollution, reduced water levels or harm to the vulnerable habitats identified.</p>
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Table 3: Mole Gap to Reigate Escarpment SAC Screening Assessment

	Mole Gap to Reigate Escarpment SAC
Key environmental conditions to support	Consideration of Likely Significant Effect on including in-combination impacts
Low recreational disturbance	<p>Recreational impacts on the Mole Gap to Reigate escarpment have to be considered because recreational disturbance can have a negative impact on the chalk grassland, with dog walking and related nutrient enrichment of grassland impacting on the integrity of the site.</p> <p>The Pan Area boundary is just over 8km away and proposes no additional development.</p> <p>It can be concluded that there are no likely significant effects from the Neighbourhood Plan on the Mole Gap to Reigate Escarpment as a result of recreational impacts.</p>

	Mole Gap to Reigate Escarpment SAC
Key environmental conditions to support	Consideration of Likely Significant Effect on including in-combination impacts
Minimal air pollution	<p>This needs to be considered since additional development risks causing increase in traffic movements on roads passing through or close to the protected site, thereby risking increasing air pollution and nitrogen disposition within the site.</p> <p>The Neighbourhood plan proposes no additional development, and promotes sustainable transport.</p> <p>It can be concluded that there is no likely significant effect from the Neighbourhood Plan on the SAC as a result of air pollution.</p>
Drainage and Water Pollution	<p>There is no likely significant effect on drainage and water pollution in the Mole Gap to Reigate Escarpment as a result of the Godstone Neighbourhood Plan.</p> <p>The Neighbourhood plan proposes no additional development, and no impact pathways exist.</p> <p>It can be concluded that there is no likely significant effect from the Neighbourhood Plan on the SAC as a result of water pollution, reduced water levels or harm to the vulnerable habitats identified.</p>

6 Conclusion

- 6.1 As established in Section 3 of this Report, the Neighbourhood Plan policies provide additional context to the National Planning Policy Framework, to the Tandridge Development Plan and other Development Plans.
- 6.2 The Plan supplements those Plans but does not promote or support for additional development or activity that could have a harmful effect on the Mole Valley to Reigate Escarpment SAC or the Ashdown Forest SPA / SAC.

Appendix 1 – Citations

Appendix 1a – Citation for Ashdown Forest SAC

EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora

Citation for Special Area of Conservation (SAC)

Name:	Ashdown Forest
Unitary Authority/County:	East Sussex
SAC status:	Designated on 1 April 2005
Grid reference:	TQ451306
SAC EU code:	UK0030080
Area (ha):	2729.00
Component SSSI:	Ashdown Forest SSSI

Site description:

Ashdown Forest contains one of the largest single continuous blocks of lowland heath in south-east England, with both dry heaths and, in a larger proportion, wet heath. The wet heath element provides suitable conditions for several species of bog-mosses *Sphagnum* spp., bog asphodel *Narthecium ossifragum*, deergrass *Trichophorum cespitosum*, common cotton-grass *Eriophorum angustifolium*, marsh gentian *Gentiana pneumonanthe* and marsh clubmoss *Lycopodiella inundata*. The site supports important assemblages of beetles, dragonflies, damselflies and butterflies, including the nationally rare silver-studded blue *Plebejus argus*.

The dry heath in Ashdown Forest is dominated by heather *Calluna vulgaris*, bell heather *Erica cinerea* and dwarf gorse *Ulex minor*, with transitions to other habitats. It supports important lichen assemblages, including species such as *Pycnothelia papillaria*. This site supports the most inland remaining population of hairy greenweed *Genista pilosa* in Britain.

The damming of streams, digging for marl, and quarrying have produced several large ponds in a number of areas of the forest. Although often largely free of aquatic vegetation there may be localised rafts of broadleaved pondweed *Potamogeton natans*, beds of reedmace *Typha latifolia* and water horsetail *Equisetum fluvatile*. These species are particularly abundant in the marl pits. Some of the ponds have large amphibian populations, including the great-crested newt *Triturus cristatus*.

Qualifying habitats: The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I:

- European dry heaths
- Northern Atlantic wet heaths with *Erica tetralix*. (Wet heathland with cross-leaved heath)

Qualifying species: The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following species listed in Annex II:

- Great crested newt *Triturus cristatus*

This citation relates to a site entered in the Register of European Sites for Great Britain.

Register reference number: UK0030080

Date of registration: 14 June 2005

Signed: *Paul Salmon*

On behalf of the Secretary of State for Environment, Food and Rural Affairs



Ashdown Forest SAC UK0030080
Compilation date: May 2005 Version: 1
Designation citation Page 1 of 1

Appendix 1b – Citation for Ashdown Forest SPA

EU Directive 79/409 on the Conservation of Wild Birds: Special Protection Area

ASHDOWN FOREST (EAST SUSSEX)

The Ashdown Forest proposed Special Protection Area (pSPA) is an extensive area of common land on mainly sandy soils between East Grinstead and Crowborough in East Sussex. It comprises a mosaic of wet and dry heath, valley bog and woodland, and supports several uncommon plants, a rich invertebrate fauna and nationally important numbers of breeding nightjar and Dartford warbler. The boundary of the pSPA is coincident with that of the Ashdown Forest Site of Special Scientific Interest.

The site qualifies for designation under Article 4.1 of the EU Birds Directive by regularly supporting nationally important breeding populations of two Annex 1 species. The site supports 35 pairs of nightjar *Caprimulgus europaeus* (1991-92 survey), representing 1.1% of the British population, and 20 pairs of Dartford warbler *Sylvia undata* (1994 survey), representing 2.1% of the British population. Other regularly occurring Annex 1 species include woodcock *Lullula arborea*, hen harrier *Circus cyaneus* and great grey shrike *Lanius excubitor*.

The diverse range of heathland and woodland habitats on the site supports an important assemblage of breeding species, some of which have declined in England over recent years. Notable species regularly breeding on the site include hobby *Falco subbuteo*, tree pipit *Anthus trivialis*, redstart *Phoenicurus phoenicurus*, stonechat *Saxicola torquata* and wood warbler *Phylloscopus sibilatrix*, in addition to nightjar and Dartford warbler.

SPA Citation
ICC
May 1994

This citation / map relates to a site approved in the Register of European sites for Great Britain.
Register reference number UK902131
Date of registration 25 July 1993
Signed [Signature]
on behalf of the Secretary of State for the Environment

Appendix 1c – Citation for Mole Gap to Reigate Escarpment SAC

EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora**Citation for Special Area of Conservation (SAC)**

Name:	Mole Gap to Reigate Escarpment
Unitary Authority/County:	Surrey
SAC status:	Designated on 1 April 2005
Grid reference:	TQ199533
SAC EU code:	UK0012804
Area (ha):	887.68
Component SSSI:	Mole Gap to Reigate Escarpment SSSI

Site description:

Woodland, chalk grassland, chalk scrub and heathland form an interrelated mosaic at this site on the North Downs.

On the generally acidic plateau deposits of the crest of the Downs, the woodland is dominated by beech *Fagus sylvatica*, pedunculate oak *Quercus robur*, ash *Fraxinus excelsior* and yew *Taxus baccata*. On the lime-rich chalk slopes, the dominant trees are beech, ash and yew, together with field maple *Acer campestre* and common whitebeam *Sorbus aria* agg. and occasional large-leaved lime *Tilia platyphyllos*. Yew woodland has been formed both by invasion of chalk grassland and from development within beech woodland following destruction of the beech over-storey. Yew occurs in extensive stands, with, in places, an understorey of box *Buxus sempervirens*. This site supports the only area of stable box scrub in the UK, on steep chalk slopes where the River Mole has cut into the North Downs Escarpment, creating the Mole Gap. Here natural erosion maintains the open conditions required for the survival of this habitat type.

The site supports a range of species-rich chalk grassland types on steep slopes, dominated by red fescue *Festuca rubra*, sheep's-fescue *F. ovina*, quaking-grass *Briza media* and, in taller areas, upright brome *Bromopsis erecta*, tor-grass *Brachypodium pinnatum* and slender false-brome grass *Brachypodium sylvaticum*. Typical herbs include salad burnet *Sanguisorba minor*, yellow-wort *Blackstonia perfoliata* and field scabious *Knautia arvensis*. The site supports important populations of the nationally scarce musk orchid *Herminium monorchis* and man orchid *Aceras anthropophorum*, the former occurring in areas of shorter turf. A range of more widespread but local orchids are also present, including autumn lady's-tresses *Spiranthes spiralis* and green-winged orchid *Orchis morio*, as well as commoner species, such as pyramidal orchid *Anacamptis pyramidalis*, fragrant orchid *Gymnadenia conopsea* and bee orchid *Ophrys apifera*.

The acidic plateau deposits on Headley Heath support acidic heathland, dominated by heather *Calluna vulgaris*, bell heather *Erica cinerea* and dwarf gorse *Ulex minor*, often mixed with grasses such as wavy hair-grass *Deschampsia flexuosa* and common bent *Agrostis capillaris*. Chalk heath occurs on a small area of Headley Heath where the special conditions allow both acid and lime-loving plants to grow side by side.

An old chalk mine is used as a winter roost by several species of bats.



Mole Gap to Reigate Escarpment SAC UK0012804
 Compilation date: May 2005 Version: 1
 Designation citation Page 1 of 2

Appendix 2 – Site of Special Scientific Interest Condition Analysis

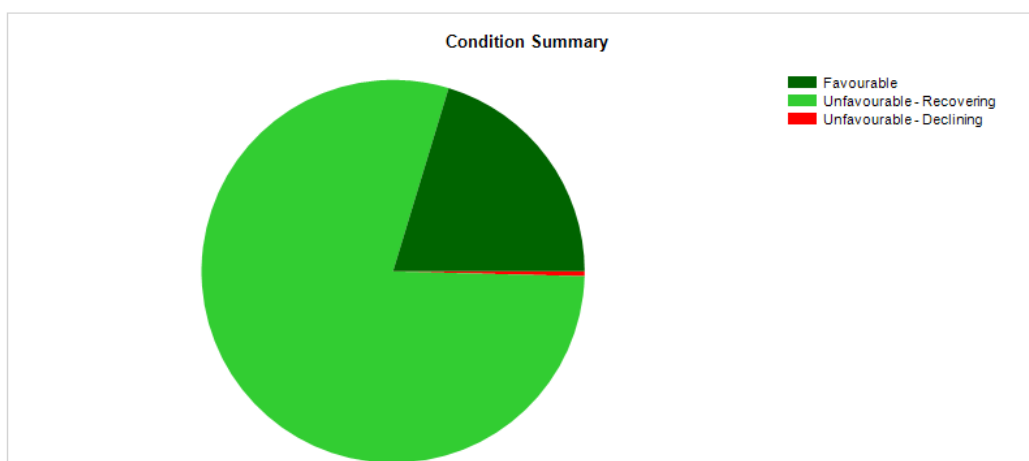
Appendix 2a – Ashdown Forest SSSI

Site: Ashdown Forest SSSI

Report generated on: 24 Jul 2017

	Sites	Units	Units Assessed
Total number	1	127	127
Total area (ha)	3,213.09	3,213.12	3,213.12

	% meeting area of favourable or unfavourable recovering	Favourable	Unfavourable - Recovering	Unfavourable - No change	Unfavourable - Declining	Partially destroyed	Destroyed	Not Assessed
Area (ha)	3,200.19	652.64	2,547.55		12.93			
Percentage	99.60%	20.31%	79.29%	0.00%	0.40%	0.00%	0.00%	0.00%



Ashdown Forest - Special Areas of Conservation (jncc.gov.uk)

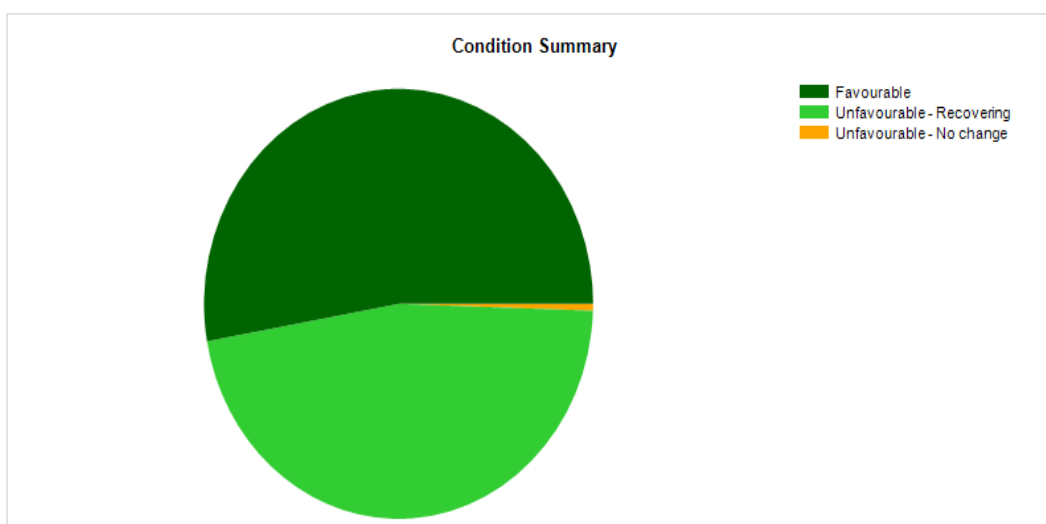
Appendix 2b – Mole Gap to Reigate Escarpment SSSI

Site: Mole Gap to Reigate Escarpment SSSI

Report generated on: 24 Jul 2017

	Sites	Units	Units Assessed
Total number	1	37	37
Total area (ha)	1,016.42	1,016.42	1,016.42

	% meeting area of favourable or unfavourable recovering	Favourable	Unfavourable - Recovering	Unfavourable - No change	Unfavourable - Declining	Partially destroyed	Destroyed	Not Assessed
Area (ha)	1,011.28	536.55	474.74	5.13				
Percentage	99.49%	52.79%	46.71%	0.51%	0.00%	0.00%	0.00%	0.00%

Link to source: [Ashdown Forest - Special Areas of Conservation \(jncc.gov.uk\)](http://jncc.gov.uk)

Appendix 3 - Neighbourhood Plan draft policies

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 3 and Table 4 of this draft Screening Report
<p>G1 – Promoting Sustainable Development in Godstone Parish</p> <p>A. The Neighbourhood Plan supports the continued washing over of the villages and wider parish by the Green Belt, as shown in Figure 2 and on the Policies Map.</p> <p>B. Subject to their size, nature and location, development proposals within Godstone Parish should demonstrate that all of the following criteria have been satisfied:</p> <ul style="list-style-type: none"> i. they are consistent with the objectives for this neighbourhood plan; and ii. a Framework Masterplan is prepared, in collaboration with the local community; and iii. they have considered the context of the overall cumulative development within Godstone Parish and can demonstrate that they have not been considered in isolation; and iv. they have positively considered the existing main settlements (Godstone, South Godstone and Blindley Heath) and the smaller hamlet of Anglefield Corner with respect to their character, heritage, environment and landscape settings; and v. proposals incorporating community facilities, services and amenities should demonstrate how access to those facilities (notably by foot and bike) for residents from the wider parish will be enhanced; and vi. proposals are landscape-led and a sensitive approach has been adopted in the transition between built development and the countryside setting of new and existing settlements. Corridors of green space should be created, integrated and, where possible, expanded; and 	<p>Policy G1 supplements the Tandridge Development Plan but does not significantly amend the scope and interpretation for spatial distribution of development in the District; or the Core Objective of environmental protection and enhancement.</p> <p>Confirms adherence with Green Belt spatial policy, with no specific sites proposed in the Plan</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 3 and Table 4 of this draft Screening Report
<p>vii. proposals for new villages or village extensions should retain existing landscaping in order to enable the visual and physical separation of the individual settlements within the natural greenspace of the Surrey Hills and their wider setting; and</p> <p>viii. an integrated approach should be adopted to promote sustainable development, which considers:</p> <ul style="list-style-type: none"> a) the phased delivery (linked to rate of development) of necessary social and physical infrastructure to meet the comprehensive infrastructure needs of the area. b) retention of the countryside character of the landscape setting of the parish and an integrated network of green spaces. c) protection and enhancement of areas of ecological, wildlife and landscape value. d) protection and, where possible, enhancement of heritage assets. e) the proactive engagement of local communities. <p>In determining development proposals, substantial weight will be given to the value of using suitable previously developed brownfield land within the Parish for either homes, employment uses or other identified needs, or to support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.</p>	
<p>G2: Meeting Local Housing Needs</p> <p>A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available Godstone Parish Local</p>	<p>Policy G2 is concerned with the type of housing provided in Tandridge District.</p> <p>The Policy supplements the Tandridge Development Plan but</p>

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 3 and Table 4 of this draft Screening Report
<p>Housing Needs Assessment. In particular, the following provision will be supported:</p> <ul style="list-style-type: none"> i. proposals that will deliver a higher percentage of smaller one- and two-bedroom dwellings, to address the needs of single people, young couples, smaller families and the elderly, and in accordance with Policy G3 (Reflecting the character of Godstone's settlements through high quality design) this Neighbourhood Plan. ii. proposals that deliver an appropriate mix of affordable housing, reflecting the need for a higher proportion of affordable open market housing to meet local parish need; and iii. at least 25% of the affordable housing units must be delivered as First Homes (see Glossary definition of Affordable Housing). Proposals that enable an uplift of 40 to 50% to the discounts provided on the First Homes element of the development to assist single occupants on median and lower quartile income, will be particularly supported. Where such an uplift is demonstrated to be unviable, proposals should provide at least a 30% discount. Such proposals should seek to prioritise those with local connections to the Parish and key workers. <p>B. Affordable homes should be well integrated with market housing.</p> <p>C. All affordable housing shall be first occupied by households with a local connection (see Glossary). In the event that there are no applicants satisfying this requirement, the housing shall be occupied in accordance with TDC's standard allocation procedures.</p> <p>D. Residential development that could reasonably be expected to meet the needs of older people (by virtue of its size and location) should demonstrate how it has reflected the Housing our Ageing Population Panel for Innovation (HAPPI) principles.</p>	<p>does not significantly amend the scope and interpretation.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 3 and Table 4 of this draft Screening Report
E. Subject to the other policies of this plan, proposals for self- and custom build housing will be supported.	
<p>G3: Reflecting the character of Godstone Parish through high quality design</p> <p>A. Development proposals should incorporate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the setting and natural environment of the Surrey Hills AONB. The scale, form, siting, appearance and character of the proposal should respect the landscape and its features, valued views into and out of the settlement, the local villagescape and heritage assets. It should reflect the prevailing architecture found locally, using materials that are in keeping with those used in existing buildings in the immediate locality. This will help to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported where this demonstrably enhances the quality of the built form in a local character area.</p> <p>B. Development proposals should demonstrate how they have sought to address the following matters as they are appropriate to their scale, nature and location by:</p> <ul style="list-style-type: none"> i delivering the GNP objectives, through incorporating the principles and guidance set out in the Godstone Design Guidance and Codes, the Surrey Hills AONB Management Plan, the Surrey Hills Environmental Design Guidance, the Surrey Design Guide, the Surrey Landscape Character Assessment and the advice contained in any Conservation Area Appraisals relating to the Parish; 	<p>Policy G3 seeks to ensure that new development is well-designed and contributes to, and where possible enhances, the distinctive character of the individual settlements within the Parish. The policy and its supporting text add greater detail to the Tandridge Development Plan, providing clarity with respect to what good design might be.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 3 and Table 4 of this draft Screening Report
<ul style="list-style-type: none"> ii engaging fully with the community at the earliest opportunity; iii respecting the landscape characteristics, views, and the setting of the Surrey Hills (AONB) together with the historic and rural landscape. Important views including those looking into the Surrey Hills AONB should be protected and enhanced in accordance with Policy G8 (Protection of locally significant views); iv conserving or enhancing the setting of all heritage assets; v safeguarding intrinsically dark landscapes in accordance with Policy G6 (Dark skies); and <p>protecting, enhancing and reflecting the rural countryside character the Parish.</p>	
<p>G4: Meeting the highest environmental standards</p> <p>A. Development proposals which incorporate design and environmental performance measures and standards to reduce energy consumption, to reduce carbon emissions and climate effects will be supported. Proposals which incorporate the following energy design principles as appropriate to their scale and nature will be particularly supported:</p> <ul style="list-style-type: none"> i. Siting and orientation to optimise passive solar gain. ii. The use of high quality, thermally efficient building materials. iii. Installation of energy efficiency measures e.g. loft and wall insulation and double glazing. iv. Incorporating on-site energy generation from renewable sources such as solar panels, ground, and air source heating. v. Reducing water consumption through the use of water re-use measures including rain water harvesting, surface water harvesting and/or grey water recycling systems. vi. Providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as 	<p>Policy G4 seeks to ensure that development meets the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate against climate change.</p> <p>The policy and its supporting text add greater detail to the Tandridge Development Plan, providing clarity with respect to what good design might be with respect to high environmental standards.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 3 and Table 4 of this draft Screening Report
<p>insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and, only where necessary, off-site measures to deal with any remaining emissions.</p> <p>vii. Providing the infrastructure for adequate electric vehicle charging points for each development, where new parking provision is expected to be made.</p> <p>viii. Alterations to existing buildings should be designed with energy reduction in mind and comply with current sustainable design and construction standards.</p> <p>B. The retrofitting of historic buildings is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics.</p> <p>Community-scale energy Scheme: Proposals for renewable energy schemes in the parish should provide for clear community benefit for lower cost energy for the parish.</p>	
<p>G5: Conserving heritage assets</p> <p>Development proposals affecting heritage assets – including non-designated heritage assets – either directly or indirectly, should conserve or enhance the significance, including the contribution of setting towards significance, of the asset. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area. Proposals are expected to be accompanied by a Heritage Statement.</p> <p>Development proposals should demonstrate that they have considered the potential impact on above and below ground archaeological deposits to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost. Where a scheme has a potential impact on archaeological remains (below or above ground) a</p>	<p>Policy G5 recognises the important contribution that heritage assets make to the local character and distinctiveness of Godstone Parish and its settlements, both individually and collectively. Where possible, they should be conserved, well-maintained, enhanced and celebrated.</p> <p>The policy and its supporting text add greater detail to the Tandridge Development Plan, providing clarity with respect to the process and judgements regarding heritage.</p> <p>This Policy is not likely to result in significant impacts with respect to</p>

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 3 and Table 4 of this draft Screening Report
<p>Heritage Statement or similar should be prepared in support of planning applications.</p> <p>A proactive stance will be taken to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back into optimum viable use.</p> <p><u>Rural and sunken Lanes and Routeways</u></p> <p>Development proposals should respect the character and appearance of rural and sunken lanes and routeways within the neighbourhood area. Development proposals should demonstrate how impacts have been mitigated using the guidance contained in and the Surrey Hills Environmental Design Guidance.</p>	<p>loss of habitat, recreational impacts or the water environment.</p>
<p>G6: Dark skies</p> <p>Proposals for otherwise acceptable development will be supported where it is demonstrated that, if external lighting is required, it protects the night sky from light pollution, where:</p> <ul style="list-style-type: none"> the lighting is necessary for operational, safety or security reasons any light spillage beyond the application site is eliminated, or reduced by measures such as timing and proximity controls, orientation, screening, shielding or glazing there is no adverse impact on nearby residential properties, wildlife, local heritage assets or the wider landscape the guidance on lighting provided in the Institution of Lighting Professionals (ILP) Guidance Note GN01: The Reduction of Obtrusive Light (or any subsequent revisions) is adhered to. Where appropriate, the ILP Guidance Note 8 Bats and Artificial Lighting (or subsequent revisions) should also be adhered to. Proposals should consider carefully, and provide details of, the light source and intensity being used, the luminaire design, height, and angle, as well as 	<p>Policy G6 seeks to protect enjoyment of dark skies and stargazing; and recognises the role dark skies play in supporting nocturnal and diurnal wildlife. This policy seeks to ensure that development does not encroach on this valued aspect of parish. It has been developed following guidance from the AONB Units.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 3 and Table 4 of this draft Screening Report
<p>lux level contour plans where appropriate, Baffles and cut-off shields should be included where required, and details of control mechanisms to dim or switch off lighting schemes when not required. Where appropriate, lights should be controlled by passive infrared detectors so that they only come on when needed.</p>	
<p>G7: Local Green Spaces</p> <p>The following 12 green spaces (shown on Figure 9 – see Neighbourhood Plan) and on the Policies Map, are designated as Local Green Spaces:</p> <p>Development proposals within the designated local green spaces will be consistent with national policy for Green Belt.</p>	<p>Policy G7 designates a series of sites as Local Green Space to acknowledge their value to the community and to protect them from inappropriate development.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p>G8: Protection of locally significant views</p> <p>The Plan identifies the following xxx locally significant view corridors, clusters and specific views as shown in Figure 10, with detailed descriptions contained in Appendix C:</p> <p>As appropriate to their scale and nature development proposals within the shaded arcs of the various views as shown on Figure 10 should be designed in a way that safeguards the locally significant view or views concerned. Proposals for major development should be supported by a landscape/visual impact assessment which clearly demonstrates the potential impacts that such a proposal would have on significant views where relevant and how these impacts will be mitigated.</p>	<p>Policy G8 seeks to safeguard important views in and across the Parish from inappropriate development.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 3 and Table 4 of this draft Screening Report
<p>G9: Community and recreational facilities to serve the Parish</p> <p>A. Subject to their location, scale and nature, proposals for new community, recreational and leisure facilities, or the improvement of existing facilities, will be supported where:</p> <ul style="list-style-type: none"> i. the proposal is consistent with Green Belt policy; and ii. the proposal, including any associated premises, would not have significant harmful impacts on the local environment and, where relevant, the nationally important Surrey Hills AONB and its setting; iii. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and iv. the proposal would not have significant adverse impacts upon the local road network; and v. the proposal would not have harmful impacts on the heritage aspects, including the setting, of the facility; and vi. the facilities are fit for purpose and complement existing provision; and vii. the facilities are accessible by foot and by bicycle to residents from across the parish. <p>B. Proposals should demonstrate effective community engagement and those which deliver facilities including youth provision, provision of play equipment for ages 0-5 in Godstone Green, improvements to the Endeavour Scout Hut (modernising the kitchen and updating the toilets with disabled access) and provision of allotment/growing spaces will be particularly supported.</p> <p>C. Section 106 contributions to be sought to enable the provision of and access to medical and dental services for new and existing residents if it proves possible to</p>	<p>Policy G9 recognises that community facilities within the Parish provide an important resource for its residents, both old and young; seeks to resist the loss of key services and facilities; and sets out the circumstances where additional facilities – or expansions/ upgrade to facilities would be supported.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 3 and Table 4 of this draft Screening Report
<p>provide these on an outreach basis within community facilities within the parish.</p> <p>D. Proposals that would result in the loss of community, leisure and recreational facilities will only be supported if either the facility is surplus to requirements and there is no longer a proven need for such a facility or alternative and equivalent facilities demonstrate by comparison to the existing facility that:</p> <ol style="list-style-type: none"> the replacement will be of at least an equivalent scale, specification and located in an accessible location to the community to be served; reprovision of these facilities will incorporate adequate safeguards for delivery; and satisfy all other relevant policy expectations of this neighbourhood plan. 	
<p>G10: Sustainable travel</p> <p>A. To help ensure that residents can walk and cycle safely to local facilities serving the community, new developments must ensure safe access to link up with existing footways and cycle routes. This is particularly important where existing access is limited but is capable of improvement. Development in locations where no connections with existing footways and cycle routes can be provided is to be avoided.</p> <p>B. Proposals to improve pedestrian, cycle and, where possible and safe, equestrian access will be supported, as shown on Figure 11. In particular, such proposals should focus on improving safe access within and between the existing settlements in the Parish.</p> <p>C. The provision of dedicated bicycle parking facilities, preferably covered and secure, will be supported.</p>	<p>Policy G10 seeks to encourage more sustainable modes of transport by supporting proposals that enable and promote active travel. It also identifies where enhancements to the rights of way network might be made, which could be funded through developer contributions or other project funding.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>