

Tandridge District Council

**ADOPTED SEA Screening Determination Report:
Godstone Neighbourhood Plan**

27 AUGUST 2024



Glossary

Term	Definition
SEA	Strategic Environmental Assessment
SEA Regulations	The Environmental Assessment of Plans and Programmes Regulations 2004 (legislation.gov.uk)
Responsible Authority	The Authority responsible for adopting a Screening Determination
EIA	Environmental Impact Assessment
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
NPPF	National Planning Policy Framework sets out government's planning policies for England

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1. Summary and purpose of this document

- 1.1 This document sets out the draft Determination by Tandridge District Council with respect to whether the Godstone Neighbourhood Plan needs to be the subject of a formal Strategic Environmental Assessment (SEA).
- 1.2 Environmental Assessment is a way of ensuring that the environmental implications of proposals and policies are taken into account before decisions on the scope and detail of those proposals and policies are made; and that decisions provide for a high level of protection for environmental interests.
- 1.3 The Determination is made under the provisions of Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.

SCREENING DETERMINATION

Tandridge District Council considers that it is NOT likely that significant environmental effects will arise as a result of the Godstone Neighbourhood Plan in its current form.

Note: if the issues addressed in the Neighbourhood Plan should change at a future point, a new screening process will need to be undertaken to determine whether SEA is required.

2. Background and legislation

Legislation

- 2.1 The need for environmental assessment of plans and programmes is established in the EU Directive 2001/42/EC: [European Directive 2001/42/EC](#), subsequently transposed into English law by the [Environmental Assessment of Plans and Programmes Regulations 2004](#).
- 2.2 The UK Government has produced guidance for the interpretation and implementation of the Regulations, [SEA Guidance](#).
- 2.3 SEA is a mandatory requirement established by Regulation 2 of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) for:
- a) Plans prepared for Town and Country Planning or land use and which set the framework for future development consent of projects listed in the Environmental Impact Assessment (EIA) Directive; or
 - b) Plans which have been determined to require an assessment under the Habitats Directive.
- 2.4 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. Once made (adopted), it will form part of the Tandridge Development Plan. As such the Neighbourhood Plan is subject to the SEA legislation.

Habitats Directive

- 2.5 Schedule 2 of the [Neighbourhood Planning \(General\) Regulations 2012](#) makes provision in relation to the Habitats Directive. The Directive requires that any plan or project likely to have a significant effect on a European site must be subject to an Appropriate Assessment. Paragraphs 2 to 5 of the Schedule amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood plans.

Screening the need for SEA / Scope of SEA

- 2.6 Regulation 9 of the SEA Regulations requires that where SEA is not mandatory, Tandridge District Council is the Responsible Authority that determines whether a Neighbourhood Plan needs to be the subject of SEA. This judgement is dependent on the content of the Neighbourhood Plan; specifically, whether there are likely to be significant impacts on the environment resulting from policies in the Plan.

- 2.7 Where SEA is required, the Neighbourhood Plan Group is responsible for its production. The subsequent Environmental Report must form part of the material that is consulted on once the formal consultation stage is reached.
- 2.8 Where SEA is required, the Neighbourhood Plan Group may wish to consider voluntarily expanding the scope so that it covers wider economic and social issues. This is the approach taken by Tandridge District Council, whereby SEA is included within the broader Sustainability Appraisal of plans. The advantage of undertaking a Sustainability Appraisal is that it can demonstrate the impact of the Neighbourhood Plan on social, economic and environmental factors and demonstrate to an Examiner that the Plan that has been prepared is the most sustainable given all alternatives.

3 Screening Process

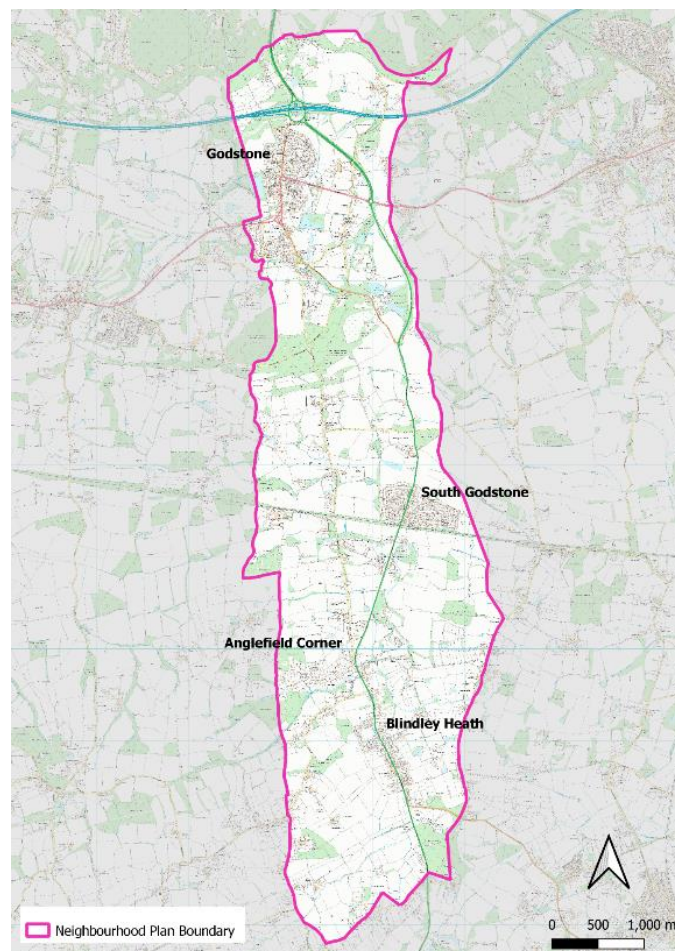
- 3.1 The Godstone Neighbourhood Planning Group has requested that Tandridge District Council provides a Screening Determination under Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 3.2 In making the Determination, it is the responsibility of the Council to assess whether the policies and proposals in the Godstone Neighbourhood Plan are likely to have significant environmental effects.
- 3.3 The assessment is undertaken in two parts:
 - a. Part 1 – determine whether the requirement for SEA is mandatory for the Neighbourhood Plan (see a and b above); and
 - b. Part 2 – determine whether the Plan is likely to have a significant effect on the environment using criteria drawn from [Schedule 1 of the EU SEA Directive](#) and the UK Environmental Assessment of Plans and Programmes Regulations 2004.
- 3.4 The Council formally requested, between July 02 and July 07 2024, the opinions of the Consultation Bodies (English Heritage, Environment Agency and Natural England). Comments received from the Consultation Bodies are provided in a summary table on page 7 of this Report.
- 3.5 In making this Determination the Council recognises that the Plan is currently in draft form. Should any significant changes be made to the Plan in subsequent stages it may be necessary to formally ‘rescreen’ the Plan before it can proceed to Examination.

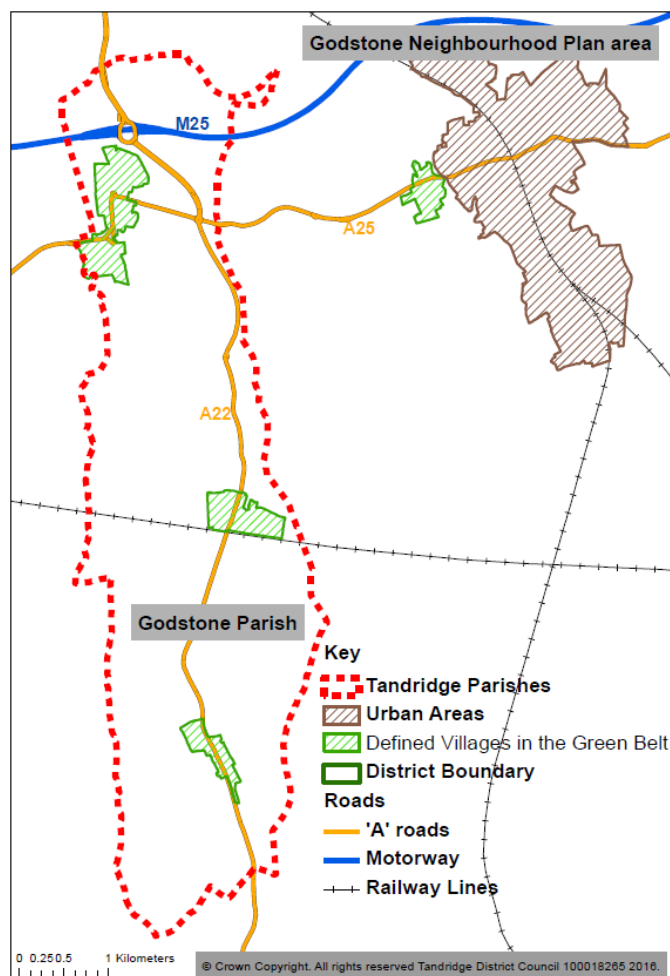
4 Screening Summary

Summary of the Neighbourhood Plan

Details of Neighbourhood Plan	
Name of Neighbourhood Plan	Godstone Neighbourhood Plan
Geographic Coverage of the Plan	Parish of Godstone (see boundary Plan, Figure 1 and Figure 2)
Key topics/scope of Plan	<p>Spatial distribution of development, design, protecting the natural environment, heritage, climate change and provision of community and recreational facilities.</p> <p>See Appendix A for full details of draft Policies.</p>
Key Issues	Sustainable development, protection of the environment and community and recreational facilities.

Figure 1 and Figure 2: Godstone Parish Neighbourhood Area





Summary of Screening Opinion

Local Authority Details	
Name and job title of officer undertaking screening opinion	Thomas Jones, Consultant - Principal Planning Officer
Date of assessment	June 2024
Conclusion of assessment	SEA is NOT required
Reason for conclusion	There are no policies in the Plan that set a framework for future development consent of projects listed in the Environmental Impact Assessment (EIA) Directive; an Appropriate Assessment under the HRA Directive is not required for the Plan; there are no policies that would result in significant impacts on the environment.
Name and job title of officer approving the Screening Determination	Katya Fox Consultant - Interim Planning Policy Manager
Date of approval	27 AUGUST 2024

Summary of Consultations

Statutory Consultee	Summary of Comments
Historic England	To be added following consultation
Environment Agency	No comments received.
Natural England	To be added following consultation

Part 1: Is SEA mandatory?

Stage	Y/N	Reason
<p>1. Is the Neighbourhood Plan subject to adoption by a local authority?</p> <p>OR</p> <p>Is the Plan required by legislative, regulatory or administrative provisions?</p> <p>Article 2[a] of the Directive</p>	<p>Y</p> <p>N</p>	<p>The Plan will be ‘made’ (adopted) by Tandridge District Council.</p> <p>The Plan is not a requirement, it is optional under the provisions of the Town and Country Planning Act as amended by the Localism Act 2011.</p> <p>IF YES TO EITHER GO TO STAGE 2 IF NO TO BOTH – SEA NOT REQUIRED</p>
<p>2. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, Town and Country Planning or land use?</p> <p>AND</p> <p>Does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive?</p> <p>Article 3.2[a] of the Directive</p>	<p>Y</p> <p>N</p>	<p>The Plan is being prepared for Town and Country Planning and land use as it proposes policies to guide development.</p> <p>The Neighbourhood Plan does not anticipate being the tool to manage development of the scale and nature envisaged by Annex I and Annex II of the EIA Directive.</p> <p>The Plan does not independently set a framework for future development consent of urban development projects listed as 10(b) in Annexes I and II of the EIA Directive.</p> <p>IF NO TO EITHER GO TO STAGE 3 IF YES TO BOTH – SEA IS REQUIRED</p>
<p>3. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive?</p>	<p>N</p>	<p>There are no proposals or policies in the Plan that would result in impacts on an SPA, SAC or RAMSAR such that Appropriate Assessment is necessary.</p> <p>See Figure 2, above. Also, a separate Habitats Regulations Assessment will be adopted by the Council following consultation with Natural England.</p>

Stage	Y/N	Reason
Article 3.2[b] of the Directive		IF NO GO TO STAGE 4 IF YES – SEA IS REQUIRED
<p>4. Does the Neighbourhood Plan determine the use of small areas at a local level?</p> <p>OR</p> <p>is it a minor modification of a plan or programme subject to Article 3.2?</p> <p>Article 3.3[b] of the Directive</p>	<p>Y</p> <p>Y</p>	<p>The Plan proposes no sites, but policies will inform the determination of proposals for the use of small sites at a local level.</p> <p>The Plan provides clarity to supplement the Tandridge Development Plan and the NPPF, specifically with respect to protecting the environment, including good design and support for the delivery of community and environmental assets.</p> <p>IF YES TO EITHER GO TO STAGE 5</p>
<p>5. Does the Neighbourhood Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)?</p> <p>Article 3.4 of the Directive</p>	Y	<p>The Neighbourhood Plan will form part of the statutory Development Plan and will be used by Tandridge District Council in the determination of planning applications.</p> <p>IF YES UNDERTAKE PART 2 ASSESSMENT</p>

Part 2: Likely Significant Effects on the Environment

- 1.2 In line with Article 3.5 of the SEA Directive, this section considers likely significant effects of the Plan. A detailed consideration of Neighbourhood Plan policies is provided as Appendix A.

Schedule 1 of Environmental Assessment of plans and programmes Regulations 2004	Tandridge District Council assessment	Likely significant environmental effect?
Characteristics of the Neighbourhood Plan, having regard to:		
The degree to which the Plan sets a framework for projects and other activities, either with regard to the location, nature,	The Plan would, if made, form part of the statutory Development Plan and as such contribute to the framework for future development consent of projects. At the outset, it is expected to determine	N

Schedule 1 of Environmental Assessment of plans and programmes Regulations 2004	Tandridge District Council assessment	Likely significant environmental effect?
size and operating conditions or by allocating resources.	character and design. However, the Plan sits within the wider framework of the National Planning Policy Framework, the Tandridge District Core Strategy DPD (2008) and the Tandridge District Detailed Policies DPD (2014). The degree to which the Plan sets a framework are localised in nature and have limited implications.	
The degree to which the Plan influences other plans and programmes including those in a hierarchy.	As above.	N
The relevance of the Plan for the integration of environmental considerations in particular with a view to promoting sustainable development.	The Plan supplements the existing Development Plan for a focussed geographic area, such that the impacts are not significant.	N
Environmental problems relevant to the Plan.	The Plan provides clarity with respect to protecting the environment, including good design and support for the delivery of community and environmental assets. The policies supplement the existing Development Plan for a focussed geographic area, such that the impacts are not significant.	N
The relevance of the Plan for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The Plan supplements the existing Development Plan for a focussed geographic area, such that the impacts are not significant.	N
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
The probability, duration, frequency and reversibility of the effects.	The Plan supplements the existing Development Plan for a focussed geographic area, such that the impacts are not likely to be significant.	N
The cumulative nature of the effects of the Plan.	The Plan supplements the existing Development Plan for a focussed geographic area, such that the impacts are not significant.	N
The trans-boundary nature of the effects of the Plan.	There are not expected to be any significant trans-boundary effects.	N

Schedule 1 of Environmental Assessment of plans and programmes Regulations 2004	Tandridge District Council assessment	Likely significant environmental effect?
The risks to human health or the environment (e.g. due to accidents).	The Plan supplements the existing Development Plan for a focussed geographic area. There are no policies introduced that introduce a risk to human health.	N
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) by the Plan.	The Plan supplements the existing Development Plan for a focussed geographic area, such that the impacts are not significant.	N
<p>The value and vulnerability of the area likely to be affected by the Plan due to:</p> <p>Special natural characteristics or cultural heritage;</p> <p>Exceeded environmental quality standards or limit values; or</p> <p>Intensive land use</p>	<p>The Plan area contains assets and elements that are recognised as having special character. This includes the Surrey Hills AONB, ecological designations, and Listed Buildings.</p> <p>The Plan supplements existing environmental quality standards and values that are identified and protected in higher order plans.</p> <p>A separate Habitats Regulations Assessment is being carried by the Council in consultation with Natural England.</p>	N
The effects of the Plan on areas or landscapes which have recognised national, community or international protection status.	The Plan area includes part of the Surrey Hills AONB. Policies in the Plan consolidate the positive objectives of policies of the Tandridge Development Plan in this respect.	N
Conclusion	The Godstone Neighbourhood Plan is NOT likely to have a significant effect on the environment.	

Appendix A - Consideration of Neighbourhood Plan draft policies

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect
<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 vii. proposals for new villages or village extensions should retain existing landscaping in order to enable the 	<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.</p>

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect
<p>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 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 	<p>Policy G2 is concerned with the type of housing provided in Tandridge District.</p> <p>The Policy supplements the Tandridge Development Plan but does not significantly amend the scope and interpretation.</p> <p>This Policy is not likely to result in significant impacts.</p>

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect
<p>Policy G3 (Reflecting the character of Godstone's settlements through high quality design) this Neighbourhood Plan.</p> <ul style="list-style-type: none"> 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>E. Subject to the other policies of this plan, proposals for self- and custom build housing will be supported.</p>	
<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</p>	<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</p>

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect
<p>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; 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>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.</p>

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect
protecting, enhancing and reflecting the rural countryside character the Parish.	
<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> <ol style="list-style-type: none"> Siting and orientation to optimise passive solar gain. The use of high quality, thermally efficient building materials. Installation of energy efficiency measures e.g. loft and wall insulation and double glazing. Incorporating on-site energy generation from renewable sources such as solar panels, ground, and air source heating. Reducing water consumption through the use of water re-use measures including rain water harvesting, surface water harvesting and/or grey water recycling systems. Providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as 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. Providing the infrastructure for adequate electric vehicle charging points for each development, where new parking provision is expected to be made. Alterations to existing buildings should be designed with energy reduction in mind and comply with current sustainable design and construction standards. <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>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.</p>

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect
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>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 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>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.</p>
G6: Dark skies	

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect
<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 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>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 Management Board.</p> <p>This Policy is not likely to result in significant impacts.</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.</p>
<p>G8: Protection of locally significant views</p>	

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect
<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.</p>
<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> <ol style="list-style-type: none"> the proposal is consistent with Green Belt policy; and 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; the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and the proposal would not have significant adverse impacts upon the local road network; and the proposal would not have harmful impacts on the heritage aspects, including the setting, of the facility; and the facilities are fit for purpose and complement existing provision; and the facilities are accessible by foot and by bicycle to residents from across the parish. 	<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.</p>

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect
<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 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</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>

Policy in the draft Godstone Neighbourhood Plan	Consideration of significant environmental effect
<p>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>This Policy is not likely to result in significant impacts.</p>