Surrey Hills National Landscape Management Plan 2026-2030
Environmental Report

Prepared by: Dr Jessica Salder MIEnvSc MISEP CEnv
SURREY COUNTY COUNCIL

Contents

Requirements of the Environment Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations)

SEA Regulation Requirements	Where to find relevant information in this report
1. Outline of the plan's contents and main objectives and relationship to other relevant plans and programmes.	See Chapter 2 of this report.
2. Current state of the environment and their likely evolution without the plan.	See Chapters 3 to 9 of this report.
3. Environmental characteristics of the area likely to be significantly affected.	See Chapters 3 to 9 of this report.
4. Existing environmental problems relevant to the plan.	See Chapters 3 to 9 of this report.
5. Relevant environmental protection objectives and their considerations during plan preparation	See Chapters 3 to 9 of this report.
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as: (a) biodiversity; (b) population; (c) human health; (d) fauna; (e) flora; (f) soil; (g) water; (h) air; (i) climatic factors; (j) material assets; (k) cultural heritage, including architectural and archaeological heritage; (l) landscape; and(m) the inter-relationship between the above.	See Chapters 3 to 9 of this report.
7. Avoidance, mitigation and compensation measures	See Chapters 3 to 9 of this report.
8. An outline of reasons for selecting the alternatives dealt with; description of how the assessment was undertaken including any difficulties encountered.	See Chapters 1 and 2 of this report.
9. Monitoring measures	See Chapter 10 of this report.
10. A non-technical summary	See standalone non-technical summary.

Abbreviations

AGLV	Area of Great Landscape Value
AHAP	Area of High Archaeological Potential
AQMA	Air Quality Management Area
BNG	Biodiversity Net Gain
BOA	Biodiversity Opportunity Area
CSAI	County Site of Archaeological Importance
EIA	Environmental Impact Assessment
EPS	European Protected Species
GHG	Greenhouse Gases
HRA	Habitat Regulations Assessment
LNR	Local Nature Reserve
LNRS	Local Nature Recovery Strategy
LTP	Local Transport Plan
NAQS	National Air Quality Strategy
NCA	National Character Area
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
NTS	Non-Technical Summary
RBMP	River Basin Management Plan
RIGS	Regionally Important Geological Site
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SHNL	Surrey Hills National Landscape
SNCI	Site of Nature Conservation Importance
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest

1.   Introduction

1.A   Purpose of the report

1.1   This report was prepared as part of the strategic environmental assessment (SEA) of the revised Surrey Hills National Landscape Management Plan (the Plan) for 2025-2030. This report sets outs the findings and recommendations of the SEA.

1.2   The report also demonstrates that the Surrey Hills National Landscape office, board and partner authorities have met the legal requirements of the SEA Regulations.

1.3   The Surrey Hills National Landscape area coincides with a number of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) and one Ramsar Site. The Plan will therefore be subject to Habitat Regulations Assessment (HRA), as required by the Conservation of Habitats and Species Regulations 2017 (as amended). The findings and conclusions of the HRA process will be reported separately.

1.B   Strategic Environmental Assessment

1.4   In England SEA is required under the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended) (the SEA Regulations).

1.5   The SEA Regulations require public authorities to assess the likely significant environmental effects of certain plans before they are adopted or implemented. National Landscape Management Plans help set the context for future planning decisions on schemes that may require Environmental Impact Assessment (EIA) or project-level HRA. Such plans require SEA.

1.6   SEA must be carried out in accordance with Schedule 2 of the SEA Regulations. The information listed below is provided in a full technical report, accompanied by a non-technical summary (NTS) of the key findings and conclusions of the assessment.

- A description of the proposed plan and its relationship with other relevant plans and programmes.
- An outline of the main alternatives to the proposed plan considered during its preparation.
- A description of the current state of the environment in the plan area – including existing environmental issues or problems and likely future conditions without the proposed plan.

- An explanation of the likely significant effects of the proposed plan and the reasonable alternatives on the following: air quality; biodiversity, flora and fauna; climatic factors; cultural heritage; landscape; human population and health; material assets; soils; and water resources.

- Effects should be described in terms of their duration (i.e. short, medium or long term); whether permanent or temporary; whether beneficial, adverse, or neutral; whether direct, indirect or induced; and whether they would contribute to cumulative or synergistic effects.

- A description of the measures that could be taken to avoid, mitigate or compensate for significant adverse effects.

- A description of the measures that would be put in place to monitor and report on the actual environmental performance of the plan.

1.7   The SEA process can help inform Plan development providing information about the likely environmental effects of different plan components. The assessment enables the plan-makers to take account of the likely significant environmental effects of their decisions.

1.C   Assessment framework

1.8   This section outlines the assessment framework for the Plan (see Table 1-A). The framework covers seven topics spanning the physical and natural environment, and place and people. The framework comprises a series of objectives – three per topic – derived by review of the SEA Regulations and relevant LPA sustainability appraisal frameworks.

Table 1-A: SEA Framework

Strategic Environmental Assessment Objectives	SEA Regulation Requirements
Atmosphere	
A1: Address the causes of climate change and adapt to its impacts.	Sch. 2(6)(i)
A2: Protect and/or improve air quality.	Sch. 2(6)(h)
A3: Protect tranquillity and/or intrinsically dark night skies.	Sch. 2(6)(a), (b), (c), (d), (l)
Water	
W1: Protect and/or enhance the quality of the water environment	Sch. 2(6)(g)
W2: Protect and/or enhance the extent and availability of water resources.	Sch. 2(6)(g)
W3: Protect landscapes, ecosystems and communities from future flood risk.	Sch. 2(6)(a), (b), (c), (d), (g), (i)

Strategic Environmental Assessment Objectives	SEA Regulation Requirements
Land, Soil and Natural Resources	
LS1: Prioritise the use of previously developed land over agricultural or other greenfield land.	Sch. 2(6)(f), (j)
LS2: Promote good soil management practices.	Sch. 2(6)(f), (j)
LS3: Promote efficient and sustainable natural resource use in line with circular economy principles.	Sch. 2(6)(f), (j)
Nature	
N1: Contribute to the positive management of irreplaceable biodiversity assets and/or designated sites.	Sch. 2(6)(b), (d), (e)
N2: Support or enhance the integrity and resilience of ecological networks, including through positive management of local wildlife sites.	Sch. 2(6)(b), (d), (e)
N3: Contribute to the positive management of earth heritage sites or features.	Sch. 2(b), (l), (k)
Landscape	
L1: Protect and/or enhance the integrity of the main landscape character typologies and areas within and adjoining the National Landscape.	Sch. 2(6)(l)
L2: Ensure new build development responds positively to townscape and landscape character within and adjoining the National Landscape.	Sch. 2(6)(l), (k)
L3: Protect and/or enhance the integrity and setting of key views from within and into the National Landscape.	Sch. 2(6)(l)
Heritage	
H1: Contribute to the positive management of nationally important heritages assets and/or designated sites.	Sch. 2(6)(k)
H2: Contribute to the positive management of sites or features of local heritage importance.	Sch. 2(6)(k)
H3: Protect and/or enhance the context and setting of designated heritage assets within the National Landscape.	Sch. 2(6)(k)
Communities	
C1: Promote and support access to and positive engagement with the protected landscape and natural environment.	Sch. 2(6)(c), (l), (a)
C2: Promote and support healthy, vibrant and inclusive rural communities, with affordable housing, prosperous business, accessible services, and diverse employment and learning opportunities.	Sch. 2(6)(b), (c), (j)
C3: Promote and support improved physical and digital access for all across the National Landscape.	Sch. 2(6)(b), (j)

1.D   Assessment method

1.9   This section explains how the findings of the assessment are recorded and reported.

1.10   The alignment of each Plan component with each assessment objective has been evaluated. That evaluation was based on the matters covered by each Plan component. A simple 'red', 'amber' and 'green' system has been used to indicate the relative alignment of each plan component with each assessment objective. Where there is no interaction between the plan component and the assessment objective this is indicated with 'grey'.

■	Direct alignment – The Plan component clearly supports the assessment objective.
■	Indirect or implied alignment – The Plan component does not explicitly address the assessment objective but supports actions that imply support for the objective.
■	Non-aligned – there is tension between the Plan component and the assessment objective.

1.E   Environmental Report structure

1.11   The Environmental Report's structure is summarised below. A separate non-technical summary (NTS) is also provided.

- Chapter 1: Introduction and Method Statement
- Chapter 2: Surrey Hills National Landscape Management Plan
- Chapter 3: Atmosphere
- Chapter 4: Water
- Chapter 5: Land, Soils and Natural Resources
- Chapter 6: Nature
- Chapter 7: Landscape
- Chapter 8: Heritage
- Chapter 9: Communities
- Chapter 10: Assessment Summary and Monitoring

1.12   Each technical chapter provides the following information.

- Summary of relevant legal and policy context for the topic.
- Summary of relevant baseline and context conditions and likely future trends for the topic.
- Main assessment findings and recommendations.

2 The Surrey Hills National Landscape Management Plan 2025-2030

2.A The proposed Management Plan 2025-2030

<u>Architecture of the Plan</u>

2.1 The Plan is structured around a set of core principles, a range of strategic objectives, and a number of policies.

- Part 1 - Introduces the National Landscape, covering its origin, the status of the Management Plan and setting out the core principles.

- Part 2 – Describes the characteristics of the Surrey Hills that led to the area's designation as a National Landscape.

- Part 3 – Sets out a 75 year vision for the Surrey Hills, defining a series of strategic priorities across three broad topics that align with three goals from the national Environmental Improvement Plan (2023).

- Part 4 – Sets a framework of policies for 2025-2030 as guidance for public bodies operating within the National Landscape area.

- Part 5 – Sets out the delivery strategy for the Plan, including monitoring and reporting against targets.

2.2 The main components of the Plan are summarised in Figure 2-A. The main relationships of the Management Plan to other statutory plans that would apply across the National Landscape area is summarised in Figure 2-B.

<u>Targets and monitoring</u>

2.3 Government has identified several high level targets against which National Landscape Management Plan performance will be evaluated. Those targets relate to three goals from the national Environmental Improvement Plan (2023) – for climate, the natural environment, and heritage.

2.B Alternatives

2.4 Comparative assessment of reasonable alternatives forms part of the SEA process. However, in the case of the Surrey Hills National Landscape Management Plan there is limited scope for alternatives. It is a statutory requirement that all National Landscapes have current management plans, the purpose of which is to promote the protection of the designated area's landscape character.

2.5   For the 2025-2030Management Plan it is likely the National Landscape will be extended within the plan period. The proposed extension would add a net area of 129.5 km^2 to the National Landscape and would extend the designation beyond the Surrey county boundary into the London Boroughs of Croydon and Bromley, and into East Hampshire. The extension areas identified in Natural England's Second Consultation, which closed on 10 December 2024, are considered by the assessment where appropriate.

Figure 2-A: Main components of the Surrey Hills National Landscape Management Plan 2025-2030
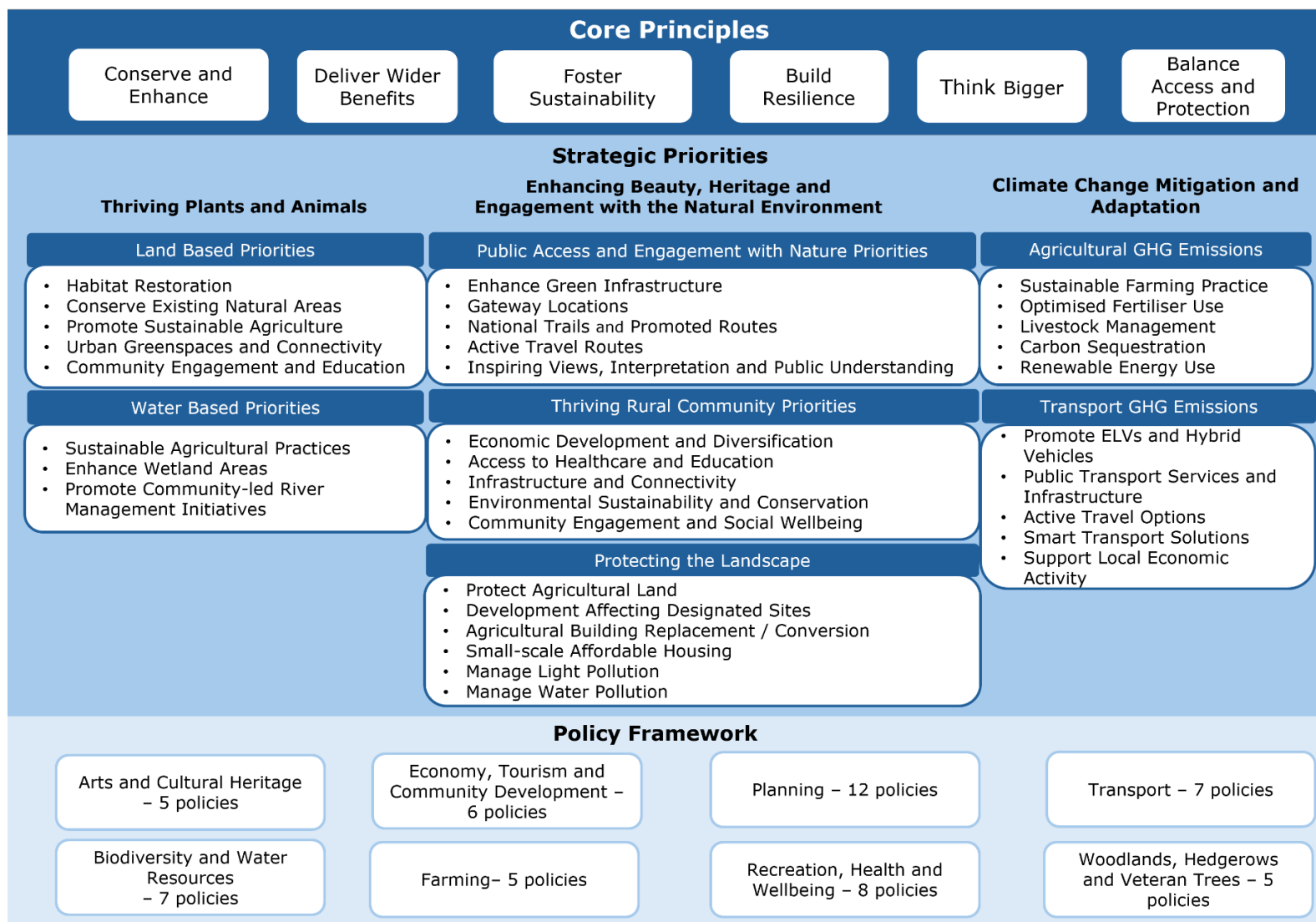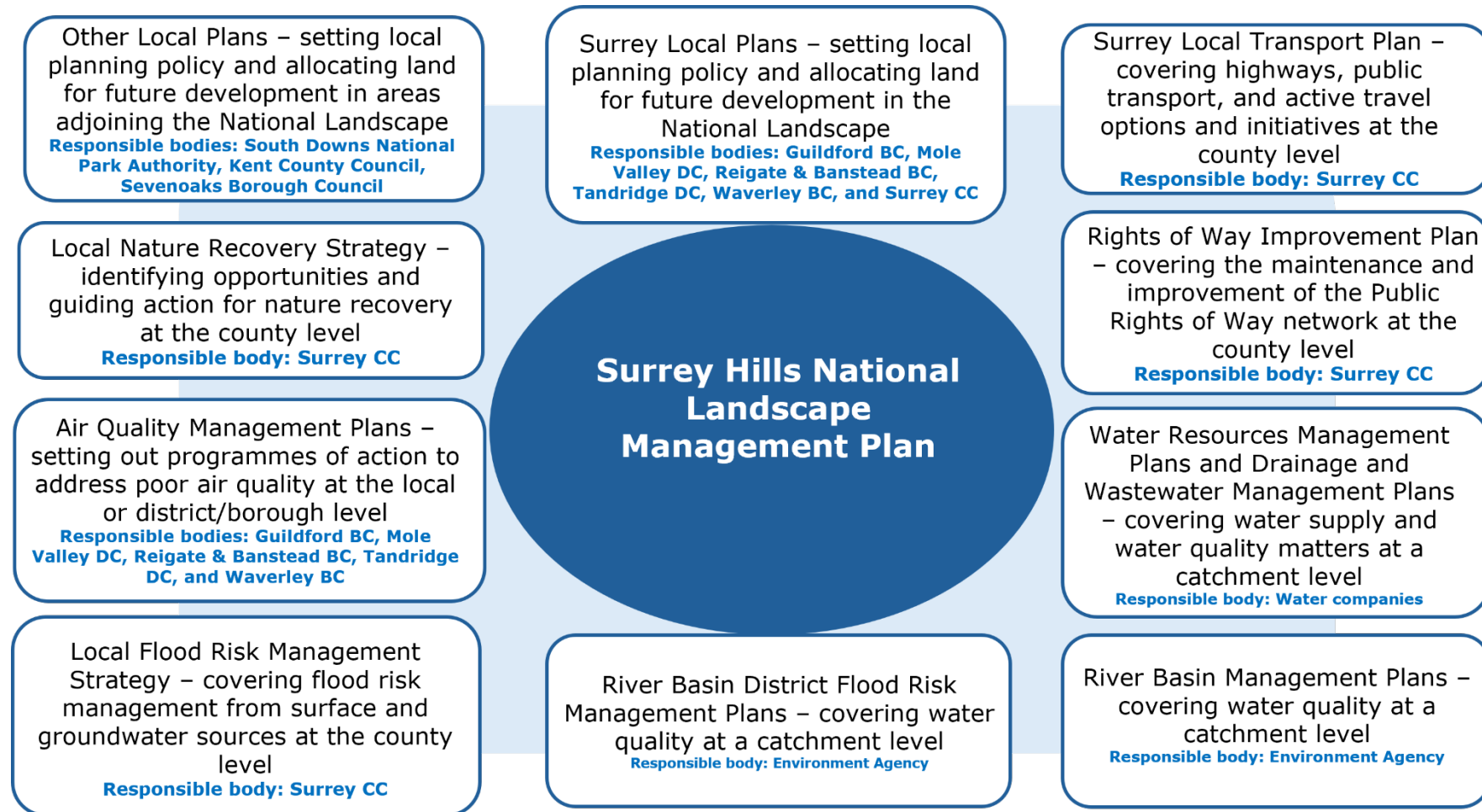
Core Principles

- Conserve and Enhance
- Deliver Wider Benefits
- Foster Sustainability
- Build Resilience
- Think Bigger
- Balance Access and Protection

Strategic Priorities

Thriving Plants and Animals

Enhancing Beauty, Heritage and Engagement with the Natural Environment

Climate Change Mitigation and Adaptation

Land Based Priorities
- Habitat Restoration
- Conserve Existing Natural Areas
- Promote Sustainable Agriculture
- Urban Greenspaces and Connectivity
- Community Engagement and Education

Public Access and Engagement with Nature Priorities
- Enhance Green Infrastructure
- Gateway Locations
- National Trails and Promoted Routes
- Active Travel Routes
- Inspiring Views, Interpretation and Public Understanding

Agricultural GHG Emissions
- Sustainable Farming Practice
- Optimised Fertiliser Use
- Livestock Management
- Carbon Sequestration
- Renewable Energy Use

Water Based Priorities
- Sustainable Agricultural Practices
- Enhance Wetland Areas
- Promote Community-led River Management Initiatives

Thriving Rural Community Priorities
- Economic Development and Diversification
- Access to Healthcare and Education
- Infrastructure and Connectivity
- Environmental Sustainability and Conservation
- Community Engagement and Social Wellbeing

Transport GHG Emissions
- Promote ELVs and Hybrid Vehicles
- Public Transport Services and Infrastructure
- Active Travel Options
- Smart Transport Solutions
- Support Local Economic Activity

Protecting the Landscape
- Protect Agricultural Land
- Development Affecting Designated Sites
- Agricultural Building Replacement / Conversion
- Small-scale Affordable Housing
- Manage Light Pollution
- Manage Water Pollution

Policy Framework

- Arts and Cultural Heritage – 5 policies
- Economy, Tourism and Community Development – 6 policies
- Planning – 12 policies
- Transport – 7 policies
- Biodiversity and Water Resources – 7 policies
- Farming – 5 policies
- Recreation, Health and Wellbeing – 8 policies
- Woodlands, Hedgerows and Veteran Trees – 5 policies

Figure 2-B: Relationship of the Management Plan to other relevant statutory plans

Other Local Plans – setting local planning policy and allocating land for future development in areas adjoining the National Landscape
Responsible bodies: South Downs National Park Authority, Kent County Council, Sevenoaks Borough Council

Surrey Local Plans – setting local planning policy and allocating land for future development in the National Landscape
Responsible bodies: Guildford BC, Mole Valley DC, Reigate & Banstead BC, Tandridge DC, Waverley BC, and Surrey CC

Surrey Local Transport Plan – covering highways, public transport, and active travel options and initiatives at the county level
Responsible body: Surrey CC

Local Nature Recovery Strategy – identifying opportunities and guiding action for nature recovery at the county level
Responsible body: Surrey CC

Rights of Way Improvement Plan – covering the maintenance and improvement of the Public Rights of Way network at the county level
Responsible body: Surrey CC

Air Quality Management Plans – setting out programmes of action to address poor air quality at the local or district/borough level
Responsible bodies: Guildford BC, Mole Valley DC, Reigate & Banstead BC, Tandridge DC, and Waverley BC

Surrey Hills National Landscape Management Plan

Water Resources Management Plans and Drainage and Wastewater Management Plans – covering water supply and water quality matters at a catchment level
Responsible body: Water companies

Local Flood Risk Management Strategy – covering flood risk management from surface and groundwater sources at the county level
Responsible body: Surrey CC

River Basin District Flood Risk Management Plans – covering water quality at a catchment level
Responsible body: Environment Agency

River Basin Management Plans – covering water quality at a catchment level
Responsible body: Environment Agency

Chapter 3   Climate and Air

3.A   Introduction

3.1   The climate and air factors concern the atmosphere, a major part of the Earth's physical environment essential to life on the planet. Human activities affect the atmosphere, its chemical composition and physical properties, at the local, regional, and global scales. Emissions from human activities, such as use of heat and power, motorised travel and food production, are key impacts on the atmosphere's composition and functioning. At the global level those changes impact on the **climate** and at local and regional levels on **air quality**. The atmosphere is also the medium by which human and ecological communities can be exposed to potentially harmful changes in **tranquillity and dark skies** due to noise and/or light intrusion.

3.B   Policy and Legal Context

3.2   The key piece of UK climate legislation is the Climate Change Act 2008 (as amended) which sets a binding target for the UK of reducing greenhouse gas emissions to 100% of 1990 levels by 2050.

3.3   The UK National Air Quality Strategy, last updated by the Environment Act 2021, sets air quality standards for the human population and the natural environment.

- Particulate Matter (PM_{10}) - $50\mu g/m^{-3}$ not to be exceeded more than 35 times a year [24 hour mean] - $40\mu g/m^{-3}$ [Annual mean] – set for human health.

- Fine Particulate Matter ($PM_{2.5}$) - $10\mu g/m^{-3}$ [Annual mean] by 2040 - an average population exposure reduction target of 35% in 2040 compared to a 2018 baseline – Human health

- Nitrogen Dioxide (NO_2) - $200\mu g/m^{-3}$ not to be exceeded more than 18 times a year [1 hour mean] - $40\mu g/m^{-3}$ [Annual mean] - Human health

- Sulphur Dioxide (SO_2) - $266\mu g/m^{-3}$ not to be exceeded more than 35 times a year [15 minute mean] - $350\mu g/m^{-3}$ not to be exceeded more than 24 times a year [1 hour mean] - $125\mu g/m^{-3}$ not to be exceeded more than 3 times a year [24 hour mean] - Human health

- Nitrogen Oxides (NO_x) - $30\mu g/m^{-3}$ [Annual mean] - Vegetation and Ecosystems

- Sulphur Dioxide (SO_2) - $20\mu g/m^{-3}$ [Annual mean; Winter Average] - Vegetation and Ecosystems

3.4   In England, the Environmental Protection Act 1990 deals with statutory nuisance, including noise and light pollution.

3.5   The UK Environmental Improvement Plan (EIP) (2023) identified the following goals for climate and air. The EIP sets no specific goals for tranquillity and dark skies protection, although that relating to the enhancement of natural beauty would likely cover such matters.

- Take all possible action to mitigate climate change, while adapting to reduce its impact. [Goal 7]
- Achieve clean air. [Goal 2]
- Enhancing beauty, heritage and engagement with the natural environment. [Goal 10]

3.6   The UK EIP (2023) identified the following monitoring indicators for climate and air. The monitoring indicators for enhancement of natural beauty are too generic to use for the matters of tranquillity and dark skies protection.

- Emissions of greenhouse gases from natural resources. [A20]
- Carbon footprint and consumer buying choices. [J1]
- Emissions of five key air pollutants [nitrogen oxides, sulphur dioxide, fine particulate matter (PM2.5), ammonia, and non-methane volatile organic compounds]. [A1]
- Concentrations of fine particulate matter (PM2.5) in the air. [A3]
- Rural background levels of ozone (O_3). [A5]
- Exceedance of damaging levels of nutrient nitrogen deposition on ecosystems. [A6]
- Area of land exposed to damaging levels of ammonia (NH_3) in the atmosphere. [A7]

3.7   The previous Government identified three EIP 2023 goals to which protected landscapes will make a key contribution. The following indicators and targets are to be used to track protected landscape progress towards the EIP 2023 climate goal (Goal 7).

- Reduce net greenhouse gas emissions in Protected Landscapes to net zero by 2050 relative to 1990 levels. [Target 6]
- Restore approximately 130,000 hectares of peat in Protected Landscapes by 2050. [Target 7]
- Increase tree canopy and woodland cover (combined) by 3% of total land area in Protected Landscapes by 2050 (from 2022 baseline). [Target 8]

3.C   Context and Baseline

<u>Climate</u>

3.8   The Government has published estimated greenhouse gas emissions for all local authorities in England between 2005 and 2022. Estimated greenhouse gas emissions for Surrey, expressed as kilo-tonnes of carbon dioxide equivalent ($ktCO_2e$), fell from 9,917 $ktCO_2e$ in 2005 to 5,585 $ktCO_2e$ in 2022.

3.9   The main sources of emissions in 2022 (see Table 3.-A and Figure 3-1) were the transport and domestic sectors, with agriculture the smallest contributor.

Table 3-A: Surrey 2022 greenhouse gas emissions by sector

Sector	Emissions ($ktCO_2e$)	% Surrey emissions
Industry	283.4	5.1
Commercial	561.0	10.0
Public Sector	222.9	4.0
Domestic	1,745.2	31.2
Transport	2,639.8	47.3
Agriculture	172.6	3.1
Waste	197.9	3.5
Land use, land use change and forestry (LULUCF) net	-237.6	-4.3
Surrey Total	**5,585.1**	

Figure 3-1: Surrey 2022 greenhouse gas emissions by sector
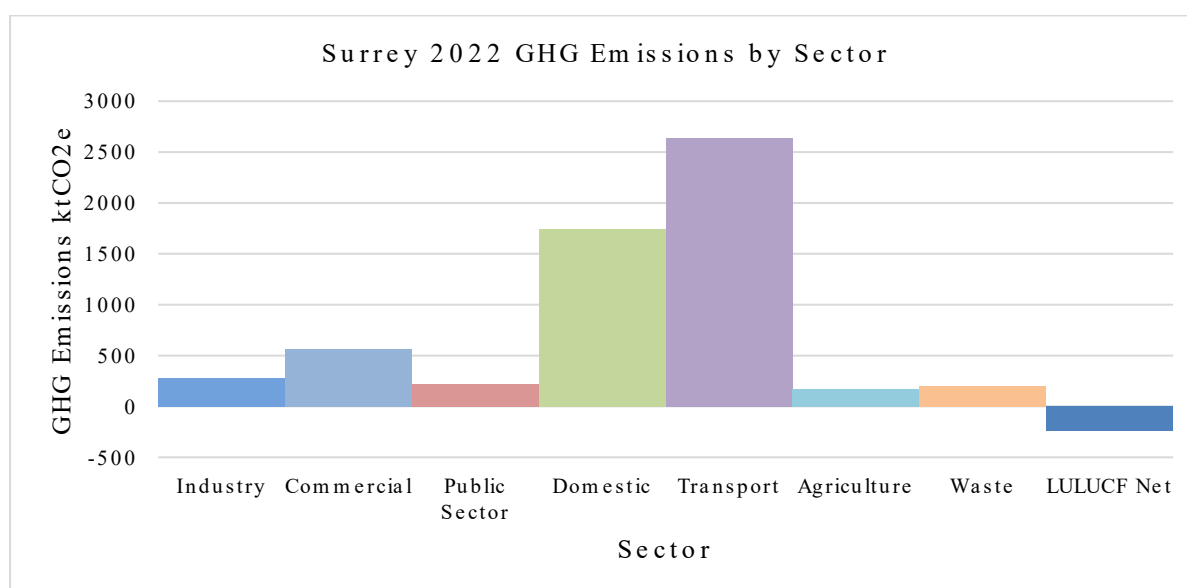
3.10 The published local authority greenhouse gas emissions estimates include per kilometre square (km^2) figures. Those figures can be used to estimate the likely contribution of the Surrey Hills National Landscape to the county's greenhouse gas emissions. The 2022 GHG emissions attributable to the Surrey Hills National Landscape would be in the range 841.3 $ktCO_2e$ to 1,395.9 $ktCO_2e$ (see Table 3-B).

Table 3-B: Surrey 2005 and 2022 greenhouse gas emissions for the Surrey Hills National Landscape area

Local Authority Area	Land within Surrey Hills National Landscape (km^2)	2022 GHG emissions ktCO2e per km2	2022 GHG Emissions for SHNL area ($ktCO_2e$)	2005 GHG emissions ktCO2e per km2	2005 GHG Emissions for SHNL area ($ktCO_2e$)
Guildford BC	99	2.6	257.4	4.6	455.4
Mole Valley DC	95	1.9	180.5	3.4	323
Reigate and Banstead BC	14	5.6	78.4	9.3	130.2
Tandridge DC	30	2.2	66.0	3.6	108
Waverley BC	185	1.4	259.0	2.7	499.5
		Total	**841.3**		**1516.1**
Surrey	423	3.3	**1395.9**	5.9	**2495.7**

3.11 Greenhouse gas emissions attributable to the Surrey Hills National Landscape on the grounds set out in Table 3-B above, have reduced by c.55% between 2005 and 2022. As for the county as a whole, greenhouse gas emissions within the National Landscape are likely dominated by the transport and domestic sectors.

3.12 The proposed extension to the Surrey Hills National Landscape would add a further 129.5 km^2 to the protected landscape. Using the Surrey 2022 average figure for greenhouse gas emissions per km^2 the 2022 baseline for the extended SHNL would be 1,823.25 $ktCO_2e$, an increase of c.427.35 $ktCO_2e$. This figure is only indicative, as the proposed extension includes land outside the county boundary of Surrey.

3.13 The Climate Change Act 2008 (as amended) sets a binding goal of net zero carbon emissions by 2050. Carbon budgets have been set by Government at the UK level (source) up to 2037 (the Sixth Carbon Budget). The Fourth (2023-2027) and Fifth (2028-2032) Carbon Budgets are relevant to the Management Plan period (2025-2030). Carbon budgets for the UK, south-east England, and Surrey for 2023-2027 and 2028-2032 are given in Table 3-C.

Table 3-C: Carbon Budgets for Surrey, South-East England and the UK

Carbon Budget Period	Surrey [1] $MtCO_{2(e)}$	South-East England [1] $MtCO_{2(e)}$	UK $MtCO_{2(e)}$
Fourth (2023-2027)	13.2	94.1	1,950
Fifth (2028-2032)	6.6	46.6	1,725

(1) Carbon budgets for Surrey and South-East of England based on aggregated carbon budgets attributed for relevant local authority areas from the Tyndall Centre.

Air

3.14   The road network in Surrey is affected by high levels of traffic and congestion, with vehicle emissions impacting on air quality at the local level. The main pollutants of concern are nitrogen dioxide (NO_2) and particulate matter (PM_{10} and $PM_{2.5}$). Defra's ambient air quality maps for the UK (http://uk-air.defra.gov.uk/data/gis-mapping) indicate air quality is poorest in the north-west of Surrey, and along the major highway corridors across the county. The Surrey Hills National Landscape coincides with several key road corridors, including the M25 and M23 motorways in the east, the A24 and A25 main roads in central Surrey, and the A31 and A3 in the south-west.

3.15   Four Air Quality Management Areas (AQMAs), declared for exceedance of the nitrogen dioxide annual mean objective, include land within the Surrey Hills National Landscape. Three are located within the Reigate and Banstead Borough Council area, and the fourth in the Guildford Borough Council Area.

- AQMA No.1 – M25 motorway within Reigate and Banstead. (RBBC)
- AQMA No.11 – A217 Reigate Hill. (RBBC)
- AQMA No.13 (A23 Hooley). (RBBC)
- The Street, Compton AQMA. (GBC)

3.16   The proposed extension to the Surrey Hills National Landscape would add a further 129.5 km^2 to the protected landscape. Parts of the proposed extension coincide with the Croydon AQMA, declared for exceedance of the nitrogen dioxide annual mean target.

3.17   Future air pollution trends in the UK, and therefore Surrey, will be determined by the rate of transition to non-fossil fuel based modes of energy generation and transport, and broader changes to the sectoral profile of the national and local economies. In Surrey nitrogen dioxide is the main pollutant of concern, with particulate matter also an issue in those parts of the county that host major roads. Future air quality

trends in Surrey will be heavily influenced by emissions from the highway network.

<u>Tranquillity and Dark Skies</u>

3.18   The Campaign for the Protection of Rural England (CPRE) undertook mapping for noise and visual intrusion across England comparing the levels of intrusion observed during the 1960s, 1990s and the year 2007. The disturbed area in Surrey increased from 58% of the county in the early 1960s, to 81% in the early 1990s, and 84% by 2007.

3.19   Review of Extrium's online [England Noise and Air Quality Viewer](#) indicates road noise as a major impact on tranquillity in the eastern part of the Surrey Hills National Landscape. From Dorking in the west through to Limpsfield in the east the National Landscape coincides with the route of the M25 motorway, including its interchange with the M23 motorway. Greater tranquillity, in terms of the absence of noise, can be found in the western part of the National Landscape, although even there the A3 and A31, and other A roads, have a noticeable effect.

3.20   The CPRE has produced an online [dark skies and light pollution map](#) for England. Adding the boundary of the Surrey Hills National Landscape to the map indicates, as for noise, greater levels of light intrusion in the eastern part of the protected landscape. The darkest areas are found in the west, in Mole Valley west of Dorking and south of the A25 and in Waverley south and south-west of Godalming.

3.21   As development pressure rises in the Surrey and the wider south-east of England the risk of increased noise and/or light intrusion is likely to rise.

3.D   Assessment Framework

3.22   Review of the objectives relevant to the atmosphere featured in the SA frameworks of those LPAs whose areas cover the current and/or extended SHNL identified the following key issues.

- Climate change mitigation through reductions in greenhouse gas emissions and support for renewable energy technologies and non-fossil fuel options for heat, light, power and transport.

- Climate change adaptation and resilience, including measures to address extreme weather, increased temperatures, etc.

- Addressing the causes of poor air quality.

- Limiting the incidence of light and noise pollution.

3.23   For the atmosphere, the assessment scrutinises the Management Plan's potential contribution to the following objectives. Would implementation

of the Management Plan promote or enable developments or initiatives that would:

- Address the causes of climate change and adapt to its impacts. [Objective A1]

- Protect and/or improve air quality. [Objective A2]

- Protect tranquillity and/or intrinsically dark night skies. [Objective A3]

3.24 Those objectives meet the requirements of the SEA Regulations (Schedule 2(6)(i) 'Climatic factors' and (h) 'Air').

3.E Assessment Findings and Recommendations

3.E.1 Findings

3.25 The assessment findings are discussed below and summarised in Table 3-D and Figure 3-2.

3.26 The plan includes six core principles, none of which make direct reference to the matters of climate change, air quality, or tranquillity and darkness. Three core principles (no. 2, 4 and 5) imply the matters of climate change and of air quality in their wording. For tranquillity and darkness, two principles (no. 1 and 3) are worded to imply consideration of those matters. The core principles wording is broad in scope, encompassing numerous issues addressed further in the strategic priorities and policies, consequently no changes are recommended to the core principles.

3.27 The plan includes twenty-nine strategic priorities of which twelve (CA1-CA5, CT1-CT5, B4, and W5) make direct reference to climate change, two (LB1 and CA2) make direct reference to air quality, and one (PHL5) makes direct reference to tranquillity and darkness. Ten strategic priorities (LB2-LB5, WB2, PAE1-PAE4, TRC3) imply consideration of, or could indirectly affect, climate change matters. Twelve strategic priorities (LB3, PAE1-PAE4, TRC3, CA5, CT1-CT5) imply consideration of, or could indirectly affect, air quality matters. For tranquillity and darkness, two strategic priorities (TRC1, PHL1) imply consideration of, or could indirectly affect, those matters.

3.28 A single strategic priority (PHL1) is classed as non-aligned with the climate change assessment objective. That strategic priority is concerned with the protection of agricultural land from other uses, including renewable energy production. That non-alignment is, however, addressed by the guidance set out in policy 'Planning 11', which provides support for renewable energy projects where it can be demonstrated the natural beauty of the National Landscape would not be harmed.

3.29   The plan includes fifty-five policies, of which three (B4, W5, P11) make direct reference to climate change, and two (P2 and P10) make direct reference to tranquillity and darkness. Two policies (F2 and T1) imply consideration of climate change matters. Three policies (B5, F2 and T1) imply consideration of air quality. One policy (R1) implies consideration of tranquillity and darkness matters.

Table 3-D: Assessment findings

	A1 Climate (Core Principles)	A1 Climate (Strategic Priorities)	A1 Climate (Policies)	A2 Air Quality (Core Principles)	A2 Air Quality (Strategic Priorities)	A2 Air Quality (Policies)	A3 Tranquillity and Darkness (Core Principles)	A3 Tranquillity and Darkness (Strategic Priorities)	A3 Tranquillity and Darkness (Policies)
Direct	0	12	3	0	2	0	0	1	2
	0%	41.4%	5.5%	0%	6.9%	0%	0%	3.4%	3.6%
Indirect /Implied	3	10	2	3	12	3	2	2	1
	50%	34.5%	3.6%	50%	41.4%	5.5%	33.3%	6.9%	18%
Non-Aligned	0	1	0	0	0	0	0	0	0
	0%	3.4%	0%	0%	0%	0%	0%	0%	0%

Figure 3-2: Assessment findings
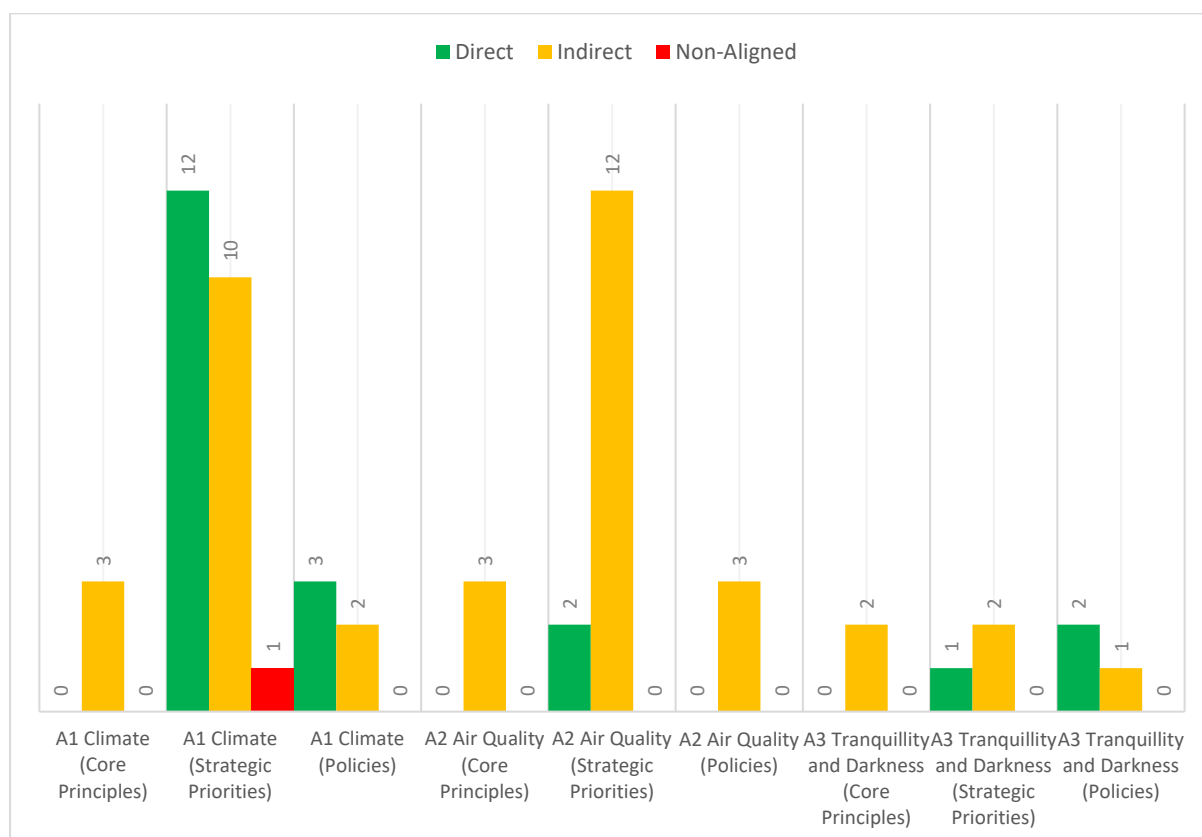
3.E.2 Recommendations

Climate Change

3.30   Additional actions are recommended under the strategic priority for mitigating and adapting to climate change. Those actions should include measures to address domestic and industrial / commercial sector emissions in addition to the identified sectors of agriculture and transport.

3.31   Reasons for recommendation – the agricultural sector contributes only 3.1% of Surrey's overall GHG emissions cf. transport which contributes 47.3%. The domestic sector and the industry and commerce sector account for 31.2% and 15.1% respectively of Surrey's GHG emissions. Agricultural land accounts for only 40% of the SHNL area, limiting the extent to which the Plan can impact on associated GHG emissions.

3.32   There are many non-agricultural businesses located within the SHNL area, including those associated with the leisure and tourism sectors, so an opportunity exists for the Plan to include measures to promote and support uptake of low carbon energy options by those businesses.

3.33   There are several market towns and numerous smaller settlements and isolated dwellings across the SHNL area, that could benefit from support to enable and encourage transition to low carbon forms of domestic heat and power. Rural dwellings can experience issues with the reliability of heat and power infrastructure, with isolated dwellings often not connected to the national gas grid and with electricity connections often disproportionately impacted by severe weather. Decentralised low carbon energy generation infrastructure, such as solar panels and air or ground sourced heat pumps, present an opportunity to address issues with energy supply reliability in rural areas. Such technologies can also help address issues of rural fuel poverty, by reducing reliance on fossil fuels.

3.34   The EIP targets for climate against which the Government expects National Landscapes to report are discussed further in Chapter 10 of this report.

Air Quality

3.35   Air quality is generally compliant with relevant National Air Quality Strategy targets across the Surrey Hill National Landscape. Localised issues, associated with high traffic levels during peak visitor times or the use of chemicals in agriculture, may arise intermittently, and would be addressed as part of wider initiatives to promote responsible tourism or sustainable farming practice.

3.36   Primary responsibility for air quality monitoring and management lies with the relevant local authority, who have the ability to designate Air Quality Management Areas (AQMAs) and implement associated management plans. The principles, priorities and policies set out in the draft Surrey Hills National Landscape Management Plan are sufficiently broad in scope to enable the Plan to contribute positively to local air quality management. No changes to the Plan are recommended with reference to that matter.

Tranquillity and Darkness

3.37   The plan includes a strategic priority and several policies (P2 and P10) that provide for the protection of dark skies within the National Landscape. The effects of development on relative tranquillity are identified as a matter of concern by one policy (P2). Those Plan components focus on development proposals of the type typically subject to planning control through the Town and Country Planning regime.

3.38   There is potential for tranquillity and dark skies to be affected by schemes and strategies beyond the scope of the local planning regime, such as developments progressed through the Nationally Significant Infrastructure Projects (NSIP) regime or changes associated with the management of nearby key transport hubs, in particular Gatwick and Heathrow airports. There is scope for the Plan to include strategic priorities and/or policies that support the National Landscape board and office's work as consultee and advocate for the designated landscape in the context of decision making on nationally important infrastructure projects.

Chapter 4   Water

4.A   Introduction

4.1   The water environment is a major component of the Earth's physical environment and is essential to the presence of life on the planet. Human activity can affect the water environment, in terms of chemical composition and physical properties at the local, regional and global scales.

4.2   The discharge of effluents and changes in land use and management can affect the **quality** of the water environment. Many human activities require the use of water, and those demands can affect the availability of that **resource** to the wider environment. The water environment is also the medium by which landscapes, ecosystems and human communities are exposed to **flood risk**.

4.B   Policy and Legal Context

4.3   Much of the UK's extant water quality law – summarised below – was originally introduced in response to EU Directives. The 2021 Environment Act implemented amendments to the Water Industry Act 1991, the Water Resources Act 1991, the Water Act 2003, and the Water Act 2014 and associated secondary legislation. Those changes included a new duty on sewerage undertakers to prepare and implement drainage and sewerage management plans. Flood risk management is primarily governed by the Flood and Water Management Act 2010 and the Flood Risk Regulations 2009.

4.4   The UK EIP (2023) identified the following goals for water and flood risk.

- We will achieve clean and plentiful water by improving at least 75% of our waters to be close to their natural state as soon as practicable. [Goal 3]

- We will reduce the risk of harm to people, the environment and the economy from natural hazards including flooding, drought, and coastal erosion. [Goal 8]

4.5   The UK EIP (2023) identified the following monitoring indicators for water and flood risk.

- Pollution loads entering waters. [B1]
- Serious pollution incidents to water. [B2]
- State of the water environment. [B3]
- Condition of bathing waters. [B4]

- Water bodies achieving sustainable abstraction criteria. [B5]
- Natural functions of water and wetland ecosystems. [B6]
- Health of freshwaters assessed through fish populations. [B7]
- Efficient use of water. [E8]
- Disruption or unwanted impacts from flooding or coastal erosion. [F1]
- Communities resilient to flooding and coastal erosion. [F2]
- Disruption or unwanted impacts caused by drought. [F3]

4.6   The previous Government published guidance identifying three EIP 2023 goals to which protected landscapes, including National Landscapes, will make a key contribution. The EIP 2023's goals for water and environmental hazards were not amongst those against which protected landscapes are required to monitor and report performance.

4.C   Context and Baseline

<u>Water quality</u>

4.7   The condition of surface waters and groundwaters in Surrey is monitored by the Environment Agency against targets for waterbody ecological and chemical condition. The Surrey Hills National Landscape coincides with waterbodies and catchments within the Thames River Basin Management Plan (RBMP) area and the South East RBMP area.

4.8   The overall condition of surface waterbody catchments wholly or partly within the Surrey Hills National Landscape is summarised in Table 4-A and Figure 4-1. The RBMPs give the main reasons for waterbodies not achieving 'good' overall status as, pollution from point sources (e.g. water industry sewage works) and diffuse sources (e.g. agriculture), water abstraction, and physical alterations to rivers and streams.

Table 4-A: Overall status of surface waterbody catchments covering the Surrey Hills National Landscape area

River Catchment	Good Overall Status	Moderate Overall Status	Poor Overall Status	Bad Overall Status
Loddon	0	1	0	0
Wey	1	6	5	2
Mole	0	5	1	0
London	0	3	0	0
Medway	0	1	1	0
Arun and Western Streams	0	1	3	0
All Catchments	1	17	10	2

Figure 4-1: River Catchment Water Quality 2019/2022 for the area including the Surrey Hills National Landscape
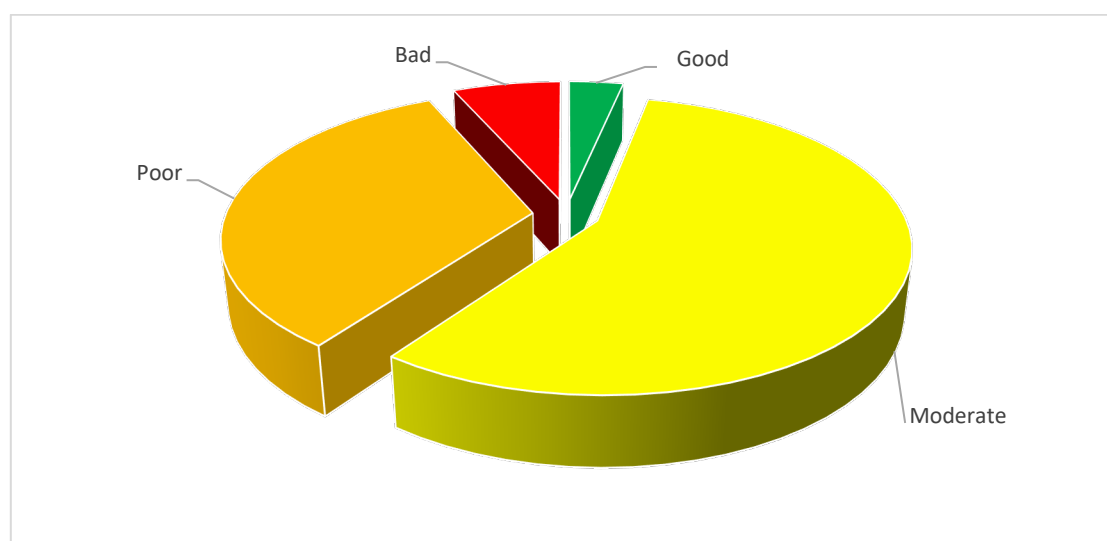
Water resources

4.9   Aquifers form the main source of public water supply in Surrey. Groundwater is susceptible to pollution from point and diffuse sources. The typically slow recharge and circulation rates of groundwaters makes pollution control and mitigation difficult. The Surrey Hills National Landscape is underlain by several groundwater bodies within the Thames RBMP area (see Table 4-B). The majority of the protected landscape is underlain by the Godalming Lower Greensand in the west and the Dorking North Downs Chalk in the central area. Both aquifers exhibit 'good' quantitative status, meaning water availability is not a particular concern, and 'poor' chemical quality due to point (industry) and diffuse (agriculture and rural land management) sources.

Table 4-B: Overall status of groundwater bodies underlying the Surrey Hills National Landscape area

Groundwater Body	Position relative to the SHNL	Overall Status	Quantitative Status	Chemical Status
Guildford Chalk	West	Poor	Poor	Good
Godalming Lower Greensand	West	Poor	Good	Poor
Epsom North Downs Chalk	Central	Poor	Poor	Poor
Dorking North Downs Chalk	Central	Poor	Good	Poor
Effingham Tertiaries	Central	Good	Good	Good
Reigate Lower Greensand	Central	Poor	Poor	Poor
Kent Greensand Western	East	Poor	Poor	Poor

4.10 There are numerous public and private water supply boreholes distributed across the Surrey Hills National Landscape area. Associated with water supply boreholes are groundwater Source Protection Zones (SPZs) designated to prevent contamination of abstracted waters (see https://magic.defra.gov.uk/MagicMap.html for details). SPZs are defined on the basis of the time it would take contaminants to travel to the point of abstraction.

Flooding

4.11 The Surrey Hills National Landscape is dissected by several main rivers and their tributaries, the dominant two being the Rivers Wey and Mole. Fluvial flood risk is greatest along the corridors and floodplains of those rivers and their tributaries. Further details of fluvial flood risk can be found here.

4.12. Surface water flooding occurs where catchments are saturated, or land has been made impermeable by development. Surface water flood risk occurs throughout Surrey, including settlements located within the Surrey Hills National Landscape. Further details of surface water flood risk can be found here.

4.13 Groundwater flooding affects low-lying areas, due to groundwater rising above the surface of the land. The underlying geology is a key factor in groundwater flood risk. Groundwater flooding in Surrey is most common in areas with chalk strata, such as the North Downs, but can occur anywhere with underlying permeable deposits, such as sandstone, sands and gravels.

4.D   Assessment Framework

4.14 Review of the objectives relevant to water and flood risk featured in the SA frameworks of those LPAs whose areas cover the current and/or extended SHNL identified the following key issues.

- Reduce flood risk, considering the likely effects on that risk of a changing climate.
- Improve the quality and resilience of water resources.
- Promote and enable the sustainable use of water resources.

4.15 For water and flood risk, the assessment scrutinises the Management Plan's potential contribution to the following objectives. Would implementation of the Management Plan promote or enable developments or initiatives that would:

- Protect and/or enhance the quality of the water environment. [Objective WE1]

- Protect and/or enhance the extent and availability of water resources. [Objective WE2]

- Protect landscapes, ecosystems and communities from future flood risk. [Objective WE3]

4.16   Those objectives meet the requirements of the SEA Regulations (Schedule 2(6)(g) 'water'.

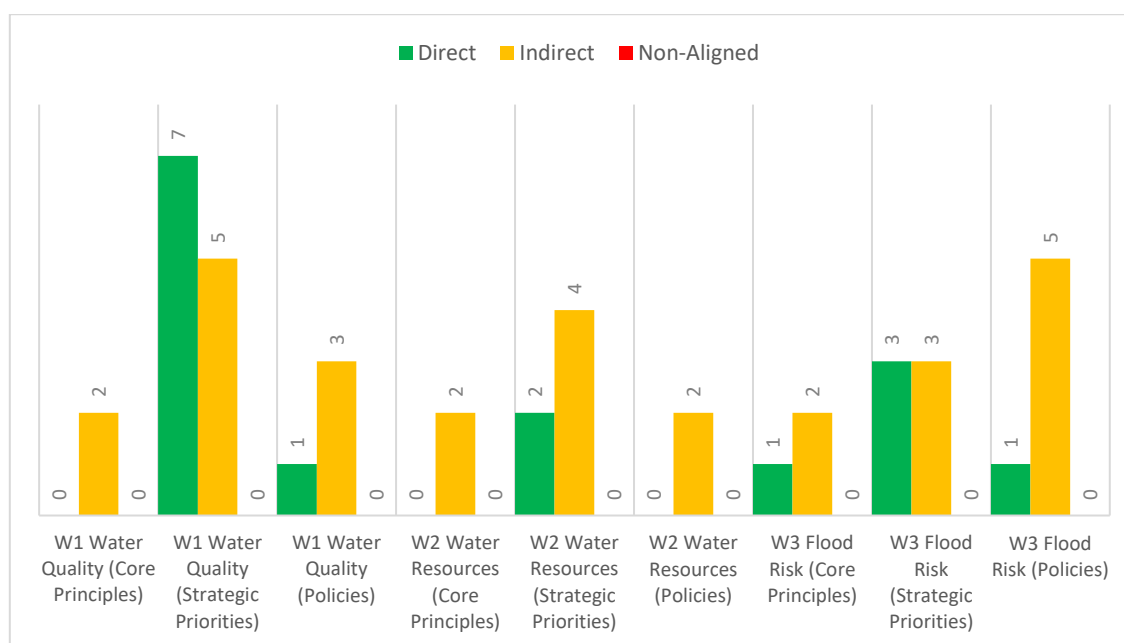## 4.E   Assessment Findings and Recommendations

4.E.1   Findings

4.17   The assessment findings are discussed below and summarised in Table 4-C and Figure 4-2.

4.18   The plan includes six core principles, of which one (no.5) makes direct reference to the matter of flooding. For two core principles (no. 4 and 5) the matters of water quality and water resources are implied by the wording of those principles. For two core principles (no. 2 and 4) the matter of flooding is implied by the wording of those principles. The core principles are broad in scope, encompassing numerous issues that are addressed in greater detail in the strategic priorities and policies, no changes are recommended to the core principles with reference to the water environment.

4.19   The plan includes twenty-nine strategic priorities of which seven (LB1, WB1-WB3, TRC4, PHL6, CA3) make direct reference to water quality, two (TRC4 and PHL6) make direct reference to water resources, and three (LB1, WB2 and PHL6) make direct reference to flooding. Five strategic priorities (LB3-LB5 and CA1-CA2) imply consideration of, or could indirectly affect, water quality. Four strategic priorities (LB1, LB4-LB5, and WB2) imply consideration of, or could indirectly affect, water resources. For flooding, three strategic priorities (LB4-LB5, and WB3) imply consideration of, or could indirectly affect, those matters.

4.20   The plan includes fifty-five policies, of which one (B7) makes direct reference to water quality, and one (W1) makes direct reference to flooding. Three policies (B1, B5 and F2) imply consideration of water quality matters. Two policies (B7 and F2) imply consideration of water resources matters. Five policies (B4, B7, W5, F2, and E5) imply consideration of flooding.

Table 4-C: Assessment findings

	W1 Water Quality (Core Principles)	W1 Water Quality (Strategic Priorities)	W1 Water Quality (Policies)	W2 Water Resources (Core Principles)	W2 Water Resources (Strategic Priorities)	W2 Water Resources (Policies)	W3 Flooding (Core Principles)	W3 Flooding (Strategic Priorities)	W3 Flooding (Policies)
Direct	0	7	1	0	2	0	1	3	1
	0%	24.1%	1.8%	0%	6.9%	0%	16.7%	10.3%	1.8%
Indirect /Implied	2	5	3	2	4	2	2	3	5
	33.3%	17.2%	5.5%	33.3%	13.8%	3.6%	33.3%	10.3%	9.1%
Non-Aligned	0	0	0	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%	0%	0%	0%

Figure 4-2: Assessment findings

4.E.2 Recommendations

4.21 Farming and land use management can contribute to diffuse pollution, particularly with respect to nutrient loading of the water environment with consequent effects on aquatic and wetland ecology and water dependent terrestrial ecosystems. Land use management can contribute positively to the management of flood risk.

4.22 The new SHNL Management Plan recognises the contribution responsible land use management and farming can make to the protection of the water environment and flood risk management. That is reflected in the

core principles, strategic priorities and policies of the new Management Plan, several of which focus specifically on water environment or flood risk management. No changes to the plan are recommended with reference to the matters of water quality, water resources or flood risk management.

Chapter 5   Land, Soil and Resources

5.A   Introduction

5.1   The terrestrial environment, in terms of land, soils and geological resources, is a major component of the Earth's physical environment, and is essential to the presence of life on the planet. Human activity can affect land, soils and associated resources at the local, regional and global scales.

5.2   Undeveloped land is a finite resource, and once changed through use is difficult to reinstate. To safeguard the integrity of the ecosystem services undeveloped land provides development should be concentrated in already built-up areas. Past industrial use, intensive agricultural use, and inappropriate land management all affect soil integrity and productivity. The use of resources derived from the land is fundamental to the functioning of society however, those demands affect the availability of such resources to other organisms and future generations.

5.B   Policy and Legal Context

5.3   The Environmental Protection Act 1990 covers the effects of land contamination to human health & the environment. The national soils strategy (Safeguarding our Soils: A Strategy for England, 2009) envisaged a situation where by 2030 all England's soils will be managed sustainably, degradation threats addressed, quality improved and the essential services provided by soils safeguarded for future generations. National planning policy directs planning authorities to safeguard the best and most versatile agricultural land from development.

5.4   The UK EIP (2023) identified the following goals for land, soils and natural resources. The goals and indicators covering seas and marine resources are excluded due to the non-coastal nature of Surrey.

- We will minimise waste, reuse materials as much as we can and manage materials at the end of their life to minimise the impact on the environment. [Goal 5]

- Use resources from nature, such as timber, and food, more sustainably and efficiently. [Goal 6]

5.5   The UK EIP (2023) identified the following monitoring indicators relevant to land, soils and natural resources.

- Raw material consumption. [J2]
- Area of woodland in England. [D3]

- Area of productive agricultural land. [E2]
- Volume of inputs used in agricultural production. [E3]
- Efficiency of agricultural production measured by Total Factor Productivity. [E4]
- Percentage of the annual growth of trees in English woodlands that is harvested. [E5]
- Volume of timber brought to market per annum from English sources. [E6]
- Healthy soils. [E7]
- Municipal waste recycling rates. [J3]
- Residual waste arising by type and sector. [J4]
- Prevent harmful chemicals from being recycled. [J5]
- Waste crime. [J6]

5.6 The previous Government published guidance identifying three EIP 2023 goals to which protected landscapes, including National Landscapes, will make a key contribution. The EIP 2023's goals for land, soils and natural resources were not amongst those against which protected landscapes are required to monitor and report performance.

5.C   Context and Baseline

Agricultural land and soils

5.7 The Surrey Hills National Landscape nature recovery strategy reports that 40% of the designated landscape comprises of agricultural land. The majority of that agricultural land is Grade 3 (undifferentiated) or Grade 4 land (see https://magic.defra.gov.uk/MagicMap.html). The National Landscape also encompasses large areas of non-agricultural land, typically woodland or heathland. Little land within the designated landscape is classed as urban.

5.8 Further information prepared by Natural England on the likelihood of land within the National Landscape area qualifying as best and most versatile agricultural land – that is Grades 1, 2 and 3a – can be found here.

5.9 Soils across the National Landscape area are influenced by the underlying geology, which is dominated by chalk, sands and sandstone, and clays. Further information about the soils within the National Landscape area can be found here.

Land use

5.10 Land use data for England for 2022, compiled and published by the former Department of Levelling Up, Housing and Communities (DLUHC) provides an insight into the amount and type of development found across the five boroughs and districts that coincide with the Surrey Hills National Landscape.

5.11 Across all five boroughs undeveloped land accounts for the majority of each area – ranging from 83.1% of the borough in Reigate and Banstead to 91.7% of the district in Mole Valley – a situation likely reflected in the National Landscape. Agriculture accounts for the greatest use of undeveloped land across all five districts and boroughs– ranging from 38% of the borough in Guildford to 56.7% of the district Tandridge.

5.12 Across all five boroughs the largest urban areas – including Godalming, Farnham, Haslemere, Guildford, Dorking, Leatherhead, Reigate, Redhill, Godstone and Oxted – sit outside the National Landscape boundaries. Across all five boroughs transport and infrastructure development accounts for the greatest use of developed land – ranging from 7.9% of the borough in Reigate and Banstead to 4.2% of the district in Mole Valley. Residential development is the next greatest use of land across all five boroughs and districts.

Table 5-A: Land use (2022) by district and borough (hectares)

Land Use Type	GBC	MVDC	RBBC	TDC	WaBC
Community services	400	206	250	272	534
Industry and commerce	83	41	54	45	47
Residential	472	337	466	318	500
Transport and infrastructure	1444	1084	1023	1159	1666
Minerals and waste	42	41	54	45	47
Developed - Unknown use	562	481	353	540	564
Total Developed Land	**3003**	**2152**	**2154**	**2334**	**3328**
Agriculture	10293	12604	5029	14077	13570
Forest, open land and water	9135	7716	2269	4886	12135
Outdoor recreation	1430	891	898	937	1508
Residential gardens	2907	2331	2302	2403	3634
Undeveloped - Unknown use	270	135	234	168	283
Total Undeveloped Land	**24035**	**23677**	**10732**	**22471**	**31129**
Vacant Land	56	3	29	14	60
Total Land Area	**27093**	**25832**	**12914**	**24819**	**34517**

Figure 5-1: Land use (2022) by district and borough

Legend:
- Community Services
- Industry and Commerce
- Residential
- Transport and Infrastructure
- Minerals and waste
- Developed - Unknown use
- Agriculture
- Forest, Open Land and Water
- Outdoor Recreation
- Residential Gardens
- Undeveloped - Unknown use

Ring labels: GBC, MVDC, RBBC, TDC, WaBC
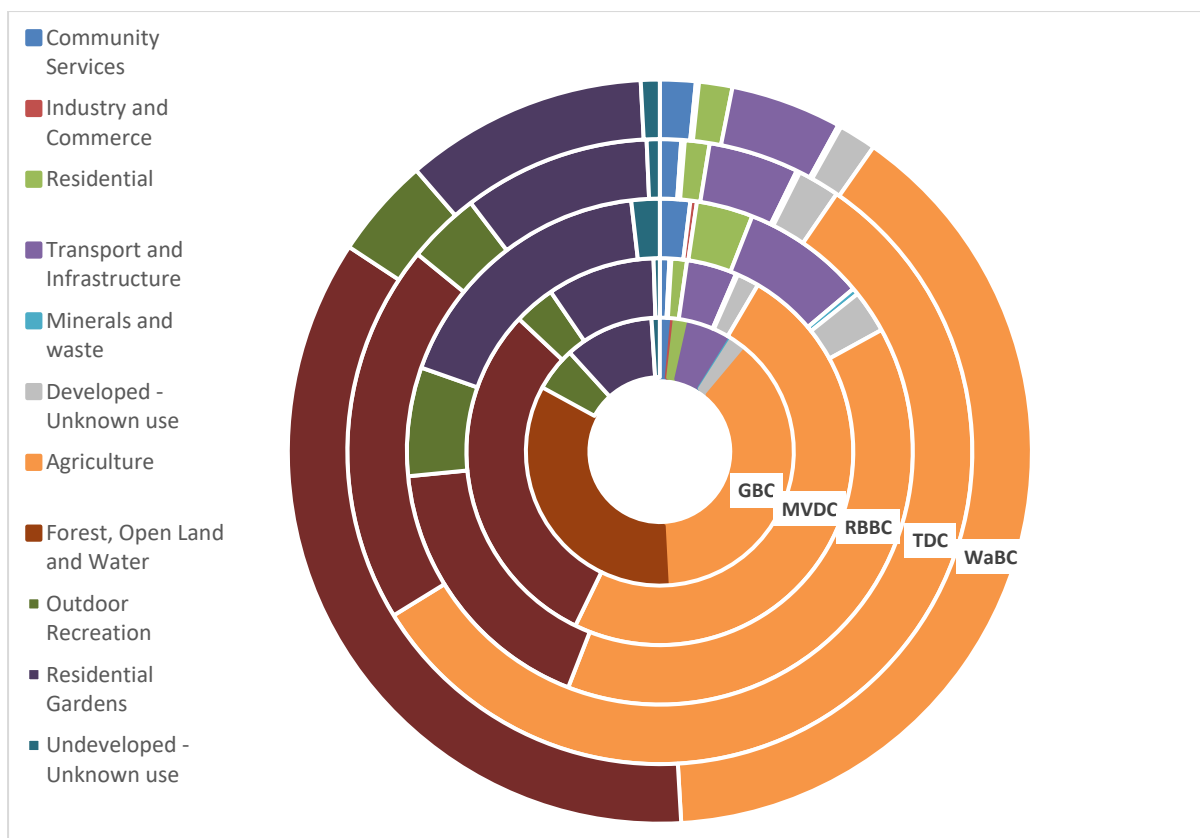
Natural resources

5.13 The Surrey Hills National Landscape hosts several industries based on the exploitation of natural resources. These include agricultural land suitable for the production of arable crops or rearing of livestock, woodlands providing deciduous or coniferous timber from standards or coppices, and mineral resources such as sands and sandstones, clays, chalks, and hydrocarbons.

5.14 Operational mineral sites within the National Landscape are listed below. The Palmers Wood Oilfield at Godstone (oil and gas production), Mercers South Quarry at Nutfield (soft sand) and Runfold South Quarry at Runfold (former soft sand quarry undergoing infilling and restoration) adjoin the National Landscape.

- Albury Park Wellsite, Albury – natural gas wellsite.
- Moorhouse Sandpits, Westerham – soft sand quarry.
- North Park Quarry, Pendell Quarry and Brewer Street Quarry, Bletchingley – silica sand quarry.
- Oxted Chalk Pit, Oxted – chalk quarry and inert landfill site.

5.D   Assessment Framework

5.15   Review of the objectives relevant to land, soils and natural resources featured in the SA frameworks of those LPAs whose areas cover the current and/or extended SHNL identified the following key issues.

- Protection of best and most versatile agricultural land and sensitive soil resources.
- Promote the use of previously developed land and the remediation of contaminated land.
- Efficient and sustainable use of natural resources.
- Sustainable management of wastes.

5.16   For land, soils and natural resources, the assessment scrutinises the Management Plan's potential contribution to the following objectives. Would implementation of the Management Plan promote or enable developments or initiatives that would:

- Prioritise the use of previously developed land over agricultural or other greenfield land. (Objective LS1)
- Promote good soil management practices. (Objective LS2)
- Promote efficient and sustainable natural resource use in line with circular economy principles. (Objective LS3)

5.17   Those objectives meet the requirements of the SEA Regulations (Schedule 2(6)(f) and (j) with respect to soils and material assets.

5.E   Assessment Findings and Recommendations

5.E.1   Findings

5.18   The assessment findings are discussed below and summarised in Table 4-B and Figure 5-1.

5.19   The plan includes six core principles, one of which (no.3) makes direct reference to the matters of land use and soil management. Two core principles (no. 4 and 5) are worded to imply consideration of soil management. For resource and waste management, two principles (no. 3 and 4) are worded so as to imply consideration of those matters. The wording of the core principles is broad in scope, encompassing numerous issues covered in more detail in the strategic priorities and policies, no changes are recommended to the core principles with respect to land, soil and natural resources.

5.20   Of the plan's twenty-nine strategic priorities two (PHL1 and CA5) make direct reference to land type and use, seven (LB3, WB1, TRC4, and CA1-CA4) to soil management, and five (LB3, LB5, WB1, TRC4, and CA5) to the sustainable management of resources and wastes. One strategic
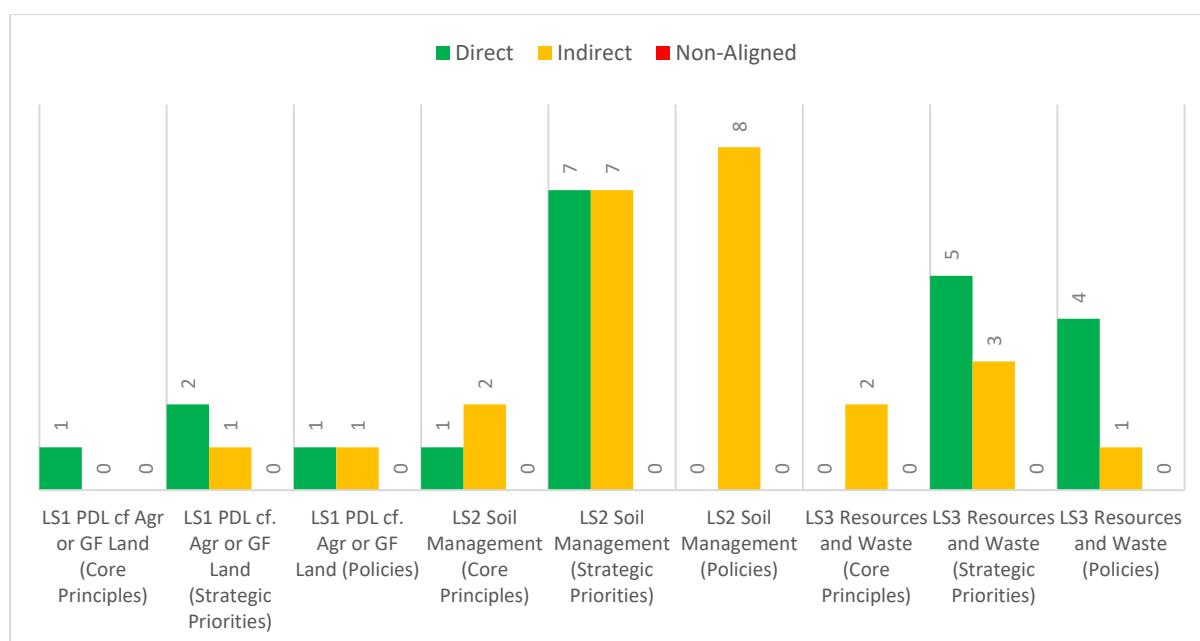
priority (PHL4) implies consideration of, or could indirectly affect, land type and use matters. Seven strategic priorities (LB1, LB2, LB5, WB2, 2B3, PHL1, and PHL6) imply consideration of, or could indirectly affect, soil management matters. For sustainable resource and waste management three strategic priorities (TRC1, LB1, LB2 and PHL3) imply consideration of, or could indirectly affect, those matters.

5.21 Of the plan's fifty-five policies one (F4) makes direct reference to land type and use, and four (W2, W3, W5, and F2) to sustainable resource and waste management. One policy (P8) implies consideration of land type and use matters. Eight policies (B1, B3-B5, F1, F2, F4, and E5) imply consideration of soil management matters. One policy (P7) implies consideration of sustainable resource and waste management matters.

Table 5-B: Assessment findings

	LS1 Land Use (Core Principles)	LS1 Land Use (Strategic Priorities)	LS1 Land Use (Policies)	LS2 Soil Management (Core Principles)	LS2 Soil Management (Strategic Priorities)	LS2 Soil Management (Policies)	LS3 Resource Use (Core Principles)	LS3 Resource Use (Strategic Priorities)	LS3 Resource Use (Policies)
Direct	1	2	1	1	7	0	0	5	4
	16.7%	6.9%	1.8%	16.7%	24.1%	0%	0%	17.2%	7.3%
Indirect /Implied	0	1	1	2	7	8	2	3	1
	0%		1.8%	33.3%	24.1%	14.5%	33.3%	10.3%	1.8%
Non-Aligned	0	0	0	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%	0%	0%	0%

Figure 5-1: Assessment findings

5.E.2 Recommendations

5.22 Farming and the appropriate use and management of land are vital to the long term protection and enhancement of the protected landscape's character. Promotion of sustainable agricultural practices benefits the natural environment and landscape, including the water environment and soil health, and reduces demand for material and non-renewable resources. Such practices improve resource efficiency and reduce waste and pollution.

5.23 The new SHNL Management Plan recognises the contribution responsible land use management and farming, alongside environmentally responsible tourism and economic diversification can make to the protected landscapes management. That is reflected in the core principles, strategic priorities and policies of the new Management Plan, several of which focus specifically on protecting high quality farmland or promoting environmentally sustainable practices across farming, tourism and the wider SHNL economy. No changes to the plan are recommended with reference to the matters of land use and management, soil management or sustainable resource management.

Chapter 6   Nature

6.A   Introduction

6.1   The natural environment comprises of all the living organisms found on the planet. Plants, fungi and animals form the most visible components of the ecosystem, with species adapting to cope with the wide range of physical conditions encountered across the planet.

6.2   The natural environment of Surrey is mainly composed of semi-natural habitats, a consequence of past and ongoing human intervention in the natural environment. Key habitat types include heathlands, chalk grasslands, and broadleaved and mixed woodlands, supporting many rare species of plants and animals. The county is dissected by several rivers, including the Wey, the Mole and the Thames, and associated wetland habitats.

6.B   Policy and Legal Context

6.3   Much of the UK's extant nature conservation law was originally introduced in response to EU Directives or international conventions. Key conventions include the Ramsar Convention (internationally important wetlands, 1971), the UNESCO World Heritage Convention (1972), the Convention on International Trade in Endangered Species (1973), the Bern Convention (European wildlife and habitats, 1979), the Bonn Convention (migratory species, 1979), and the Convention on Biological Diversity (1992).

6.4   Key domestic primary legislation includes the following Acts of Parliament. The National Parks and Access to the Countryside Act 1949 provides for the designation of National Nature Reserves (NNRs) and Local Nature Reserves (LNRs). The Wildlife and Countryside Act 1981 protects a wide range of fauna and flora, makes provision for the designation and management of Sites of Special Scientific Interest (SSSIs), and provides for the management of nature reserves, marine nature reserves and Ramsar Sites. The Countryside and Rights of Way Act 2000 provides further measures for the management and protection of SSSIs and Ramsar Sites and introduced a duty for the conservation of biological diversity. The Natural Environment and Rural Communities Act 2006 protects wildlife, including the conservation of biodiversity, control of pesticide use, the protection of birds, the management of invasive non-native species, and introduces further measures relating to the management of SSSIs.

6.5   The UK Government's Environment Improvement Plan (2023) sets broad policy goals for the protection and improvement of the natural environment across the UK. The UK EIP (2023) identified the following goals for or relevant to nature. The goals and indicators covering seas and marine habitats and wildlife are excluded due to the non-coastal nature of Surrey.

- We will achieve a growing and resilient network of land, water and sea that is richer in plants and wildlife. [Goal 1]

- We will enhance biosecurity to protect our wildlife and livestock and boost the resilience of plants and trees. [Goal 9]

- We will conserve and enhance the beauty of our natural environment, and make sure it can be enjoyed, used by and cared for by everyone. [Goal 10]

6.6   The UK EIP (2023) identified the following monitoring indicators for or relevant to nature.

- Quantity, quality and connectivity of habitats. [D1]

- Extent and condition of protected sites – land, water (and sea). [D2]

- Area of woodland in England. [D3]

- Relative abundance and/or distribution of widespread species. [D4]

- Conservation status of our native species. [D5]

- Relative abundance and distribution of priority species in England. [D6]

- Species supporting ecosystem functions. [D7]

- Abatement of the number of invasive non-native species entering and establishing a baseline. [H1]

- Distribution of invasive non-native species and plant pests and diseases. [H2]

- Condition of heritage features including designated geological sites (and scheduled monuments). [G2]

- Enhancement of green / blue infrastructure. [G3]

6.7   The previous Government published guidance identifying three EIP 2023 goals to which protected landscapes, including National Landscapes, will make a key contribution. Guidance was given on the indicators and targets to be used to track protected landscapes progress in achieving the EIP 2023 thriving plants and wildlife goal (Goal 3).

- Restore or create more than 250,000 hectares of a range of wildlife-rich habitats within Protected Landscapes, outside protected sites by 2042 (from a 2022 baseline). [Target 1]
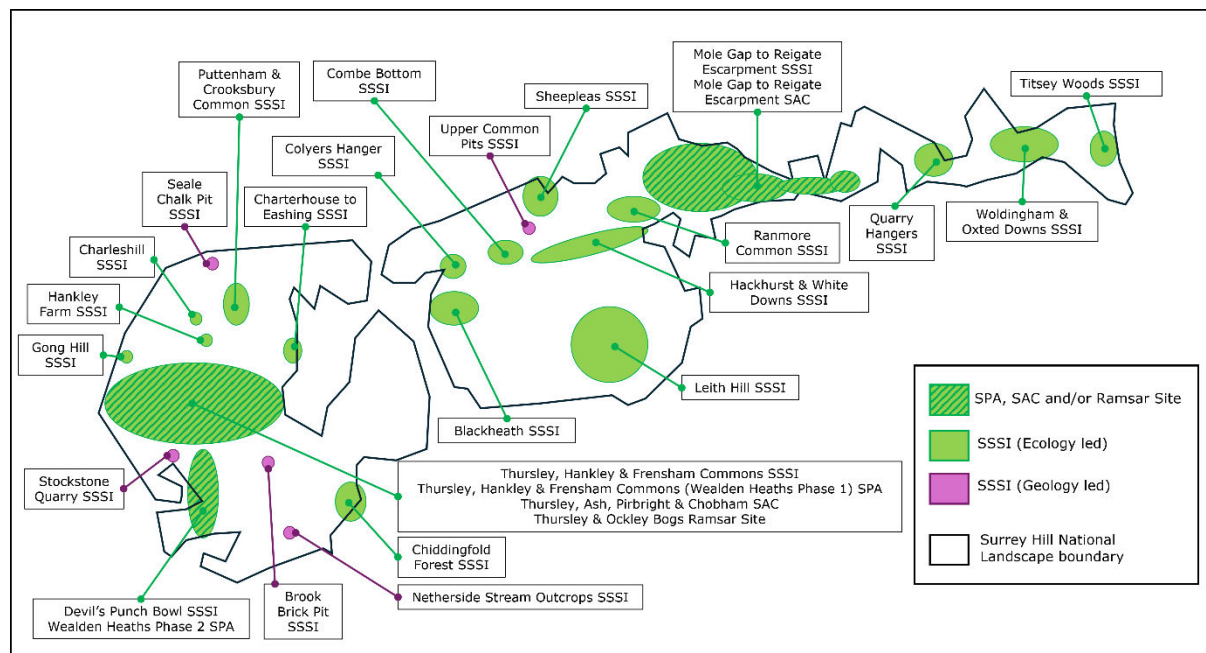
- Bring 80% of SSSIs within Protected Landscapes into favourable condition by 2042. [Target 2]

- For 60% of SSSIs within Protected Landscapes assessed as having 'actions on track' to achieve favourable condition by 31 January 2028.

- Continuing favourable management of all existing priority habitat already in favourable condition outside of SSSIs (from a 2022 baseline) and increasing to include all newly restored or created habitat through agri-environment schemes by 2042. [Target 5]

6.C   Context and Baseline

Designated sites of national or international importance

6.8   The Surrey Hills National Landscape encompasses several sites of national or higher ecological or geological importance. Some 24 Sites of Special Scientific Interest (SSSIs) covering c.4,529 hectares account for 10.7% of the land within the current National Landscape boundary. Some 3,124 hectares of SSSI land is also designated as important at the European and/or international levels – as Special Area of Conservation (SAC), Special Protection Area (SPA), or a Ramsar Site. The Wealden Heaths National Nature Reserve – designated on 4 March 2025 – is mainly within the current National Landscape boundary.

Figure 6-1:   National and higher level nature conservation designations in Surrey and the Surrey Hills National Landscape

6.9   The current EIP (2023) includes a target for 80% of SSSIs in protected landscapes to be in favourable condition by 2042. Data compiled from Natural England's SSSI condition assessments indicates the baseline position for the Surrey Hills National Landscape is 75.1% (3,397 ha) of the land designated as SSSIs exhibiting 'favourable' conditon. Of the remaining 24.9% of SSSI designated land, 23.8% (1,078 ha) is in 'unfavourable – recovering' condition. Only 0.5% (21 ha) exhibits 'unfavourable – no change' condition and 0.7% (31 ha) is in 'unfavourabl – declining' condition. Note, the way in which Natural England asssesses and reports on SSSI condition is changing from a unit based approach to a SSSI-wide approach focusing on features of interest. As complete data is not yet available for all relevant SSSIs under the new approach the information set out in this report derives frrom the unit based approach.

Figure 6-2:   Condition status of SSSI designated land within the Surrey Hills National Landscape
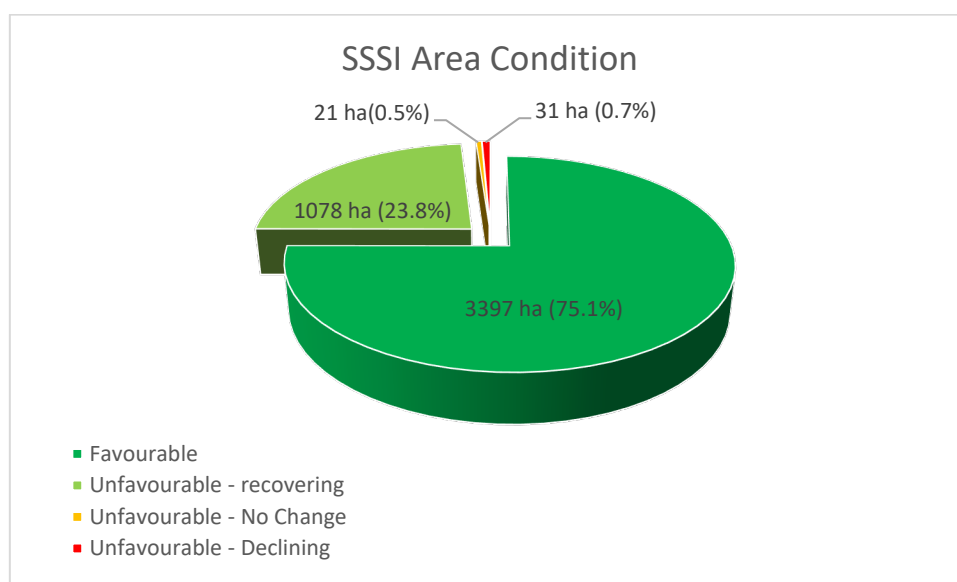
6.10   The 31 ha of SSSI classed as 'unfavourable – declining' comprise 28 ha of lowland mixed broadleaved and yew woodland within Mole Gap to Reigate Escarpment SSSI and 3 ha of lowland calcareous grassland in the Quarry Hangers SSSI. The 21 ha of SSSI classed as 'unfavourable – no change' comprise 9.6 ha of lowland mixed broadleaved and yew woodland within Titsey Woods SSSI, 5.1 ha of lowland calcareous grassland within Mole Gap to Reigate Escarpment SSSI, 2.8 ha of standing open water habitat within Puttenham and Crooksbury Commons SSSI, and 3.9 ha of earth heritage interest at Stockstone Quarry.

6.11   Numerous local level nature conservation sites are found across the Surrey Hills National Landscape. Nine Local Nature Reserves (LNRs) – listed below – are found wholly or partly within the National Landscape. Many locally designated Sites of Nature Conservation Importance

(SNCIs) are distributed across the National Landscape. The greatest concentrations of SNCIs are found in those parts of the National Landscape within the boroughs of Guildford and Waverley.

- Hackhurst Downs LNR – an area characterised by diverse old woodland and chalk grassland also covered by part of the Hackhurst and White Downs SSSI designation.

- Hill Park, Tatsfield LNR – Woodland characterised by semi-mature hardwoods, dominated by beech and ash with some yew providing habitat for numerous bird species. The LNR coincides with the Hill Park Estate SNCI designation.

- Pewley Down LNR – an area of chalk grassland providing important habitat for butterflies and orchids. The LNR is also designated the Pewley Down SNCI.

- River Mole LNR – a river and river corridor providing habitat for a diverse range of plants and animals. The northern part of the LNR, outside the National Landscape boundary, coincides with the River Mole, Leatherhead SNCI.

- Rodborough Common LNR – an area of heathland, woodland and acid grassland that adjoins Thursley, Hankley and Frensham Commons SSSI to the south. The LNR forms part of the Mousehill Down and Rodborough Common SNCI.

- Sayerscroft LNR – an area of broadleaved woodland, improved grassland, tall herb and fern, bog and flush and open water. Only the north-western part of the LNR is within the National Landscape. The LNR is also covered by the Shippen Hill and South Coneyhurst SNCI and the Upper Canfold and Lambs Wood SNCI.

- Sheepleas LNR – a mosaic of ancient and recent woodlands interspersed with wide grass rides, offering excellent habitat for butterflies. The LNR coincides with the Sheepleas SSSI designation.

- Shere Woodlands LNR – a heavily wooded area dominated by secondary woodland and coniferous plantation interspersed with remnant chalk grassland and also featuring neolithic flint quarries. The LNR is also covered by the Combe Bottom SSSI designation.

- The Flashes LNR – an area of heathland and river valley mire also covered by part of the Thursley, Hankley and Frensham Commons SSSI designation.

Ecological Networks and Key Habitats

6.12   Key landscape types encountered across the Surrey Hills National Landscape area comprise woodland, downland including remnant chalk grassland (c.1% of the designated landscape), and heathland. Some

40% of the area covered by the National Landscape designation is wooded, of which 14% comprises Ancient woodland. Some 18% of the National Landscape area comprises heathland or commons habitat. Around 40% of the National Landscape is land in agricultural management. Habitats encountered across the designated landscape include, woodland and scrub, heathland, chalk grassland, arable land and pasture, hedgerows, and rivers and wetlands. A comprehensive account of the habitat types characteristic of the National Landscape can be found in the Surrey Hills [Nature Recovery Strategy](#).

6.13   A variety of Biodiversity Opportunity Areas (BOAs) are encountered across the Surrey Hills National Landscape area (see below). Surrey Nature Partnership published [detailed policy statements](#) for each Surrey BOAs, to guide improved management of the habitats.

- North Downs Area BOAs – Five North Downs BOAs coincide wholly or partly with the National Landscape – North Downs Scarp; the Hog's Back (ND01); North Downs Scarp and Dip; Guildford to Mole Gap (ND02); North Downs Scarp; Mole Gap to Reigate (ND03); North Downs Scarp; Quarry Hangers to A22 (ND06); North Downs Scarp; Woldingham (ND07). The semi-natural habitats encountered in those BOAs include lowland calcareous grassland, lowland mixed deciduous woodland, Ancient woodland, common land, lowland meadow and lowland beech and yew woodland.

- Wealden Greensand BOAs – Twelve Wealden Greensand BOAs coincide wholly or partly with the National Landscape – Puttenham and Crooksnury (WG01); Farnham Heaths (WG02); Thursley, Hankley and Frensham Heaths (WG03); Devil's Punchbowl and Hindhead Heaths (WG04); Hascombe, Winkworth and Hydon's Heath and Woodland (WG05); Blackheath, Chilworth and Farley Heaths (WG06); Winterfold and the Hurstwood Greensand Ridge (WG07); Leith Hill, Wotton, Abinger and Holmwood Greensand Ridge (WG08); Limpsfield Heaths (WG09); Holmesdale (WG11); Albury and Shere Heaths and Parkland (WG12); Abinger Roughs (WG13). The semi-natural habitats encountered across those BOAs include lowland heath, lowland acid grassland, lowland mixed deciduous woodland, wet woodland, lowland beech and yew woodland, fen communities, relict heath, parkland, common, standing open water, and Ancient woodland.

- Low Weald BOAs – Two Lowland Weald BOAs coincide wholly or partly with the National Landscape – Chiddingfold and West Weald Woodlands (LW01); Cranleigh Woodlands (LW02). The semi-natural habitats encountered in those BOAs include lowland mixed deciduous woodland, wet woodland, Ancient woodland, and lowland meadows

- Rivers BOAs – Three River BOAs dissect the National Landscape – River Wey and tributaries (R04); River Mole and tributaries (R05); Eden and tributaries (R02). The semi-natural habitats encountered in those BOAs include floodplain grazing marsh, lowland meadow and wet woodland.

Earth Heritage

6.14 Some 14.3 hectares of SSSI land is designated on earth heritage grounds (Table 6-A). The majority (52%) of the earth heritage SSSI interest within the National Landscape exhibits 'favourable' condition, with a further 21% exhibiting 'unfavourable – recovering' condition. In addition to the SSSI numerous locally designated and Regionally Important Geological / Geomorphological Sites (RIGS) are distributed across the National Landscape.

Table 6-A: Earth heritage SSSI and condition

SSSI – Earth Heritage Interest	Total Area (ha) in SHNL	Status
Netherside Stream Outcrops	2.9	Favourable
Brook Brick Pit	0.9	Favourable
Stockstone Quarry	3.9	Unfavourable – No Change
Seale Chalk Pit	1.2	Favourable
Upper Common Pits	3.0	Unfavourable - Recovering
Sheepleas	0.3	Favourable
Mole Gap to Reigate Escarpment	2.1	Favourable

6.D   Assessment Framework

6.15 Review of the objectives relevant to nature featured in the SA frameworks of those LPAs whose areas cover the current and/or extended SHNL identified the following key issues.

- Maintain, conserve and enhance biodiversity, including the creation and restoration of well-connected functional habitats resilient to the effects of climate change.

- Protect and enhance designated nature conservation and geological sites.

6.16   For nature, the assessment scrutinises the Management Plan's potential contribution to the following objectives. Would implementation of the Management Plan promote or enable developments or initiatives that would:

- Contribute to the positive management of irreplaceable biodiversity assets and/or designated sites. (Objective N1)

- Support or enhance the integrity and resilience of ecological networks, including through positive management of local wildlife sites. (Objective N2)

- Contribute to the positive management of earth heritage sites or features. (Objective N3)

6.17   Those objectives meet the requirements of the SEA Regulations (Schedule 2(6)(a), (d) and (e) with respect to nature.

6.E   Assessment Findings and Recommendations

6.E.1   Findings

6.18   The assessment findings are discussed below and summarised in Table 6-B and Figure 6-3.

6.19   The plan includes six core principles, three of which (no. 1, 5 and 6) make direct reference to designated sites and irreplaceable biodiversity assets, ecological networks and local wildlife sites, and earther heritage. One core principle (no. 4) makes direct reference to ecological networks and local wildlife sites. No changes are proposed to the core principles with respect to the protection of nature.

6.20   The plan includes twenty-nine strategic priorities of which nine (LB1-LB4, WB1-WB3, TRC4, and PHL2) make direct reference to designated sites and irreplaceable biodiversity assets and to ecological networks and local wildlife sites, and one (PHL2) makes direct reference to protected sites which would include earth heritage sites. Ten strategic priorities (LB5, PAE2-PAE5, TRC1, PHL5, PHL6, CA2, and CA4) imply consideration of, or could indirectly affect, designated sites and irreplaceable biodiversity assets and ecological networks and local wildlife sites. Five strategic priorities (PAE2-PAE5, and TRC1) imply consideration of, or could indirectly affect, earth heritage assets.

6.21   The plan includes fifty-five policies, of which eighteen (B1-B7, W1, W4, W5, F1, F3, R1, R5-R7, E5, and P10) make direct reference to designated sites and irreplaceable biodiversity assets, and twenty (B1-B7, W1, W4, W5, F1, F3, R1, R5-R7, E5, P10, T4, and T6) make direct reference to ecological networks and local wildlife sites. Two policies (B1 and B2) refer to the protection of designated sites which include earth

heritage sites. Four policies (W3, F2, T4, and T6) imply consideration of designated sites and irreplaceable biodiversity assets. Three policies (W3, F2 and P5) imply consideration of ecological networks and local wildlife sites. Two policies (W4 and E5) imply consideration of, or could indirectly affect, earth heritage assets.

Table 6-B: Assessment findings

	N1 Designated Sites (Core Principles)	N1 Designated Sites (Strategic Priorities)	N1 Designated Sites (Policies)	N2 Ecological Networks (Core Principles)	N2 Ecological Networks (Strategic Priorities)	N2 Ecological Networks (Policies)	N3 Earth Heritage (Core Principles)	N3 Earth Heritage (Strategic Priorities)	N3 Earth Heritage (Policies)
Direct	3	9	18	4	9	20	3	1	2
	50%	31.0%	32.7%	66.7%	31.0%	36.4%	50%	3.5%	3.6%
Indirect /Implied	0	10	4	0	10	3	0	5	2
	0%	34.5%	7.3%	0%	34.5%	5.5%	0%	17.2%	3.6%
Non-Aligned	0	0	0	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%	0%	0%	0%

Figure 6-3: Assessment findings
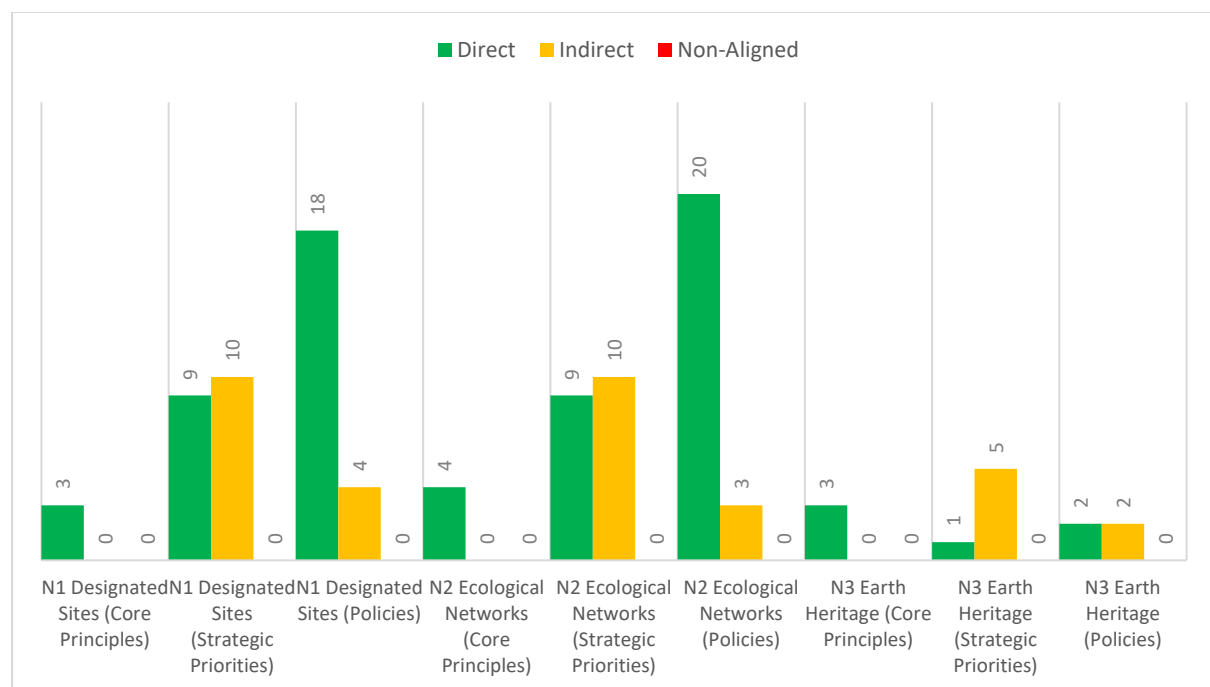
6.E.2 Recommendations

6.22   The protection and enhancement of the natural environment, including designated nature conservation sites and wider ecological networks, is a fundamental part of the new SHNL Management Plan. The Plan includes an ambitious target for the maintenance and improvement of designated ecological sites, over the Plan period and the longer term.

6.23   The new SHNL Management Plan recognises the contribution responsible land use management can make to the protection of the natural environment, and the opportunities nature-positive land management can make to wider sustainable development objectives. That is reflected in the core principles, strategic priorities and policies of the new Management Plan, many of which focus specifically on the management and the natural environment. No changes to the plan are recommended with reference to the matters of designated sites, ecological networks and earth heritage.

6.24   The Habitat Regulations Assessment (HRA) for the SHNL Management Plan, reported separately, concludes the Plan would not result in likely significant effects on the SPAs and SACs covered by that assessment.

Chapter 7   Landscape

7.A   Introduction

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

7.2   The landscapes of Surrey are diverse, from rural areas with extensive farmland and semi-natural habitat to urban areas and settlements linked by major highways infrastructure. The landscape character types encountered range from chalk grassland and broadleaved woods to open heathland and the clay based grasslands of the Weald, intersected with river corridors and their associated floodplains. Many settlements have long histories, incorporating built development dating back many centuries.

7.B   Policy and Legal Context

7.3   The UK is a signatory to the UNESCO World Heritage Convention (adopted 1972, into force 1975, ratified by the UK 1984) and the European Landscape Convention (ratified by the UK 2006). The UNESCO World Heritage Convention protects both cultural and natural heritage and recognises the importance of landscapes that combine both. The European Landscape Convention promotes the protection and management of key landscapes across Europe.

7.4   Key domestic primary legislation relevant to the protection of sensitive landscapes includes the following Acts of Parliament. The National Parks and Access to the Countryside Act 1949 provides for the designation and management of National Parks and Areas of Outstanding Natural Beauty (AONBs) (now named National Landscapes). The Wildlife and Countryside Act 1981 and the Natural Environment and Rural Communities Act 2006 include further provisions relating to the management and designation of extensions to National Parks. The Countryside and Rights of Way Act 2000 contains further provisions relating to the management of AONBs (National Landscapes). Under Section 245 of the Levelling-up and Regeneration Act 2023 (LURA) relevant authorities, including planning authorities, now have a duty to seek to further the statutory purposes of protected landscapes, including National Landscapes, in the exercise of their functions.

7.5.   The UK EIP (2023) identified the following goals for or relevant to landscape.

- We will conserve and enhance the beauty of our natural environment, and make sure it can be enjoyed, used by and cared for by everyone. [Goal 10]

7.6.   The UK EIP (2023) identified the following monitoring indicators for or relevant to landscape.

- Changes in landscape and waterscape character. [G1]
- Enhancement of green / blue infrastructure. [G3]

7.7.   The previous Government published guidance identifying three EIP 2023 goals to which protected landscapes, including National Landscapes, will make a key contribution. The EIP 2023's goals for landscapes were not amongst those against which protected landscapes are required to monitor and report performance.

7.C   Context and Baseline

Landscape Character

7.8   National Character Areas (NCAs) are defined by Natural England, each reflecting the unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity of the area. Their boundaries follow natural lines in the landscape rather than administrative boundaries. The Surrey Hills National Landscape encompasses parts of the following three NCAs.

- NCA 119 North Downs, which forms a chain of chalk hills extending from the Hog's Back in Surrey to Dover in Kent.
- NCA 120 Wealden Greensand, which runs parallel to and south of the North Downs through Surrey.
- NCA 121 Low Weald, a broad, low-lying clay vale which wraps around the northern, western and southern edges of the High Weald.

7.9   The 2015 Surrey Landscape Character Assessment identified twenty-three landscape character types across the county, sub-divided into distinct landscape character areas. The following landscape character areas are wholly or partly within the National Landscape.

- Chalk Down with Woodland (CD) character type – CD2 (Tyrell's Wood to Walton Oaks), CD3 (Courtlands to Margery), CD4 (Chaldon), and CD5 (South Woldingham).

- Open Chalk Farmland (CF) character type – CF1 (Clandon), CF2 (Ranmore to Hawk's Hill), CF5 (Hooley to Chaldon), CF6 (Caterham to Woldingham) and CF7 (Woldingham and New Addington).

- Chalk Ridge (CR) character type – CR1 (Hogs Back), CR2 (Albury to Ranmore) and CR3 (Box Hill to Tatsfield).

- Wooded North Down (CW) character type – CW1 (Merrow to Clandon), CW2 (Effingham Forest), CW3 (Oaken Grove to Ranmore Common), CW4 (Norbury Park), CW5 (Box Hill to Oyster Hill), CW7 (Chussex), and CW8 (South Caterham).

- Open Greensand Hills (GO) character type – GO1 (Shackleford), GO2 (Godalming to Sutton Abinger), GO4 (Dockenfield to Millbridge), GO5 (Churt to Hascombe), GO6 (Bramley West), GO7 (Shamley Green), and GO8 (Betchworth and Chart Park).

- Wooded Greensand Plateau (GP) character type - GP1 (Frensham to Witley Common).

- Greensand Valley (GV) character type – GV1 (Tillingbourne and Pipp Brook), GV2 (Pixham to Reigate), GV3 (Gatton) and GV4 (Merstham to Clacket Lane).

- Wooded Greensand Hills (GW) character type – GW1 (Puttenham), GW2 (Chinthurst to Hurt Wood), GW3 (St Martha's Hill), GW4 (Rowledge to Tilford), GW5 (Hindhead), GW6 (Wormley West), GW7 (Wormley East), GW8 (Loxhill to Catteshail), GW9 (Leith Hill to Bury Hill), GW10 (Dorking), and GW13 (The Chart).

- Wooded Rolling Claylands (LR) character type – LR1 (Wanborough).

- Mudstone Plateau (MP) character type - MP1 (Loseley).

- River Floodplain (RF) character type – RF8 (Upper Wey) and RF11 (Upper Mole).

- River Valley Floor (RV) character type – RV6 (Peasmarsh), and RV7 (Shalford).

- Wooded Low Weald (WW) character type – WW1 (Chiddingfold), WW4 (Pinks Hill to Park Hatch), WW9 (Shamley Green to Holmwood) and WW10 (Holmwood Common).

<u>Design</u>

7.10   There are numerous historic towns, villages and smaller settlements distributed throughout the Surrey Hills National Landscape, many of which are covered by Conservation Areas to protect their character. Guidelines on sensitive design within the Surrey Hills National Landscape were published by the Surrey Hills Board in 2011. For some towns, villages and other settlements within the National Landscape design guidance and information to inform appropriate design can also be

sourced from Conservation Area appraisals, Village Design Statements and supplementary planning guidance prepared by the relevant Local Planning Authority, where available. The following LPA design guidance is relevant to some settlements within the National Landscape.

- Churt Village Design Statement, published in 2010.
- Frensham Village Design Statement, published in 2008.
- Elstead Village Design Statement, published in 1995.
- Thursley Village Design Statement, published in 2021.
- Mole Valley DC Larger Rural Village Character Area SPD, published in 2013 – includes the village of Westcott.
- Reigate and Banstead BC Local Character and Distinctiveness Design Guide SPD, published in June 2021.

7.11 There are forty-seven Conservation Areas covering settlements located wholly or partly within the National Landscape. Conservation Areas have also been designated for two major heritage assets within the National Landscape – Waverley Abbey near Farnham and Chilworth Gunpowder Mills south-east of Guildford. Conservation Area appraisals have been published for the following settlements and areas.

- Chiddingfold – Conservation Area Appraisal published in October 2007.
- Witley – Conservation Area Appraisal published in July 2015.
- Bramley – Conservation Area Appraisal published in July 2005.
- Ewhurst – Conservation Area Appraisal published in December 2016.
- St Catherine's, Guildford – Conservation Area Appraisal published in November 2005.
- Chilworth Gunpowder Mills – Conservation Area Appraisal published in July 2008.
- Shere – consultation draft Conservation Area Appraisal published in 2016.
- Holmbury St Mary – Conservation Area Appraisal published in July 2017 by Guildford BC.
- Pixham Lane, Dorking – covered by the published Built-up Areas Character Appraisal SPD published in January 2010.
- High Road, Chipstead – draft Conservation Area Appraisal published in February 2014.
- Merstham Village – draft Conservation Area Appraisal published in January 2014.

- Rockshaw Road, Merstham – draft Conservation Area Appraisal published in March 2014.
- Limpsfield – Conservation Area Appraisal and Management Plan published in June 2022.

<u>Key Vistas and Views</u>

7.12   The Surrey Hills National Landscape benefits from numerous locations from which long-ranging views can be obtained across the protected landscape. Key viewpoints include Leith Hill (295 metres above sea level), Box Hill (172 metres absl), the Devil's Punch Bowl (Gibbett Hill) (272 metres absl), St Martha's Hill at Chilworth (174 metres absl), Colley Hill above Reigate (225 metres absl), amongst others.

7.13   In addition to the extensive network of public rights of way that dissect the National Landscape a number of National Trails afford opportunities to access and appreciate local and occasional longer distance views across the protected landscape. Those National Trails passing through the National Landscape include the North Downs Way, the Greensand Way, the Downs Link, and the Vanguard Way.

7.D   Assessment Framework

7.14   Review of the objectives relevant to the landscape featured in the SA frameworks of those LPAs whose areas cover the current and/or extended SHNL identified the following key issues.

- Maintain, conserve and enhance landscape character, including the protection and enhancement of key views.

7.15   For landscape, the assessment scrutinises the Management Plan's potential contribution to the following objectives. Would implementation of the Management Plan promote or enable developments or initiatives that would:

- Protect and/or enhance the integrity of the main landscape character typologies and areas within and adjoining the National Landscape. (Objective LV1)
- Ensure new built development responds positively to townscape and landscape character within and adjoining the National Landscape. (Objective LV2)
- Protect and/or enhance the integrity and setting of key views from within and into the National Landscape. (Objective LV3)

7.16   Those objectives meet the requirements of the SEA Regulations (Schedule 2(6)(1) with respect to landscape.

7.E   Assessment Findings and Recommendations

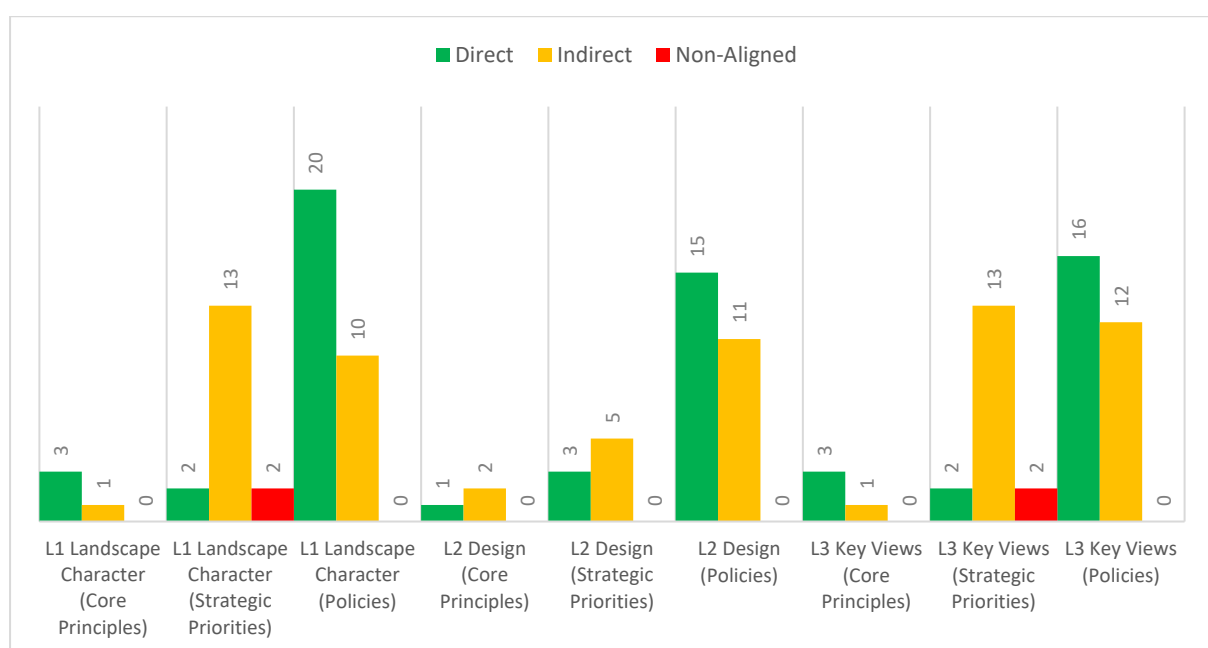### 7.E.1 Findings

7.17   The assessment findings are discussed below and summarised in Table 7-A and Figure 7-1.

7.18   The plan includes six core principles, three of which make direct reference to the matters of landscape character, and key views and vistas. One core principle (no.1) makes direct reference to the matter of design quality. For one core principle (no.5) the matters of landscape character, and key views and vistas are implied by the principle's wording. For design quality, one principle (no.6) is worded so as to imply consideration of that matter. As the core principles are broadly worded, to encompass a wide range of issues discussed in greater detail in the following strategic priorities and policies, no changes are recommended to the core principles.

7.19   The plan includes twenty-nine strategic priorities of which two (PHL2 and PHL3) make direct reference to landscape character, three (LB4, PAE5 and PHL2) make direct reference to design quality, and two (PHL2 and PHL3) make direct reference to key vistas and views. Thirteen strategic priorities (LB1-LB3, LB5, WB2-WB3, PAE2-PAE5, TRC1, PHL1, and PHL5) imply consideration of, or could indirectly affect, landscape character and key vistas and views. Five strategic priorities (PAE2-PAE4, TRC1, and PHL5) imply consideration of, or could indirectly affect, design quality matters.

7.20   Two strategic priorities (TRC4 and CA5) are classed as non-aligned with the landscape character and key vistas and views assessment objectives. Those strategic priorities both promote and support renewable energy production which has the potential to introduce discordant features into sensitive landscapes. That non-alignment is, however, addressed by the guidance set out in policy Planning 11, which provides support for renewable energy projects where it can be demonstrated the natural beauty of the National Landscape would not be harmed.

7.21   The plan includes fifty-five policies, of which twenty (W1, W4, W5, F1-F3, R1, E5, P1, P2, P4-P7, P9-P11, T3-T5) make direct reference to landscape character, fifteen (AC3, P1-P7, P9-P11, T3-T5, T7) make direct reference to design quality, and sixteen (W1, W4, F1, F3, R3, P1, P2, P4-P7, P10-P12, T4, T5) make direct reference to key vistas and views. Ten policies (B1-B7, W3, P8, T6) imply consideration of landscape character matters. Eleven policies (B1-B7, AC1, AC2, E5, P8) imply consideration of design quality. Twelve policies (B1-B7, W3, W5, F2, R1, E5) imply consideration of key vistas and views.

Table 7-A: Assessment findings

	L1 Landscape Character (Core Principles)	L1 Landscape Character (Strategic Priorities)	L1 Landscape Character (Policies)	L2 Design Quality (Core Principles)	L2 Design Quality (Strategic Priorities)	L2 Design Quality (Policies)	L3 Key Vistas and Views (Core Principles)	L3 Key Vistas and Views (Strategic Priorities)	L3 Key Vistas and Views (Policies)
Direct	3	2	20	1	3	15	3	2	16
	50%	6.9%	36.4%	16.7%	10.3%	27.3%	50%	6.9%	29.1%
Indirect /Implied	1	13	10	2	5	11	1	13	12
	16.7%	44.8%	18.2%	33.3%	17.2%	20%	16.7%	44.8%	21.8%
Non-Aligned	0	2	0	0	0	0	0	2	0
	0%	6.9%	0%	0%	0%	0%	0%	6.9%	0%

Figure 7-1: Assessment findings

7.E.2 Recommendations

7.22   The protection and enhancement of the landscape, including character and key views, is a fundamental part of the new SHNL Management Plan. The Plan includes ambitious goals for the maintenance and improvement of the protected landscape, over the Plan period and the longer term.

7.23   The new SHNL Management Plan recognises the contribution responsible land use and management, and sensitive design of built development makes to the protection of the landscape. That is reflected in the core principles, strategic priorities and policies of the new Management Plan,

many of which focus specifically on the protection of landscape character, the design of new development and the safeguarding of key views. No changes to the plan are recommended with reference to the matters of landscape character, design and key views and vistas.

Chapter 8   Heritage

8.1   Introduction

8.1   The historic environment encompasses a wide range of heritage assets, including areas, buildings, features and landscapes that benefit from statutory protection at the national and international levels. Buildings, features, townscapes and landscapes of local significance are also an important part of the historic environment, in their own right, as well as often forming the setting and context for designated heritage assets.

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

8.B   Policy and Legal Context

8.3   The UK is a signatory to the UNESCO World Heritage Convention (adopted 1972, into force 1975, ratified by the UK 1984), the Convention for the Protection of Architectural Heritage of Europe (aka. The Grenada Convention, ratified by the UK 1988), and the European Convention on the Protection of Archaeological Heritage (aka the Valetta Convention, entered into force in the UK 2001). The UNESCO World Heritage Convention protects both cultural and natural heritage. The Architectural Heritage Convention promotes the conservation and enhancement of Europe's built heritage. The Archaeological Heritage Convention promotes the conservation and enhancement of archaeological heritage and sets out principles for public access and engagement.

8.4   Key domestic primary legislation relevant to the protection of archaeology and heritage assets includes, the Ancient Monuments and Archaeological Areas Act 1979, the Protection of Wrecks Act 1973, the Protection of Military Remains Act 1986, and the Planning (Listed Buildings and Conservation Areas) Act 1990. Planning policy, at both national and local level, also provides for the protection of heritage assets and interest from the potentially harmful effects of development.

8.5   The UK EIP (2023) identified the following goals for or relevant to heritage.

- We will conserve and enhance the beauty of our natural environment, and make sure it can be enjoyed, used by and cared for by everyone. [Goal 10]

8.6. The UK EIP (2023) identified the following monitoring indicators for or relevant to heritage.

- Condition of heritage features including (designated geological sites) and scheduled monuments. [G2]

8.7. The previous Government published guidance identifying three EIP 2023 goals to which protected landscapes, including National Landscapes, will make a key contribution. Guidance was given on the indicators and targets to be used to track protected landscapes progress in achieving the EIP 2023 enhancing beauty, heritage and engagement with the natural environment goal (Goal 10).

- Decrease the number of nationally designated heritage assets at risk in Protected Landscapes. [Target 10]

8.C   Baseline and Context

Designated Heritage Assets

8.8. Numerous heritage assets, including buildings, archaeological sites, and historic parks and gardens, are found through the Surrey Hills National Landscape. Some sixty-one Scheduled Monuments, nineteen Grade I Listed Buildings, fifty-nine Grade II* Listed Buildings and twelve Registered Parks and Gardens are found within the National Landscape.

Table 8-A: Key heritage assets in the Surrey Hills National Landscape

	Scheduled Monuments	Grade I Listed Buildings	Grade II* Listed Buildings	Grade I Registered Parks and Gardens	Grade II* Registered Parks and Gardens	Grade II* Registered Parks and Gardens	Schedule Monument Area (ha)	Registered Parks and Gardens Area (ha)	At Risk Assets (SMs)
GBC	17	9	12	1	1	1	41.3	139.36	1
MVDC	14	1	16	0	3	1	13.3	325.1	5
RBBC	3	1	2	0	0	1	5.1	229	1
TDC	5	0	2	0	0	1	6.2	129.9	0
WaBC	22	8	27	0	1	2	30.5	151.8	1
SHNL	61	19	59	1	5	6	96.4	975.16	8

Figure 8-1: Key heritage assets in the Surrey Hills National Landscape
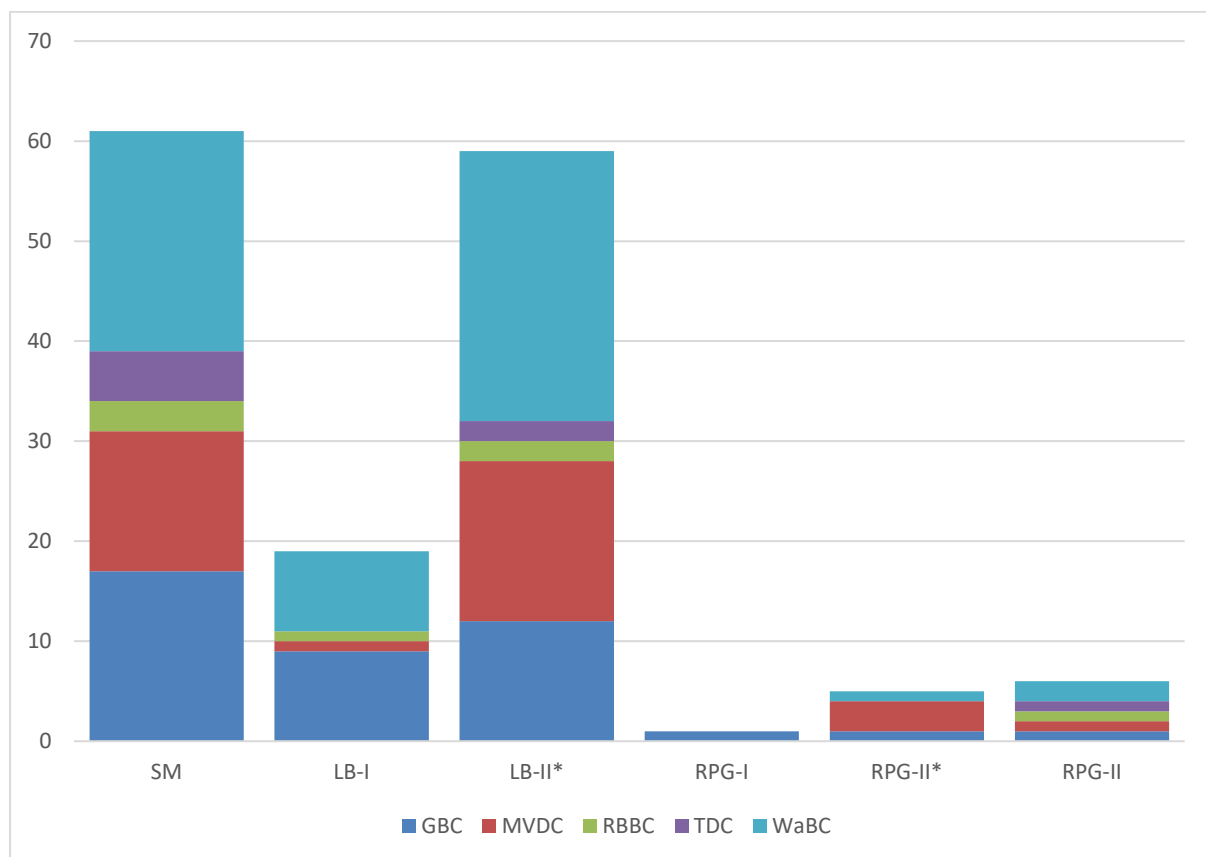
8.9 Numerous heritage assets in the Surrey Hills National Landscape benefit from designation at the local level. At the Surrey level there are more than two hundred County Sites of Archaeological Importance (CSAIs) and more than one thousand Areas of High Archaeological Potential (AHAP). A considerable number of those sites of local importance are situated within the Surrey Hills National Landscape.

Scheduled Monuments

8.10 The majority of Scheduled Monuments within the Surrey Hills National Landscape date from the pre-historic period (pre 43 AD) with examples from the Mesolithic and Neolithic periods, the Bronze Age, and the Iron Age. Those Scheduled Monuments comprise various types of barrows and burial mounds and hill forts. Across the National Landscape seven Scheduled Monuments date from the Roman period (43 to 410 AD), including villas, temple complexes, and roads.

8.11 Ten Scheduled Monuments in the National Landscape date from the early Medieval (410 to 1066 AD) and Medieval (1066 to 1485) periods. Those include two chapels, one abbey, two castles, a moated site, and four bridges spanning the River Wey and its tributaries. The rest of the

Scheduled Monuments in the National Landscape date from the 17th to 20th centuries.

8.12   The 2024 Historic England *Heritage at Risk* register reported eight Scheduled Monuments in the Surrey Hills National Landscape as being at risk of decay, damage or loss.

- Two bowl barrows in Littleworth Clump (List ID 1008885), Guildford BC area – Generally unsatisfactory with major localised problems.

- Bell barrow in Deerleap Wood at Wotton (List ID 1007878), Mole Valley DC area – Generally unsatisfactory with major localised problems.

- Anstiebury Camp at Coldharbour (List ID 1007891), Mole Valley DC area - Generally unsatisfactory with major localised problems.

- Betchworth Castle (List ID 1017996), Mole Valley DC area – Fair.

- Brockham Lime Kilns (List ID 1021322), Mole Valley DC area – Very bad.

- Betchworth Lime Kilns (List ID 1021346), Mole Valley DC area – Poor.

- Alderstead Fort at Merstham (List ID 1018073), Reigate and Banstead BC area – Poor.

- Four bowl barrows at Tilford (List ID 1007883), Waverley BC area – Extensive significant problems.

<u>Listed Buildings</u>

8.13   Surrey hosts more than six thousand Listed Buildings of Grade I, Grade II* and Grade II status, all recorded on the National Heritage List for England (held by Historic England). Of those nineteen Grade I, fifty-nine Grade II* and a considerable number of Grade II Listed Buildings are located within the Surrey Hills National Landscape.

8.14   The Listed Buildings encountered across the Surrey Hills National Landscape include churches and country houses, dwellings and buildings used for agriculture, industry, transport or commerce. There are buildings that typify local vernacular style and examples of the work of architects of international renown and innovative inclination.

8.15   There are also forty-seven Conservation Areas within the Surrey Hills National Landscape covering towns, villages, and smaller settlements. Conservation Areas have also been designated for two major heritage assets within the National Landscape – Waverley Abbey near Farnham and Chilworth Gunpowder Mills south-east of Guildford.

8.16   The Surrey Hills National Landscape encompasses twelve Registered Parks and Gardens of Historic Interest, covering 975 hectares. Those include the Grade I Albury Park in the borough of Guildford, five Grade II* parks and gardens, and six Grade II parks and gardens. A further two Registered Parks and Gardens in the borough of Waverley (the Grade II* Busbridge Lakes south of Godalming and the Grade II* Vann north of Chiddingfold) adjoin the National Landscape.

8.D   Assessment Framework

8.17.   Review of the objectives relevant to heritage featured in the SA frameworks of those LPAs whose areas cover the current and/or extended SHNL identified the following key issues.

- Conserve and enhance key heritage assets, covering archaeology, built heritage and historic landscapes, and including context and setting.

8.18   For heritage, the assessment scrutinises the Management Plan's potential contribution to the following objectives. Would implementation of the Management Plan promote or enable developments or initiatives that would:

- Contribute to the positive management of nationally important heritages assets and/or designated sites. (Objective H1)

- Contribute to the positive management of sites or features of local heritage importance. (Objective H2)

- Protect and/or enhance the context and setting of designated heritage assets within the National Landscape. (Objective H3)

8.19   Those objectives meet the requirements of the SEA Regulations (Schedule 2(6)(k)) with respect to cultural heritage including archaeology and architectural heritage.

8.E   Assessment Findings and Recommendations

8.E.1   Findings

8.20   The assessment findings are discussed below and summarised in Table 8-B and Figure 8-2.

8.21   The plan includes six core principles, one of which (no.1) makes direct reference to the matters of heritage assets and their contexts and settings. For two core principles (no. 3 and 6) the matters of heritage assets and their contexts and settings are implied by those principles wording. As the wording of the core principles is broad in scope, to

encompass a wide range of issues discussed in greater detailed in the following strategic priorities and policies, no changes are recommended.

8.22   The plan includes twenty-nine strategic priorities of which one (PHL2) makes direct reference to national heritage assets and local heritage assets, and two (PHL2 and PAE5) make direct reference to context and setting. A further six strategic priorities (PAE2-PAE5, TRC1, PHL3) imply consideration of, or could indirectly affect, national heritage assets and local heritage assets. For heritage asset context and setting, seven strategic priorities (PAE2-PAE4, TRC1, PHL1, PHL3, PHL5) imply consideration of, or could indirectly affect, that matter.

8.23   Two strategic priorities (TRC4 and CA5) are non-aligned with the heritage asset context and setting objective. Those strategic priorities promote the development of renewable energy capacity within the SHNL. That non-alignment is addressed by the guidance set out in policy Planning 11, which provides support for renewable energy projects where it can be demonstrated the natural beauty of the National Landscape, which would include effects on the context and setting of heritage assets, would not be harmed.

8.24   The plan includes fifty-five policies, of which three (W1, AC2, AC3) make direct reference to national and local heritage assets. Two policies make direct reference to heritage asset context and setting (W1, AC3). Four policies (AC1, P3, P7, P8) imply consideration of national and local heritage assets. Twenty-one policies (F1 to F3, R1, R3, AC1, AC2, P1 to P8, P10 to P12, T4 to T6) imply consideration of heritage asset context and setting.

Table 8-B: Assessment findings

	H1 National Assets (Core Principles)	H1 National Assets (Strategic Priorities)	H1 National Assets (Policies)	H2 Local Assets (Core Principles)	H2 Local Assets (Strategic Priorities)	H2 Local Assets (Policies)	H3 Context and Setting (Core Principles)	H3 Context and Setting (Strategic Priorities)	H3 Context and Setting (Policies)
Direct	1	1	3	1	2	3	1	1	2
	16.7%	3.4%	5.5%	16.7%	6.9%	5.5%	16.7%	3.4%	3.6%
Indirect /Implied	0	2	4	0	2	4	2	4	21
	0%	6.9%	7.3%	0%	6.9%	7.3%	33.3%	13.8%	38.2%
Non-Aligned	0	0	0	0	0	0	0	2	0
	0%	0%	0%	0%	0%	0%	0%	6.9%	0%

Figure 8-2: Assessment findings

8.E.2 Recommendations

8.25 The protection and enhancement of the historic environment, including nationally and locally important designated and the context and setting of those assets, is recognised as part of the wider management of the landscape in the new SHNL Management Plan. The Plan includes an ambitious target for the maintenance and improvement of designated heritage assets, over the Plan period and the longer term.

8.26 The new SHNL Management Plan recognises the contribution responsible land use management can make to the protection of the historic environment, and the contribution heritage assets make to the protected landscape and wider sustainable development objectives. That is reflected in the core principles, strategic priorities and policies of the new Management Plan, which include those focused specifically on the management of the historic environment. No changes to the plan are recommended with reference to the matters of designated heritage sites, and their contexts and settings.

Chapter 9   Communities

9.A   Introduction

9.1   Communities comprise many components, including people, social and economic institutions and arrangements, and the built and physical environments. Development can benefit people and communities but may also have potentially harmful effects that require management. Well designed, high quality built development can enhance communities' quality of life and improve access to education, employment and leisure opportunities.

9.B   Policy Context

9.2   The protection of human communities from the potentially harmful effects of development is a key element of land use planning legislation and policy in the United Kingdom. This is demonstrated in guidance given to planners in the National Planning Policy Framework and policies in Local Plans and Neighbourhood Plans. Much of the environmental legislation referred to in chapters 3, 4 and 5 of this report is concerned with safeguarding human health and wellbeing, in terms of access to clean air, water and land. That legal framework is not repeated here.

9.C   Baseline Conditions

Access to and engagement with the natural environment

9.3   The [Surrey Rights of Way Improvement Plan (RoWIP) 2025-2035](#) provides details of the extent of public right of way (PRoW) provision within the Surrey Hills National Landscape. The Surrey RoWIP Evidence Report No.2 (Network and Need Analysis) provides the following data.

- 1,170 kilometres of public rights of way dissect the National Landscape.

- 51% of those PRoWs are bridleways, restricted byways or byways open to all traffic (BOATs) – the overall Surrey average is 36%.

- The density of bridleways, restricted byways and BOATs in the National Landscape is 1.42 kilometres per square kilometre, at the Surrey level that density is 0.75 kilometres per square kilometre.

9.4   There is an extensive network of open access land distributed across the Surrey Hills National Landscape. Much of the open access land within the protected landscape is held and managed by the National Trust, Surrey County Council, or wildlife charities such as the Surrey Wildlife Trust and the RSPB. Further details of publicly accessible land across the

Surrey Hills National Landscape is provided in the Surrey RoWIP Evidence Report No.2.

Healthy, vibrant, prosperous and inclusive rural communities

9.5 'A Snapshot of Rural Surrey' (2023), prepared by Cirican Consulting for Surrey County Council, provides an overview of key issues and challenges facing rural communities in Surrey. The research included those communities living within the boundaries of the Surrey Hills National Landscape.

9.6 Key issues for rural communities in Surrey included.

- Population profile – Surrey's rural residents account for c.12% of the county's population. Those residents exhibit an age profile that is older than other parts of Surrey, with more than 25% over the age of 65 years.

- Economic prosperity – Surrey's rural residents are relatively affluent, with the greatest incidence of rural deprivation found in parts of Tandridge. Rural Surrey has greater levels of geographic deprivation than the county as a whole, in particular for access to housing and services.

- Health and wellbeing – A majority (9 in 10) of rural residents reported good or very good health. Access to health services is broadly good, although GP access is less than satisfactory particularly for those without a car.

- Housing – House prices in rural Surrey are typically high, impacting on housing affordability, although the majority of rural residents own their homes. Rented accommodation accounts for c.7% of rural residents.

- Energy – A relatively high proportion (c.35%) of rural residents are not connected to the mains gas distribution network. A higher proportion of households in rural Surrey use renewable energy than is average for the UK. Thus reflects the relative affluence of the area.

Physical and digital access

9.7 'A Snapshot of Rural Surrey' (2023), prepared by Cirican Consulting for Surrey County Council, covered the issues and challenges rural communities in Surrey, including those within the Surrey Hills National Landscape, face associated with physical and / or digital infrastructure and access.

9.8 Key issues for rural communities in Surrey included.

- Transport infrastructure – the majority of rural residents are dependent on the private car for travel. Public transport is less

accessible, with trains often used in combination with cars. Walking and cycling are options for local trips, although the ageing population limits the numbers of people for whom those modes are viable.

- Digital infrastructure – Broadband speeds are lower across rural Surrey than typical for the county as a whole. Across rural Surrey 15% of residents do not receive services that achieve the Government's Universal Service Obligation for broadband. Mobile phone signal coverage is also an issue, with one in five residents experiencing poor signal quality.

9.D   Assessment Framework

9.9   Review of the objectives relevant to communities in the SA frameworks of those LPAs whose areas cover the current and/or extended SHNL identified the following key issues.

- Enable improvements in health and wellbeing.
- Support and enable economic prosperity and resilience, and address causes of poverty and deprivation.
- Enable access to good quality and affordable housing.
- Access to education and opportunities for meaningful and rewarding work.
- Enable improved access, including by sustainable transport modes and digital connectivity.
- Promote and enable improved community engagement and participation.

9.10   For communities, the assessment considers the Management Plan's potential contribution to the following objectives. Would implementation of the Management Plan promote or enable developments or initiatives that would:

- Promote and support access to and positive engagement with the protected landscape and natural environment. (Objective C1)
- Promote and support healthy, vibrant and inclusive rural communities, with affordable housing, prosperous business, accessible services, and diverse employment and learning opportunities. (Objective C2)
- Promote and support improved physical and digital access for all across the National Landscape. (Objective C3).

9.11   Those objectives meet the requirements of the SEA Regulations (Schedule 2(6)(b), (c) and (j)) with respect to population, human health, and material assets.

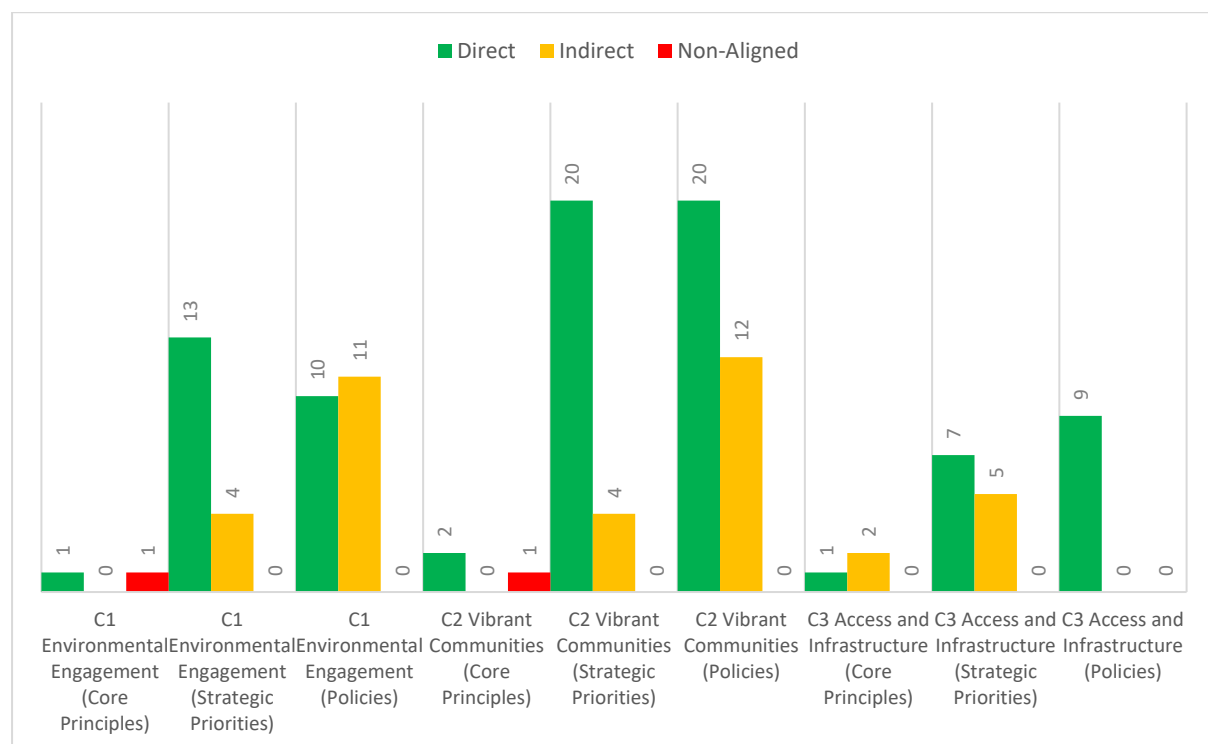## 9.E   Assessment Findings and Recommendations

9.E.1   Findings

9.12   The assessment findings are discussed below and summarised in Table 9-A and Figure 9-1.

9.13   The plan includes six core principles, three of which (no. 2, 3 and 4) make direct reference to one or more of the community matters covered by the assessment objectives. For two core principles (nos. 2 and 3) the matter of improved physical and digital access is implied by the wording of those principles. One core principle (no.6) is not aligned with the assessment objectives (C1 and C3) concerned with improved access to and engagement with the National Landscape, as that principle prioritises environmental protection over public access in line with the Sandford Principle. As the main purpose of the National Landscape designation, and the associated Management Plan, is the protection and enhancement of the nationally important landscape and its associated natural features, no changes are proposed with respect to the level of support the Plan principles offer with respect to public access and engagement.

9.14   The plan includes twenty-nine strategic priorities of which thirteen (LB4, LB5, WB3, PAE1-PAE5, TRC1, PHL2, and CT1 to CT3) make direct reference to environmental engagement, twenty (LB, LB5, WB3, PAE1-PAE4, TRC1-TRC5, PHL1, PHL3, PHL4, CT1-CT5) make direct reference to community vibrancy, and seven (PAE1-PAE4, TRC3, CT3, CT5) make direct reference to access and infrastructure. Four strategic priorities (LB1-LB3, TRC2) imply consideration of, or could indirectly affect, environmental engagement. Four strategic priorities (LB3, PHL2, PHL5, PHL6) imply consideration of, or could indirectly affect, community vibrancy. For access and infrastructure, four strategic priorities (WB1, WB3, TRC1, TRC2) imply consideration of, or could indirectly affect, those matters.

9.15   The plan includes fifty-five policies, of which ten (B2, W3, R1-R3, R5-R8, AC5) make direct reference to environmental engagement, twenty-one (B5, W2, W3, F1-F3, F5, R1, R4-R8, E1-E3, E5-E6, P6, P9, T3, T4) make direct reference to community vibrancy, and nine (R3, R4, R7, E4, P12, T1-T4) make direct reference to access and infrastructure. Eleven policies (B1, B3-B7, W2, F3, AC4, E1, T1, T4) imply consideration of environmental engagement. Twelve policies (B4, F4, R2, R3, AC1, AC4, AC5, E4, P10, P11, T1, T4) imply consideration of community vibrancy.

Table 9-A: Assessment findings

	C1 Access to Nature (Core Principles)	C1 Access to Nature (Strategic Priorities)	C1 Access to Nature (Policies)	C2 Vibrant Communities (Core Principles)	C2 Vibrant Communities (Strategic Priorities)	C2 Vibrant Communities (Policies)	C3 Access Infrastructure (Core Principles)	C3 Access Infrastructure (Strategic Priorities)	C3 Access Infrastructure (Policies)
Direct	1	13	10	2	20	20	1	7	9
	16.7%	44.8%	18.2%	33.3%	69.0%	36.4%	16.7%	24.1%	16.4$
Indirect /Implied	0	4	11	0	4	12	2	5	0
	0%	13.8%	20%	0%	13.8%	21.8%	33.3%	17.2%	0%
Non-Aligned	1	0	0	1	0	0	0	0	0
	16.7%	0%	0%	16.7%	0%	0%	0%	0%	0%

Figure 9-1: Assessment findings

9.E.2 Recommendations

9.16 The SHNL Management Plan sets out a clear vision for the future of the Surrey Hills National Landscape and its communities. Access to the landscape is recognised as key to community identity and as a major factor in the future prosperity of the SHNL area. The need to enhance physical and digital access to both the countryside and to services and opportunities for SHNL residents features across the Plan's policies, priorities, and principles.

9.17 No changes to the plan are recommended with reference to the matters of access to the natural environment, community vibrancy and economic prosperity, and improved physical and digital access.

Chapter 10   Assessment Summary and Monitoring

10.A   Assessment of significant effects

10.1   The new SHNL Management Plan has been assessed against the following sustainability objectives.

- A1: Address the causes of climate change and adapt to its impacts.

- A2: Protect and/or improve air quality.

- A3: Protect tranquillity and/or intrinsically dark night skies.

- W1: Protect and/or enhance the quality of the water environment

- W2: Protect and/or enhance the extent and availability of water resources.

- W3: Protect landscapes, ecosystems and communities from future flood risk.

- LS1: Prioritise the use of previously developed land over agricultural or other greenfield land.

- LS2: Promote good soil management practices.

- LS3: Promote efficient and sustainable natural resource use in line with circular economy principles.

- N1: Contribute to the positive management of irreplaceable biodiversity assets and/or designated sites.

- N2: Support or enhance the integrity and resilience of ecological networks, including through positive management of local wildlife sites.

- N3: Contribute to the positive management of earth heritage sites or features.

- L1: Protect and/or enhance the integrity of the main landscape character typologies and areas within and adjoining the National Landscape.

- L2: Ensure new build development responds positively to townscape and landscape character within and adjoining the National Landscape.

- L3: Protect and/or enhance the integrity and setting of key views from within and into the National Landscape.

- H1: Contribute to the positive management of nationally important heritages assets and/or designated sites.

- H2: Contribute to the positive management of sites or features of local heritage importance.

- H3: Protect and/or enhance the context and setting of designated heritage assets within the National Landscape.

- C1: Promote and support access to and positive engagement with the protected landscape and natural environment.

- C2: Promote and support healthy, vibrant and inclusive rural communities, with affordable housing, prosperous business, accessible services, and diverse employment and learning opportunities.

- C3: Promote and support improved physical and digital access for all across the National Landscape.

10.2   Across the majority of those sustainability objectives the new Management Plan performs relatively well. The Plan performs particularly well against those objectives concerned with the protection of the landscape, the natural environment, and heritage, and with land management and the communities of the SHNL.

10.3   The only areas in which there was notable tension between the SHNL Management Plan and the sustainability objectives was in respect of climate change adaptation. That tension arose around renewable energy technology, and was addressed within the Plan by policies relating to land use planning.

10.4   Overall the new SHNL Management Plan would not result in significant adverse environmental effects, taking account of the mitigation measures built into the Plan. The likely significant environmental effects of the Plan would be beneficial, particularly to the natural environment, the landscape and the historic environment. The Plan would also be expected to deliver significant beneficial effects for communities, both within and beyond the boundaries of the Surrey Hills.

10.5   The Habitat Regulations Assessment (HRA) for the SHNL Management Plan, reported separately, concludes the Plan would not result in likely significant effects on the SPAs and SACs covered by that assessment.

10.B Monitoring

10.6   Part 5 of the SHNL Management Plan sets out the following monitoring framework, based on targets set by Defra for protected landscapes. Progress towards those targets will be monitored by the SHNL Board via mechanisms to be established with partner organisations. The proposed monitoring framework is proportionate and appropriate to the Plan and links to key sustainability objectives against which the Plan is expected to deliver significant beneficial effects.

Wildlife Rich Habitats (deciduous woodland, Heathland and Chalk Downland)	14,560 ha to 20,000 by 2100. 5-year Plan target of additional 1,000 ha
Trees Outside Woodland (under 5 ha, agroforestry and tree belts)	6.5% of land cover to 10% by 2100. 5-year Plan target of 50 ha
Hedgerows	6,900 km to 10,000 km by 2100. 5-year Plan target of 20km
Protected sites (SSSIs)	75% in Favourable Condition to 95%. 5-year target 80%.
National Heritage at Risk	From 8 to 2 assets by 2100. 5-year target 4 assets.
Climate mitigation and adaptation	Net Zero by 2050 (national target) -0.5 by 2075, -1.0 by 2100.
Fixed Point Surveys	Various locations in the SHNL Monitor landscape changes over 75-year period. Landscape changes formally reviewed every 5 years as part of Management Plan review.

Appendix 1 – Assessment Summary
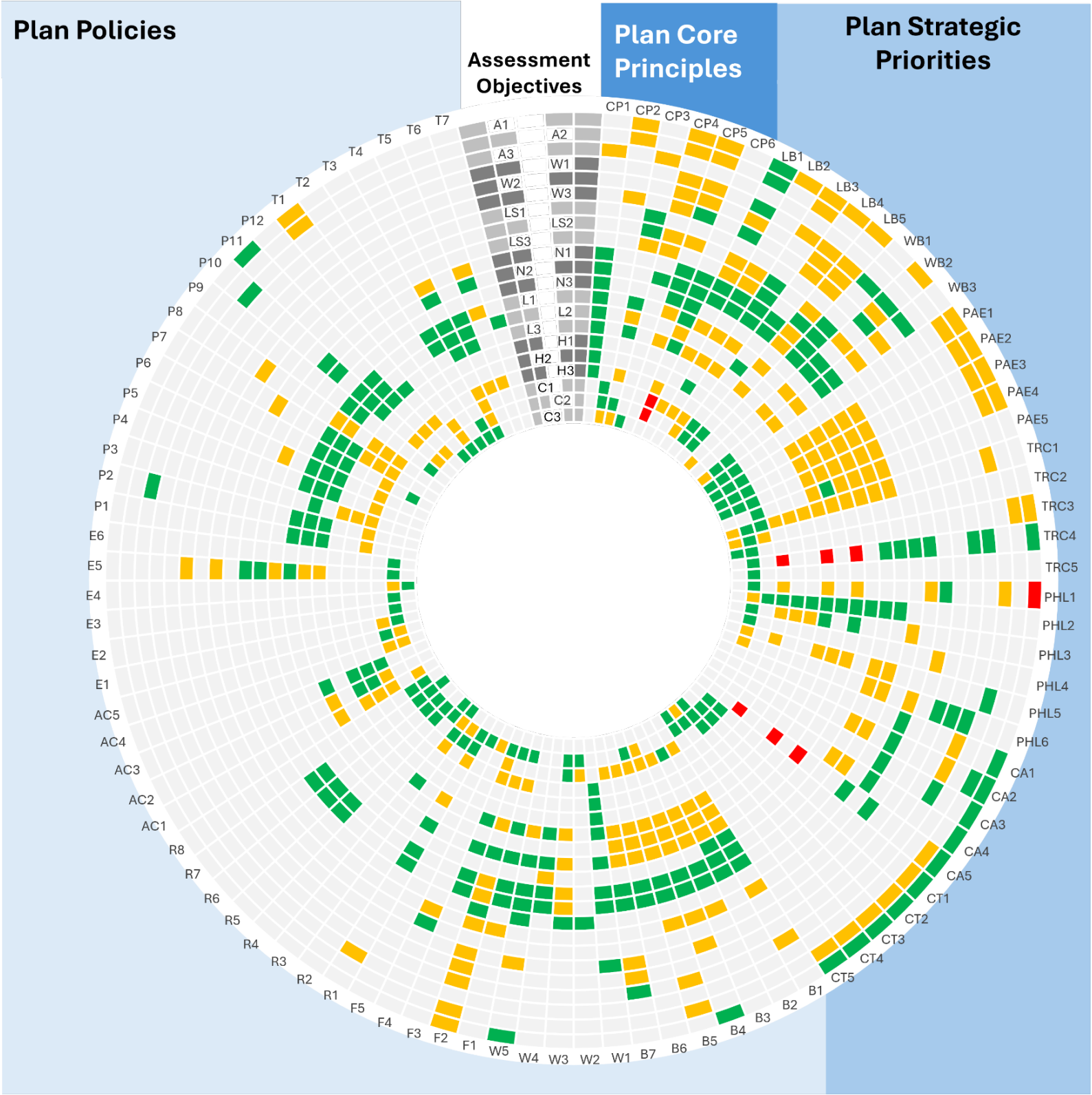
Core Principles: CP1 to CP6 = – for details see pages xx to xx of Appendix 2 and page xx of Appendix 3

Strategic Priorities:

LB1 to LB5	See pp.xx to xx in Appendix 2; pp.xx to xx in Appendix 3	PHL1 to PHL6	See pp.xx to xx in Appendix 2; pp.xx to xx in Appendix 3
WB1 to WB3	See pp.xx to xx in Appendix 2; pp.xx to xx in Appendix 3	CA1 to CA5	See pp.xx to xx in Appendix 2; pp.xx to xx in Appendix 3
PAE1 to PAE5	See pp.xx to xx in Appendix 2; pp.xx to xx in Appendix 3	CT1 to CT5	See pp.xx to xx in Appendix 2; pp.xx to xx in Appendix 3
TRC1 to TRC5	See pp.xx to xx in Appendix 2; pp.xx to xx in Appendix 3		

Policies:

B1 to B7	See pp.xx to xx in Appendix 2; pp.xx to xx in Appendix 3	AC1 to AC5	See pp.xx to xx in Appendix 2; pp.xx to xx in Appendix 3
W1 to W5	See pp.xx to xx in Appendix 2; pp.xx to xx in Appendix 3	E1 to E6	See pp.xx to xx in Appendix 2; pp.xx to xx in Appendix 3
F1 to F5	See pp.xx to xx in Appendix 2; pp.xx to xx in Appendix 3	P1 to P12	See pp.xx to xx in Appendix 2; pp.xx to xx in Appendix 3
R1 to R8	See pp.xx to xx in Appendix 2; pp.xx to xx in Appendix 3	T1 to T7	See pp.xx to xx in Appendix 2; pp.xx to xx in Appendix 3

Appendix 2

Assessment Records

Appendix 2   Assessment Records

A1-1   Atmosphere

A1.1   The following plan elements were considered unlikely to impact noticeably on any of the assessment objectives for the atmosphere. The findings for all other plan components are set out below.

- **Core Principles**: CP6 Balancing public access with conservation of the landscape and nature.

- **Strategic Priorities**: WB1 Sustainable agricultural practices; WB3 Community-led river management; PAE5 Interpretation, communication and improved public understanding; TRC2 Access to healthcare and education; TRC5 Community engagement and social wellbeing; PHL2 Development near designated sites; PHL3 Agricultural building conversion / replacement. PHL4 Small-scale affordable housing development; PHL6 Water pollution and floodplain loss.

- **Policies**: B1, B2, B3, B6, B7; W1, W2, W3, W4; F1, F3, F4, F5; R2, R3, R4, R5, R6, R7, R8; AC1, AC2, AC3, AC4, AC5; E1, E2, E3, E4, E5, E6; P1, P3, P4, P5, P6, P7, P8, P9, P12; T2, T3, T4, T5, T6, T7.

Table A1-1: Core Principles and the Atmosphere assessment objectives

SHNL MP Element	A1 – Climate	A2 – Air Quality	A3 – Tranquillity and Darkness
CP1 – Conservation and enhancement of the protected landscape.	n/a	n/a	Implied - protect landscape
CP2 – Delivering wider benefits particularly with respect to health and wellbeing and social inclusion.	Implied - global and local goals	Implied - global and local goals	n/a
CP3 – Developing long-term sustainability in land management, the rural economy and local communities.	n/a	n/a	Implied - protect landscape
CP4 – Securing resilience including through the use of technology and nature-based solutions.	Implied - resilience and sustainability	Implied - resilience and sustainability	n/a
CP5 – Thinking bigger for nature, in terms of connections between protected sites and habitats.	Implied - multi-functional land use	Implied - multi-functional land use	n/a

Appendix 2   Assessment Records

Table A1-2: Strategic Priorities and the Atmosphere assessment objectives

SHNL MP Element	A1 – Climate	A2 – Air Quality	A3 – Tranquillity and Darkness
LB1 – Rewild and restore habitat	Direct - carbon sequestration referenced	Direct - air quality referenced	n/a
LB2 – Conserve existing natural areas	Indirect/Implied - AW will function as a carbon store	n/a	n/a
LB3 – Promote sustainable agriculture	Indirect/Implied - reduced chemical fertiliser use	Indirect/Implied - reduced chemical fertiliser use	n/a
LB4 – Urban green spaces and connectivity	Indirect/Implied - green roofs, greenspaces, etc. assist with urban heat management and limited carbon sequestration and storage	n/a	n/a
LB5 – Community engagement and education	Indirect/Implied - restored habitats can act as carbon sinks	n/a	n/a
WB2 – Enhance wetland areas.	Indirect/Implied - restored habitats can act as carbon sinks	n/a	n/a
PAE1 – Enhance existing green infrastructure	Indirect/Implied - improved PRoW network enables low carbon active travel options	Indirect/Implied - improved PRoW network enables low emission active travel options	n/a
PAE2 – Improve gateway locations (including Country Parks)	Indirect/Implied - promotion of locations accessible by public transport	Indirect/Implied - promotion of locations accessible by public transport	n/a
PAE3 – Integrate and enhance National Trails / promoted routes	Indirect/Implied - promotion of locations accessible by public transport	Indirect/Implied - promotion of locations accessible by public transport	n/a

Appendix 2   Assessment Records

SHNL MP Element	A1 – Climate	A2 – Air Quality	A3 – Tranquillity and Darkness
PAE4 – Promote active travel routes	Indirect/Implied - promotion of routes for low carbon active travel options	Indirect/Implied - promotion of routes for low carbon active travel options	n/a
TRC1 – Economic development and diversification	n/a	n/a	Indirect/Implied - role of the landscape as a tourism driver and part of the SHNL place brand recognised
TRC3 – Physical and digital infrastructure and connectivity	Indirect/Implied - promotion of public and non-motorised travel options, and provision of high speed internet access	Indirect/Implied - promotion of public and non-motorised travel options, and provision of high speed internet access	n/a
TRC4 – Environmental sustainability and resource management	Direct - promotion of renewable energy sources	n/a	n/a
PHL1 – Discourage loss of agricultural land	Non-aligned – renewable energy schemes on agricultural land resisted	n/a	Indirect/Implied - protection of agricultural land discourages other uses that may introduce light into dark rural locations
PHL5 – Prevent light pollution	n/a	n/a	Direct - need to manage light pollution in dark areas referenced
CA1 - Adopt sustainable farming practices	Direct - reference made to sequestration and storage of carbon in soils	n/a	n/a
CA2 – Optimise fertiliser use	Direct - reference made to GHG (NOx minimisation)	Direct - reduced NOx and other synthetic fertiliser use will benefit local air quality	n/a

Appendix 2   Assessment Records

SHNL MP Strategic Priorities	A1 – Climate	A2 – Air Quality	A3 – Tranquillity and Darkness
CA3 – Improve livestock management	Direct - reference made to reduced CH4 emissions	n/a	n/a
CA4 – Enhance carbon sequestration	Direct - reference made to C sequestration and storage in trees and hedgerows	n/a	n/a
CA5 – Utilise renewable energy	Direct - reference made to use of solar, wind and biomass	Indirect / implied - shift to renewables reduces air pollution associated with fossil fuel based power generation	n/a
CT1 – Promote electric and hybrid vehicles	Direct - reference to ELV, hybrid vehicles, and ELV charging infrastructure	Indirect / implied - reduced use of ICE vehicles benefits air quality	n/a
CT2 – Enhance public transport infrastructure / service provision	Direct - reference made to improved public transport, non-FF vehicles	Indirect / implied - greater public transport use reduces congestion with air quality benefits	n/a
CT3 – Improve active travel options	Direct - reference made to active travel as alternative to motorised transport	Indirect / Implied - active travel options reduce emissions to air	n/a
CT4 – Implement smart transport solutions	Direct - reference made to measures to reduce fuel use / improve efficiency of fuel use	Indirect / implied - reduced travel distance / improved driving practices in ICE vehicles benefits air quality	n/a
CT5 – Support local economic activities	Direct - reference made to local sourcing and digital services to reduce travel	Indirect / implied - reduced distance travelled by goods / people benefits air quality	n/a

Appendix 2   Assessment Records

Table A1-3: Policies and the Atmosphere assessment objectives

SHNL MP Policies	A1 - Climate	A2 - Air Quality	A3 - Tranquillity and Darkness
B4 – Habitat creation and multi-functional landscapes	Direct - natural environment role in climate change mitigation and adaptation referenced	n/a	n/a
B5 – Nature friendly farming	n/a	Indirect / implied - nature friendly farming is typically low-chemical input with benefits to water quality	n/a
W5 – Extend / connect woodland and hedgerow habitats.	Direct - reference made to role of woodlands and hedgerows in climate change mitigation and adaptation	n/a	n/a
F2 – Sustainable land management practices and traditional landscape feature maintenance / enhancement.	Indirect / Implied - sustainable land management could include climate mitigation and adaptation measures	Indirect / Implied - sustainable land management could include low fertiliser input approaches	n/a
R1 – Activities / facilities to enhance health, enjoyment and understanding of the Surrey Hills	n/a	n/a	Indirect / Implied - conservation and enhancement of landscape character would likely include measures to control light and noise pollution.
P2 - Landscape character	n/a	n/a	Direct - the policy makes specific reference to the need for new development to include measures to protect relative tranquillity and manage day-time and night-time effects (e.g. intrusive exterior lighting, etc.) on the landscape.

Appendix 2   Assessment Records

SHNL MP Policies	A1 - Climate	A2 - Air Quality	A3 - Tranquillity and Darkness
P10 - Lighting and dark skies	n/a	n/a	<mark>Direct</mark> - policy recognises the need for lighting within the SHNL to be controlled.
P11 - Renewable energy projects	<mark>Direct</mark> - the policy supports the implementation of renewable energy projects within the SHNL provided they can demonstrate no harm to the protected landscape.	n/a	n/a
T1 – Public transport, walking and cycling	<mark>Indirect / Implied</mark> - measures to promote walking, cycling and public transport use would help reduce transport related carbon emissions.	<mark>Indirect / Implied</mark> - measures to promote walking, cycling and public transport use would help reduce vehicle related emissions by reducing reliance on ICE vehicles.	n/a

A1-2 Water and Flooding

A1.2.   The following plan elements were considered unlikely to impact noticeably on any of the assessment objectives for the water environment and flood risk. The findings for all other plan components are set out below.

- **Core Principles**: CP1 Conservation and enhancement of the protected landscape; CP3 Developing long-term sustainability in land management, the rural economy and local communities; CP6 Balancing public access with conservation of the landscape and nature.

- **Strategic Priorities**: LB2 Conserve existing natural areas; PAE1 Enhance existing green infrastructure; PAE2 Improve gateway locations (including Country Parks); PAE3 Integrate and enhance National Trails and promoted routes; PAE4 Promote active travel routes; PAE5 Create / enhance interpretation, communication and improved

Appendix 2   Assessment Records

public understanding opportunities; TRC1 Economic development and diversification; TRC2 Access to healthcare and education; TRC3 Physical and digital infrastructure and connectivity; TRC5 Community engagement and social wellbeing; PHL1 Discourage agricultural land loss; PHL2 Development, near designated sites; PHL3 Agricultural building conversion / replacement; PHL4 Small-scale affordable housing development; PHL5 Prevent light pollution; CA4 Enhance carbon sequestration; CA5 Utilise renewable energy; CT1 Promote electric and hybrid vehicles; CT2 Enhance public transport infrastructure / service provision; CT3 Improve active travel options; CT4 Implement smart transport solutions; CT5 Support local economic activities.

- **Policies**: B2, B3, B6; W2, W3, W4; F1, F3, F4, F5; R1, R2, R3, R4, R5, R6, R7, R8; AC1, AC2, AC3, AC4, AC5; E1, E2, E3, E4, E6; P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12; T1, T2, T3, T4, T5, T6, T7.

Table A1-4: Core Principles and the Water assessment objectives

SHNL MP Core Principles	W1 - Water Quality	W2 - Water Resources	W3 - Flood Risk
CP2 – Deliver wider benefits particularly wrt health, wellbeing and social inclusion.	n/a	n/a	Indirect/Implied - global and local goals likely to include flood risk management
CP4 – Secure resilience inc. through use of technology and nature-based solutions.	Implied - resilience and sustainability	Implied - resilience and sustainability	Indirect/Implied - resilience and sustainability likely to include flood risk management considerations
CP5 – Think bigger for nature - connections between protected sites and habitats.	Implied - multi-functional land use	Implied - multi-functional land use	Direct - nature based flood solutions

Appendix 2   Assessment Records

Table A1-5: Strategic Priorities and the Water assessment objectives

SHNL MP Strategic Priorities	W1 - Water Quality	W2 - Water Resources	W3 - Flood Risk
LB1 – Rewild and restore habitat	Direct - water quality referenced	Implied / Indirect - wetland creation can support water resource management	Direct - natural flood defences referenced
B3 – Promote sustainable agriculture	Indirect/ Implied - reduced chemical fertiliser use	n/a	n/a
LB4 – Urban green spaces and connectivity	Indirect/ Implied - green roofs, walls, parks etc can include SuDS features which help manage surface water runoff quality	Indirect/ Implied - green roofs, walls, parks etc. can include features to support water resource management	Indirect/ Implied - green roofs, walls, parks etc. can include SuDS measures to assist with flood water management
LB5 – Community engagement and education	Indirect/ Implied - habitat restoration can support water quality	Indirect/ Implied - habitat restoration can support water resource management	Indirect/ Implied - habitat restoration can support flood risk management
WB1 – Sustainable agricultural practices.	Direct - reduced chemical inputs and improved riparian management	n/a	n/a
WB2 – Enhance wetland areas	Direct - new wetlands can be positioned to capture agricultural runoff before it enters rivers	Indirect/ Implied - reconnection of rivers and baseflows can benefit groundwater baseflows	Direct - flow management helps reduce catchment flashiness
WB3 – Promote community-led river management	Direct - water quality monitoring, pollution and river health referenced	n/a	Indirect/ Implied - riverbank planting and maintenance can reduce catchment flashiness
TRC4 – Environmental sustainability and resource management.	Direct - sustainable management of water	Direct - sustainable management of water	n/a

Appendix 2   Assessment Records

SHNL MP Strategic Priorities	W1 - Water Quality	W2 - Water Resources	W3 - Flood Risk
PHL6 – Safeguard from water pollution and floodplain loss	Direct - need to protect water quality referenced	Direct - need to protect water resources referenced	Direct - need to protect natural floodplains referenced
CA1 - Adopt sustainable farming practices.	Indirect/Implied - reduced soil erosion leads to less suspended solid material in watercourses	n/a	n/a
CA2 – Optimise fertiliser use	Indirect/Implied - reduced fertiliser inputs will benefit runoff water quality	n/a	n/a
CA3 – Improve livestock management.	Direct - reference made to improved manure management which can reduce spills into watercourses	n/a	n/a

Table A1-6: Policies and the Water assessment objectives

SHNL MP Element	W1 - Water Quality	W2 - Water Resources	W3 - Flood Risk
B1 – Designated site management	Indirect / Implied - protection of designated sites include aquatic and wetland habitats	n/a	n/a
B4 – Habitat creation and multi-functional landscapes	n/a	n/a	Indirect / Implied - role of natural environment in flood risk management
B5 – Nature friendly farming	Indirect / implied - nature friendly farming is typically low-chemical input with benefits to water quality	n/a	n/a

Appendix 2   Assessment Records

SHNL MP Element	W1 - Water Quality	W2 - Water Resources	W3 - Flood Risk
B7 - River corridors, wetland habitats and water quality	Direct - role of catchment management plans and LNRS in water quality management referenced	Indirect / Implied - water quality measures safeguard water resources	Indirect / Implied - water quality measures can include flood risk management measures
W1 – Woodland, hedgerow and veteran tree management	n/a	n/a	Direct - reference made to contribution of woodlands to natural flood risk management
W5 – Extend and connect woodland and hedgerow habitats	n/a	n/a	Indirect / Implied - reference made to woodlands role in climate change mitigation and adaptation - which would include flood risk management
F2 – Encourage sustainable land management practices and traditional landscape feature maintenance and enhancement.	Indirect / Implied - sustainable land management could include low fertiliser / novel waste management approaches	Indirect / Implied - sustainable land management could include water resource management measures	Indirect / Implied - sustainable land management could include natural flood risk management approaches
E5 – Promote land management and conservation skills development opportunities.	n/a	n/a	Indirect / Implied - the policy supports development of land management skills which could include sustainable riparian and land drainage management practices.

Appendix 2   Assessment Records

A1-3   Land and Soils

A1.3   The following plan elements were considered unlikely to impact noticeably on any of the assessment objectives for land, soils and natural resources. The findings for all other plan components are set out below.

- **Core Principles**: CP1 – Conservation and enhancement of the protected landscape; CP2 – Delivering wider benefits particularly with respect to health and wellbeing and social inclusion; CP6 – Balancing public access with conservation of the landscape and nature.

- **Strategic Priorities**: LB4 – Urban green spaces and connectivity; PAE1 – Enhancement of existing green infrastructure; PAE2 – Improving gateway locations (including Country Parks); PAE3 – Integrating and enhancing National Trails and promoted routes; PAE4 – Promoting active travel routes; PAE5 – Creating and enhancing opportunities for interpretation, communication and improved public understanding; TRC1 – Economic development and diversification; TRC2 – Access to healthcare and education; TRC3 – Physical and digital infrastructure and connectivity; TRC5 – Community engagement and social wellbeing; PHL2 – Appropriate development near designated sites; PHL5 – Prevent light pollution; CT1 – Promote electric and hybrid vehicles; CT2 – Enhance public transport infrastructure and service provision; CT3 – Improve active travel options; CT4 – Implement smart transport solutions; CT5 – Support local economic activities.

- **Policies**: B2, B6, B7; W, W4; F3, F5; R1, R2, R3, R4, R5, R6, R7, R8; AC1, AC2, AC3, AC4, AC5; E1, E2, E3, E4, E6; P1, P2, P3, P4, P5, P6, P9, P10, P11, P12; T1; T2; T3; T4; T5; T6; T7.

Table A1-7: Core Principles and the Land and Soils assessment objectives

SHNL MP Element	LS1 - PDL cf. agricultural / greenfield land	LS2 - Soil management	LS3 - Resources and waste
CP3 – Develop long-term sustainability in land management, the rural economy and local communities.	Direct - sustainable land management referenced	Direct - sustainable land management referenced	Implied - sustainable economy referenced

Appendix 2   Assessment Records

SHNL MP Element	LS1 - PDL cf. agricultural / greenfield land	LS2 - Soil management	LS3 - Resources and waste
CP4 – Secure resilience inc. through use of technology and nature-based solutions.	n/a	**Indirect/Implied** - resilience and sustainability likely to include soil resource / health considerations	**Indirect/Implied** - resilience and sustainability likely to include sustainable natural resource management considerations
CP5 – Think bigger for nature – connections between protected sites and habitats.	n/a	**Implied** - multi-functional land use	n/a

Table A1-8: Strategic Priorities and the Land and Soils assessment objectives

SHNL MP Element	LS1 - PDL cf. agricultural / greenfield land	LS2 - Soil management	LS3 - Resources and waste
LB1 – Rewild and restore habitat	n/a	**Indirect/Implied** - habitat creation supports healthy soil function	**Indirect/Implied** - supports renewable materials production and use
LB2 – Conserve existing natural areas	n/a	**Indirect/Implied** - habitat protection also protects soil ecosystems	**Indirect/Implied** - supports renewable materials production and use - AW management
LB3 – Promote sustainable agriculture	n/a	**Direct** - soil health referenced	**Direct** - reduce chemical use refenced
LB5 – Community engagement and education	n/a	**Indirect/Implied** - habitat restoration can support improved soil function	**Direct** - reference made to encouraging sustainable practices amongst residents
WB1 – Sustainable agricultural practices	n/a	**Direct** - improved agricultural practice to reduce soil erosion	**Direct** - reduce chemical use referenced
WB2 – Enhance wetland areas	n/a	**Indirect/Implied** - flow management helps reduce sediment losses and soil erosion	n/a

Appendix 2   Assessment Records

SHNL MP Element	LS1 - PDL cf. agricultural / greenfield land	LS2 - Soil management	LS3 - Resources and waste
WB3 – Promote community-led river management initiatives.	n/a	Indirect/Implied - riverbank planting helps reduce sediment losses and soil erosion	n/a
TRC4 – Environmental sustainability and resource management	n/a	Direct - sustainable management of soils	Direct - sustainable management of natural resources and wastes
PHL1 – Discourage loss of agricultural land	Direct - protection of agricultural land prioritised	Indirect/Implied - protection of agricultural land helps safeguard soil resources	n/a
PHL3 – Control replacement / conversion of agricultural buildings	n/a	n/a	Indirect/Implied - conversion of existing agricultural buildings to alternative uses retains those structures in use
PHL4 – Small-scale affordable housing development	Indirect/Implied - small-scale affordable housing to be within /adjoining settlements - PDL sites likely to be preferred	n/a	n/a
PHL6 – Water pollution and floodplain loss	n/a	Indirect/Implied - protection of water quality can limit soil contamination risks during flood events	n/a
CA1 - Adopt sustainable farming practices	n/a	Direct - good soil management practices referenced	n/a
CA2 – Optimise fertiliser use	n/a	Direct - good soil management practices referenced	n/a
CA3 – Improve livestock management	n/a	Direct - good soil management practices referenced	n/a
CA4 – Enhance carbon sequestration	n/a	Direct - good soil management practices referenced	n/a

Appendix 2   Assessment Records

SHNL MP Element	LS1 - PDL cf. agricultural / greenfield land	LS2 - Soil management	LS3 - Resources and waste
CA5 – Utilise renewable energy	<mark>Direct</mark> - need to protect agricultural land from loss to renewable energy scheme referenced	n/a	<mark>Direct</mark> - energy recovery from agricultural wastes referenced

Table A1-9: Policies and the Land and Soils assessment objectives

SHNL MP Element	LS1 - PDL cf. agricultural / greenfield land	LS2 - Soil management	LS3 - Resources and waste
B1 – Designated site management	n/a	<mark>Indirect / Implied</mark> - protection of designated sites include soil management /protection	n/a
B3 – Key habitat management	n/a	<mark>Indirect / Implied</mark> - protection of designated sites include soil management /protection	n/a
B4 – Habitat creation and multi-functional landscapes	n/a	<mark>Indirect / Implied</mark> - protection of designated sites include soil management /protection	n/a
B5 – Nature friendly farming	n/a	<mark>Indirect / Implied</mark> - nature friendly farming typically includes careful soil management practices	n/a
W2 – Forestry and woodland management market and infrastructure support	n/a	n/a	<mark>Direct</mark> - reference made to management of woodland as a forestry resource

Appendix 2   Assessment Records

SHNL MP Element	LS1 - PDL cf. agricultural / greenfield land	LS2 - Soil management	LS3 - Resources and waste
W3 – Awareness and understanding of tree and woodland management, including disease and pest control	n/a	n/a	<mark>Direct</mark> - reference made to raising awareness of sustainable woodland management practices, including disease and pest control
W5 – Extend / connect woodland and hedgerow habitats	n/a	n/a	<mark>Direct</mark> - reference made to agro-forestry in the context of woodland and hedgerow creation
F1 – Support farming as a viable and sustainable enterprise.	n/a	<mark>Indirect / Implied</mark> - reference made to good land management, which could include soil management	n/a
F2 – Encourage sustainable land management practices and traditional landscape feature maintenance and enhancement.	n/a	<mark>Indirect / Implied</mark> - sustainable land management could include good soil management practice	<mark>Direct</mark> - reference made to promoting sustainable land management practices
F4 – Resist loss of farmland.	<mark>Direct</mark> - loss of agricultural land will be resisted	<mark>Indirect / Implied</mark> - protection of agricultural land safeguards soils	n/a
E5 – Promote land management and conservation skills development opportunities.	n/a	<mark>Indirect / Implied</mark> - the policy supports development of land management skills which could include good soil management practices	n/a

Appendix 2   Assessment Records

SHNL MP Element	LS1 - PDL cf. agricultural / greenfield land	LS2 - Soil management	LS3 - Resources and waste
P7 - Residential or commercial conversion of redundant rural buildings	n/a	n/a	<mark>Indirect / Implied</mark> - the policy indicates that conversion of rural buildings for residential or commercial use would not justify the construction of additional buildings for landscape management purposes, thereby avoiding additional demand for material resources for construction.
P8 - Redevelopment / conversion of farm buildings for equine use	<mark>Indirect / Implied</mark> - the policy resists conversion / redevelopment of farm buildings to equestrian use, with associated protection of agricultural land from conversion to non-agricultural use.	n/a	n/a

A1-4 Nature

A1.4   The following plan elements were considered unlikely to impact noticeably on any of the assessment objectives for nature. The findings for all other plan components are set out below.

- **Core Principles**: CP2 Delivering wider benefits particularly with respect to health and wellbeing and social inclusion; CP3 Developing long-term sustainability in land management, the rural economy and local communities.

- **Strategic Priorities**: PAE1 Enhancement of existing green infrastructure; TRC2 Access to healthcare and education; TRC3 Physical and digital infrastructure and connectivity; TRC5 Community engagement and social wellbeing; PHL1 Discouraging the loss of agricultural land; PHL3 Controlling the replacement of agricultural buildings or their conversion to other uses; PHL4 Supporting small-scale affordable housing development in or

adjoining existing settlements; CA1 Adoption of sustainable farming practices; CA3 Improvements in livestock management; CA5 Utilise renewable energy; CT1 Promotion of electric and hybrid vehicles; CT2 Enhanced public transport infrastructure and service provision; CT3 Improved active travel options; CT4 Implementing smart transport solutions; CT5 Supporting local economic activities.

- **Policies**: W2; F4; F5; R2; R3; R4; R8; AC1, AC2, AC3, AC4, AC5; E1, E2, E3, E4, E6; P1, P2, P3, P4, P6, P7, P8, P9, P11, P12; T1, T2, T3, T5, T7.

Table A1-10: Core Principles and the Nature assessment objectives

SHNL MP Element	N1 - Designated Sites / Irreplaceable biodiversity assets	N2 - Ecological networks & LWS	N3 - Earth heritage
CP1 – Conservation and enhancement of the protected landscape.	Direct - protect nature	Direct - protect nature	Direct - protect nature
CP4 – Securing resilience including through the use of technology and nature-based solutions.	n/a	Direct - nature based solutions	n/a
CP5 – Thinking bigger for nature, in terms of connections between protected sites and habitats.	Direct - protected sites	Direct - ecological networks	Direct - protected sites
CP6 – Balancing public access with conservation of the landscape and nature.	Direct - protect nature	Direct - protect nature	Direct - protect nature

Table A1-11: Strategic Priorities and the Nature assessment objectives

SHNL MP Element	N1 - Designated Sites / Irreplaceable biodiversity assets	N2 - Ecological networks & LWS	N3 - Earth heritage
LB1 – Rewilding and habitat restoration.	Direct - restore nature	Direct - restore nature	n/a
LB2 – Conservation of existing natural areas.	Direct - protect AW, heaths and chalk grassland	Direct - protect AW, heaths and chalk grassland	n/a

Appendix 2   Assessment Records

SHNL MP Element	N1 - Designated Sites / Irreplaceable biodiversity assets	N2 - Ecological networks & LWS	N3 - Earth heritage
LB3 – Promoting sustainable agriculture.	Direct - biodiversity and habitat creation referenced	Direct - biodiversity and habitat creation referenced	n/a
LB4 – Urban green spaces and connectivity.	Direct - biodiversity and habitat creation and connectivity referenced	Direct - biodiversity and habitat creation and connectivity referenced	n/a
LB5 – Community engagement and education	Indirect/Implied - reference made to engaging communities in habitat restoration	Indirect/Implied - reference made to engaging communities in habitat restoration	n/a
WB1 – Implementing sustainable agricultural practices.	Direct - repair and protection of riparian buffer zones	Direct - repair and protection of riparian buffer zones	n/a
WB2 – Enhancing wetland areas.	Direct - wetland restoration or creation and woodland planting	Direct - wetland restoration or creation and woodland planting	n/a
WB3 – Promoting community-led river management initiatives.	Direct - riverbank planting and maintenance	Direct - riverbank planting and maintenance	n/a
PAE2 – Improving gateway locations (including Country Parks).	Indirect/Implied - promote less sensitive sites	Indirect/Implied - promote less sensitive sites	Indirect/Implied - promote less sensitive sites
PAE3 – Integrating and enhancing National Trails and promoted routes.	Indirect/Implied - focus activity on National Trails and promoted routes	Indirect/Implied - focus activity on National Trails and promoted routes	Indirect/Implied - focus activity on National Trails and promoted routes
PAE4 – Promoting active travel routes.	Indirect/Implied - focus activity on promoted active travel routes	Indirect/Implied - focus activity on promoted active travel routes	Indirect/Implied - focus activity on promoted active travel routes

Appendix 2   Assessment Records

SHNL MP Element	N1 - Designated Sites / Irreplaceable biodiversity assets	N2 - Ecological networks & LWS	N3 - Earth heritage
PAE5 – Creating and enhancing opportunities for interpretation, communication and improved public understanding.	Indirect/Implied - raise awareness and understanding of sensitive sites, habitats and species	Indirect/Implied - raise awareness and understanding of sensitive sites, habitats and species	Indirect/Implied - raise awareness and understanding of sensitive sites
TRC1 – Economic development and diversification.	Indirect/Implied - role of nature as a tourism driver and part of the SHNL place brand recognised	Indirect/Implied - role of nature as a tourism driver and part of the SHNL place brand recognised	Indirect/Implied - role of nature as a tourism driver and part of the SHNL place brand recognised
TRC4 – Environmental sustainability and resource management.	Direct - sustainable management of wildlife as a resource	Direct - sustainable management of wildlife as a resource	n/a
PHL2 – Discouraging inappropriate development, in particular where protected sites are affected.	Direct - need to protect designated sites referenced	Direct - need to protect designated sites and secure BNG referenced	Direct - need to protect designated sites referenced
PHL5 – Preventing light pollution.	Indirect / implied - management of light pollution in dark areas may benefit nocturnal and crepuscular species	Indirect / implied - management of light pollution in dark areas may benefit nocturnal and crepuscular species	n/a
PHL6 – Safeguarding the water environment from pollution and floodplain loss.	Indirect / Implied - protection of water quality benefits aquatic and wetland habitats and species	Indirect / Implied - protection of water quality benefits aquatic and wetland habitats and species	n/a
CA2 – Optimising fertiliser use.	Indirect / Implied - reduced NOx / other N or P containing fertilisers will reduce nutrient loading in ecosystems	Indirect / Implied - reduced NOx / other N or P containing fertilisers will reduce nutrient loading in ecosystems	n/a

Appendix 2   Assessment Records

SHNL MP Element	N1 - Designated Sites / Irreplaceable biodiversity assets	N2 - Ecological networks & LWS	N3 - Earth heritage
CA4 – Enhance carbon sequestration.	Indirect / implied - tree, shrub and hedgerow planting will improve habitat provision and connectivity	Indirect / implied - tree, shrub and hedgerow planting will improve habitat provision and connectivity	n/a

Table A1-12 Policies and the Nature assessment objectives

SHNL MP Element	N1 - Designated Sites / Irreplaceable biodiversity assets	N2 - Ecological networks & LWS	N3 - Earth heritage
B1 – Designated site management.	Direct - biodiversity conserved and enhanced	Direct - biodiversity conserved and enhanced	Direct – geodiversity conserved and enhanced
B2 – Awareness and understanding of designated sites.	Direct - designated site management and protection	Direct - designated site management and protection	Direct - designated site management and protection
B3 – Key habitat management.	Direct - biodiversity conserved and enhanced	Direct - biodiversity conserved and enhanced	n/a
B4 – Habitat creation and multi-functional landscapes.	Direct - biodiversity conserved and enhanced	Direct - biodiversity conserved and enhanced	n/a
B5 – Nature friendly farming.	Direct - biodiversity conserved and enhanced	Direct - biodiversity conserved and enhanced	n/a
B6 – Biodiversity net gain and development.	Direct - biodiversity net gain delivered outside designated sites	Direct - biodiversity net gain delivered enhancing ecological connections	n/a
B7 - River corridors, wetland habitats and water quality.	Direct - aquatic and wetland biodiversity conserved and enhanced	Direct - aquatic and wetland biodiversity conserved and enhanced	n/a

Appendix 2   Assessment Records

SHNL MP Element	N1 - Designated Sites / Irreplaceable biodiversity assets	N2 - Ecological networks & LWS	N3 - Earth heritage
W1 – Woodland, hedgerow and veteran tree management.	Direct - reference made to the ecological value of woodlands, hedgerows and veteran trees	Direct - reference made to the ecological value of woodlands, hedgerows and veteran trees	n/a
W3 – Awareness and understanding of tree and woodland management, including disease and pest control.	Indirect / Implied - pest and disease control in woodlands is important for managing wider habitat condition	Indirect / Implied - pest and disease control in woodlands is important for managing wider habitat condition	n/a
W4 – Biodiversity and landscape benefits of woodland scrub and inappropriate tree and secondary woodland removal.	Direct - reference made to removal of woodland scrub, secondary woodlands and inappropriate trees to enable heathland and chalk grassland restoration	Direct - reference made to removal of woodland scrub, secondary woodlands and inappropriate trees to enable heathland and chalk grassland restoration	Indirect / Implied - removal of woodlands scrub, secondary woodland and inappropriate trees could reinstate / support positive management of geological sites
W5 – Extending and connecting woodland and hedgerow habitats.	Direct - reference made to the ecological value of new woodlands and hedgerows	Direct - reference made to the ecological value of new woodlands and hedgerows	n/a
F1 – Support for farming as a viable and sustainable enterprise.	Direct - reference to the role of agriculture in supporting biodiversity gains	Direct - reference to the role of agriculture in supporting biodiversity gains	n/a
F2 – Encourage sustainable land management practices and traditional landscape feature maintenance and enhancement.	Indirect / Implied - sustainable land management could include biodiversity enhancement measures	Indirect / Implied - sustainable land management could include biodiversity enhancement measures	n/a
F3 – Support for farm diversification schemes.	Direct - reference to the need for farm diversification to support biodiversity	Direct - reference to the need for farm diversification to support biodiversity	n/a

Appendix 2   Assessment Records

SHNL MP Element	N1 - Designated Sites / Irreplaceable biodiversity assets	N2 - Ecological networks & LWS	N3 - Earth heritage
R1 – Activities / facilities to enhance health, enjoyment and understanding of the Surrey Hills.	Direct - need to ensure measures to promote public access and engagement with the natural environment provide for the conservation of biodiversity, which would include designated sites, recognised in the policy wording.	Direct - need to ensure measures to promote public access and engagement with the natural environment provide for the conservation of biodiversity, which would include ecological networks and irreplaceable assets, recognised in the policy wording.	n/a
R5 – Manage recreation in accordance with the Sandford Principle.	Direct - the policy acknowledges the need for recreational access to land within the SHNL to be managed so that the effects of disturbance on sensitive habitats and species (e.g. ground nesting birds, etc.) are minimised.	Direct - the policy acknowledges the need for recreational access to land within the SHNL to be managed so that the effects of disturbance on sensitive habitats and species (e.g. ground nesting birds, etc.) are minimised.	n/a
R6 – Manage the impact of dogs on farming and sensitive habitats and species.	Direct - the policy acknowledges the need for recreational access to land within the SHNL to be managed so that the effects of disturbance, in particular from dogs, on sensitive habitats and species (e.g. ground nesting birds, etc.) are minimised.	Direct - the policy acknowledges the need for recreational access to land within the SHNL to be managed so that the effects of disturbance, in particular from dogs, on sensitive habitats and species (e.g. ground nesting birds, etc.) are minimised.	n/a

Appendix 2   Assessment Records

SHNL MP Element	N1 - Designated Sites / Irreplaceable biodiversity assets	N2 - Ecological networks & LWS	N3 - Earth heritage
R7 – Improve and maintain green infrastructure, e.g. PRoW, signage, fencing etc., to protect residents and visitors.	Direct - the policy acknowledges the need for measures to improve or enhance access, including key public rights of way and green infrastructure to be sited and designed so as to avoid disturbance of sensitive ecosystems.	Direct - the policy acknowledges the need for measures to improve or enhance access, including key public rights of way and green infrastructure to be sited and designed so as to avoid disturbance of sensitive ecosystems.	n/a
E5 – Promote land management and conservation skills development opportunities.	Direct - the policy supports development of conservation and land management skills which would include habitat management including within designated nature conservation sites and sensitive habitats.	Direct - the policy supports development of conservation and land management skills which would include habitat management including within designated nature conservation sites and sensitive habitats.	Indirect / Implied - the policy supports development of conservation and land management skills which could include earth heritage conservation techniques and practices.
P5 - Offsite compensation for landscape impacts	n/a	Indirect / Implied - the policy requires that where exceptional circumstances justify development within the SHNL that, as necessary, harm to the natural beauty of the SHNL may be compensated for by landscape conservation and enhancement works elsewhere within the SHNL, which could include measures to enhance biodiversity and ecological network connectivity.	n/a

Appendix 2   Assessment Records

SHNL MP Element	N1 - Designated Sites / Irreplaceable biodiversity assets	N2 - Ecological networks & LWS	N3 - Earth heritage
P10 - Lighting and dark skies	`Direct` - policy recognises the need for lighting within the SHNL to be controlled with reference to potential adverse effects on wildlife and habitats.	`Direct` - policy recognises the need for lighting within the SHNL to be controlled with reference to potential adverse effects on wildlife and habitats.	n/a
T4 – Transport infrastructure and associated landscaping, including verge management.	`Indirect / Implied` - the management of road verges to improve biodiversity would support their role as ecological corridors linking key habitats including protected sites.	`Direct` - policy references the need for transport infrastructure and associated landscaping work, including on road verges, to protect and enhance biodiversity.	n/a
T6 – Protection of roads and verges from excessive vehicle use and uncontrolled parking.	`Indirect / Implied` - the management of road verges as wildilfe corridors would support linkages between designated sites and otherwise fragmented habitats, supporting movement between key nature conservation sites of fauna and flora.	`Direct` - policy makes reference to the role of appropriately managed road verges as wildlife corridors, which would help support the extent and integrity of ecological networks.	n/a

A1-5 Landscape

A1.5   The following plan elements were considered unlikely to impact noticeably on any of the assessment objectives for the landscape. The findings for all other plan components are set out below.

- **Core Principles**: CP2 – Delivering wider benefits particularly with respect to health and wellbeing and social inclusion. CP4 – Securing resilience including through the use of technology and nature-based solutions.

Appendix 2   Assessment Records

- Strategic Priorities: WB1 – Implementing sustainable agricultural practices. PAE1 – Enhancement of existing green infrastructure; TRC2 – Access to healthcare and education; TRC3 – Physical and digital infrastructure and connectivity; TRC5 – Community engagement and social wellbeing; PHL4 – Supporting small-scale affordable housing development in or adjoining existing settlements.; PHL6 – Safeguarding the water environment from pollution and floodplain loss; CA1 - Adoption of sustainable farming practices; CA2 – Optimising fertiliser use; CA3 – Improvements in livestock management; CA4 – Enhance carbon sequestration. CT1 – Promotion of electric and hybrid vehicles; CT2 – Enhanced public transport infrastructure and service provision; CT3 – Improved active travel options; CT4 – Implementing smart transport solutions; CT5 – Supporting local economic activities.

- **Policies**: W2; F4, F5; R2, R4, R5, R6, R7, R8; AC4, AC5; E1, E2, E3, E4, E6; T1, T2.

Table A1-13: Core Principles and the Landscape assessment objectives

SHNL MP Element	L1 - Landscape character	L2 - Design	L3 - Vistas
CP1 – Conserve and enhance the protected landscape.	Direct - protect landscape	Direct - protect landscape	Direct - protect landscape
CP3 – Develop long-term sustainability in land management, the rural economy and local communities.	Direct - protect landscape	Indirect / Implied - protect landscape	Direct - protect landscape
CP5 – Think bigger for nature, in terms of connections between protected sites and habitats.	Indirect / Implied - habitat component of landscape character	n/a	Indirect / Implied - habitat component of landscape character
CP6 – Balance public access with conservation of the landscape and nature.	Direct - protect landscape	Indirect / Implied - protect landscape	Direct - protect landscape

Appendix 2   Assessment Records

Table A1-14: Strategic Priorities and the Landscape assessment objectives

SHNL MP Element	L1 - Landscape character	L2 - Design	L3 - Vistas
LB1 – Rewilding and habitat restoration.	Indirect / Implied - habitat component of landscape character	n/a	Indirect / Implied - habitat component of landscape character
LB2 – Conservation of existing natural areas.	Indirect / Implied - habitat component of landscape character	n/a	Indirect / Implied - habitat component of landscape character
LB3 – Promoting sustainable agriculture.	Indirect / Implied d - habitat component of landscape character	n/a	Indirect / Implied - habitat component of landscape character
LB4 – Urban green spaces and connectivity.	n/a	Direct - enhancement of urban and urban fringe areas referenced	n/a
LB5 – Community engagement and education	Indirect / Implied - habitat component of landscape character	n/a	Indirect / Implied - habitat component of landscape character
WB2 – Enhancing wetland areas.	Indirect / Implied - habitat component of landscape character	n/a	Indirect / Implied - habitat component of landscape character
WB3 – Promoting community-led river management initiatives.	Indirect / Implied - habitat component of landscape character	n/a	Indirect / Implied - habitat component of landscape character
PAE2 – Improving gateway locations (including Country Parks).	Indirect / Implied - promote less sensitive sites	Indirect / Implied - promote less sensitive sites	Indirect / Implied - promote less sensitive sites
PAE3 – Integrating and enhancing National Trails and promoted routes.	Indirect / Implied - focus activity on National Trails and promoted routes	Indirect / Implied - focus activity on National Trails and promoted routes	Indirect / Implied - focus activity on National Trails and promoted routes

Appendix 2   Assessment Records

SHNL MP Element	L1 - Landscape character	L2 - Design	L3 - Vistas
PAE4 – Promoting active travel routes.	Indirect / Implied - focus activity on promoted active travel routes	Indirect / Implied - focus activity on promoted active travel routes	Indirect / Implied - focus activity on promoted active travel routes
PAE5 – Creating and enhancing opportunities for interpretation, communication and improved public understanding.	Indirect / Implied - raise awareness and understanding of landscape sensitivities	Direct - sensitivity in siting and design of installations referenced	Indirect / Implied - raise awareness and understanding of landscape sensitivities
TRC1 – Economic development and diversification.	Indirect / Implied - role of the landscape as a tourism driver and part of the SHNL place brand recognised	Indirect / Implied - role of the landscape as a tourism driver and part of the SHNL place brand recognised	Indirect / Implied - role of the landscape as a tourism driver and part of the SHNL place brand recognised
TRC4 – Environmental sustainability and resource management.	Non-aligned - renewable energy schemes can harm landscape character	n/a	Non-aligned - renewable energy schemes can harm key views
PHL1 – Discouraging the loss of agricultural land.	Indirect / Implied - protection of agricultural land helps safeguard traditional field patterns	n/a	Indirect / Implied - protection of agricultural land helps safeguard traditional field patterns
PHL2 – Discouraging inappropriate development, in particular where protected sites are affected.	Direct - need to ensure protected landscape not harmed referenced	Direct - need for good design referenced	Direct - need to ensure protected landscape not harmed referenced
PHL3 – Controlling the replacement of agricultural buildings or their conversion to other uses.	Direct - need to ensure protected landscape not harmed referenced	n/a	Direct - need to ensure protected landscape not harmed referenced
PHL5 – Preventing light pollution.	Indirect / Implied - control of light pollution helps protect night-time landscape character	Indirect / Implied - control of light pollution helps protect night-time townscape character	Indirect / Implied - control of light pollution helps protect night-time views and vistas

SHNL MP Element	L1 - Landscape character	L2 - Design	L3 - Vistas
CA5 – Utilise renewable energy.	Non-aligned - solar and wind energy installations can harm landscape character	n/a	Non-aligned - solar and wind energy installations can harm key views and vistas

Table A1-15: Policies and the Landscape assessment objectives

SHNL MP Element	L1 - Landscape character	L2 - Design	L3 - Vistas
B1 – Designated site management.	Indirect / Implied - biodiversity protection contributes to landscape character protection	Indirect / Implied - biodiversity protection contributes to townscape setting protection	Indirect / Implied - biodiversity protection contributes to the protection of key vistas
B2 – Awareness and understanding of designated sites.	Indirect / Implied - designated site protection contributes to landscape character protection	Indirect / Implied - designated site protection contributes to townscape setting protection	Indirect / Implied - designated site protection contributes to the protection of key vistas
B3 – Key habitat management.	Indirect / Implied - biodiversity protection contributes to landscape character protection	Indirect / Implied - biodiversity protection contributes to townscape setting protection	Indirect / Implied - biodiversity protection contributes to the protection of key vistas
B4 – Habitat creation and multi-functional landscapes.	Indirect / Implied - habitat creation/ restoration contributes to landscape character protection	Indirect / Implied - habitat creation/ restoration contributes to townscape setting protection	Indirect / Implied - habitat restoration/ creation contributes to the protection of key vistas
B5 – Nature friendly farming.	Indirect / Implied - biodiversity protection contributes to landscape character protection	Indirect / Implied - biodiversity protection contributes to townscape setting protection	Indirect / Implied - biodiversity protection contributes to the protection of key vistas
B6 – Biodiversity net gain and development.	Indirect / Implied - biodiversity net gain contributes to landscape character protection	Indirect / Implied - biodiversity net gain contributes to townscape setting protection	Indirect / Implied - biodiversity net gain contributes to the protection of key vistas
B7 - River corridors, wetland habitats and water quality.	Indirect / Implied - biodiversity protection contributes to landscape character protection	Indirect / Implied - biodiversity protection contributes to townscape setting protection	Indirect / Implied - biodiversity protection contributes to the protection of key vistas

Appendix 2   Assessment Records

SHNL MP Element	L1 - Landscape character	L2 - Design	L3 - Vistas
W1 – Woodland, hedgerow and veteran tree management.	**Direct** - reference made to the landscape value of woodlands, hedgerows and veteran trees	n/a	**Direct** - reference made to the landscape value of woodlands, hedgerows and veteran trees
W3 – Awareness and understanding of tree and woodland management, including disease and pest control.	**Indirect / Implied** - pest and disease control in woodlands is important for managing wider habitat condition and woodlands contribution to landscape character	n/a	**Indirect / Implied** - pest and disease control in woodlands is important for managing wider habitat condition and woodlands contribution to key vistas
W4 – Biodiversity and landscape benefits of woodland scrub / inappropriate tree / secondary woodland removal.	**Direct** - reference made to removal of woodland scrub, secondary woodlands and inappropriate trees to enable landscape and vista restoration	n/a	**Direct** - reference made to removal of woodland scrub, secondary woodlands and inappropriate trees to enable landscape and vista restoration
W5 – Extending and connecting woodland and hedgerow habitats.	**Direct** - reference made to the landscape connectivity value of new woodlands and hedgerows	n/a	**Indirect / Implied** - new woodlands and hedgerows can be used to enhance key vistas
F1 – Support for farming as a viable and sustainable enterprise.	**Direct** - reference to the role of agriculture in protecting and maintaining the landscape	n/a	**Direct** - reference to the role of agriculture in protecting and maintaining the landscape
F2 – Encourage sustainable land management practices and traditional landscape feature maintenance and enhancement.	**Direct** - reference is made to the maintenance and enhancement of traditional landscape features	n/a	**Indirect / Implied** - protection of traditional landscape features could benefit key views

Appendix 2   Assessment Records

SHNL MP Element	L1 - Landscape character	L2 - Design	L3 - Vistas
F3 – Support for farm diversification schemes.	Direct - reference made to the need for farm diversification to maintain and enhance landscape character	n/a	Direct - reference made to the need for farm diversification to have positive amenity impacts
R1 – Activities / facilities to enhance health, enjoyment and understanding of the Surrey Hills.	Direct - reference made to the need for measures to promote public access and engagement with the landscape to maintain and enhance landscape character	n/a	Indirect / Implied - protection of landscape character could benefit key views
R3 – Protect and enhance significant viewpoints and vistas.	n/a	n/a	Direct - the policy provides for the identification, enhancement and protection of significant viewpoints within the SHNL.
AC1 – Promote awareness and understanding of the history of the Surrey Hills landscape.	n/a	Indirect / Implied - the policy promotes understanding of the historic evolution of settlements and the landscape within the SHNL, which principles should be applied in the design and implementation of future development.	n/a
AC2 – Conserve, manage and record heritage assets.	n/a	Indirect / Implied - the policy promotes conservation and positive management of heritage assets, which factors would need to be taken into account in the design of new development to ensure a positive contribution to the context and setting of such assets.	n/a

Appendix 2   Assessment Records

SHNL MP Element	L1 - Landscape character	L2 - Design	L3 - Vistas
AC3 –Distinctive character of rural settlements / historic building setting and development.	n/a	`Direct` - the policy requires that new development respond positively to the established character of rural settlements and the setting of historic buildings.	n/a
E5 – Promote land management and conservation skills development opportunities.	`Direct` - the policy supports development of conservation and land management skills that would be essential to the ongoing protection and enhancement of the landscape character of the SHNL.	`Indirect / Implied` - the policy supports the development of conservation and land management skills which could include landscape design and management within the context of new development.	`Indirect / Implied` - the policy supports development of conservation and land management skills that could contribute to the ongoing protection and enhancement of key vistas and views within the SHNL.
P1- Adverse impacts on amenity, landscape beauty and nature	`Direct` - the policy provides for protection of the SHNL from potentially adverse impacts of development on landscape character and visual amenity and would require development to demonstrate how the scheme would contribute to protected landscape positive conservation and enhancement.	`Direct` - the policy provides for protection of the SHNL from the potentially adverse impacts of development on landscape character and visual amenity and would require development to demonstrate how the scheme would contribute to protected landscape positive conservation and enhancement.	`Direct` - the policy provides for protection of the SHNL from the potentially adverse impacts of development on landscape character and visual amenity and would require development to demonstrate how the scheme would contribute to protected landscape positive conservation and enhancement.
P2 - Landscape character	`Direct` - the policy provides for the protection of the landscape from the potentially harmful effects of development giving guidance on issues including ridgelines, tranquillity, night-time effects (lighting), materials and colour, and the need for development to be harmonious in the wider landscape context.	`Direct` - the policy provides for the protection of the landscape from the potentially harmful effects of development giving guidance on issues including ridgelines, tranquillity, night-time effects (lighting), materials and colour, and the need for development to be harmonious in the wider landscape context.	`Direct` - the policy provides for the protection of the landscape from the potentially harmful effects of development giving guidance on issues including ridgelines, tranquillity, night-time effects (lighting), materials and colour, and the need for development to be harmonious in the wider landscape context.

Environmental Report for the Surrey Hills National Landscape Management Plan, 2025-2030

Appendix 2 Assessment Records

SHNL MP Element	L1 - Landscape character	L2 - Design	L3 - Vistas
P3 - High quality design and local distinctiveness	n/a	**Direct** - the policy gives design guidance for new development with respect to the need to complement and reflect local distinctiveness, to respond positively in terms of setting and scale to existing development and the surrounding landscape, and to retain the character of the original use where buildings are being converted.	n/a
P4 - Reliance on existing woodland/trees as mitigation	**Direct** - the policy cautions against reliance on the presence of existing woodland / trees as sufficient to mitigate the potentially harmful effects of new development on the character of the SHNL and requires submission of additional reasoning and justification to demonstrate that the scheme will conserve and enhance the SHNL's natural beauty.	**Direct** - the policy cautions against reliance on the presence of existing woodland / trees as sufficient to mitigate the potentially harmful effects of new development on the character of the SHNL and requires submission of additional reasoning and justification to demonstrate that the scheme will conserve and enhance the SHNL's natural beauty.	**Direct** - the policy cautions against reliance on the presence of existing woodland / trees as sufficient to mitigate the potentially harmful effects of new development on the character of the SHNL and requires submission of additional reasoning and justification to demonstrate that the scheme will conserve and enhance the SHNL's natural beauty.
P5 - Offsite compensation for landscape impacts	**Direct** - the policy requires that where exceptional circumstances justify development within the SHNL that, as necessary, harm to the natural beauty of the SHNL may be compensated for by landscape conservation and enhancement works elsewhere within the SHNL.	**Direct** - policy requires where exceptional circumstances justify development within the SHNL that, as necessary, harm to the natural beauty may be compensated by landscape conservation / enhancement works elsewhere within the SHNL, the need for such measures would be reflected in the design of the development which should cover the development site and the landscape compensation site.	**Direct** - the policy requires that where exceptional circumstances justify development within the SHNL that, as necessary, harm to the natural beauty of the SHNL may be compensated for by landscape conservation and enhancement works elsewhere within the SHNL.

Environmental Report for the Surrey Hills National Landscape Management Plan, 2025-2030

Appendix 2   Assessment Records

SHNL MP Element	L1 - Landscape character	L2 - Design	L3 - Vistas
P6 - Farm diversification schemes	<mark>Direct</mark> - the policy requires the landscape effects of farm diversification schemes be adequately mitigated.	<mark>Direct</mark> - the policy requires the landscape effects of farm diversification schemes be adequately mitigated, which would need to be reflected in the design of all physical buildings and infrastructure required as part of the diversification proposal.	<mark>Direct</mark> - the policy requires the landscape effects of farm diversification schemes be adequately mitigated, which would include effects on key views and vistas.
P7 - Residential or commercial conversion of redundant rural buildings	<mark>Direct</mark> - the policy requires the landscape effects of rural building conversion to residential or commercial use be adequately mitigated.	<mark>Direct</mark> - the policy requires the landscape effects of rural building conversion schemes be adequately mitigated, which would need to be reflected in the design of all physical buildings and infrastructure required as part of the conversion proposal.	<mark>Direct</mark> - the policy requires the landscape effects of rural building conversion schemes be adequately mitigated, which would include effects on key views and vistas.
P8 - Redevelopment / conversion of farm buildings for equine use	<mark>Indirect / Implied</mark> - the policy resists conversion / redevelopment of farm buildings to equestrian use, with associated protection of the contribution of farmed land to the landscape character of the SHNL.	<mark>Indirect / Implied</mark> - the policy resists conversion / redevelopment of farm buildings to equestrian use, with associated protection of the contribution of farmed land to the landscape character of the SHNL.	n/a
P9 - Small scale affordable housing schemes	<mark>Direct</mark> - the policy highlights the need for affordable housing provision on rural exception sites to be designed so as to avoid harm to the landscape.	<mark>Direct</mark> - the policy highlights the need for affordable housing provision on rural exception sites to be designed so as to avoid harm to the landscape.	n/a
P10 - Lighting and dark skies	<mark>Direct</mark> - policy recognises the need for lighting within the SHNL to be controlled with reference to potential adverse effects on the SHNL.	<mark>Direct</mark> - policy recognises the need for lighting within the SHNL to be controlled with reference to potential adverse effects on the SHNL.	<mark>Direct</mark> - policy recognises the need for lighting within the SHNL to be controlled with reference to potential adverse effects on the SHNL.

Appendix 2　　　　**Assessment Records**

SHNL MP Element	L1 - Landscape character	L2 - Design	L3 - Vistas
P11 - Renewable energy projects	`Direct` - the policy supports the implementation of renewable energy projects within the SHNL provided they can demonstrate no harm to the protected landscape.	`Direct` - the policy supports the implementation of renewable energy projects within the SHNL provided they can demonstrate no harm to the protected landscape.	`Direct` - the policy supports the implementation of renewable energy projects within the SHNL provided they can demonstrate no harm to the protected landscape.
P12 - Development outside the SHNL boundary	n/a	n/a	`Direct` - policy recognises the harm that development outside the SHNL can cause to key views and vistas and requires that planning decisions take such effects into consideration.
T3 – Design, management and enhancement of the rural road network.	`Direct` - policy references the need for the rural road network to be managed so as to protect and enhance the SHNL.	`Direct` - policy references the need for the rural road network to be managed so as to protect and enhance the SHNL.	n/a
T4 – Transport infrastructure and associated landscaping, including verge management.	`Direct` - policy references the need for transport infrastructure and associated landscaping work, including on road verges, to protect and enhance local landscape character and quality.	`Direct` - policy references the need for transport infrastructure and associated landscaping work, including on road verges, to protect and enhance local landscape character and quality.	`Direct` - policy references the need for transport infrastructure and associated landscaping work, including on road verges, to protect and enhance local landscape character and quality, which would include key views and vistas.

SHNL MP Element	L1 - Landscape character	L2 - Design	L3 - Vistas
T5 - Major transport infrastructure schemes.	Direct - policy emphasises the need for landscape impacts within the National Landscape to be given great weight when decisions are made on major infrastructure schemes, with mitigation or compensation to be secured to minimise adverse landscape impacts - the policy should provide a high level of protection to the landscape character of the SHNL in transport scheme decision making.	Direct - policy emphasises the need for landscape impacts within the National Landscape to be given great weight when decisions are made on major infrastructure schemes, with mitigation or compensation to be secured to minimise adverse landscape impacts - the policy highlights the need for new transport development to respond positively to the special characteristics of the SHNL.	Direct - policy emphasises the need for landscape impacts within the National Landscape to be given great weight when decisions are made on major infrastructure schemes, with mitigation or compensation to be secured to minimise adverse landscape impacts - the policy should provide a high level of protection to the key vistas and views within the SHNL in respect of transport scheme decision making.
T6 – Protection of roads and verges from excessive vehicle use and uncontrolled parking.	Indirect / Implied - Protection of road verges from the harm caused by vehicles, including parked vehicles, would help safeguard landscape character integrity.	n/a	n/a
T7 – Highway and transport signage.	n/a	Direct - policy identifies a need for sensitive and appropriate design and placement of transport and highways signage in the SHNL.	n/a

Appendix 2 **Assessment Records**

A1-6 Heritage

A1.6 The following plan elements were considered unlikely to impact noticeably on the assessment objectives for heritage. The findings for all other plan components are set out below.

- **Core Principles**:. CP2 Delivering wider benefits particularly with respect to health and wellbeing and social inclusion; CP4 Securing resilience including through the use of technology and nature-based solutions; CP5 Thinking bigger for nature, in terms of connections between protected sites and habitats.

- **Strategic Priorities**: LB1 Rewilding and habitat restoration; LB3 Promoting sustainable agriculture; LB4 Urban green spaces and connectivity; LB5 Community engagement and education; WB1 Implementing sustainable agricultural practices. WB2 Enhancing wetland areas; WB3 Promoting community-led river management initiatives. PAE1 Enhancement of existing green infrastructure. PAE2 Improving gateway locations (including Country Parks); PAE3 Integrating and enhancing National Trails and promoted routes; PAE4 Promoting active travel routes. PAE5 Creating and enhancing opportunities for interpretation, communication and improved public understanding.TRC2 Access to healthcare and education.; TRC3 Physical and digital infrastructure and connectivity. TRC5 Community engagement and social wellbeing. PHL4 Supporting small-scale affordable housing development in or adjoining existing settlements; PHL6 Safeguarding the water environment from pollution and floodplain loss; CA1 Adoption of sustainable farming practices; CA2 Optimising fertiliser use; CA3 Improvements in livestock management; CA4 Enhance carbon sequestration; CT1 Promotion of electric and hybrid vehicles; CT2 Enhanced public transport infrastructure and service provision; CT3 Improved active travel options; CT4 Implementing smart transport solutions; CT5 Supporting local economic activities.

- **Policies**: B1; B2; B3; B4; B5; B6; B7; W2; W3, W4, W5; F4, F5; R2, R4, R5, R6, R7, R8; AC4, AC5; E1, E2, E3; E4; E5; E6; P9; T1, T2, T3, T7.

Appendix 2　　　　Assessment Records

Table A1-16: Core Principles and the Heritage assessment objectives

SHNL MP Element	H1 - National heritage assets	H2 - Local heritage assets	H3 - Context and setting
CP1 – Conservation and enhancement of the protected landscape.	`Direct` - protect heritage	`Direct` - protect heritage	`Direct` - protect heritage
CP3 – Developing long-term sustainability in land management, the rural economy and local communities.	n/a	n/a	`Indirect / Implied` - protect landscape
CP6 – Balancing public access with conservation of the landscape and nature.	n/a	n/a	`Indirect / Implied` - protect landscape

Table A1-17: Strategic Priorities and the Heritage assessment objectives

SHNL MP Element	H1 - National heritage assets	H2 - Local heritage assets	H3 - Context and setting
LB2 – Conservation of existing natural areas.	n/a	`Direct` – protection of Ancient woodlands include reasons of their heritage value	n/a
TRC1 – Economic development and diversification.	`Indirect / Implied` - role of cultural heritage as a tourism driver and part of the SHNL place brand recognised	`Indirect / Implied` - role of cultural heritage as a tourism driver and part of the SHNL place brand recognised	`Indirect / Implied` - role of cultural heritage as a tourism driver and part of the SHNL place brand recognised
TRC4 – Environmental sustainability and resource management.	n/a	n/a	`Non-aligned` - renewable energy schemes can harm heritage asset context and setting
PHL1 – Discouraging the loss of agricultural land.	n/a	n/a	`Indirect / Implied` - protection of agricultural land helps safeguard traditional field patterns

Appendix 2   Assessment Records

SHNL MP Element	H1 - National heritage assets	H2 - Local heritage assets	H3 - Context and setting
PHL2 – Discouraging inappropriate development, in particular where protected sites are affected.	Direct - need to protect designated sites referenced	Direct - need to protect designated sites referenced	Direct - need to protect designated sites referenced
PHL3 – Controlling the replacement of agricultural buildings or their conversion to other uses.	Indirect / Implied - existing agricultural buildings of historic importance require careful conversion / repurposing	Indirect / Implied - existing agricultural buildings of historic importance require careful conversion / repurposing	Indirect / Implied - existing agricultural buildings of historic importance require careful conversion / repurposing
PHL5 – Preventing light pollution.	n/a	n/a	Indirect / Implied - control of light pollution helps protect night-time context and setting
CA5 – Utilise renewable energy.	n/a	n/a	Non-aligned - solar and wind energy installations can harm key views and vistas

Table A1-18: Policies and the Heritage assessment objectives

SHNL MP Element	H1 - National heritage assets	H2 - Local heritage assets	H3 - Context and setting
W1 – Woodland, hedgerow and veteran tree management.	Direct - reference made to the cultural heritage (archaeological) value of woodlands, hedgerows and veteran trees - includes Ancient Woodlands	Direct - reference made to the cultural heritage (archaeological) value of woodlands, hedgerows and veteran trees - includes Ancient Woodlands	Direct - reference made to the cultural heritage (archaeological) value of woodlands, hedgerows and veteran trees
F1 – Support for farming as a viable and sustainable enterprise.	n/a	n/a	Indirect / Implied - protection of traditional landscape features could benefit the context and setting of heritage assets

Appendix 2   Assessment Records

SHNL MP Element	H1 - National heritage assets	H2 - Local heritage assets	H3 - Context and setting
F2 – Encourage sustainable land management practices and traditional landscape feature maintenance and enhancement.	n/a	n/a	Indirect / Implied - protection of traditional landscape features benefits heritage asset context and setting
F3 – Support for farm diversification schemes.	n/a	n/a	Indirect / Implied - protection of traditional landscape features benefits heritage asset context and setting
R1 – Activities / facilities to enhance health, enjoyment and understanding of the Surrey Hills.	n/a	n/a	Indirect / Implied - protection of traditional landscape features benefits heritage asset context and setting
R3 – Protect and enhance significant viewpoints and vistas.	n/a	n/a	Indirect / Implied - protection of key viewpoints and vistas benefits heritage asset context and setting
AC1 – Promote awareness and understanding of the history of the Surrey Hills landscape.	Indirect / Implied - the policy promotes understanding of the historic evolution of settlements, including buildings and settlement patterns, within the SHNL, such understanding would be supportive of the positive management of nationally important heritage assets.	Indirect / Implied - the policy promotes understanding of the historic evolution of settlements, including buildings and settlement patterns, within the SHNL, such understanding would be supportive of the positive management of locally important heritage assets.	Indirect / Implied - the policy promotes understanding of the historic evolution of settlements, including buildings and settlement patterns and their relationship to the surrounding landscape, within the SHNL, such understanding would be supportive of the positive management of the context and setting of heritage assets.

Appendix 2   Assessment Records

SHNL MP Element	H1 - National heritage assets	H2 - Local heritage assets	H3 - Context and setting
AC2 – Conserve, manage and record heritage assets.	**Direct** - the policy provides for the conservation, management and recording of a range of heritage assets, including historic buildings, archaeological sites and historic parks and gardens.	**Direct** - the policy provides for the conservation, management and recording of a range of heritage assets, including historic buildings, archaeological sites and historic parks and gardens.	**Indirect / Implied** - the policy promotes conservation, management and recording of heritage assets, which would include appropriate management of their context and setting.
AC3 –Distinctive character of rural settlements and historic building setting and development.	**Direct** - the policy requires that new development respond positively to the setting of historic buildings, including those of national importance.	**Direct** - the policy requires that new development respond positively to the setting of historic buildings, including those of local importance.	**Direct** - the policy requires that new development respond positively to the established character of rural settlements and the setting of historic buildings.
P1- Adverse impacts on amenity, landscape beauty and nature	n/a	n/a	**Indirect / Implied** - protection of landscape character and visual amenity through development decisions could also help safeguard the context and setting of heritage assets.
P2 - Landscape character	n/a	n/a	**Indirect / Implied** - protection of landscape character and visual amenity through development decisions could also help safeguard the context and setting of heritage assets.

Appendix 2   Assessment Records

SHNL MP Element	H1 - National heritage assets	H2 - Local heritage assets	H3 - Context and setting
P3 - High quality design and local distinctiveness	Indirect / Implied - the design guidance provided by the policy could help safeguard the integrity of nationally important historic buildings where such are subject to conversion / restoration and re-use.	Indirect / Implied - the design guidance provided by the policy could help safeguard the integrity of locally important historic buildings where such are subject to conversion / restoration and re-use.	Indirect / Implied - the design guidance provided by the policy could help safeguard the context and setting of heritage assets.
P4 - Reliance on existing woodland/trees as mitigation	n/a	n/a	Indirect / Implied - the approach recommended by the policy could help safeguard the context and setting of heritage assets.
P5 - Offsite compensation for landscape impacts	n/a	n/a	Indirect / Implied - the approach recommended by the policy could help safeguard the context and setting of heritage assets, including those located away from the development site.
P6 - Farm diversification schemes	n/a	n/a	Indirect / Implied - the approach recommended by the policy could help safeguard the context and setting of heritage assets in the vicinity of the farm diversification site.

Appendix 2   Assessment Records

SHNL MP Element	H1 - National heritage assets	H2 - Local heritage assets	H3 - Context and setting
P7 - Residential or commercial conversion of redundant rural buildings	Indirect / Implied - the policy requires the landscape effects of rural building conversion schemes be adequately mitigated, which could help protect national heritage assets where the buildings concerned are included in the National Heritage List.	Indirect / Implied - the policy requires the landscape effects of rural building conversion schemes be adequately mitigated, which could help protect local heritage assets where the buildings concerned are included in a local heritage list.	Indirect / Implied - the approach recommended by the policy could help safeguard the context and setting of heritage assets in the vicinity of the converted rural buildings.
P8 - Redevelopment / conversion of farm buildings for equine use	Indirect / Implied - the policy resists conversion / redevelopment of farm buildings to equestrian use, with associated protection of national heritage assets where the buildings concerned are included in the National Heritage List.	Indirect / Implied - the policy resists conversion / redevelopment of farm buildings to equestrian use, with associated protection of heritage assets where the buildings concerned are locally listed.	Indirect / Implied - the policy resists conversion / redevelopment of farm buildings to equestrian use, with associated protection of the farmed landscape's character and its contribution to the context and setting of heritage assets.
P10 - Lighting and dark skies	n/a	n/a	Indirect / Implied - the control of lighting within the SHNL and protection of darker skies would help protect the context and setting of heritage assets within the protected landscape.
P11 - Renewable energy projects	n/a	n/a	Indirect / Implied - requirement to ensure renewable energy projects do not harm protected landscape prior to planning decisions also helps protect heritage asset context and setting.

Appendix 2   Assessment Records

SHNL MP Element	H1 - National heritage assets	H2 - Local heritage assets	H3 - Context and setting
P12 - Development outside the SHNL boundary	n/a	n/a	Indirect / Implied - the requirement to consider the impact of development outside the SHNL on the protected landscape prior to planning decisions would also help protect heritage asset context and setting.
T4 – Transport infrastructure and associated landscaping, including verge management.	n/a	n/a	Indirect / Implied - Protection of the quality of the SHNL landscape from harm associated with transport schemes would help safeguard the context and setting of key heritage assets.
T5 - Major transport infrastructure schemes.	n/a	n/a	Indirect / Implied - Protection of landscape character and key vistas and views from the harm caused by major transport schemes, would help safeguard the context and setting of key heritage assets.
T6 – Protection of roads and verges from excessive vehicle use and uncontrolled parking.	n/a	n/a	Indirect / Implied - Protection of road verges from the harm caused by vehicles, including parked vehicles, would help safeguard landscape character integrity and could benefit heritage asset context and setting.

Appendix 2   Assessment Records

A1-8   Community

A1.8   The following plan elements were considered unlikely to impact noticeably on any of the assessment objectives for communities. The findings for all other plan components are set out below.

- **Core Principles**:. CP1 – Conservation and enhancement of the protected landscape. CP5 – Thinking bigger for nature, in terms of connections between protected sites and habitats.

- **Strategic Priorities**: WB2 – Enhancing wetland areas. CA1 - Adoption of sustainable farming practices; CA2 – Optimising fertiliser use; CA3 – Improvements in livestock management; CA4 – Enhance carbon sequestration; CA5 – Utilise renewable energy.

- **Policies**: W1 – Woodland, hedgerow and veteran tree management; W4 – Biodiversity and landscape benefits of woodland scrub and inappropriate tree and secondary woodland removal; W5 – Extending and connecting woodland and hedgerow habitats; AC2 – Conserve, manage and record heritage assets; AC3 –Distinctive character of rural settlements and historic building setting and development; P1- Adverse impacts on amenity, landscape beauty and nature; P2 - Landscape character; P3 - High quality design and local distinctiveness; P4 - Reliance on existing woodland/trees as mitigation; P5 - Offsite compensation for landscape impacts; P7 - Residential or commercial conversion of redundant rural buildings; P8 - Redevelopment / conversion of farm buildings for equine use; T5 - Major transport infrastructure schemes; T6 – Protection of roads and verges from excessive vehicle use and uncontrolled parking; T7 – Highway and transport signage.

Table A1-19: Core Principles and the Community assessment objectives

SHNL MP Element	C1 - Access / engagement with nature and SHNL	C2 - Healthy, vibrant, inclusive and prosperous communities	C3 - Physical and digital access
CP2 – Delivering wider benefits particularly with respect to health and wellbeing and social inclusion.	Direct - Health, wellbeing, inclusion	Direct - Health, wellbeing, inclusion	Indirect / Implied - social inclusion via digital media

Appendix 2 Assessment Records

CP3 – Developing long-term sustainability in land management, the rural economy and local communities.	n/a	Direct - economy and communities	Indirect / Implied - sustainable economy and communities
SHNL MP Element	**C1 - Access / engagement with nature and SHNL**	**C2 - Healthy, vibrant, inclusive and prosperous communities**	**C3 - Physical and digital access**
CP4 – Securing resilience including through the use of technology and nature-based solutions.	n/a	n/a	Direct - modern technology
CP6 – Balancing public access with conservation of the landscape and nature.	Non-aligned - conservation is prioritised which may at times require limits to public access	Non-aligned - conservation is prioritised which may at times require limits to public access	n/a

Table A1-20: Strategic Priorities and the Community assessment objectives

SHNL MP Element	C1 - Access / engagement with nature and SHNL	C2 - Healthy, vibrant, inclusive and prosperous communities	C3 - Physical and digital access
LB1 – Rewilding and habitat restoration.	Indirect / Implied - ensure nature and landscape are there to be engaged with	n/a	n/a
LB2 – Conservation of existing natural areas.	Indirect / Implied - ensure nature and landscape are there to be engaged with	n/a	n/a
LB3 – Promoting sustainable agriculture.	Indirect / Implied - ensure nature and landscape are there to be engaged with	Indirect / Implied - new market opportunities for ecologically responsible produce	n/a

Appendix 2   Assessment Records

SHNL MP Element	C1 - Access / engagement with nature and SHNL	C2 - Healthy, vibrant, inclusive and prosperous communities	C3 - Physical and digital access
LB4 – Urban green spaces and connectivity.	Direct - improved access for residents /visitors to greenspace	Direct - reference is made to improved access to urban greenspace and other urban greening measures benefitting residents' quality of life	n/a
LB5 – Community engagement and education	Direct - engagement of community in habitat restoration	Direct - engagement of community in habitat restoration - upskilling	n/a
WB1 – Implementing sustainable agricultural practices.	n/a	n/a	Indirect / Implied - increased role for technology in farm management requires stable digital connections
WB3 – Promoting community-led river management initiatives.	Direct - engagement of community in river restoration	Direct - engagement of community and local businesses in river restoration - upskilling	Indirect / Implied - increased role for technology in river management requires stable digital connections
PAE1 – Enhancement of existing green infrastructure.	Direct - improved access for residents / visitors to nature	Direct - improvements in accessibility to nature for all parts of the community	Direct - improved access for residents / visitors to the SHNL
PAE2 – Improving gateway locations (including Country Parks).	Direct - improved access for residents / visitors to nature	Direct - improvements in accessibility to nature for all parts of the community	Direct - improved access for residents / visitors to the SHNL
PAE3 – Integrating and enhancing National Trails and promoted routes.	Direct - improved access for residents / visitors to nature	Direct - improvements in accessibility to nature for all parts of the community	Direct - improved access for residents / visitors to the SHNL
PAE4 – Promoting active travel routes.	Direct - improved access for residents / visitors including to nature	Direct - improvements in accessibility to nature for all parts of the community	Direct - improved access for residents / visitors to the SHNL

Appendix 2   Assessment Records

SHNL MP Element	C1 - Access / engagement with nature and SHNL	C2 - Healthy, vibrant, inclusive and prosperous communities	C3 - Physical and digital access
PAE5 – Creating and enhancing opportunities for interpretation, communication and improved public understanding.	Direct - foster understanding and appreciation of different aspects of the SHNL	n/a	n/a
TRC1 – Economic development and diversification.	Direct - nature and cultural heritage identified as key tourism drivers	Direct - successful local businesses, including farming and tourism, identified as key to local economic prosperity	Indirect / Implied - transport and digital infrastructure key to enabling access and supporting the local economy
TRC2 – Access to healthcare and education.	Indirect / Implied - access to nature for health and education	Direct - ensure access to health and education services for all residents	Indirect / Implied - transport and digital infrastructure key to enabling access
TRC3 – Physical and digital infrastructure and connectivity.	n/a	Direct - high-speed internet access for all sectors of the community referenced	Direct - importance of physical and digital infrastructure and connectivity recognised
TRC4 – Environmental sustainability and resource management.	n/a	Direct - reference made to local energy solutions	n/a
TRC5 – Community engagement and social wellbeing.	n/a	Direct - promotion of community engagement, participation and inclusion	n/a
PHL1 – Discouraging the loss of agricultural land.	n/a	Direct - supports farming and associated food producing businesses	n/a
PHL2 – Discouraging inappropriate development, in particular where protected sites are affected.	Direct - need to secure improvements in public access referenced	Indirect / Implied - good design can support healthy and inclusive communities	n/a

Appendix 2   Assessment Records

SHNL MP Element	C1 - Access / engagement with nature and SHNL	C2 - Healthy, vibrant, inclusive and prosperous communities	C3 - Physical and digital access
PHL3 – Controlling the replacement of agricultural buildings or their conversion to other uses.	n/a	Direct - need to ensure new re-development relates to and supports existing agricultural businesses	n/a
PHL4 – Supporting small-scale affordable housing development in or adjoining existing settlements.	n/a	Direct - need to ensure affordable housing provision meets local needs referenced	n/a
PHL5 – Preventing light pollution.	n/a	Indirect / Implied - control of lighting can benefit local communities by reducing risk of sleep disturbance	n/a
PHL6 – Safeguarding the water environment from pollution and floodplain loss.	n/a	Indirect / Implied - protection of water quality and flood plains benefits community health and wellbeing	n/a
CT1 – Promotion of electric and hybrid vehicles.	Direct - provision of ELV charging infrastructure supports access for all to SHNL	Direct - improved physical access benefits communities and the local economy	n/a
CT2 – Enhanced public transport infrastructure and service provision.	Direct - improved and expanded rural public transport provision supports access for all to SHNL	Direct - improved physical access benefits communities and the local economy	n/a
CT3 – Improved active travel options.	Direct - improved cycle and footway provision and better access to bicycles supports access for all to SHNL	Direct - improved physical access by active travel means benefits individuals health, communities and the local economy	Direct - improved active travel infrastructure

Appendix 2   Assessment Records

SHNL MP Element	C1 - Access / engagement with nature and SHNL	C2 - Healthy, vibrant, inclusive and prosperous communities	C3 - Physical and digital access
CT4 – Implementing smart transport solutions.	n/a	Direct - improvements in road safety benefit local community health and wellbeing, reduced congestion benefits the local economy	Indirect / Implied - improved road safety through route optimisation can help safeguard road infrastructure
CT5 – Supporting local economic activities.	n/a	Direct - promotion of local sourcing benefits the local economy	Direct - promotion of digital access to work and services required stable broadband provision

Table A1-21: Policies and the Community assessment objectives

SHNL MP Element	C1 - Access / engagement with nature and SHNL	C2 - Healthy, vibrant, inclusive and prosperous communities	C3 - Physical and digital access
B1 – Designated site management.	Indirect / Implied - biodiversity protection ensures nature is present for people to engage with	n/a	n/a
B2 – Awareness and understanding of designated sites.	Direct - promotion and public awareness re. designated sites	n/a	n/a
B3 – Key habitat management.	Indirect / Implied - biodiversity protection ensures nature is present for people to engage with	n/a	n/a

Appendix 2　　　　Assessment Records

SHNL MP Element	C1 - Access / engagement with nature and SHNL	C2 - Healthy, vibrant, inclusive and prosperous communities	C3 - Physical and digital access
B4 – Habitat creation and multi-functional landscapes.	Indirect / Implied - habitat creation/ restoration ensures nature is present for people to engage with	Indirect / Implied - climate change adaptation and mitigation important for community wellbeing and resilience	n/a
B5 – Nature friendly farming.	Indirect / Implied - biodiversity protection ensures nature is present for people to engage with	Direct - grants for nature friendly farming support farm businesses and may help with access to new / emerging markets	n/a
B6 – Biodiversity net gain and development.	Indirect / Implied - biodiversity net gain ensures nature is present for people to engage with	n/a	n/a
B7 - River corridors, wetland habitats and water quality.	Indirect / Implied - biodiversity protection ensures nature is present for people to engage with	n/a	n/a
W2 – Forestry and woodland management market and infrastructure support.	Indirect / Implied - new markets linked to woodland could include recreation and leisure uses	Direct - refence made to the need for markets and infrastructure to support forestry and woodland management	n/a
W3 – Awareness and understanding of tree and woodland management, including disease and pest control.	Direct - reference made to the need to raise public awareness of woodland management, including pest and disease control	Direct - reference made to the need for information and grants to raise awareness amongst forest owners of good woodland management, including pest and disease control.	n/a

Appendix 2   Assessment Records

SHNL MP Element	C1 - Access / engagement with nature and SHNL	C2 - Healthy, vibrant, inclusive and prosperous communities	C3 - Physical and digital access
F1 – Support for farming as a viable and sustainable enterprise.	n/a	Direct - agriculture acknowledged as having a key role in the maintenance of the SHNL economy and communities	n/a
F2 – Encourage sustainable land management practices and traditional landscape feature maintenance and enhancement.	n/a	Direct - reference is made to advice and financial support for farming businesses	n/a
F3 – Support for farm diversification schemes.	Indirect / Implied - farm diversification may include nature/ landscape based tourism offers	Direct - reference is made to support for farm diversification schemes to support local economic vitality	n/a
F4 – Resist loss of farmland.	n/a	Indirect / Implied - protecting productive agricultural land from other development is supportive of continued farm viability	n/a
F5 – Public awareness and understanding of farming practices.	n/a	Direct - reference to promotion of greater public awareness and understanding of farming practices in protected landscapes	n/a

Environmental Report for the Surrey Hills National Landscape Management Plan, 2025-2030

Appendix 2   Assessment Records

SHNL MP Element	C1 - Access / engagement with nature and SHNL	C2 - Healthy, vibrant, inclusive and prosperous communities	C3 - Physical and digital access
R1 – Activities / facilities to enhance health, enjoyment and understanding of the Surrey Hills.	<mark>Direct</mark> - the policy provides for activities that enable people to engage positively with the SHNL and increase their understanding and enjoyment of the protected landscape.	<mark>Direct</mark> - the policy promotes activities that enable to engage in health promoting activities within the SHNL.	n/a
R2 – Promote the Surrey Hills to diverse visitors.	<mark>Direct</mark> - the policy provides for improved awareness of the SHNL as a visitor destination for those seeking opportunities to positively engage with the protected landscape.	<mark>Indirect / Implied</mark> - supports promotion of the SHNL as a visitor destination for those seeking positive engagement with the landscape and natural environment, which is potentially beneficial to the physical and mental health and wellbeing of individuals and communities.	n/a
R3 – Protect and enhance significant viewpoints and vistas.	<mark>Direct</mark> - provides for improved access to and positive engagement with the protected landscape for all.	<mark>Indirect / Implied</mark> - supports improved access to and engagement with the SHNL which is potentially beneficial to the physical and mental health and wellbeing of individuals and communities.	<mark>Direct</mark> - provides for improved physical access to key viewpoints and vistas across the SHNL.
R4 – Design, develop and maintain accessible visitor facilities.	n/a	<mark>Direct</mark> - acknowledges the need for visitor facilities to be designed or enhanced to enable equitable access for all members of the community.	<mark>Direct</mark> - acknowledges the need for visitor facilities, including physical access and digital resources, to be designed or enhanced to enable equitable access for all community members.

Appendix 2   Assessment Records

SHNL MP Element	C1 - Access / engagement with nature and SHNL	C2 - Healthy, vibrant, inclusive and prosperous communities	C3 - Physical and digital access
R5 – Manage recreation in accordance with the Sandford Principle.	Direct - the policy supports responsible access to and enjoyment of the natural environment within the SHNL.	Direct - the policy recognises and supports the role that recreational access to the natural environment has in supporting the rural economy of the SHNL area.	n/a
R6 – Manage the impact of dogs on farming and sensitive habitats and species.	Direct - the policy supports responsible access to and enjoyment of the natural environment within the SHNL.	Direct - the policy acknowledges the need for recreational access to land within the SHNL to be managed so that the effects of disturbance, in particular from dogs, on farm stock and farmed land are minimised.	n/a
R7 – Improve and maintain green infrastructure, e.g. PRoW, signage, fencing etc., to protect residents and visitors.	Direct - the policy supports responsible access to and enjoyment of the natural environment within the SHNL.	Direct - the policy acknowledges the need for measures to improve or enhance access, including key public rights of way and green infrastructure to be sited and designed so as to minimise disruption of local communities.	Direct - the policy supports measures to improve or maintain facilities and infrastructure that enable physical access to the SHNL.
R8 – Promote access to nature for mental and physical health and wellbeing.	Direct - the policy provides for improved access to and positive engagement with the protected landscape for all.	Direct - the policy supports improved access to and engagement with the SHNL for the benefit of the physical and mental health and wellbeing of individuals and communities.	n/a

Appendix 2   Assessment Records

SHNL MP Element	C1 - Access / engagement with nature and SHNL	C2 - Healthy, vibrant, inclusive and prosperous communities	C3 - Physical and digital access
AC1 – Promote awareness and understanding of the history of the Surrey Hills landscape.	n/a	<mark>Indirect / Implied</mark> - the policy promotes understanding of the historic evolution of settlements and the landscape within the SHNL, which principles should be applied in the design and implementation of future development helping support and sustain vibrant and inclusive rural communities.	n/a
AC4 – Promote artistic and craft traditions of the Surrey Hills.	<mark>Indirect / Implied</mark> - the policy supports the promotion and celebration of the artistic and craft traditions of the SHNL, which would provide opportunities for engagement with and understanding of the landscape and natural environment of the SHNL.	<mark>Indirect / Implied</mark> - the policy supports the promotion and celebration of the artistic and craft traditions of the SHNL, which would provide a range of business opportunities, including those relating to tourism and local branding of produce and products.	n/a
AC5 – Commission new artistic interpretations of the landscape and its heritage.	<mark>Direct</mark> - the policy supports the commissioning of new artistic works to enable new audiences to engage with, appreciate and understand the landscape and natural environment of the SHNL.	<mark>Indirect / Implied</mark> - the policy supports the commissioning of new artistic interpretations of the SHNL, which could present new business opportunities, including those relating to tourism and local branding of produce and products.	n/a

Appendix 2   Assessment Records

SHNL MP Element	C1 - Access / engagement with nature and SHNL	C2 - Healthy, vibrant, inclusive and prosperous communities	C3 - Physical and digital access
E1 – Manage the SHNL as a sustainable tourism and responsible recreation destination.	Indirect / Implied - the policy supports management and promotion of the SHNL as a tourism destination, which would enable engagement with the protected landscape and its natural environment.	Direct - the policy supports management and promotion of the SHNL as a tourism destination which would contribute to local economic prosperity.	n/a
E2 –Promote and market Surrey Hills products and services.	n/a	Direct - the policy supports the promotion and marketing of locally branded produce, products and services where that branding is based upon the SHNLs unique characteristics.	n/a
E3 –Support provision / retention of local / key worker affordable social housing.	n/a	Direct - the policy acknowledges the need for affordable housing provision within the SHNL, such housing would improve access to secure tenure homes for local communities.	n/a
E4 – Support affordable and reliable community transport and infrastructure.	n/a	Indirect / Implied - the policy recognises and supports the provision of reliable and affordable transport and other infrastructure necessary to enable access to local services, employment and recreation opportunities, which would support local economic prosperity and community vibrancy and inclusion.	Direct - the policy recognises and supports the provision of affordable and reliable transport and other infrastructure needed to enable access to local services, employment and recreation opportunities.

Appendix 2   Assessment Records

SHNL MP Element	C1 - Access / engagement with nature and SHNL	C2 - Healthy, vibrant, inclusive and prosperous communities	C3 - Physical and digital access
E5 – Promote land management and conservation skills development opportunities.	n/a	`Direct` - policy supports development of conservation and land management skills supporting opportunities for individuals to engage in training, employment and volunteering activities that contribute to local economic prosperity	n/a
E6 – Raise awareness of the Surrey Hills National Landscape.	n/a	`Direct` - policy promotes action to foster 'pride of place' and encourage community engagement and participation in actions to support the SHNL, which would benefit community cohesion and vibrancy.	n/a
P6 - Farm diversification schemes	n/a	`Direct` - policy provides for diversification of farming enterprises to support long-term business viability, supporting a key part of the SHNL rural economy.	n/a
P9 - Small scale affordable housing schemes	n/a	`Direct` - policy acknowledges need for affordable housing provision within the SHNL on rural exception sites, such housing would improve access to secure tenure homes for local communities.	n/a

Appendix 2   Assessment Records

SHNL MP Element	C1 - Access / engagement with nature and SHNL	C2 - Healthy, vibrant, inclusive and prosperous communities	C3 - Physical and digital access
P10 - Lighting and dark skies	n/a	Indirect / Implied - control of lighting can benefit local communities by reducing risk of sleep disturbance	n/a
P11 - Renewable energy projects	n/a	Indirect / Implied –policy supports renewable energy use within the SHNL which could help address energy affordability for the local community and businesses.	n/a
P12 - Development outside the SHNL boundary	n/a	n/a	Direct - policy recognises the need to manage changes in road traffic in the SHNL arising from development outside the protected landscape, and requires planning decisions to consider such effects.
T1 – Public transport, walking and cycling.	Indirect / Implied - provision of improved access to the SHNL by foot and bicycle would create additional opportunities for people to engage in outdoor activities beneficial to physical and mental wellbeing.	Indirect / Implied - provision of improved access to the SHNL by foot and bicycle would create additional opportunities for people to engage in outdoor activities beneficial to physical and mental wellbeing.	Direct - policy recognises the need to improve access to and within the SHNL by non-car means, including walking, cycling and public transport.
T2 – Highways impacts of development.	n/a	n/a	Direct - policy highlights the need for development proposals to not result in significant adverse effects on the road network within the SHNL.

Appendix 2　　　　Assessment Records

SHNL MP Element	C1 - Access / engagement with nature and SHNL	C2 - Healthy, vibrant, inclusive and prosperous communities	C3 - Physical and digital access
T3 – Design, management and enhancement of the rural road network.	n/a	`Direct` - the policy references the need for rural road schemes to include measures to protect vulnerable road users and ensure public safety.	`Direct` - policy references the need for the rural road network to be managed so as to protect vulnerable road users - likely including cyclists, pedestrians, people with disabilities, and equestrians - taking account of the needs of such groups would improve the SHNLs accessibility.
T4 – Transport infrastructure and associated landscaping, including verge management.	n/a	`Indirect / Implied` - the policy references the need for transport schemes to protect vulnerable road users - such measures would be beneficial to the health of those road users through the avoidance of accidents.	`Direct` - policy references the need for transport schemes to be designed to protect vulnerable road users - likely including cyclists, pedestrians, people with disabilities, and equestrians - taking account of the needs of such groups would improve the SHNLs accessibility.

Appendix 3

Surrey Hills National Landscape Management Plan 2025-2030

Core Principles, Strategic Priorities and Policies

Appendix 2 – SHNL MP Core Principles, Strategic Priorities and Policies

Plan component	Detail	SEA / HRA Ref.	Doc Ref.
Core Principle 1 - Conserve and Enhance	Go beyond preservation by actively improving the landscape, architecture, and natural history for future generations	CP1	Pt 1, 1.5, p.14
Core Principle 2 - Deliver Wider Benefits	While focusing on conservation, contribute to broader goals like health, wellbeing, and social inclusion	CP2	Pt 1, 1.5, p.14
Core Principle 3 - Foster Sustainability	Build a sustainable land management model and rural economy to support local communities and the landscape's future	CP3	Pt 1, 1.5, p.14
Core Principle 4 - Build Resilience	Learn from the past to adapt to future challenges with nature based solutions and modern technologies	CP4	Pt 1, 1.5, p.14
Core Principle 5 - Think Bigger	Expand and connect protected nature sites, improve biodiversity, and use land creatively to address issues like flooding.	CP5	Pt 1, 1.5, p.14
Core Principle 6 - Balance Access and Protection	Prioritise conservation when conflicts arise between public enjoyment and environmental preservation, following the Sandford Principle	CP6	Pt 1, 1.5, p.14
Strategic Priorities for Nature (Land) 1 - Habitat Restoration	Woodland restoration: Planting native trees and shrubs to restore forests and woodlands, which can enhance biodiversity, improve air quality, and sequester carbon. Wetland Restoration: Restoring and creating wetlands to provide habitats for wildlife, improve water quality, and act as natural flood defences.	LB1	Pt 3, 3.5, pp.8-10
Strategic Priorities for Nature (Land) 2 - Conservation of Existing Natural Areas	Protecting Ancient Woodlands: Ensuring the conservation of ancient woodlands, which are vital for biodiversity and have historical significance. Preserving Heathlands and Chalk Grasslands: Maintaining and managing heath and grassland areas, which are unique ecosystems home to rare species.	LB2	Pt 3, 3.5, pp.8-10
Strategic Priorities for Nature (Land) 3 - Promoting Sustainable Agriculture	Agroecology Practices: Encouraging farmers to adopt agroecological practices that enhance soil health, reduce chemical use, and promote biodiversity. Hedgerow Planting and Maintenance: Planting and maintaining hedgerows to provide wildlife corridors and habitats for birds, insects, and small mammals.	LB3	Pt 3, 3.5, pp.8-10
Strategic Priorities for Nature (Land) 4 - Urban Green Spaces and Connectivity	Green Infrastructure: Developing green roofs, walls, tree-planting and parkland within urban and urban fringe areas in order to increase green spaces, providing habitats and improving residents' quality of life. Wildlife Corridors: Creating and maintaining wildlife corridors to connect fragmented habitats, allowing endangered species to migrate and thrive	LB4	Pt 3, 3.5, pp.8-10

Appendix 2 – SHNL MP Core Principles, Strategic Priorities and Policies

Plan component	Detail	SEA / HRA Ref.	Doc Ref.
Strategic Priorities for Nature (Land) 5 - Community Engagement and Education	Volunteer Programs: Organising volunteer programs for habitat restoration projects, tree planting, and conservation efforts to involve the community in nature restoration. Educational Campaigns: Running educational campaigns and workshops to raise awareness about the importance of biodiversity and nature conservation, encouraging sustainable practices among residents.	LB5	Pt 3, 3.5, pp.8-10
Strategic Priorities for Nature (Water) 1 - Implementing Sustainable Agricultural Practices	Land Use - Alterations in crop choice and rotation, and increased use of cover crops in order to reduce soil erosion. Precision Farming - Adopting farming methods which reduce excess fertiliser use, including through the use of technology, and the promotion of organic or low-input farming methods that minimise chemical inputs. Restoring and Protecting Riparian Buffer Zones - Enhancing the vegetation along riverbanks with native species and agricultural crops, along with fencing off riparian zones to prevent livestock access, will allow us to create buffers that intercept pollutants before they enter the water and reduce bank erosion.	WB1	Pt 3, 3.5, pp.8-10
Strategic Priorities for Nature (Water) 2 - Enhancing Wetland Areas	Restoring or creating wetlands - re-wetting drained land, reconnecting rivers to their floodplains, or creating new wetlands strategically placed to capture runoff from agricultural fields Watercourse flow interventions - woodland planting and the creation of leaky dams which reduce the velocity and flow of water in minor watercourses	WB2	Pt 3, 3.5, pp.8-10
Strategic Priorities for Nature (Water) 3 - Promoting Community-Led River Management Initiatives	Local knowledge and involvement are key to the success of river restoration projects, ensuring that initiatives are sustainable and have long-term support. It will be important to engage local land managers, and the wider community, in the stewardship of rivers through education, stakeholder programs, and local conservation projects. Initiatives can include farmer clusters and grant schemes, citizen science programs to monitor water quality, volunteer groups for riverbank planting and maintenance, and educational campaigns to raise awareness about the impact of pollution and the importance of river health.	WB3	Pt 3, 3.5, pp.8-10
Strategic Priorities for Improving Public Access and Engagement 1 - Enhancements to existing green infrastructure	Improvements to public rights of way, commons and access land, including proposals which seek to improve disabled access, enhance inclusive access for socially and underrepresented groups, improve the rights of way network, in particular for enhancing connectivity within the bridleway network, to mitigate the impact of existing or increased recreational access on protected features, and other proposals which result in benefits to protected species or habitats.	PAE1	Pt3, 3.9.1, pp.15-16

Appendix 2 – SHNL MP Core Principles, Strategic Priorities and Policies

Plan component	Detail	SEA / HRA Ref.	Doc Ref.
Strategic Priorities for Improving Public Access and Engagement 2 - Gateway locations	Appropriate improvements to facilities which attract people with the investment in infrastructure, accessible by public transport, which reduce pressure on more sensitive locations. Such Gateway locations require appropriate level of visitor services and facilities including, where appropriate, parking spaces, picnic areas, play areas and toilets.	PAE2	Pt3, 3.9.1, pp.15-16
SP for Improving Public Access and Engagement 3 - National Trails and Promoted Routes	Significant opportunities exist to better integrate and enhance existing promoted routes, including the North Downs Way National Trail. Likely enhancements include surfacing and furniture improvements that better facilitate disabled access or improve safety, for example by moving routes off roads or improve road crossings whilst being sympathetic to the rural location and not having an unacceptable urbanising impact.	PAE3	Pt3, 3.9.1, pp.15-16
SP for Improving Public Access and Engagement 4 - Active Travel Routes	Routes which connect local communities, link communities to the countryside, or facilitate safe walking, cycling or equestrian exploration of the National Landscape.	PAE4	Pt3, 3.9.1, pp.15-16
SP for Improving Public Access and Engagement 5 - Inspiring Views, interpretation and public understanding	The creation or improvement of facilities which enhance public enjoyment of the nature, heritage and cultural appreciation of the National Landscape, or which encourage people to take action for their conservation. This includes viewpoints, interpretation and artworks which are designed in a way which is sensitive to the context of, and enhances, the surrounding environment and landscape	PAE5	Pt3, 3.9.1, pp.15-16
SP for a Thriving Rural Community 1 - Economic Development and Diversification	Local Business Support: Encouraging the growth of local businesses and entrepreneurship through grants, training, and infrastructure support. Agriculture and Agri-business: Promoting sustainable farming practices and value-added agricultural products to enhance profitability and sustainability. Tourism and Recreation: Developing sustainable eco-tourism and responsible recreational opportunities that capitalise on the natural beauty and cultural heritage of the area.	TRC1	Pt3, 3.9.2, pp.16-18
SP for a Thriving Rural Community 2 - Access to Healthcare and Education	Healthcare Services: Ensuring that residents have access to quality healthcare services, including access to the countryside for nature prescriptions. Educational Opportunities: Providing access to quality education through well-funded schools, vocational training, and adult education programs to prepare residents for a diverse range of careers.	TRC2	Pt3, 3.9.2, pp.16-18

Appendix 2 – SHNL MP Core Principles, Strategic Priorities and Policies

Plan component	Detail	SEA / HRA Ref.	Doc Ref.
SP for a Thriving Rural Community 3 - Infrastructure and Connectivity	Transportation Networks: Developing and maintaining reliable road, public transport, and non-motorised transport infrastructure to connect residents to services and opportunities. Including car-share and rural bus services. Digital Connectivity: Supporting high-speed internet access in order to benefit support education, business, telemedicine, and social connectivity, while mitigating potential impacts on landscape.	TRC3	Pt3, 3.9.2, pp.16-18
SP for a Thriving Rural Community 4 - Environmental Sustainability and Conservation	Natural Resource Management: Implementing sustainable practices to manage and protect local natural resources, including water, soil, and wildlife. Renewable Energy: Promoting the use of renewable energy sources such as solar, wind, and bioenergy to reduce environmental impact and provide local energy solutions.	TRC4	Pt3, 3.9.2, pp.16-18
SP for a Thriving Rural Community 5 - Community Engagement and Social Well-being	Community Programs: Supporting social, cultural, and recreational programs that strengthen community bonds and enhance residents' quality of life. Volunteerism and Civic Participation: Encouraging volunteerism and active participation in local governance and decision-making processes to ensure that community needs and voices are heard.	TRC5	Pt3, 3.9.2, pp.16-18
SP for Protecting Heritage and Landscape 1 - Resisting the loss of agricultural land	The protection of agricultural land is important for landscape protection, and the loss of such land, including to renewable energy schemes and equestrian uses, risks undermining the rural character of the area and changing the appearance and mosaic of fields through the seasons. Further, the nation's food production and associated security would be reduced. Consequently, development resulting in the loss of agricultural land should be resisted	PHL1	Pt3, 3.9.3, pp.18-19
SP for Protecting Heritage and Landscape 2 - Resisting inappropriate development	Particularly in locations close to, or which risk having an effect on, protected sites. Where, in exceptional circumstances, development is authorised, extensive mitigation will be sought in order to minimise the effect of proposals, including through design, landscaping, and the delivery of net gain schemes for biodiversity, landscape and public access.	PHL2	Pt3, 3.9.3, pp.18-19
SP for Protecting Heritage and Landscape 3 - Controlling the replacement / conversion of agricultural buildings	Special care needs to be taken over the siting, volume and design of replacement agricultural buildings to minimise potential impacts on the landscape, conversion to alternative uses should only be supported where it is related to, and supports the viability of, existing agricultural businesses.	PHL3	Pt3, 3.9.3, pp.18-19
SP for Protecting Heritage and Landscape 4 - Small-scale, affordable housing projects in/adj. existing settlements	Where housing development is supported, assurances will be sought preferably through a social housing landlord and, if necessary, through a legal agreement that the occupancy of the homes would be restricted in perpetuity to those associated with the locality and in need of affordable housing.	PHL4	Pt3, 3.9.3, pp.18-19

Environmental Report for the Surrey Hills National Landscape Management Plan, 2025-2030

Appendix 2 – SHNL MP Core Principles, Strategic Priorities and Policies

Plan component	Detail	SEA / HRA Ref.	Doc Ref.
SP for Protecting Heritage and Landscape 5 - Control light pollution	Development in remote locations which risks causing light pollution, including large areas of glazing and roof lights, should be avoided unless automatic blinds or shutters are fitted and operative in times of darkness and poor light. Any necessary external lighting will normally be resisted, though where special circumstances exist it should be designed to minimise light pollution. Developments outside the boundaries of the National Landscape which are likely to have significant effects on light pollution will be expected to design lighting schemes in a manner which mitigates their impact.	PHL5	Pt3, 3.9.3, pp.18-19
SP for Protecting Heritage and Landscape 6 - Safeguard rivers and streams from pollution	Careful controls of development in and around bodies of water, preventing development in natural flood zones, and through drainage management that prevents direct discharge into watercourses through sustainable drainage systems.	PHL6	Pt3, 3.9.3, pp.18-19
Strategic Priorities for Climate (Agriculture) 1 – Adopt Sustainable Farming Practices	Conservation Tillage: reducing or eliminating tillage to minimise soil disturbance and maintain carbon sequestration in the soil. Cover Cropping: planting cover crops to improve soil health, reduce erosion, and capture carbon dioxide from the atmosphere.	CA1	Pt3, 3.13.1, pp.24-25
Strategic Priorities for Climate (Agriculture) 2 - Optimise Fertiliser Use	Precision Agriculture: using technology to apply fertilisers more efficiently, reducing the amount needed and minimising nitrous oxide emissions. Organic Fertilisers: utilising organic fertilisers like compost and manure to improve soil health and reduce reliance on synthetic fertilisers.	CA2	Pt3, 3.13.1, pp.24-25
Strategic Priorities for Climate (Agriculture) 3 - Improve Livestock Management	Methane Reduction: implementing strategies to reduce methane emissions from livestock, such as altering diets, improving manure management, and using feed additives that reduce methane production. Grazing Management: adopting rotational grazing, mob grazing, and other sustainable grazing practices to enhance soil carbon storage and reduce methane emissions.	CA3	Pt3, 3.13.1, pp.24-25
Strategic Priorities for Climate (Agriculture) 4 - Enhance Carbon Sequestration	Agroforestry: integrating trees and shrubs, including hedgerows, into agricultural landscapes to capture and store carbon while providing additional benefits such as shade and wind protection. Soil Carbon Sequestration: implementing practices that increase organic matter in the soil, such as adding biochar or compost, to enhance the soil's ability to sequester C.	CA4	Pt3, 3.13.1, pp.24-25

Appendix 2 – SHNL MP Core Principles, Strategic Priorities and Policies

Plan component	Detail	SEA / HRA Ref.	Doc Ref.
Strategic Priorities for Climate (Agriculture) 5 - Utilise Renewable Energy	Solar and Wind Power: small-scale instillations of solar panels and wind turbines on farms (without loss of agricultural land) in order to generate renewable energy and reduce reliance on fossil fuels. Biofuel Production: using anaerobic digesters to convert agricultural waste into biogas, which can be used for heating, electricity, or as a vehicle fuel, thereby reducing methane emissions from decomposing organic matter.	CA5	Pt3, 3.13.1, pp.24-25
Strategic Priorities for Climate (Transport) 1 - Promote Electric and Hybrid Vehicles	Electric Vehicles: Encourage use of electric cars, trucks, and buses through incentives and development of charging infrastructure. Hybrid Vehicles: Promote use of hybrid vehicles as a transitional solution to fully electric vehicles.	CT1	Pt3, 3.13.2, pp.25-26
Strategic Priorities for Climate (Transport) 2 - Enhance Public Transport Infrastructure	Expanded Bus and Rail Services: Improving and expanding rural public transport options to reduce dependence on private vehicles. Electric Public Transport: Introducing electric, or sustainably fuelled, buses and trains to further reduce overall emissions from public transport.	CT2	Pt3, 3.13.2, pp.25-26
Strategic Priorities for Climate (Transport) 3 - Improved Active Travel Options	Walking and Cycling Infrastructure: Develop safe and accessible active travel infrastructure to encourage walking and cycling, including development of multi-user greenways and quiet lanes which prioritise non-mechanically propelled user access Bike-sharing Programs: Implement bike-sharing schemes to provide convenient access to bicycles, in particular those which might reduce the use of commercial and delivery vehicles	CT3	Pt3, 3.13.2, pp.25-26
Strategic Priorities for Climate (Transport) 4 - Implement Smart Transport Solutions	Route Optimisation: Optimising routes for deliveries and personal travel, in order to improve road safety and reduce fuel consumption. Telematics: Utilising vehicle telematics and other technologies in order to improve driving habits, leading to more efficient fuel use.	CT4	Pt3, 3.13.2, pp.25-26
Strategic Priorities for Climate (Transport) 5 - Support Local Economic Activities	Local Production and Consumption: Encouraging local production and distribution, in order to reduce the need for long-distance transport of goods. Remote Work and Services: Promoting remote work and the provision of local services in order to minimise commuting.	CT5	Pt.3, 3.13.2, pp.25-26
Arts & Cultural Heritage Policy 1	A historic perspective of how the Surrey Hills landscape has evolved will be promoted, including its traditions, industries, buildings and settlement patterns.	AC1	Pt.4, 4.1, p.3
Arts & Cultural Heritage Policy 2	Heritage assets, including historic buildings, archaeological sites and historic parks and gardens, will be conserved, managed and recorded.	AC2	Pt.4, 4.1, p.3

Appendix 2 – SHNL MP Core Principles, Strategic Priorities and Policies

Plan component	Detail	SEA / HRA Ref.	Doc Ref.
Arts & Cultural Heritage Policy 3	Development proposals will have due regard to the locally distinctive character of rural settlements and the setting of historic buildings.	AC3	Pt.4, 4.1, p.3
Arts & Cultural Heritage Policy 4	The rich artistic and craft traditions of the Surrey Hills will be promoted and celebrated	AC4	Pt.4, 4.1, p.3
Arts & Cultural Heritage Policy 5	New artistic interpretations of the landscape and its heritage will be commissioned with the involvement of local communities to inspire and engage new audiences and to leave a legacy that enhances the Surrey Hills.	AC5	Pt.4, 4.1, p.3
Biodiversity and Water Resources Policy 1	Designated sites (SSSIs, SPAs & SACs) within and connecting to the National Landscape will be conserved, enhanced & managed to ensure that all such sites are brought into or maintained in 'favourable' condition.	B1	Pt.4, 4.2, p.5
Biodiversity and Water Resources Policy 2	The importance of designated sites and the need for their protection and management will be promoted to the public through information and awareness campaigns.	B2	Pt.4, 4.2, p.5
Biodiversity and Water Resources Policy 3	Important habitats, such as chalk grassland and heathland, will be managed and promoted in ways that conserve and enhance their nature conservation and cultural value.	B3	Pt.4, 4.2, p.5
Biodiversity and Water Resources Policy 4	Opportunities will be taken to restore, extend and link habitats for nature recovery through the creation of new habitats and corridors to establish a multifunctional landscape which helps to mitigate and adapt to climate change.	B4	Pt.4, 4.2, p.5
Biodiversity and Water Resources Policy 5	The enhancement of biodiversity will be maximised through the targeting of advice and grants for nature friendly farming that supports the delivery of the Local Nature Recovery Strategy.	B5	Pt.4, 4.2, p.5
Biodiversity and Water Resources Policy 6	Opportunities to deliver biodiversity net gain and off-setting in the National Landscape to meet planning conditions or legal agreements will be promoted, when appropriate.	B6	Pt.4, 4.2, p.5
Biodiversity and Water Resources Policy 7	Water Catchment Management Plans and the Local Nature Recovery Strategy will conserve and enhance the ecological value of river corridors, wetland habitats and water quality to protect biodiversity and enhance the environmental and landscape quality of the Surrey Hills.	B7	Pt.4, 4.2, p.5
Economy, Tourism & Community Development Policy 1	The Surrey Hills as a National Landscape will be managed as a destination for sustainable tourism and responsible recreation.	E1	Pt.4, 4.3, pp.6-7
Economy, Tourism & Community Development Policy 2	Initiatives that promote and market Surrey Hills products and services that support a thriving rural economy and communities, and contribute to the conservation of the natural beauty of the area, will generally be supported.	E2	Pt.4, 4.3, pp.6-7

Appendix 2 – SHNL MP Core Principles, Strategic Priorities and Policies

Plan component	Detail	SEA / HRA Ref.	Doc Ref.
Economy, Tourism & Community Development Policy 3	The provision and retention of affordable social housing for local people and key workers will be supported, in line with Policy P7.	E3	Pt.4, 4.3, pp.6-7
Economy, Tourism & Community Development Policy 4	Initiatives that result in affordable and reliable community transport and infrastructure for recreation, employment and access to local services will be supported.	E4	Pt.4, 4.3, pp.6-7
Economy, Tourism & Community Development Policy 5	Opportunities to develop land management and conservation skills through vocational training, volunteer work and paid employment will be identified and actively promoted.	E5	Pt.4, 4.3, pp.6-7
Economy, Tourism & Community Development Policy 6	Greater awareness of the Surrey Hills National Landscape will be supported in order to foster a pride of place that encourages community members and visitors to take action to protect, enhance and enjoy its landscape.	E6	Pt.4, 4.3, pp.6-7
Farming Policy 1	Farming as a viable and sustainable enterprise, within and around the National Landscape, will be supported through the development of initiatives consistent with good management of land, where this makes a positive contribution to increasing biodiversity and conserves or enhances landscape character.	F1	Pt.4, 4.4, p.8
Farming Policy 2	Advice and financial assistance through the environmental land management schemes will be provided to encourage land management practices which conserve and enhance the landscape and contribute to addressing the dual challenges of climate change and biodiversity loss.	F2	Pt.4, 4.4, p.8
Farming Policy 3	Farm diversification schemes will be supported where they help to maintain and enhance the special landscape character of the Surrey Hills, have a demonstrable, positive amenity impact, lead to an increase in biodiversity and contribute to the vitality of the Surrey Hills.	F3	Pt.4, 4.4, p.8
Farming Policy 4	Major development leading to a loss of farmland will normally be resisted unless an overriding public interest can be demonstrated.	F4	Pt.4, 4.4, p.8
Farming Policy 5	A wider public understanding and awareness of farming practice will be promoted where this encourages and supports the creation and maintenance of the outstanding landscape character and a naturally richer Surrey Hills.	F5	Pt.4, 4.4, p.8
Planning Policy 1	In balancing relevant planning considerations associated with determining development proposals great weight will be attached to any adverse impact upon the amenity, landscape beauty and nature of the National Landscape and the requirement to seek to further the purpose of conserving and enhancing the natural beauty of the National Landscape.	P1	Pt.4, 4.5, pp.11-12

Appendix 2 – SHNL MP Core Principles, Strategic Priorities and Policies

Plan component	Detail	SEA / HRA Ref.	Doc Ref.
Planning Policy 2	Development must respect the special landscape character and nature of the locality, giving particular attention to potential impacts day and night on hillsides, ridgelines and relative tranquillity. The proposed use and colour of external building materials must harmonize with its related landscape and avoid buildings being incongruous.	P2	Pt.4, 4.5, pp.11-12
Planning Policy 3	Development proposals will be required to be of high quality design, respecting any local distinctiveness and complementary in form, setting and scale with their surroundings and should take any opportunities to enhance their setting. The design of suitable residential or commercial conversions of rural buildings should respect the original rural functional character of the building.	P3	Pt.4, 4.5, pp.11-12
Planning Policy 4	Trees and woodlands being an established and essential characteristic of the Surrey Hills National Landscape are unlikely to be accepted as an argument for screening a development in its own right. Additional reasoning and justification which demonstrates that development will conserve and enhance the natural beauty of the National Landscape will be needed.	P4	Pt.4, 4.5, pp.11-12
Planning Policy 5	Development that would fail to conserve and enhance the natural beauty of the National Landscape will be resisted even when well screened. But where overriding exceptional circumstances clearly exist, including the development would be in the public interest, the impact and any residual harm should be mitigated by the developer to enable landscape conservation and enhancement elsewhere in the Surrey Hills National Landscape.	P5	Pt.4, 4.5, pp.11-12
Planning Policy 6	Farm diversification proposals in character with the National Landscape and necessary to enable the long-term continuation of the farm holding and which may also benefit the social and economic well-being of the local community will be supported. Any landscape harm should be adequately mitigated.	P6	Pt.4, 4.5, pp.11-12
Planning Policy 7	The residential or commercial conversion of redundant rural buildings of substantial long-term construction should conserve and enhance the natural beauty of the National Land scape and may be acceptable provided they would have no harmful visual impact or activity on the protected landscape compared to its original use. Proposals should demonstrate there will be no need as a result to replace any buildings to be converted in order to manage related land.	P7	Pt.4, 4.5, pp.11-12
Planning Policy 8	Any development proposals to redevelop or convert farm buildings or provide for an equestrian use, that would result in farm fragmentation or other loss of the associated farmed landscape or render it unviable, will be resisted.	P8	Pt.4, 4.5, pp.11-12

Appendix 2 – SHNL MP Core Principles, Strategic Priorities and Policies

Plan component	Detail	SEA / HRA Ref.	Doc Ref.
Planning Policy 9	Small scale rural exception schemes for affordable housing to be legally maintained in perpetuity, will be supported within or on the edge of rural settlements where there would be no harm to the landscape or which can be satisfactorily mitigated.	P9	Pt.4, 4.5, pp.11-12
Planning Policy 10 [misnumbered 'P11' in draft plan]	Development proposals will need to demonstrate through accordance with the guidance note published by the Institution of Lighting Professionals on the Reduction of Obtrusive Light, how light pollution affecting the darker skies, wildlife and habitats of the National Landscape will be avoided, including obtrusive external lighting and internal light spill from extensive glazing within proposed domestic, commercial and other premises.	P10	Pt.4, 4.5, pp.11-12
Planning Policy 11 [misnumbered 'P12' in draft plan]	Renewable energy projects will be supported where it can be clearly demonstrated they would not harm the natural beauty of the Surrey Hills National Landscape.	P11	Pt.4, 4.5, pp.11-12
Planning Policy 12 [misnumbered 'P13' in draft plan]	The impact of development outside the boundary of the Surrey Hills National Landscape that would adversely impact its setting by harming public views to or from it, or which would generate harmful additional traffic flows along its country lanes, should be considered.	P12	Pt.4, 4.5, pp.11-12
Recreation, Health and Wellbeing Policy 1	Activities that enhance people's health, enjoyment and understanding of the Surrey Hills will be encouraged, whilst conserving or enhancing the landscape character and biodiversity.	R1	Pt.4, 4.6, p.13
Recreation, Health and Wellbeing Policy 2	The Surrey Hills will be promoted through a range of campaigns to encourage a diversity of visitors to have the opportunity to enjoy the National Landscape	R2	Pt.4, 4.6, p.13
Recreation, Health and Wellbeing Policy 3	Significant viewpoints and vistas across the National Landscape will be identified, conserved and enhanced with easier access that inspire and engage new audiences to appreciate and enjoy the Surrey Hills.	R3	Pt.4, 4.6, p.13
Recreation, Health and Wellbeing Policy 4	The design and development of new visitor facilities, and the maintenance of existing facilities, will have regard to the needs of people of all abilities and social backgrounds to access and enjoy the Surrey Hills landscape.	R4	Pt.4, 4.6, p.13
Recreation, Health and Wellbeing Policy 5	Recreational activities in the Surrey Hills will be managed to minimise potential conflict with sensitive habitats - in accordance with the Sandford Principle - whilst contributing to people's enjoyment of the area and supporting the rural economy.	R5	Pt.4, 4.6, p.13
Recreation, Health and Wellbeing Policy 6	The impact of dogs will be managed through sensitive signage and practical land management measures to reduce the impact on farming and sensitive habitats, particularly ground nesting birds.	R6	Pt.4, 4.6, p.13

Appendix 2 – SHNL MP Core Principles, Strategic Priorities and Policies

Plan component	Detail	SEA / HRA Ref.	Doc Ref.
Recreation, Health and Wellbeing Policy 7	Measures that seek to improve and maintain green infrastructure or reduce visitor impact on local communities and protected ecosystems will be supported. These may include: improvements in rights of way networks; surfacing, signage and fencing; measures to mitigate the effect of increased visitor numbers.	R7	Pt.4, 4.6, p.13
Recreation, Health and Wellbeing Policy 8	Activities that prescribe the benefits of nature for treating mental and physical health will generally be promoted and encouraged within the Surrey Hills as a place for nature.	R8	Pt.4, 4.6, p.13
Transport Policy 1	Measures that increase opportunities to access and enjoy the Surrey Hills by public transport, walking and cycling will be supported, in accordance with the Sandford principle.	T1	Pt.4, 4.7, pp.14-15
Transport Policy 2	The impact of development proposals on the surrounding Surrey Hills road network, including any highway mitigation measures, will be given great weight when assessing the acceptability of the development.	T2	Pt.4, 4.7, pp.14-15
Transport Policy 3	Design and enhancement of the rural road network will be expected to conserve and enhance the National Landscape through a variety of techniques - including the use of speed limits and traffic regulation orders - in order to improve connectivity and safety for vulnerable road users, and in order to influence the behaviour of road users in a manner that protects public safety and enhances enjoyment of the special features of the protected landscape.	T3	Pt.4, 4.7, pp.14-15
Transport Policy 4	Transport infrastructure and associated landscaping, including verge management, will seek to respect and enhance the local landscape quality, character and biodiversity, and improve safety for vulnerable road users.	T4	Pt.4, 4.7, pp.14-15
Transport Policy 5	Decisions on major transport infrastructure should attach great weight to the importance of National Landscape designation, and ensure that any adverse impacts should be mitigated and compensated, in order to minimise net impact on the protected landscape.	T5	Pt.4, 4.7, pp.14-15
Transport Policy 6	Roads and verges will be enhanced and protected from damage caused by excessive vehicle use and uncontrolled parking, with opportunities sought for verges to be maintained as wildlife corridors	T6	Pt.4, 4.7, pp.14-15
Transport Policy 7	Highway and transport signage should promote the character and sense of place of the Surrey Hills National Landscape, enhancing its special qualities.	T7	Pt.4, 4.7, pp.14-15
Woodlands, Hedgerows and Veteran Trees Policy 1	Woodland owners and managers will be supported to manage all woodlands, hedgerows and veteran trees that contribute to the landscape character, biodiversity, natural flood management and cultural heritage of the Surrey Hills.	W1	Pt.4, 4.8, p.16

Appendix 2 – SHNL MP Core Principles, Strategic Priorities and Policies

Plan component	Detail	SEA / HRA Ref.	Doc Ref.
Woodlands, Hedgerows and Veteran Trees Policy 2	Markets and infrastructure to support forestry and woodland management will be identified, promoted and supported.	W2	Pt.4, 4.8, p.16
Woodlands, Hedgerows and Veteran Trees Policy 3	The wider importance of trees and woodlands and the need for their management, including disease and pest control, will be promoted through the provision of advice, information on grant schemes and public awareness campaigns.	W3	Pt.4, 4.8, p.16
Woodlands, Hedgerows and Veteran Trees Policy 4	The benefits of woodland scrub and removing inappropriate trees and secondary woodland, particularly for the restoration of heathland and chalk grassland, will be promoted in order to improve biodiversity and enable the reinstatement of views.	W4	Pt.4, 4.8, p.16
Woodlands, Hedgerows and Veteran Trees Policy 5	Opportunities will be taken to extend and link woodland and hedgerow habitats, including agro-forestry, for landscape connectivity, mitigating and adapting to climate change and to restore nature.	W5	Pt.4, 4.8, p.16