



August 2025

**Surrey Hills National
Landscape Management
Plan 2025-2030**

**Habitat Regulations
Assessment
Report**



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SURREY COUNTY COUNCIL

Statement of Purpose

This report has been prepared by the Principal Environmental Assessment Officer of Surrey County Council's Planning service.

The report has been prepared as part of the review of the Surrey Hills National Landscape Management Plan for the period from 2025 to 2030.

The report evaluates the new Management Plan's 'likely significant effects' on Habitats sites (Special Protection Areas (SPAs), Special Areas of Conservation (SACs), and Ramsar Sites) within the Surrey Hills National Landscape and surrounding area.

The report addresses the requirements of the Conservation of Habitats and Species Regulations 2017 (Statutory Instrument 2017 No.1012) (as amended) for the appropriate assessment of plans.

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Abbreviations

HRA	Habitat Regulations Assessment
LSE	Likely Significant Effect
SAC	Special Area of Conservation
SHNL	Surrey Hills National Landscape
SIP	Site Improvement Plan
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest

1 Introduction

1.A Introduction and legal context

- 1.1 Articles 6(3) and 6(4) of the European Union (EU) Habitats Directive requires assessment of plans and programmes likely to significantly effect the ecological integrity of certain important habitats and species sites. Those include sites designated under the Habitats Directive (92/43/EEC) - Special Areas of Conservation (SACs) - or Wild Birds Directive (2009/147/EC) - Special Protection Areas (SPAs).
- 1.2 In England 'appropriate assessment' of plans and programmes is required prior to adoption / implementation by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (Statutory Instrument 2017 No.1012) (as amended).
- 1.3 The revised Surrey Hills National Landscape Management Plan 2025-2030 covers an area that includes two SPAs, two SACs and one Ramsar Site. The Management Plan's principles, priorities and policies could result in actions contributing to significant effects on the ecological integrity of those SPAs, SACs and Ramsar Site. Mitigation measures may be required to address likely significant effects. An 'appropriate assessment' is therefore required prior to adoption of the revised Management Plan. Natural England will be consulted on the findings of the appropriate assessment before the Management Plan is adopted by the host Council's.

1.B HRA process

- 1.4 The Habitat Regulations Assessment (HRA) process can involve up to four stages: (1) screening; (2) appropriate assessment; (3) assessment of alternative solutions; and (4) assessment of compensation and imperative reasons of over-riding public interest. The number of stages required for any given plan will vary according to its geographical extent, and level of influence and detail.
- 1.5 This HRA was undertaken for the Surrey Hills National Landscape Management Plan for the following reasons.
 - The plan is not directly connected with or necessary to the management of any SPAs or SACs.
 - Implementing the plan may contribute to likely significant effects on SPAs and SAC within or close to the plan area.

2 The Surrey Hills National Landscape Management Plan 2025-2030

- 2.1 The Surrey Hills National Landscape (SHNL) Management Plan comprises a set of core principles, a range of strategic objectives, and numerous 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 Management Plan are summarised in Figure 2-A. The main relationships of the Management Plan to other statutory plans that apply across the SHNL area is summarised in Figure 2-B.
- 2.3 For the 2025-2030 Management Plan it is likely the SHNL will be extended during that time period. The proposed extension would add a net area of 129.5 km² 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. That extension would alter the relative distances between the SHNL and several Habitats sites located beyond the protected landscape.

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

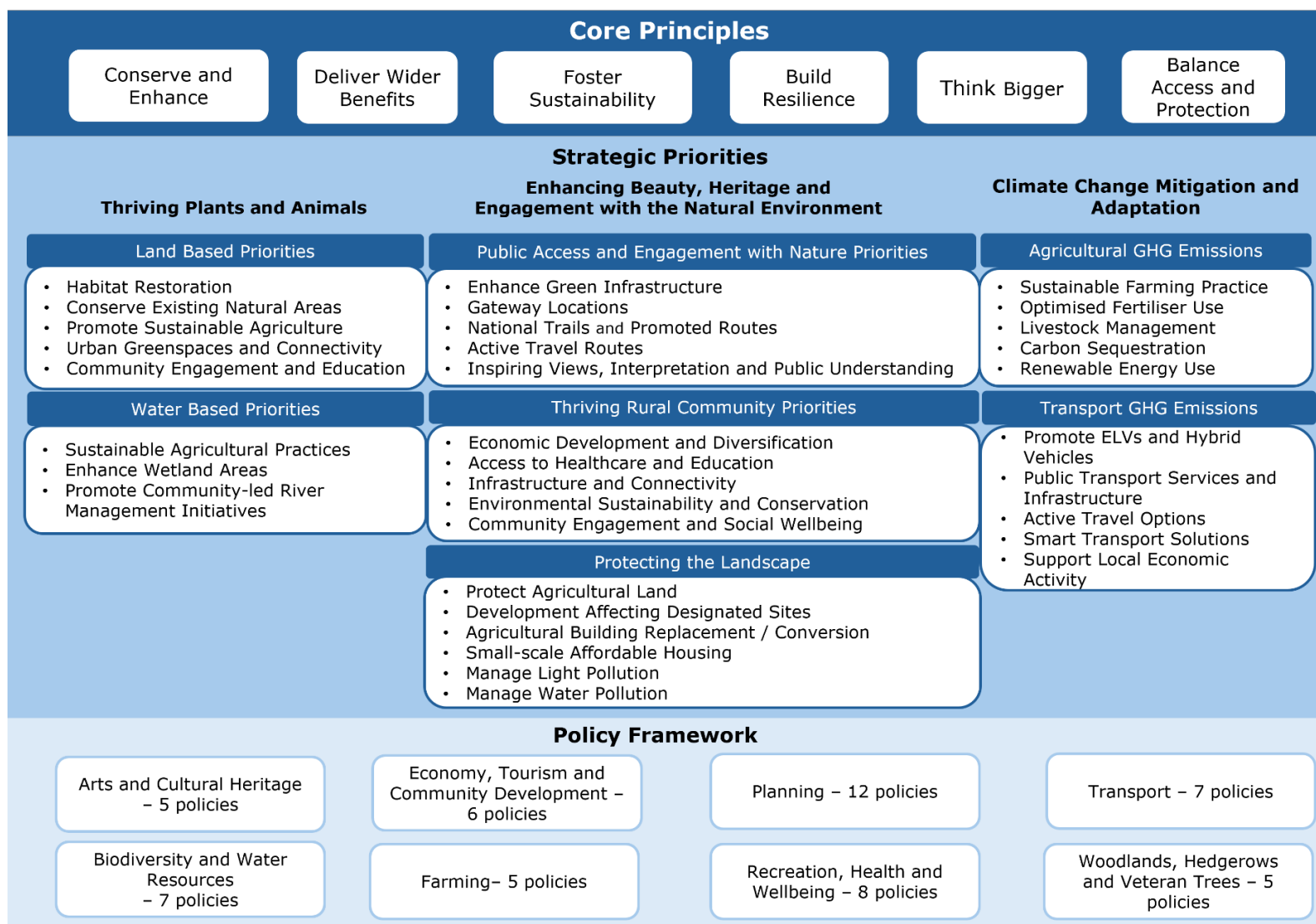
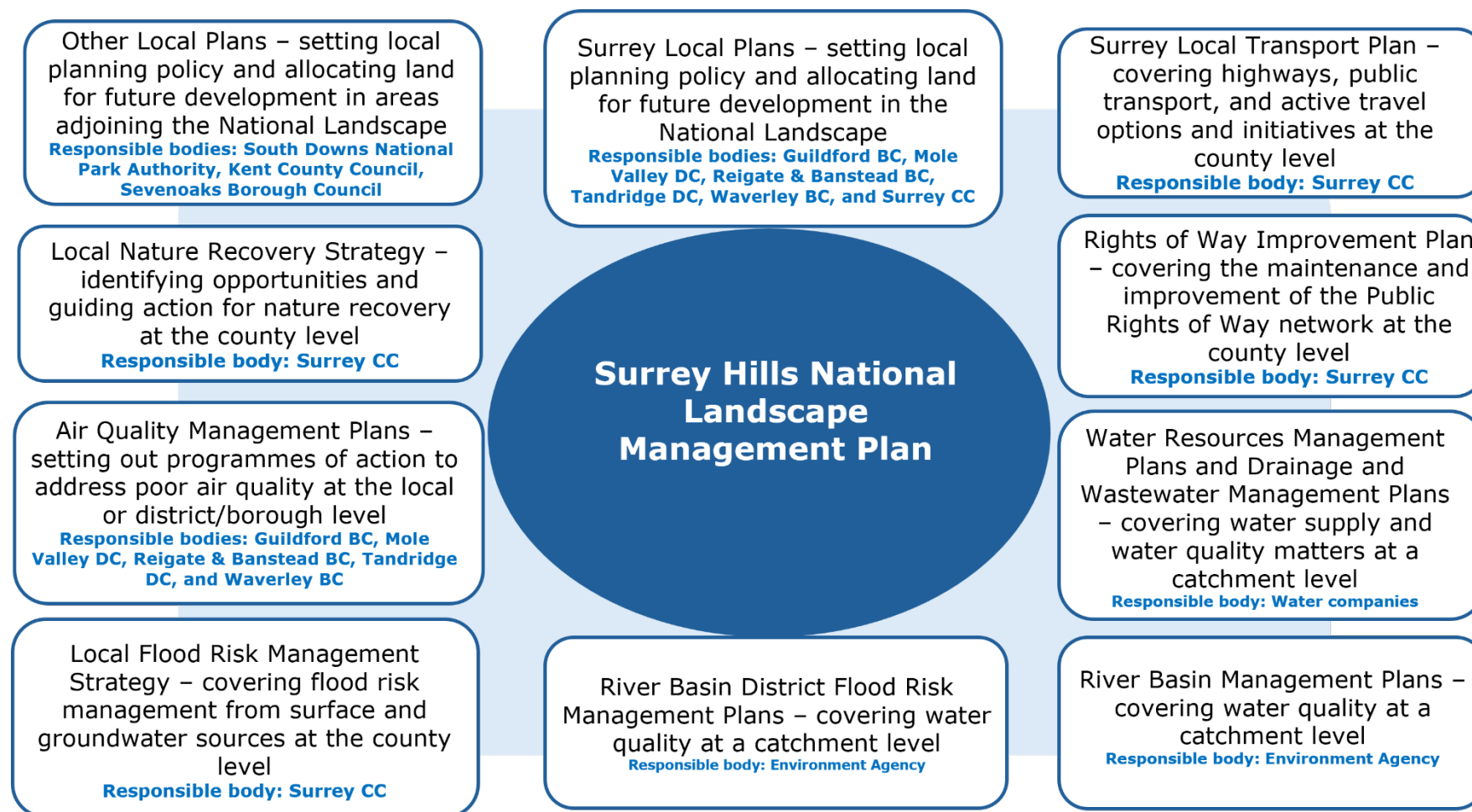


Figure 2-B: Relationship of the Management Plan to other relevant statutory plans



3 Relevant Habitats Sites

3.1 The new SHNL Management Plan covers all land captured by the current protected landscape boundary. The following SPA and SAC are wholly within that boundary.

- **Mole Gap to Reigate Escarpment SAC:** Extends to c.888 hectares and covers most of the Mole Gap to Reigate Escarpment SSSI. Designated for several habitats, European dry heaths, natural box scrub on rock slopes, chalk grassland, chalk grassland orchids, beech forests on neutral to rich soils), yew woods. The SAC also covers populations of great crested newt and Bechstein's bat.
- **Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA:** Extends to c.1,870 hectares and covers all of the Thursley, Hankley and Frensham Commons SSSI. Designated for breeding nightjar, Woodlark, and Dartford warbler. Part of the SPA area, Thursley and Ockley bog, is also designated a Ramsar Site.

3.2 Parts of the following SPA and SAC fall within the SHNL boundary.

- **Thursley, Ash, Pirbright and Chobham SAC:** Composed of four SSSIs and covering c.5,138 hectares. Designated for Northern Atlantic wet heaths; European dry heaths; and peat bogs.
 - **Thursley, Hankley and Frensham Commons SSSI** – within the SHNL.
 - Ash to Brookwood Heaths SSSI – c.2.8 kilometres north.
 - Colony Bog and Bagshot Heath SSSI – c.8.2 kilometres north.
 - Chobham Common SSSI – c.13.4 kilometres north.
- **Wealden Heaths Phase 2 SPA:** Composed of four SSSIs and covering c.2,054 hectares. Designated for breeding nightjar, Woodlark, and Dartford warbler.
 - **Devil's Punch Bowl SSSI** – within the SHNL.
 - Bramshott and Ludshott Commons SSSI – immediately west.
 - Broxhead and Kingsley Commons SSSI – c.2.8 kilometres west.
 - Woolmer Forest SSSI – c.4.7 kilometres west.

3.3 The Management Plan sets out principles, priorities and policies to support small scale housing provision on rural exception sites. The plan also supports rural tourism. With associated demand for outdoor recreation opportunities likely significant effects on SPAs and SACs within

and up to 5 kilometres from the SHNL boundary cannot be ruled out without assessment. The distance of 5 kilometres reflects established planning guidance for the Thames Basin Heaths SPA for new residential development. Those SPAs and SACs located outside the SHNL but within 5 kilometres of its boundary are listed below.

3.3.1 East Hampshire Hangers SAC: Covers c.570 hectares and composed of seven SSSIs, of which one (see below) is within 5 kilometres of the SHNL. Designated for dry grasslands and scrublands on chalk or limestone (important orchid sites), beech forests on neutral to rich soils, mixed woodland on base-rich soils, yew dominated woodland, and the Early gentian.

- Upper Greensand Hangers: Wyck to Wheatley SSSI – c.4.1 kilometres west.

3.3.2 Ebernoe Common SAC: Covers c.235 hectares, c.4.0 km south of the SHNL, composed of Ebernoe Common SSSI. Designated for beech forests on acid soils, and populations of the Barbastelle and Bechstein's bats.

3.3.3 Thames Basin Heaths SPA: Covers c.8,275 hectares and composed of 13 SSSIs, of which three (see below) are within 5 kilometres of the SHNL. Designated for breeding populations of nightjar, Woodlark, and Dartford warbler.

- Ash to Brookwood Heaths SSSI – c.2.8 kilometres north.
- Bourley and Long Valley SSSI – c.3.3 kilometres north-west.
- Whitmoor Common SSSI – c.3.9 kilometres north.

3.3.4 Woolmer Forest SAC: Covers c.667 hectares, c.4.7 kilometres west of the SHNL and composed of Woolmer Forest SSSI. Designated for natural dystrophic lakes and ponds, Northern Atlantic wet heaths with *Erica tetralix*, European dry heaths, transition mires and quaking bogs, depressions on peat substrates of the *Rhynchosporion*.

3.4 The citations and conservation objectives for the relevant SACs and SPAs can be accessed [here](#). Details of the conservation objectives and qualifying features of the relevant SACs and SPAs are given in Table 3-1.

3.5 For each relevant SPA and SAC Natural England has published a Site Improvement Plan (SIP). Each SIP identifies key threats and pressures capable of compromising the SPA or SACs ability to achieve and maintain the relevant conservation objectives. Review of the SIPs for the eight Habitats sites covered by this assessment identifies fourteen key threats

and pressures pertinent to one or more SPAs and/or SACs. Those key threats and pressures are summarised in Table 3-2 and discussed below.

- 3.5.1 Air quality – Changes in air quality, in particular nutrient nitrogen or acid deposition, can cause significant changes to sensitive habitats, such as heathlands, woodlands and grasslands. That threat / pressure is cited in the SIPs for the two of the SPAs and all five of the SACs covered by this assessment.
- 3.5.2 Public Access and Disturbance – Increased use of land within SPAs and SACs by the general public for informal recreation can be a significant source of disturbance of protected species. That threat / pressure is cited in the SIPs for the three SPAs and two of the SACs covered by this assessment.
- 3.5.3 Wildfire / Arson – Fire, whether started intentionally (arson) or wildfires place sensitive habitats and their dependent species at significant risks of harm. That threat / pressure is cited in the SIPs for the three SPAs and two of the SACs covered by this assessment.
- 3.5.4 Military Use – The Ministry of Defence (MoD) owns and is responsible for the management of substantial areas of land with national or higher level nature conservation designations. Where SPAs or SACs are owned and managed by the MoD changes in the military uses made of that land can have implications for the qualifying features of those sites. That threat / pressure is cited in the SIPs for the three SPAs and two of the SACs covered by this assessment.
- 3.5.5 Scrub Control – Changes in scrub control practices within and on land adjoining SPAs and SACs can have implications for sensitive habitats. Where scrub control is ineffective key habitats, for example grasslands or heathlands, may be lost. That threat / pressure is cited in the SIPs for two of the SPAs and two of the SACs covered by this assessment.
- 3.5.6 Land Management - Changes in land management practices within and on land adjoining SPAs and SACs can have implications for sensitive habitats. Where land management techniques are inappropriate key habitats may be damaged. That threat / pressure is cited in the SIPs for one of the SPAs and three of the SACs covered by this assessment.
- 3.5.7 Condition, location and extent of qualifying features – Changes in the number of individuals of a given species present within a designated site, and the condition of those individuals, can have implications for the ecological integrity of the designation. That

threat / pressure is cited in the SIPs for three of the SPAs and one of the SACs covered by this assessment.

- 3.5.8 Habitat Fragmentation – Where previously connected areas of habitat are separated, for example by development or by changes in land management, ecological integrity is diminished. That threat / pressure is cited in the SIPs for two of the SPAs and two of the SACs covered by this assessment.
- 3.5.9 Woodland Management - Changes in woodland management practices within and on land adjoining SPAs and SACs can have implications for sensitive habitats. Where woodland management is inappropriate key habitats may be damaged. That threat / pressure is cited in the SIPs for one of the SPAs and three of the SACs covered by this assessment.
- 3.5.10 Grazing - Changes in grazing practices within and on land adjoining SPAs and SACs can have implications for sensitive habitats. Where grazing regimes are inappropriate key habitats may be damaged. That threat / pressure is cited in the SIPs for two of the SPAs and one of the SACs covered by this assessment.
- 3.5.11 Hydrology – Changes in local hydrological regimes can have implications for the ecological integrity of aquatic, wetland and groundwater dependent terrestrial ecosystems. That threat / pressure is cited in the SIPs for three of the SACs covered by this assessment.
- 3.5.12 Invasive Species – The introduction of invasive species, such as Japanese knotweed, rhododendron, and many other plants and animals, can have implications for sensitive habitats and species. That threat / pressure is cited in the SIPs for three of the SACs covered by this assessment.
- 3.5.13 Plant Disease – Exposure of sensitive plant species to disease, such as box blight or ash die-back, can have implications for the ecological integrity of sensitive habitats. That threat / pressure is cited in the SIPs for one of the SACs covered by this assessment.
- 3.5.14 Offsite Habitats – The loss of off-site habitat supportive of certain animal species, such as bats, can have implications for the viability of local populations. That threat / pressure is cited in the SIPs for one of the SACs covered by this assessment.

Table 3-1: Relevant SPA and SAC qualifying features and conservation objectives

Habitats Site	Qualifying Features	Conservation Objectives
Mole Gap to Reigate Escarpment SAC	<ul style="list-style-type: none"> • H4030. European dry heaths • H5110. Natural box scrub • H6210. Dry grasslands and scrublands on chalk or limestone (important orchid sites)* • H9130. Beech forests on neutral to rich soils • H91J0. Yew-dominated woodland* • S1166. Great crested newt • S1323. Bechstein`s bat 	<p>With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change; Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring the;</p> <ul style="list-style-type: none"> • Extent and distribution of qualifying natural habitats and habitats of qualifying species. • Structure and function (including typical species) of qualifying natural habitats. • Structure and function of the habitats of qualifying species. • Supporting processes on which qualifying natural habitats and the habitats of qualifying species rely. • Populations of qualifying species. • Distribution of qualifying species within the site.
Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA	<ul style="list-style-type: none"> • A224 European nightjar (Breeding) • A246 Woodlark (Breeding) • A302 Dartford warbler (Breeding) 	<p>With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change; Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring the;</p> <ul style="list-style-type: none"> • Extent and distribution of the habitats of the qualifying features. • Structure and function of the habitats of the qualifying features. • Supporting processes on which the habitats of the qualifying features rely. • Population of each of the qualifying features. • Distribution of the qualifying features within the site.

Habitats Site	Qualifying Features	Conservation Objectives
Thursley, Ash, Pirbright and Chobham SAC	<ul style="list-style-type: none"> • H4010. Wet heathland with cross-leaved heath • H4030. European dry heaths • H7150. Depressions on peat substrates of the <i>Rhynchosporion</i> 	<p>With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change; Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring the;</p> <ul style="list-style-type: none"> • Extent and distribution of qualifying natural habitats. • Structure and function (including typical species) of qualifying natural habitats. • Supporting processes on which qualifying natural habitats rely.
Wealden Heaths Phase 2 SPA	<ul style="list-style-type: none"> • A224 European nightjar (Breeding) • A246 Woodlark (Breeding) • A302 Dartford warbler (Breeding) 	<p>With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change; Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring the;</p> <ul style="list-style-type: none"> • Extent and distribution of the habitats of the qualifying features. • Structure and function of the habitats of the qualifying features. • Supporting processes on which the habitats of the qualifying features rely. • Population of each of the qualifying features. • Distribution of the qualifying features within the site.

Habitats Site	Qualifying Features	Conservation Objectives
East Hampshire Hangers SAC	<ul style="list-style-type: none"> • H6210. Dry grasslands and scrublands on chalk or limestone (important orchid sites)* • H9130. Beech forests on neutral to rich soils • H9180. Mixed woodland on base-rich soils associated with rocky slopes* • H91J0. Yew-dominated woodland* • S1654. Early gentian 	<p>With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change; Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring the;</p> <ul style="list-style-type: none"> • Extent and distribution of qualifying natural habitats and habitats of qualifying species. • Structure and function (including typical species) of qualifying natural habitats. • Structure and function of the habitats of qualifying species. • Supporting processes on which qualifying natural habitats and the habitats of qualifying species rely. • Populations of qualifying species. • Distribution of qualifying species within the site.
Ebernoe Common SAC	<ul style="list-style-type: none"> • H9120. Beech forests on acid soils • S1308. Barbastelle bat • S1323. Bechstein`s bat 	<p>With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change; Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring the;</p> <ul style="list-style-type: none"> • Extent and distribution of qualifying natural habitats and habitats of qualifying species. • Structure and function (including typical species) of qualifying natural habitats. • Structure and function of the habitats of qualifying species. • Supporting processes on which qualifying natural habitats and the habitats of qualifying species rely. • Populations of qualifying species. • Distribution of qualifying species within the site.

Habitats Site	Qualifying Features	Conservation Objectives
Thames Basin Heaths SPA	<ul style="list-style-type: none"> • A224 European nightjar (Breeding) • A246 Woodlark (Breeding) • A302 Dartford warbler (Breeding) 	<p>With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change; Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring the;</p> <ul style="list-style-type: none"> • Extent and distribution of the habitats of the qualifying features. • Structure and function of the habitats of the qualifying features. • Supporting processes on which the habitats of the qualifying features rely. • Population of each of the qualifying features. • Distribution of the qualifying features within the site.
Woolmer Forest SAC	<ul style="list-style-type: none"> • H3160. Acid peat-stained lakes and ponds • H4010. Wet heathland with cross-leaved heath • H4030. European dry heaths • H7140. Very wet mires often identified by an unstable 'quaking' surface • H7150. Depressions on peat substrates of the <i>Rhynchosporion</i> 	<p>With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change; Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring the;</p> <ul style="list-style-type: none"> • Extent and distribution of the habitats of the qualifying features • Structure and function of the habitats of the qualifying features • Supporting processes on which the habitats of the qualifying features rely • Population of each of the qualifying features, and, • Distribution of the qualifying features within the site.

Table 3-2: Threats and pressures identified in the published SIPs for the relevant SPAs and SACs

Threat / Pressure	Mole Gap to Reigate Escarpment SAC	Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA	Thursley, Ash, Pirbright and Chobham SAC	Wealden Heaths Phase 2 SPA	East Hampshire Hangers SAC	Ebernoe Common SAC	Thames Basin Heaths SPA	Woolmer Forest SAC
Air Quality – nutrient nitrogen deposition	◊	◊	◊		◊	◊	◊	◊
Public Access and Disturbance	◊	◊		◊		◊	◊	
Wildfire / Arson		◊	◊	◊			◊	◊
Military Use		◊	◊	◊			◊	◊
Scrub Control	◊	◊	◊				◊	
Land Management	◊			◊		◊		◊
Presence and distribution of qualifying features		◊		◊			◊	◊
Habitat Fragmentation		◊	◊			◊	◊	
Woodland Management			◊		◊	◊	◊	
Grazing		◊	◊				◊	
Hydrology			◊			◊		◊
Invasive Species			◊		◊			◊
Plant Disease	◊							
Offsite Habitats						◊		

4 Screening Assessment

4.A Air Quality

4.1 This threat / pressure is relevant to the following SACs and SPAs (those in **bold** are wholly or partly within the SHNL).

- **Mole Gap to Reigate Escarpment SAC.**
- **Thursley, Hankley and Frensham Commons (Wealden Heath Phase 1) SPA.**
- **Thursley, Ash, Pirbright and Chobham SAC.**
- East Hampshire Hangers SAC.
- Ebernoe Common SAC.
- Thames Basin Heaths SPA.
- Woolmer Forest SAC.

Screening Evaluation

4.2 The following SHNL Management Plan policies could result in emissions of pollutants and nutrient nitrogen deposition at one of the SPAs and the two SACs coincident with the SHNL (listed in bold above).

- Policy F3 promotes farm diversification, which would likely include facilities and services for visitors to the SHNL.
- Policies R2, R3 and R4 promote the SHNL as a visitor destination.
- Policy E1 promotes the SHNL as a visitor destination.
- Policy E2 promotes the production and sale of SHNL associated or branded goods and services.
- Policy E3 promotes affordable housing provision within the SHNL.
- Policy E4 promotes community transport services within the SHNL.

4.3 Thames Basin Heaths SPA –Of the three SPA components within 5 kilometres of the SHNL only Whitmoor Common SSSI offers unrestricted public access. Ash to Brookwood Heaths SSSI and Bourley and Long Valley SSSI include extensive areas owned by the MoD and subject to active military use with associated public access restrictions. In line with policy NRM6 of the South East England Regional Spatial Strategy, and associated Local Plan policy, the construction of 1 or more dwellings within 5 kilometres of any part of the Thames Basin Heaths SPA requires mitigation for additional recreational pressure. The SHNL Management Plan does not identify sites for new affordable housing. It cannot be

ascertained whether that land would be within 5 kilometres of the SPA. Significant traffic emissions associated with recreational visits to the SPA cannot be ruled out without mitigation.

- 4.4 SHNL Management Plan policy E3 (affordable housing provision) could contribute to additional recreational visits outside the SHNL. The SHNL Management Plan would not result in significant additional nutrient nitrogen emissions deposition within the SACs and SPAs discussed immediately below.
- East Hampshire Hangers SAC - Only Unit 4 (Reynolds Hanger) of Upper Greensand Hangers: Wyck to Wheatley SSSI, the only SAC component within 5 kilometres of the SHNL, includes a public right of way but is not close to any car parking. Whilst the possibility of individuals choosing to visit the SAC cannot be ruled out, it is unlikely the SAC would be a major destination for recreational visits from new affordable housing within the SHNL.
 - Ebernoe Common SAC – The SAC includes several public rights of way but is served only by a small car park at Holy Trinity Church in Ebernoe. Whilst the possibility of individuals choosing to visit the SAC cannot be ruled out, it is unlikely the SAC would be a major destination for recreational visits arising from new affordable housing within the SHNL.
 - Woolmer Forest SAC – The SAC is mainly MoD owned and subject to active military use with restricted public access. Whilst the possibility of individuals choosing to visit the SAC cannot be ruled out, it is unlikely the SAC would be a major destination for recreational visits from new affordable housing within the SHNL.

Screening Conclusion

- 4.5 Without mitigation, which cannot be considered during screening, implementing the SHNL Management Plan could contribute to additional nutrient nitrogen deposition at the following Habitats sites: (1) Mole Gap to Reigate Escarpment; (2) Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA; (3) Thursley, Ash, Pirbright and Chobham SAC. Further assessment is required for those Habitats sites.
- 4.6 Without mitigation implementing the SHNL Management Plan could contribute to likely significant effects on the Thames Basin Heaths SPA from nutrient nitrogen deposition on the heathland habitats of the SPA bird species. Further assessment is required for the Thames Basin Heaths SPA.

- 4.7 Implementing the SHNL Management Plan would not give rise to likely significant effects from nutrient nitrogen deposition at the following SACs: (1) East Hampshire Hangers SAC; (2) Ebernoe Common SAC; (3) Woolmer Forest SAC. No further assessment is required for those SACs.

4.B Public access / disturbance

- 4.8 This threat / pressure is relevant to the following SACs and SPAs (those in **bold** are wholly or partly within the SHNL).

- **Mole Gap to Reigate Escarpment SAC.**
- **Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA.**
- **Wealden Heaths Phase 2 SPA.**
- Ebernoe Common SAC.
- Thames Basin Heaths SPA.

Screening Evaluation

- 4.9 The following SHNL Management Plan policies could result in disturbance due to public access at the two SPAs and one of the SACs coincident with the SHNL (listed in bold above).
- Policy F3 promotes farm diversification, which would likely include facilities and services for visitors to the SHNL.
 - Policy W5 promotes woodland creation or extension for recreation.
 - Policies R2, R3 and R4 promote the SHNL as a visitor destination.
 - Policy E1 promotes the SHNL as a visitor destination.
 - Policy E3 promotes affordable housing provision within the SHNL.
- 4.10 Thames Basin Heaths SPA –Of the three SPA components within kilometres of the SHNL only Whitmoor Common SSSI offers unrestricted public access. Ash to Brookwood Heaths SSSI and Bourley and Long Valley SSSI include extensive areas owned by the MoD and subject to active military use with associated public access restrictions. In line with policy NRM6 of the South East England Regional Spatial Strategy, and associated Local Plan policy, the construction of 1 or more dwellings within 5 kilometres of any part of the Thames Basin Heaths SPA requires mitigation for additional recreational pressure. The SHNL Management Plan does not identify sites for new affordable housing. It cannot be ascertained whether that land would be within 5 kilometres of the SPA. Significant recreational effects cannot be ruled out without mitigation.

- 4.11 SHNL Management Plan policy E3 (affordable housing provision) could contribute to additional recreational visits outside the SHNL. The SHNL Management Plan would not result in significant additional visits for recreation within the Ebernoe Common SAC. The SAC includes several public rights of way but is served only by a small car park at Holy Trinity Church in Ebernoe. Whilst the possibility of individuals choosing to visit the SAC cannot be ruled out, it is unlikely the SAC would be a major destination for recreational visits arising from new affordable housing within the SHNL.

Screening Conclusion

- 4.12 Without mitigation, which cannot be considered during screening, implementing the SHNL Management Plan could lead to increased public access and associated disturbance at the following Habitats sites: (1) Mole Gap to Reigate Escarpment; (2) Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA; (3) Wealden Heaths Phase 2 SPA. Further assessment is required for those Habitats sites.
- 4.13 Without mitigation implementing the SHNL Management Plan could contribute to likely significant effects on the Thames Basin Heaths SPA from public access and associated disturbance. Further assessment is required for the Thames Basin Heaths SPA.
- 4.14 Implementing the SHNL Management Plan would not give rise to likely significant effects from public access and associated disturbance at the Ebernoe Common SAC. No further assessment is required for that SAC.

4.C Wildfire / Arson

- 4.15 This threat / pressure is relevant to the following SACs and SPAs (those in **bold** are wholly or partly within the SHNL).
- **Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA.**
 - **Thursley, Ash, Pirbright and Chobham SAC.**
 - **Wealden Heaths Phase 2 SPA.**
 - Thames Basin Heaths SPA.
 - Woolmer Forest SAC.

Screening Evaluation

- 4.16 The following SHNL Management Plan policies could result in greater public access and associated risk of arson or accidental at the two SPAs and one of the SACs coincident with the SHNL (listed in bold above). The risks of wildfire will primarily be influenced by changes in climate and

weather, such as hotter and drier summers, associated with global climate change.

- Policy F3 promotes farm diversification, which would likely include facilities and services for visitors to the SHNL.
- Policy W5 promotes woodland creation or extension for recreation.
- Policies R2, R3 and R4 promote the SHNL as a visitor destination.
- Policy E1 promotes the SHNL as a visitor destination.
- Policy E3 promotes affordable housing provision within the SHNL.

4.17 Of the three Thames Basin Heaths SPA components within 5 kilometres of the SHNL only Whitmoor Common SSSI offers unrestricted public access. In line with policy NRM6 of the South East England Regional Spatial Strategy, and associated Local Plan policy, the construction of 1 or more dwellings within 5 kilometres of any part of the Thames Basin Heaths SPA requires mitigation for additional recreational pressure. The SHNL Management Plan does not identify sites for new affordable housing. It cannot be ascertained whether that land would be within 5 kilometres of the SPA. Significant risks of arson or accidental fire associated with recreational access to the SPA cannot be ruled out without mitigation.

4.18 SHNL Management Plan policy E3 (affordable housing provision) could contribute to additional recreational visits outside the SHNL. The SHNL Management Plan would not result in significant additional recreational visits and associated risks of arson or accidental fire within the Woolmer Forest SAC. The SAC is mainly MoD owned and subject to active military use with restricted public access. Whilst the possibility of individuals choosing to visit the SAC cannot be ruled out, it is unlikely the SAC would be a major destination for recreational visits from new affordable housing within the SHNL.

Screening Conclusion

4.19 Without mitigation, which cannot be considered during screening, implementing the SHNL Management Plan could lead to increased public access and associated risks of arson or accidental fire at the following Habitats sites: (1) Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA; (2) Thursley, Ash, Pirbright and Chobham SAC; (3) Wealden Heaths Phase 2 SPA. Further assessment is required for those Habitats sites.

- 4.20 Without mitigation implementing the SHNL Management Plan could contribute to likely significant effects on the Thames Basin Heaths SPA from public access and risks of arson or accidental fire. Further assessment is required for the Thames Basin Heaths SPA.
- 4.21 Implementing the SHNL Management Plan would not give rise to likely significant effects from public access and associated risks of arson or accidental fire at the Woolmer Forest SAC. No further assessment is required for that SAC.

4.D Military use

- 4.22 This threat / pressure is relevant to the following SACs and SPAs (those in **bold** are wholly or partly within the SHNL).
- **Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA.**
 - **Thursley, Ash, Pirbright and Chobham SAC.**
 - **Wealden Heaths Phase 2 SPA.**
 - Thames Basin Heaths SPA.
 - Woolmer Forest SAC.

Screening Evaluation:

- 4.23 The Ministry of Defence (MoD) owns or controls c.616 hectares of Thursley, Hankley and Frensham Commons SSSI, which is wholly within the SHNL. That SSSI coincides with the Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA and is part of the Thursley, Ash, Pirbright and Chobham SAC. The only part of Wealden Heaths Phase 2 SPA within the SHNL is the Devil's Punch Bowl SSSI, which is not owned by the MoD. No MoD owned or controlled part of the Thames Basin Heaths SPA or the Woolmer Forest SAC is within the SHNL.
- 4.24 Several SHNL Management Plan policies, in particular B1 to B7 which are concerned with nature positive land management, are relevant to the MoD's management of its land within the SHNL.

Screening Conclusion

- 4.25 On balance, the new SHNL Management Plan would not result in adverse likely significant effects on those SPAs and SACs within the SHNL and subject to MoD ownership or control. There would be no effects on the SPA and SAC located beyond the SHNL boundaries. The new Management Plan includes several policies relevant to the MoD's land management practices. No further assessment is required as the

Management Plan's main effects on MoD land management would be beneficial to the Habitats sites. No further assessment is required.

4.E Scrub control

4.26 This threat / pressure is relevant to the following SACs and SPAs (those in **bold** are wholly or partly within the SHNL).

- **Mole Gap to Reigate Escarpment SAC.**
- **Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA.**
- **Thursley, Ash, Pirbright and Chobham SAC.**
- Thames Basin Heaths SPA.

Screening Evaluation

4.27 The following SHNL Management Plan policies could help address poor scrub management across the two SACs and one SPA coincident with the SHNL (listed in bold above). Those policies promote nature positive land management practices across the SHNL.

- Policies F1 and F2 promote land management for biodiversity and landscape character across the farming sector.
- Policy W4 promotes tree and secondary woodland removal to support grassland or heathland restoration.
- Policies B1 to B7 promote biodiversity enhancement as part of multifunctional landscape management.
- Policy E5 supports the development of land management and conservation skills within SHNL communities.

4.28 For the Thames Basin Heaths SPA, the closest component (Ash to Brookwood Heaths SSSI) is c.2.8 kilometres north of the SHNL. The SHNL Management Plan only applies within the boundaries of the SHNL and would therefore not influence scrub management decisions across that SPA.

Screening Conclusion:

4.29 The new SHNL Management Plan includes several policies relevant to scrub management practices across the SACs and SPAs within the designated landscape. No further assessment is required as the Management Plan's main effects on scrub management practices would be beneficial to the Habitats sites. There would be no effects on the SPA located beyond the SHNL boundaries. No further assessment is required.

4.F Land management

4.30 This threat / pressure is relevant to the following SACs and SPAs (those in **bold** are wholly or partly within the SHNL).

- **Mole Gap to Reigate Escarpment SAC.**
- **Wealden Heaths Phase 2 SPA.**
- Ebernoe Common SAC.
- Woolmer Forest SAC.

Screening Evaluation

4.31 The following SHNL Management Plan policies could help address poor land management across the one SAC and one SPA coincident with the SHNL (listed in bold above). Those policies promote nature positive land management practices across the SHNL.

- Policies F1 and F2 promote land management for biodiversity and landscape character across the farming sector.
- Policy W4 promotes tree and secondary woodland removal to support grassland or heathland restoration.
- Policies B1 to B7 promote biodiversity enhancement as part of multifunctional landscape management.
- Policy E5 supports the development of land management and conservation skills within SHNL communities.

4.32 Ebernoe Common SAC is c.4 kilometres south of the SHNL and Woolmer Forest SAC is c.4.6 kilometres west. The SHNL Management Plan only applies within the boundaries of the SHNL and would therefore not influence land management decisions across those SACs.

Screening Conclusion

4.33 The new SHNL Management Plan includes several policies relevant to land management practices across the SACs and SPAs within the designated landscape. No further assessment is required as the Management Plan's main effects on land management practices would be beneficial to the Habitats sites. There would be no effects on the SACs located beyond the SHNL boundaries. No further assessment is required.

4.G Monitoring qualifying feature condition, location and extent

4.34 This threat / pressure is relevant to the following SACs and SPAs (those in **bold** are wholly or partly within the SHNL).

- **Thursley, Hankley and Frensham Commons (Wealden Heath Phase 1) SPA.**
- **Wealden Heath Phase 2 SPA.**
- Thames Basin Heath SPA.
- Woolmer Forest SAC.

Screening Evaluation

4.35 The following SHNL Management Plan policies may present opportunities for the active conservation management and monitoring of the features of qualifying interest of the two SPAs coincident with the SHNL (listed in bold above).

- Policies B1 to B7 promote biodiversity enhancement as part of multifunctional landscape management, including the management of designated ecological sites.
- Policy E5 supports the development of land management and conservation skills within SHNL communities.

4.36 The closest part of the Thames Basin Heath SPA, Ash to Brookwood Heath SSSI, is c.2.8 kilometres north of the SHNL. Ebernoe Common SAC is c.4 kilometres south of the SHNL. The SHNL Management Plan only applies within the boundaries of the SHNL and would therefore not influence SPA or SAC qualifying feature monitoring and management across those designated sites.

Screening Conclusion

4.37 The new SHNL Management Plan includes several policies relevant to positive conservation management across the SPAs within the designated landscape. No further assessment is required as the Management Plan's main effects on conservation management practices would be beneficial to the Habitats sites. There would be no effects on the SPA and SAC located beyond the SHNL boundaries. No further assessment is required.

4.H Habitat fragmentation

4.38 This threat / pressure is relevant to the following SACs and SPAs (those in **bold** are wholly or partly within the SHNL).

- **Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA.**
- **Thursley, Ash, Pirbright and Chobham SAC.**
- Ebernoe Common SAC.
- Thames Basin Heaths SPA.

Screening Evaluation

4.39 The following SHNL Management Plan policies could result in habitat fragmentation at one of the SPAs and one of the SACs coincident with the SHNL (listed in bold above).

- Policy F3 promotes farm diversification, which would likely include facilities and services for visitors to the SHNL.
- Policies R2, R3 and R4 promote the SHNL as a visitor destination.
- Policy E1 promotes the SHNL as a visitor destination.
- Policy E3 promotes affordable housing provision within the SHNL.

4.40 The closest part of the Thames Basin Heaths SPA, Ash to Brookwood Heaths SSSI, is c.2.8 kilometres north of the SHNL. Ebernoe Common SAC is c.4 kilometres south of the SHNL. The SHNL Management Plan only applies within the boundaries of the SHNL, so policies promoting economic development and diversification, with associated risks of increased demand for land and consequent habitat fragmentation would not impact on SPA and SACs outside the protected landscape.

Screening Conclusion

- 4.41 Without mitigation, which cannot be considered during screening, implementing the SHNL Management Plan could lead to increased risks of habitat fragmentation at the following Habitats sites: (1) Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA; (2) Thursley, Ash, Pirbright and Chobham SAC. Further assessment is required for those Habitats sites.
- 4.42 Implementing the SHNL Management Plan would not give rise to likely significant effects from habitat fragmentation at the Thames Basin Heaths SPA or the Woolmer Forest SAC. No further assessment is required for that SPA or SAC.

4.1 Forestry and Woodland Management

4.43 This threat / pressure is relevant to the following SACs and SPAs (those in **bold** are wholly or partly within the SHNL).

- **Thursley, Ash, Pirbright and Chobham SAC.**
- East Hampshire Hangers SAC.
- Ebernoe Common SAC.
- Thames Basin Heaths SPA.

Screening Evaluation

4.44 The following SHNL Management Plan policies could help address poor woodland and forestry management across one of the SACs coincident with the SHNL (listed in **bold** above). Those policies promote nature positive woodland and habitat management practices across the SHNL.

- Policies W1 to W5 promote the active management of woodlands, hedgerows and veteran trees for landscape, biodiversity and economic benefits.
- Policies B1 to B7 promote biodiversity enhancement as part of multifunctional landscape management.
- Policy E5 supports the development of land management and conservation skills within SHNL communities.

4.45 Ebernoe Common SAC is c.4 kilometres south of the SHNL, East Hampshire Hangers SAC is c.4.1 kilometres west, and the Thames Basin Heaths SPA is c.2.8 kilometres north. The SHNL Management Plan only applies within the boundaries of the SHNL and would therefore not influence land management decisions across those Habitats sites.

Screening Conclusion

4.46 The new SHNL Management Plan includes several policies relevant to woodland management across the SACs and SPAs within the designated landscape. No further assessment is required as the Management Plan's main effects on woodland management would be beneficial to the Habitats sites. There would be no effects on the SACs and SPA located beyond the SHNL boundaries. No further assessment is required.

4.J Grazing

4.47 This threat / pressure is relevant to the following SACs and SPAs (those in **bold** are wholly or partly within the SHNL).

- **Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA.**
- **Thursley, Ash, Pirbright and Chobham SAC.**
- Thames Basin Heaths SPA.

Screening Evaluation

4.48 The following SHNL Management Plan policies could help address poor grazing management across one of the SACs and one of the SPAs coincident with the SHNL (listed in **bold** above). Those policies promote nature positive land management practices across the SHNL.

- Policies F1 and F2 promote land management for biodiversity and landscape character across the farming sector.
- Policy W4 promotes tree and secondary woodland removal to support grassland or heathland restoration.
- Policies B1 to B7 promote biodiversity enhancement as part of multifunctional landscape management.
- Policy E5 supports the development of land management and conservation skills within SHNL communities.

4.49 The Thames Basin Heaths SPA is c.2.8 kilometres north of the SHNL. The SHNL Management Plan only applies within the boundaries of the SHNL and would therefore not influence land management decisions across that SPA.

Screening Conclusion

4.50 The new SHNL Management Plan includes several policies relevant to grazing management practices across the SACs and SPAs within the designated landscape. No further assessment is required as the Management Plan's main effects on grazing management practices would be beneficial to the Habitats sites. There would be no effects on the SPA located beyond the SHNL boundaries. No further assessment is required.

4.K Hydrological Changes

4.51 This threat / pressure is relevant to the following SACs and SPAs (those in **bold** are wholly or partly within the SHNL).

- **Thursley, Ash, Pirbright and Chobham SAC.**
- Ebernoe Common SAC.
- Woolmer Forest SAC.

Screening Evaluation

4.52 The areas of the Thursley, Ash, Pirbright and Chobham SAC – at Elstead Common, Thursley Common and Ockley Common – where there is evidence of land drainage management adversely impacting or potentially impacting on the designated habitats condition are within the SHNL. Policies B1 to B7 of the new SHNL Management Plan promote biodiversity enhancement as part of multifunctional landscape management, including measures to improve the climate resilience of sensitive habitats. Those policies would support investigation of Elstead, Thursley and Ockley Commons hydrology, to inform future land management decisions.

4.53 Ebernoe Common SAC is c.4 kilometres south of the SHNL and Woolmer Forest SAC is c.4.6 kilometres west. The SHNL Management Plan only applies within the boundaries of the SHNL and would therefore not influence the use of hydrological information in land management decisions across those SACs.

Screening Conclusion

4.54 The new SHNL Management Plan includes several policies relevant to hydrological investigation and the use of hydrological information in land management decisions across one of the SACs within the designated landscape. No further assessment is required as the Management Plan's main effects on hydrological matters in land management would be beneficial to the Habitats sites. There would be no effects on the SACs located beyond the SHNL boundaries. No further assessment is required.

4.L Invasive Species

4.55 This threat / pressure is relevant to the following SACs (those in **bold** are wholly or partly within the SHNL).

- **Thursley, Ash, Pirbright and Chobham SAC.**
- East Hampshire Hangers SAC.
- Woolmer Forest SAC.

Screening Evaluation

- 4.56 The following SHNL Management Plan policies could help address the spread of invasive species across one of the SACs coincident with the SHNL (listed in **bold** above). Those policies promote nature positive land management practices across the SHNL.
- Policies F1 and F2 promote land management for biodiversity and landscape character across the farming sector.
 - Policy W4 promotes tree and secondary woodland removal to support grassland or heathland restoration.
 - Policies B1 to B7 promote biodiversity enhancement as part of multifunctional landscape management, including the management of invasive species, pests and diseases.
 - Policy E5 supports the development of land management and conservation skills within SHNL communities.
- 4.57 East Hampshire Hangers SAC is c.4.1 kilometres west of the SHNL, and the Woolmer Forest SAC is c.4.6 kilometres west. The SHNL Management Plan only applies within the boundaries of the SHNL and would therefore not influence land management decisions across those SACs.

Screening Conclusion

- 4.58 The new SHNL Management Plan includes several policies relevant to invasive species management across the Habitats sites within the designated landscape. No further assessment is required as the Management Plan's main effects would be beneficial. There would be no effects on the SACs located beyond the SHNL boundaries. No further assessment is required.

4.M Plant Disease

- 4.59 This threat / pressure is relevant to the Mole Gap to Reigate Escarpment SAC.

Screening Evaluation

- 4.60 Policies W1 and W3 of the Management Plan (2026-2030) focus on good woodland management practices, including disease control and bio-security. The SAC's box scrub woodland is an important and distinctive part of the North Downs (Mole Gap) landscape character area. Those policies could support schemes to address the spread of box blight within the SAC. In addition, policies B1 to B7 promote biodiversity

enhancement as part of multifunctional landscape management, including the management of invasive species, pests and diseases.

Screening Conclusion

- 4.61 The new SHNL Management Plan includes several policies relevant to plant disease management across the Habitats sites within the designated landscape. No further assessment is required as the Management Plan's main effects would be beneficial. There would be no effects on Habitats sites located beyond the SHNL boundaries. No further assessment is required.

4.N Offsite habitat availability / management

- 4.62 This threat / pressure is relevant to the Ebernoe Common SAC. Although not referenced in the relevant SIP, the threat / pressure is pertinent to the Mole Gap to Reigate Escarpment SAC on account of that designations Bechstein bat importance.

Screening Evaluation

- 4.63 The new SHNL Management Plan could contribute to improved provision or management of habitats suited to the Barbastelle bat and Bechstein's bat species. The Management Plan only applies within the SHNL, including woodlands that do or could provide support Bechstein's bats and/or Barbastelle bats. The SHNL encompasses the Mole Gap to Reigate Escarpment SAC, one qualifying feature of which is a community of Bechstein's bats. Numerous woodlands potentially suitable habitat for Barbastelle bats or Bechstein's bats are found throughout the SHNL, including fairly close to Ebernoe Common SAC.
- 4.64 SHNL Management Plan policies supportive of woodland habitat creation or management for bats include W5, B1, and B3.

Screening Conclusion

- 4.65 The new SHNL Management Plan includes several policies relevant to positive management for bats across the Habitats sites within the designated landscape. No further assessment is required as the Management Plan's main effects would be beneficial. The appropriate management of bat habitat within the SHNL could benefit bat supporting SACs beyond the SHNL boundaries. No further assessment is required.
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5 Assessment of Significant Effects

- 5.1 The screening assessment concluded the new SHNL Management Plan could, without mitigation, contribute to likely significant effects on one or more Habitats sites within or close to the protected landscape for the following threats / pressures.
- Air Quality – further assessment is required for: Mole Gap to Reigate Escarpment SAC; Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA; Thursley, Ash, Pirbright and Chobham SAC; Thames Basin Heaths SPA.
 - Public Access and Disturbance - further assessment is required for: Mole Gap to Reigate Escarpment SAC; Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA; Wealden Heaths Phase 2 SPA; Thames Basin Heaths SPA.
 - Wildfire / Arson - further assessment is required for: Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA; Thursley, Ash, Pirbright and Chobham SAC; Wealden Heaths Phase 2 SPA; Thames Basin Heaths SPA.
- 5.2 This section considers whether the identified likely significant effects could be successfully addressed through mitigation measures. The findings of all phases of the assessment are summarised in Table 5-1.
- 5.3 **Air Quality**: Nutrient nitrogen deposition within the SHNL from land use changes or increased vehicle movements could have likely significant effects on the following SACs and SPAs.
- Mole Gap to Reigate Escarpment SAC.
 - Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA.
 - Thursley, Ash, Pirbright and Chobham SAC.
 - Thames Basin Heaths SPA.
- 5.4 **Public Access and Disturbance**: Public access and associated disturbance could have likely significant effects on the following SACs and SPAs.
- Mole Gap to Reigate Escarpment SAC.
 - Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA.
 - Wealden Heaths Phase 2 SPA.
 - Thames Basin Heaths SPA.

- 5.5 **Wildfire and Arson**: Increased public access to the countryside and associated risks of accidental fire / arson could have likely significant effects on the following SPAs and SACs.
- Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA.
 - Thursley, Ash, Pirbright and Chobham SAC.
 - Wealden Heaths Phase 2 SPA.
 - Thames Basin Heaths SPA.
- 5.6 Policies B1 to B7 of the new Management Plan seek to protect and enhance biodiversity throughout the SHNL. Policy B1 focuses on maintaining designated sites within and adjoining the SHNL in 'favourable' condition. To achieve that objective, all potentially significant effects on Habitats sites will need to be avoided or mitigated during the Management Plan's implementation.
- 5.7 Where developments contributing to the SHNL Management Plan's aims, such as affordable rural housing or tourism schemes, require planning permission relevant Local Plan policies for designated sites would apply. All planning applications must satisfy those policy requirements and would require project-level Habitat Regulations Assessment (HRA) prior to any grant of permission.
- For Mole Gap to Reigate Escarpment SAC relevant Local Plan policies are: Policy EN8 (Natural Assets), Mole Valley Local Plan (2024); and, Policy CS2 (Valued landscapes and the natural environment), Reigate and Banstead Local Plan Core Strategy (2014).
 - For Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA relevant Local Plan policies are: Policy NE1 (Biodiversity and Geological Conservation), Waverley Local Plan Part 1 (2018).
 - For Thursley, Ash, Pirbright and Chobham SAC relevant Local Plan policies for those parts of the SAC within the SHNL are: Policy NE1 (Biodiversity and Geological Conservation), Waverley Local Plan Part 1 (2018); Policy ID4 (Green and Blue Infrastructure) of the Guildford Local Plan (2019).
 - For Wealden Heaths Phase 2 SPA relevant Local Plan policies for those parts of the SPA within the SHNL are: Policy NE1 (Biodiversity and Geological Conservation), Waverley Local Plan Part 1 (2018).
 - Thames Basin Heaths SPA relevant Local Plan policies for those parts of the SAC within the SHNL are: Policy NE3 (Thames Basin Heaths Special Protection Area), Waverley Local Plan Part 1 (2018); Policy P5 (Thames Basin Heaths Special Protection Area), Guildford Local Plan, Policy EN8 (Natural Assets), Mole Valley Local Plan (2024).

- 5.8 **Conclusion**: Overall the potential for 'likely significant effects' from nutrient nitrogen deposition, increased public access and disturbance, and accidental fires or arson associated with the SHNL Management Plan could be managed through established mitigation mechanisms, including relevant policies in adopted Local Plans. In isolation and subject to mitigation, implementation of the SHNL Management Plan would not result in likely significant effects are any of Habitats sites covered by this assessment. That conclusion applies equally to the Thursley and Ockley Bogs Ramsar Site designation, which covers c.256 hectares within the Thursley, Hankley and Frensham Commons SSSI.
- 5.9 In-combination effects, arising from the SHNL Management Plan's interactions with other plans, such as Local Plans, that apply across the protected landscape must be considered. All land allocated for future development under the adopted Local Plans of the councils HRA administrative areas coincide with the SHNL were subject to assessment during the plan preparation and examination process. For those plans to be found sound and proceed to adoption the associated HRAs must have concluded that no Habitats sites would experience likely significant effects. All adopted Local Plans relevant to the SHNL area include policies that protect Habitats sites. Those Local Plan policies would work in-combination with Policies B1 to B7 of the Management Plan to protect the Habitats sites from the potentially adverse effects of future development. In combination with other relevant plans, implementation of the SHNL Management Plan would not result in likely significant effects are any of Habitats sites covered by this assessment.

Table 5-1: Summary of assessment conclusions

Threat / Pressure	Mole Gap to Reigate Escarpment SAC	Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA	Thursley, Ash, Pirbright and Chobham SAC	Wealden Heaths Phase 2 SPA	East Hampshire Hangers SAC	Ebernoe Common SAC	Thames Basin Heaths SPA	Woolmer Forest SAC
Air Quality – nutrient nitrogen deposition	No LSE with mitigation	No LSE with mitigation	No LSE with mitigation		No LSE	No LSE	No LSE with mitigation	No LSE
Public Access and Disturbance	No LSE with mitigation	No LSE with mitigation		No LSE with mitigation		No LSE	No LSE with mitigation	
Wildfire / Arson		No LSE with mitigation	No LSE with mitigation	No LSE with mitigation			No LSE with mitigation	No LSE
Military Use		No LSE	No LSE	No LSE			No LSE	No LSE
Scrub Control	No LSE	No LSE	No LSE				No LSE	
Land Management	No LSE			No LSE		No LSE		No LSE
Presence and distribution of qualifying features		No LSE		No LSE			No LSE	No LSE
Habitat Fragmentation		No LSE	No LSE			No LSE	No LSE	
Woodland Management			No LSE		No LSE	No LSE	No LSE	
Grazing		No LSE	No LSE				No LSE	
Hydrology			No LSE			No LSE		No LSE
Invasive Species			No LSE		No LSE			No LSE
Plant Disease	No LSE							
Offsite Habitats						No LSE		

6 References

The sources of information listed below informed the assessment.

- EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora.
- NATURA 2000 – Standard Data Form – Mole Gap to Reigate Escarpment SAC (Joint Nature Conservation Committee (JNCC), 25 January 2016).
- NATURA 2000 – Standard Data Form – Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA (JNCC, 25 January 2016).
- NATURA 2000 – Standard Data Form – Thursley, Ash, Pirbright and Chobham SAC (JNCC, 25 January 2016).
- NATURA 2000 – Standard Data Form – Wealden Heaths Phase 2 SPA (JNCC, 25 January 2016).
- NATURA 2000 – Standard Data Form – East Hampshire Hangers SAC (JNCC, 25 January 2016).
- NATURA 2000 – Standard Data Form – Ebernoe Common SAC (JNCC, 25 January 2016).
- NATURA 2000 – Standard Data Form – Thames Basin Heaths SPA (JNCC, 25 January 2016).
- NATURA 2000 – Standard Data Form – Woolmer Forest SAC (JNCC, 25 January 2016).
- European Site Conservation Objectives for Mole Gap to Reigate Escarpment SAC (Site Code: UK0012804) (Natural England, 30 June 2014, v.2).
- European Site Conservation Objectives for Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA (Site Code: UK9012131) (Natural England, 30 June 2014, v.2).
- European Site Conservation Objectives for Thursley, Ash, Pirbright and Chobham SAC (Site Code: UK0030080) (Natural England, 30 June 2014, v.2).
- European Site Conservation Objectives for Wealden Heaths Phase 2 SPA (Site Code: UK9012132) (Natural England, 30 June 2014, v.2).
- European Site Conservation Objectives for East Hampshire Hangers SAC (Site Code: UK0030080) (Natural England, 30 June 2014, v.2).
- European Site Conservation Objectives for Ebernoe Common SAC (Site Code: UK0012715) (Natural England, 30 June 2014, v.2).

- European Site Conservation Objectives for Thames Basin Heaths SPA (Site Code: UK9012141) (Natural England, 30 June 2014, v.2).
- Site Improvement Plan: Mole Gap to Reigate Escarpment SAC (Natural England, 9 October 2014).
- Site Improvement Plan: Thames Basin Heaths SPA, Thursley, Ash, Pirbright and Chobham SAC, and Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA (Natural England, 3 November 2014).
- Site Improvement Plan: Thursley, Ash, Pirbright and Chobham SAC (Natural England, 24 November 2014).
- Site Improvement Plan: Wealden Heaths Phase 2 SPA and Woolmer Forest SAC (Natural England, 23 October 2014).
- Site Improvement Plan: East Hampshire Hangers SAC (Natural England, 24 November 2014).
- Site Improvement Plan: Ebernoe Common SAC (Natural England, 6 March 2015).
- Site Improvement Plan: Thames Basin (covering the Thames Basin Heaths SPA, the Thursley, Ash, Pirbright and Chobham SAC, and the Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA) (Natural England, 3 November 2014).
- Site Improvement Plan: Woolmer Forest SAC and Wealden Heaths Phase 2 SPA (Natural England, 23 October 2014).
- Information Sheet on Ramsar Wetlands (RIS) for Thursley and Ockley Bog Ramsar Site (JNCC, 14 February 1994).
- Habitat Regulations Assessment for the Local Plan, AECOM for Waverley Borough Council, 2016, 2017 and 2018.
- Habitats Regulations Assessment for Guildford Borough Local Plan: Strategy and Sites, 2017 Update, AECOM for Guildford Borough Council, April 2017.
- Habitat Regulations Assessment for the Mole Valley Local Plan (adopted October 2024), AECOM for Mole Valley District Council, 2021.

