Windlesham Neighbourhood Plan
Basic Conditions Statement

Windlesham Parish Council

The Council Offices, Lightwater

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Introduction

Outline

This Basic Conditions Statement has been prepared by Windlesham Neighbourhood Plan Steering Group to accompany the Parish Council's submission to Surrey Heath Borough Council (SHBC) the local planning authority, of the Windlesham Neighbourhood Plan ("the Plan") under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

The Neighbourhood Plan is being submitted by Windlesham Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Windlesham Ward of the Parish. The Windlesham Neighbourhood Area was designated by Surrey Heath Borough Council on 27th January 2015.

The policies described in the Plan relate only to the development and the use of land in the designated Neighbourhood Area. The period of the Plan is from 2018 to 2028. It does not contain policies relating to excluded development in accordance with the Regulations.

This Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

Legal Requirements

This part of the basic condition statement confirms that in the view of Windlesham Parish Council, the draft Windlesham Neighbourhood Plan meets the legal requirements for a Neighbourhood plan.

The plan is being submitted by a qualifying body.

The Windlesham Neighbourhood Plan is being submitted by Windlesham Parish Council- who are a qualifying body

What is being proposed is a Neighbourhood Plan

The Windlesham Neighbourhood Plan relates to planning matters and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990(as amended by the Localism Act2011) and the Neighbourhood Planning Regulations 2012.

The proposed neighbourhood plan states the period for which it is to have effect.

The draft Windlesham Neighbourhood Plan specifies the time period for which is to have effect as 2018-2028

The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with County matters (mineral extraction and waste development). Nationally significant infrastructure or any other matters set out in section 61k of the Town and Country Planning Act 1990

The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood plans in place within the neighbourhood area

The Windlesham Neighbourhood Plan proposal relates to the Windlesham ward of the Windlesham Parish Council and is shown on page 4 below. There are no other neighbourhood plans relating to this neighbourhood area.

The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- The making of the neighbourhood development plan contributes to the achievement of sustainable development;
- The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

The Plan has been prepared ignoring the site known as Heathpark Woods, which is noted in the SHBC Core Strategy and Development Management Policies Development Plan Document as a Housing Reserve site (H8). This site was subject to a planning appeal held on the 21-24th March and 13-14th June 2017. On the 26th July 2017 the appeal was allowed, subject to conditions, and permission was granted for up to 140 dwellings and community facilities to be erected on this site.

Background

Windlesham Parish Council started the process of producing a Plan by appointing a Steering Group comprising members of the local community. This Steering Group was responsible for running the process, planning the work and controlling costs. Working Groups were then formed to investigate and report on the built environment, the natural environment and amenity and infrastructure. These groups were later amalgamated into one Working Group that reported on a regular basis to the Steering Group. A launch event was held in the village hall in the Summer of 2014 where views of residents were collected. These views were then analysed and added to the views contained in the initial survey for the Ascot, Sunninghill and Sunningdale NP suitably adapted for the circumstances in Windlesham. These were then presented to residents.

In the Autumn of 2014 residents were asked to complete a survey and comment on the information gathered from the fete and launch event.

A detailed analysis of responses to this survey was carried out by the Working Group and the survey data used to identify the main issues facing the village.

The information collected was researched and then tested in a second survey launched at the annual Village Fete in June 2015.

The draft WNP was prepared using the analysis of these two survey returns.

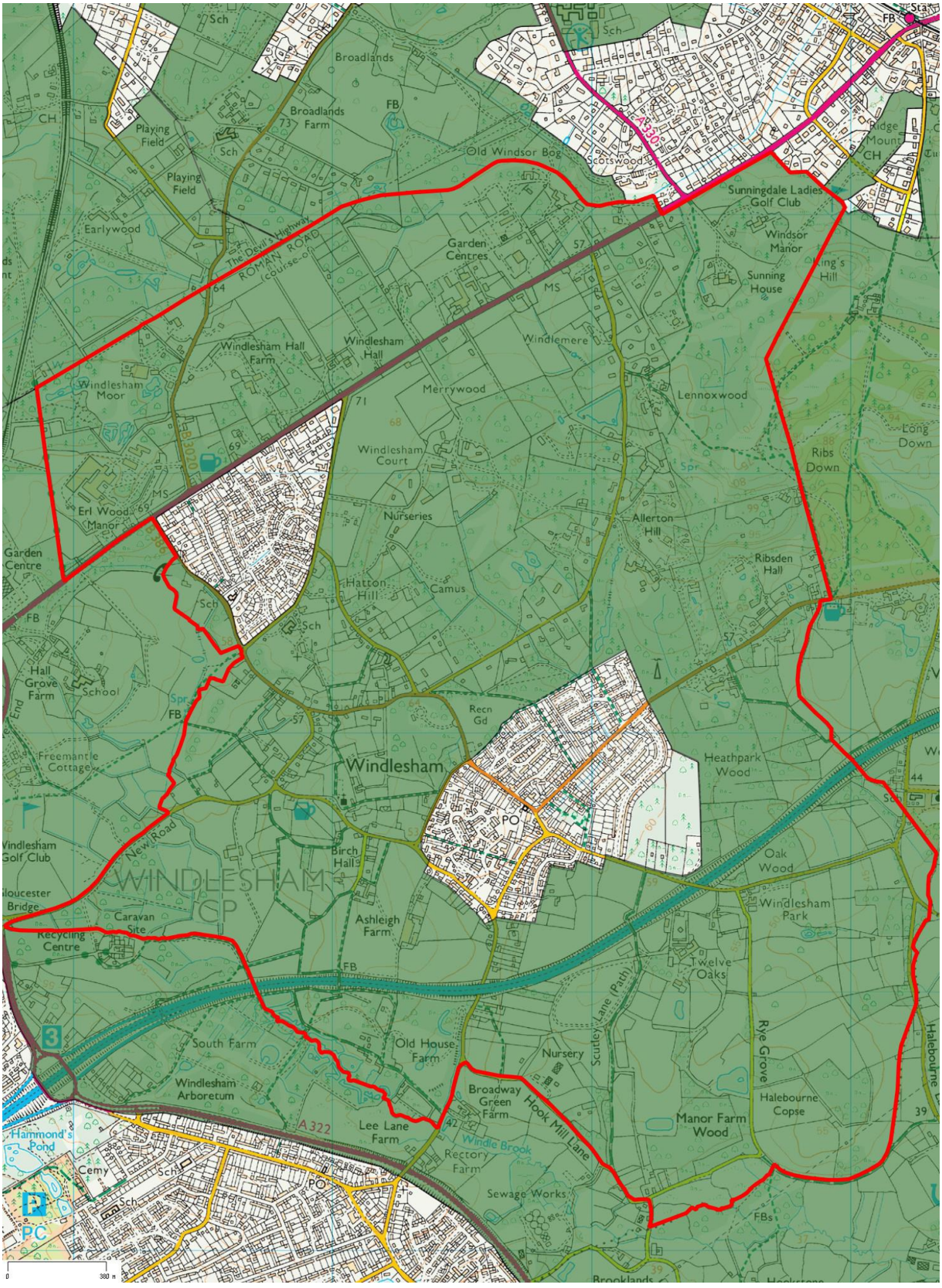
This information was then shown to all major stakeholders in the village and their comments noted.

In June 2016 village stakeholders were invited to attend a meeting where the draft WNP was explained. Comments on the draft WNP were collected and amendments made.

Consultation meeting with residents was held in September 2016. This information was then analysed and amendments made as required.

The Parish Council approved this Plan for public consultation on 31st January 2017.

Map of the Neighbourhood Plan Area



Conformity with National Planning Policy

The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating neighbourhood plans.

In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Plan has directly responded:

> Para 16: Windlesham Parish Council believes the Plan positively manages and supports the small incremental development needs of the area by guiding development to previously developed land in the Green Belt, thereby sustaining the landscape and heritage character of the area. It also seeks to protect and enhance open spaces, precious local gaps and key views, as well as valued community, commercial and employment uses that benefit the parish. In these respects, the Plan is very much in line with the provisions of the Local Plan.

> Para 183: The Plan establishes a clear vision for Windlesham that reflects the view of the majority of those in local community that responded throughout the process. It has sought to translate the vision and objectives into a series of meaningful planning policies to plan for protecting the essential rural character of the area and to determine future planning applications as part of the Plan.

> Para 184: The Parish Council believes the Plan, as is highlighted below, is in general conformity with all the relevant policies of the Local Plan. It is considered to strike a balance between the physical and policy constraints of the parish and the requirement to meet local housing demand.

> Para 185: The Plan tries to translate the general requirements of the Local Plan into a local context. Once made, the Plan should be easily considered alongside the Core Strategy and Development Management Policies Development Plan Document and any other material considerations in determining planning applications.

Set out below is a brief summary of how each policy reaches its objective and conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs. Where resident's views are expressed they are the views gathered during various meetings and consultations and as shown in appendix 7 of the consultation statement.

Table A: Neighbourhood Plan NPPF Conformity Summary

Windlesham Neighbourhood Plan Conformity with NPPF Study			
Policy Ref	**Policy Title**	**NPPF ref**	**Commentary**
WNP1.1	Organic Growth	18,19,20,47,48,49, 50,158,159	This policy allows the local demand for housing to be considered alongside the SHBC Core Strategy Doc
WNP1.2	Mixed and small dwellings	18,19,20,47,48,49, 50,158,159,	This policy supports NPPF paragraph 47 and residents who have indicated that they favour mixed development with priority given to 2/3 bed dwellings thereby increasing housing mobility within the village of Windlesham.
WNP 1.3	Replacement of large houses by smaller dwellings	18,19,20,47,48,49, 50,66,111,158,159	This policy supports NPPF paragraph 27 by indicating that where previously used sites become available for development, preference should be given to either the subdivision of larger houses or the redevelopment of housing in line with WNP 1.2 above, providing the openness of the Green Belt is not harmed.
WNP 1.4	Planning design and access statement	14,47,49,56,57,58, 66,158,159	This policy supports NPPF policy chapter 7 in particular and is required to allow residents to contribute to new development within the village and ensure that any new development containing more than 10 dwellings meets the needs of residents.
WNP 1.5	Statement of community consultation	14,15,16,47,49,55, 56,57,58,66,158, 159	This policy supports NPPF chapter 6 & 7 in requiring on-going consultation on important planning issues before a planning application is submitted.

WNP 2.1	New housing features and compatibility	1,5,14,16,55,56,57, 58,66,158,159,170, 173,183,184,185	This policy reflects the wish of residents to see any new development proposals respond positively to the environment in which any new development is proposed, especially in scale, density and pattern of separation between buildings.
WNP 2.2	Spacing and Privacy	55,56,57,58,59,60, 61,62,63,64	This policy supports Chapter 7 of the NPPF and is intended to require good design while protecting the privacy and security of existing dwellings.
WNP 2.3	Roadside landscapes	61,126,128,129,130 ,	This policy supports NPPF paragraph 126 and requires new developments to take full advantage of the existing heritage assets and viewpoints into and across Green Belt and endeavour to make these available to the public, providing security and privacy is not reduced.
WNP 3.1	Design quality	56,57,58,59,60,61	This policy compliments chapter 7 of the NPPF and requires see the quality of the environment in which the live, maintained and enhanced wherever possible.
WNP 3.2	Design boundaries	56,57,58,61,66,	Windlesham is defined as two settlement areas within the Green Belt. This policy supports NPPF policy 58 and residents wish residents wish to see the rural nature of the village maintained and the use of native green hedges use to divide properties wherever possible.
WNP 3.3	Garden spaces	7,16,17,69,109,110	This policy seeks to promote healthy communities and encourage young families to stay in the area and therefore gardens in which the young can play are a necessity. This is in accordance with NPPF paragraph 69

Contribution to Achieving Sustainable Development

In the absence of a formal Sustainability Appraisal or Strategic Environmental Assessment (See Section 6 below), an assessment of the contribution that each policy makes to the goal of achieving sustainable development is provided in Table B below. This takes the NPPF definition of sustainable development.

In overall terms, the assessment shows that every policy makes at least one positive contribution and none will have a negative sustainability impact. This is perhaps unsurprising, given that the Neighbourhood Area is highly constrained and there has been no appetite from the local community to wish to change the character or role of the Parish and their villages.

Objectives of the Windlesham Neighbourhood Plan

Village Centre and facilities:

- Preserve and enhance the character of Windlesham village centre;

- Deliver a viable attractive shopping centre and desired community facilities;

- Ensure all residents have easy access to community facilities and community green open spaces for leisure and recreation; and deliver additional parking capacity.

- **Priority Housing Needs:**
    - Meet new housing demand in a way that is sympathetic to the area, ensure that the right type of housing is built in the right locations, and that a mix of housing types is delivered, to include family homes that are affordable to a wide selection of the population.

- **Green Spaces:**
    - Minimise the impact of development on the natural and built environment; and
    - Protect the biodiversity of our area, our wildlife and its habitat, and our trees.

- **Employment:**
    - Create through the planning system, an environment that makes it attractive for micro, small and medium-sized business and shops to locate and flourish in the area;
    - Retain the current employment sites and provide sustainable employment opportunities for those who live within and outside the area.

- **Traffic**:
    - Seek ways of addressing the problem of traffic congestion on our roads and lack of parking through the provision of adequate residential onsite parking facilities; and
    - Ensure our roads and streets provide safer and more accessible routes, better balancing the needs of pedestrians, cyclists and drivers.

Table B: Neighbourhood Plan Sustainable Development Summary

Policy Ref	WNP Objectives	Policy Title	Soc	Eco	Env	Commentary
WNP 1.1	1.1, 2.1	Organic Growth	1	0	1	This Policy will have a positive effect on the environment by including resident wishes for small dwellings in conjunction with the Core Strategy policy
WNP 1.2	2.1	Mixed development & small dwellings	1	0	1	This Policy encourages younger people to stay in the area and older people to downsize
WNP 1.3	2.1	Replacement of large houses by smaller dwellings	1	0	1	This Policy encourages the use of previously used sites for developing smaller properties without damaging or encroaching on the Green Belt
WNP 1.4	2.1	Planning design & access statement	1	0	1	Enables residents to know exactly what is proposed in any development and to have a positive input in the future of the village
WNP 1.5	2.1	Statement of Community consultation	1	0	1	Further defines WNP1.4 above
WNP 2.1	1	New Housing features and compatibility	1	0	1	This policy enables the two settlement areas within Windlesham to retain their own characteristics, and in the older settlement to blend the new with the old.
WNP 2.2	1.1, 2.1	Spacing and privacy	1	1	1	Respecting the space between buildings can reduce crime while producing a better living environment.

WNP 2.3	3.0	Roadside landscapes	1	0	1	Windlesham is located within the Green Belt and residents wish to retain the views and atmosphere that this provides. Views from the village from and into the conservation area of historical importance and Green Belt are crucially important.
WNP 3.1	1.0	Design Quality	1	1	1	It is critically important that high quality design is required within the village. Maximising daylight within buildings and demanding a low carbon footprint is crucial to our future generations.
WNP 3.2	3.0	Design boundaries	1	1	1	Windlesham is fortunate in having some quality landscape adjoining both settlement areas. Green native species of hedge are required to maintain the character of the village, set in a rural environment.
WNP 3.3	3.0	Garden Spaces	1	0	1	Residents wish to retain garden spaces of a reasonable size to attract young people with families, and the elder generation to downsize. This again will help to maintain the rural character of the village.

General Conformity with the Strategic Policies of the Development Plan

The Plan has been prepared to ensure its general conformity with the strategic policies of the development plan of SHBC. As described above, the development plan comprises the relevant policies of the adopted Local Plan of 2012, but the Parish Council has also been mindful of the emerging replacement to the Local Plan.

This plan has been prepared ignoring the site known as Heathpark Woods, which is noted in the SHBC Core Strategy and Development Management Policies Development Plan Document as a Housing Reserve site (H8).

This site was subject to a planning appeal held on the 21st -24th March and 13th -14th June 2017. On the 26th July 2017, the appeal was allowed and permission was granted for up to 140 dwellings and community facilities to be erected on this site.

The existing target for new dwellings in Windlesham Parish included in the SHBC CSDMPDP document, is likely to be achieved in 2017. A significant new brownfield site, identified while preparing the Plan, has recently been approved for housing development by SHBC.

Table C: Neighbourhood Plan Conformity Summary

Windlesham Neighbourhood Plan Conformity with SHBC Core Strategy & DMPDPD			
Policy Ref	**Policy Title**	**SHBC Core strategy**	**Commentary**
			NOTE. All policies in this section refer to the Surrey Heath Core Strategy and Development Management Policies Plan Document
WNP1.1	Organic Growth	CP6	This policy supports CP6, which promotes a range of housing types to meet local demand.
WNP1.2	Mixed and small dwellings	CP6	This policy supports CP6. Residents have indicated their support for housing mobility within the village and allowing the young to remain, and the elderly to downsize locally
WNP 1.3	Replacement of large houses by smaller dwellings	CP3(i), CP9	This policy encourages the scale and distribution of new housing as required in CP 3. Residents have indicated that where previously used sites become available for development, they prefer either the subdivision of larger houses or the redevelopment of housing providing the openness of the Green Belt is not harmed.
WNP 1.4	Planning design and access statement	CP2	This policy supports CP2 and allows residents to contribute to the strategy which provides the most sustainable approach to accommodating growth in the Windlesham Neighbourhood Plan area.
WNP 1.5	Statement of community consultation	CP2	This Policy supports CP2, Sustainable Development and design. Residents believe Community Consultation is the best way that the community can be involved with the establishment and monitoring of Policies.
WNP 2.1	New housing features and compatibility	DM9	This policy supports the design principles set out in DM9

WNP 2.2	Spacing and Privacy	DM9(iii)	This policy supports design principles set out in DM9 requiring good design, while protecting the privacy, and security of existing dwellings.
WNP 2.3	Roadside landscapes	CP13, DM17	This policy supports DM9 by requiring that new developments should take full advantage of the existing heritage assets and viewpoints into and across Green Belt, and endeavour to make these available to the public, providing security and privacy is not reduced.
WNP 3.1	Design quality	DM9	This policy supports DM9 and requires the quality of the local environment to be maintained and enhanced wherever possible.
WNP 3.2	Design boundaries	CP6	Windlesham is defined as two settlement areas within the Green Belt. Residents wish to see the rural nature of the village maintained and the use of native green hedges continue to be used to divide properties. This policy supports CP6 with the vision of the Sustainable Community strategy to sustain and improve Windlesham as a place to live.
WNP 3.3	Garden spaces	DM9(iii)	Residents are keen to encourage young families to stay in the area and therefore gardens in which the young can play are a necessity. This is totally in accordance with DM 9.

Compatibility with EU Legislation

SHBC undertook Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screenings in 2017 on the pre-submission draft Plan to determine whether the Windlesham Neighbourhood Plan requires SEA or HRA in accordance with Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 and Regulation 103 of the Conservation of Habitats and Species Regulations 2010 respectively.

Conclusion of HRA screening (SHBC screening doc. pg. 9) states:

> "It is the conclusion of this HRA that following a screening assessment it can be ascertained that in light of the information available at the time of the assessment, that the Windlesham Neighbourhood Plan **will not** give rise to significant effects on the Thames Basin Heaths/ Thursley, Ash, Pirbright and Chobham Common SAC either alone or in combination with other plans or projects. As such, given the findings of this screening assessment it is considered that a full appropriate assessment is not required."

Conclusion of SEA screening (SHBC screening doc. pg. 11)

> "This screening statement concludes that the Windlesham Neighbourhood Plan will not have significant effects in relation to any criteria set out in Schedule 1 of the SEA Windlesham Neighbourhood Plan Strategic Environmental Assessment and Habitats Regulation Assessment 2017 Regulations. As such it does not need to be subject to a SEA Report. The Screening Assessment also concludes that there are no likely significant effects likely to occur with regards to the integrity of European sites and as such a full Habitats Regulations Assessment is not required."

As part of the process, consultation with the Environment Agency, Natural England and Historic England on this screening statement was undertaken and the comments can be seen below.

Statutory Consultee	Comment	SHBC response
Natural England	Natural England agrees with the conclusions of the above screening report. Therefore, the full Habitats Regulation Appropriate Assessment and Strategic Environmental Assessment is not required for this plan	Noted

Historic England	Confirm that we agree with the Council's opinion that SEA is not required to inform the plan's development given the absence of intention to allocate land for development and the benign impact of other plan policies. We reserve the right to review this opinion should the plan change materially from the current pre-submission version	Noted. Any material change to the Neighbourhood Plan would require further screening under SEA Regulations and Habitats Regulations
Environment Agency	The Mill Bourne is also assessed under the Water Framework Directive. Assessment of the potential impacts of the Neighbourhood Plan should also be included in this SEA/ SA appraisal	The consultation was on the screening statement in respect of SEA regulations and Habitat regulations. It was not a Strategic Environmental Assessment or Sustainability Appraisal of the Windlesham Neighbourhood Plan. The Screening statement has now considered the impact of the Neighbourhood Plan on the Hale/Mill Bourne and concludes that. The level of development anticipated to arise from the Windlesham Neighbourhood Plan, which only covers the Windlesham ward, will not be considered to be significant in terms of ecological status of the Hale/Mill Bourne
Environment Agency	Neighbourhood Plan contains areas of Flood Zone 2 and 3	The Neighbourhood Plan does not allocate sites for residential use. In addition, residential development is likely to be inappropriate in these flood zone areas.

The changes made to the Plan as a result of pre-submission consultation are not material to the screening opinion.

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Windlesham Neighbourhood Plan

Strategic Environmental Assessment (SEA)

Screening Statement- Determination under Regulation 9 of the SEA Regulations 2004

Habitats Regulations Assessment (HRA)

Screening Statement – Determination under Regulation 103 of the Conservation of Habitats and Species Regulations 2010

Final Report

March 2017

1 Introduction

1.1 This Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) has been undertaken by Surrey Heath Borough Council to determine whether the Windlesham Neighbourhood Plan requires SEA or HRA. The Screening assessment is based on the draft Neighbourhood Plan produced in January 2017.

1.2 Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 requires authority's to determine whether or not a Strategic Environmental Assessment is required for certain plans, policies or programmes.

1.3 This statement also sets out the Borough Council's determination as to whether Appropriate Assessment is required under Regulation 103 of the Conservation of Habitats and Species Regulations 2010.

1.4 Under the requirements of the European Union Directive 2001/42/EC (Strategic Environmental Assessment (SEA) Directive and the Environmental Assessment of Plans and Programmes Regulations (2004) specific types of plans that set out the framework for future development or which require Appropriate Assessment must be subject to an environmental assessment. There are exceptions to this requirement for plans that determine the uses of a small area at a local level and for minor modifications if it has been determined that the plan is unlikely to have significant environmental effects.

1.5 In accordance with the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations (2004) it is the Borough Council who must determine if a plan requires environmental assessment. The Borough Council is also the competent authority for determining if a plan requires Appropriate Assessment under Article 6 of the Habitats Directive (92/43/EEC) and Regulation 102 of the Conservation of Habitats and Species Regulations 2010.

2 Background to the Windlesham Neighbourhood Plan.

2.1 The Neighbourhood Planning (General) Regulations 2012 makes provision for Parish Councils or designated Neighbourhood Forums to prepare a Neighbourhood Plan. Neighbourhood Plans do form part of the Development Plan for an area and as such are a material consideration in determining planning applications and can contain policies on a range of issues, including allocation of sites for development.

2.2 The proposed Windlesham Neighbourhood Plan covers the Windlesham Ward only and does not cover any other area within Windlesham Parish. The Plan area covers the settlement of Windlesham. The area is predominately Green Belt although the village of Windlesham itself is not covered by a Green Belt designation. The Neighbourhood Plan area lies with 5km of the Thames Basin Heaths Special Protection Area (SPA) and the Thursley, Ash, Pirbright and Chobham Common SAC, with 23.2ha or 57.3 Acres of the WNP area falling within the 400m buffer zone of the SPA. The closest distance of the TBH SPA to the WNP area is 89.5m which is at the Chobham Common SAC.

2.3 The area covered by the proposed Windlesham Neighbourhood Plan also includes conservation areas and areas of high archaeological potential.

2.4 The proposed Windlesham Neighbourhood Plan's vision is "to retain its semi-natural character, while being recognised as a place to live and work that offers an unparalleled opportunity to be part of a community, and that provides a friendly and safe environment." The proposed Windlesham Neighbourhood Plan sets out a number of policies covering scale and mix of new residential development, community consultation, design and quality, and parking spaces.

2.5 The proposed Windlesham Neighbourhood Plan does not allocate any land or sites for development.

3.0 Sustainability Appraisal

3.1 Under the Planning and Compulsory Purchase Act 2004 and associated Regulations, local authorities are required to carry out a Sustainability Appraisal (SA) for their Local Plan documents. The SA considers the social and economic impacts of a plan as well as the environmental impacts. Neighbourhood Plans are not covered by this requirement and as such a Sustainability Appraisal is not required.

4.0 Habitats Regulation Assessment (HRA) - Screening

4.1 The requirement to consider the effects of plans or projects which may affect the integrity of internationally designated sites of nature conservation importance (Natura 2000 sites or European sites), stems from the European Habitats Directive (92/43/EEC as amended by amending acts 97/62/EC and 2006/105/EC0. The Habitats Directive states that:-

'***Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives… the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site…' (Article 6(3).***

4.2 The Habitats Directive has been transposed into UK law through The Conservation of Habitats and Species Regulations 2010. Specifically, Regulation 102 of the 2010 Regulations (as amended). The Appropriate Assessment stage of the HRA is only required should the preliminary screening assessment not be able to rule out likely significant effects.

4.3 The European Habitats Directive requires that any plan or project likely to have a significant effect on a European site must be subject to an Appropriate

Assessment. Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 sets out a general presumption that Neighbourhood Plans are not likely to have a significant effect on European sites. Schedule 2 also amends the Conservation of Habitats and Species Regulations 2010 (as amended) so as to apply its provisions to neighbourhood Development orders and neighbourhood plans. Whilst Schedule 2 sets out that there is a general presumption that an HRA is unlikely to be required it is still necessary to carry out a screening assessment. This is Step 1 of the Habitats Regulation Assessment (HRA). The stages of the HRA are set out below.

- **Step 1 Screening**- this identifies likely impacts on a European site either alone or in combination with other plans or projects and considers whether these impacts are significant. This can include the consideration of avoidance measures.
- **Step 2 Appropriate Assessment** - Considers the impact on the integrity of the European site whether alone or in combination with other plans or projects with respect to the sites function, structure and conservation objectives. Where there are significant effects this stage should consider potential mitigation measures.
- **Step 3 Assessment of Alternative Solutions -** This step assesses alternative ways of achieving the objectives of the plan or project which avoids impacts; and
- **Step 4 Assessment of Compensatory Measures** – This step identifies compensatory measures should impact not be avoided and no alternative solutions exist and an assessment of imperative reasons of overriding public interest (IROPI) shows that the project should procced.

If Step I Screening shows that any significant effect can be discounted then there is not a requirement to go through the remaining steps.

4.4 Step 1 Screening

There are 4 stages to go through in a screening exercise:-

- **Stage 1**- Determining whether the Plan/Project is directly connected with or necessary to the management of the site;
- **Stage 2**- Describing the plan/ project and a description of other plans/ projects that have the potential for in-combination effects;
- **Stage 3** Identifying potential effects on the European site(s); and
- **Stage 4** Assessing the significance of any effects.

Stage 1 Determining whether the Plan/Project is directly connected with or necessary to the management of the site

4.5 It can be determined that the Windlesham Neighbourhood Plan is not directly connected with or necessary to the management of a European site.

Stage 2 Describing the plan/ project and a description of other plans/ projects that have the potential for in-combination effects

4.6 Table 1.1 below lists those other plans and projects which may have in-combination effects.

Table 1.1 Other Key Plans/Projects

Plan/Project	
National Planning Policy Framework (2012)(NPPF)	High level national policy which covers topics including economy, housing, employment, retail and biodiversity, heritage and flood risk
South East Plan (2009)	Saved Policy NMR6 which sets out protection measures for the Thames Basin Heaths SPA.
Surrey Heath Core Strategy 2011-2028	Sets out policies for the consideration of development, infrastructure and policies on Biodiversity and Nature Conservation and European sites.
Other Local Authority Plans adjoining or within 5Km of the Thames Basin Heaths SPA	The now revoked South East Plan set out a target of 132,560 dwellings in these areas. Until Local Plans in this area have been established this figure stills serves as a guide.
Large Scale Projects within 7km of the Thames Basin Heaths SPA	These are shown in **Table 1.2** below. These figures are part of the housing numbers set out in the South East Plan.
Thames Basin Heaths Joint Delivery Framework (2009)	This sets out the agreed Framework in respect of the approach and standards for avoiding significant effects on the Thames Basin Heaths SPA.
Thames River Basin Management Plan (2015) Environment Agency	This sets out actions to improve water quality in the Thames Catchment area.
Surrey Nature Partnership Biodiversity Plan in Surrey 2014	This action plan aims to conserve and enhance current resources and identify areas for biodiversity improvements.

Table 1.2 Proposed/Committed Major Schemes within 7km of the Thames Basin Heaths SPA

These figures are part of the housing numbers set out in the South East Plan

Project	Location	Housing Numbers
Deepcut (Princess Royal Barracks	Deepcut Camberley Surrey	1,200
DERA site	Longcross Surrey	2,500
Aldershot Urban Extension	Aldershot Hants	4,500
Bracknell Town Centre	Bracknell Berkshire	1,000
Land at Amen Corner	Bracknell Berkshire	725
Land north of Whitegrove	Warfield Berkshire	2,200
Land at Transport and Research Laboratory	Crowthorne Berkshire	1,000
Queen Elizabeth Barracks	Church Crookham Hants	1,000
South of M4	Shinfield Berkshire	2,500
South Wokingham	Wokingham Berkshire	2,500
North Wokingham	Wokingham Berkshire	1,500

Arborfield Garrison	Arborfield Berkshire	3,500
Total		24,125

Stage 3 Identifying potential effects on the European site(s)

4.7 In order to assess whether significant effects are likely it is necessary to identify those European sites which could be affected by the Windlesham Neighbourhood Plan, either alone or in combination with other plans and projects and their conservation objectives.

4.8 The European sites considered in this HRA are identified below in table 1.3. There are 5 potential effects identified, these are recreational impacts, urbanisation, air and water quality and water resource. Not all of these affect all sites and the majority of European sites identified in Table 1.3 have been screened out of this assessment as it was considered that their distance from the Neighbourhood Plan area and the nature and content of the Neighbourhood Plan means there is no pathway or mechanism which would give rise to significant effect. .

Table 1.3 European Sites

Natura 2000 site	Distance from Windlesham Neighbourhood Plan boundary	Identified Potential Effects	Further Consideration Required
Thames Basin Heaths SPA	89.5m	Recreation Air Quality Urbanisation Water resource	Yes
Thursley, Ash, Pirbright and Chobham Common SAC	89.5m Chobham Common SAC	Recreation Air Quality Urbanisation Water resource	yes
Windsor Forest and Great Park SAC	11 km	Recreation	No
South West London Ware Bodies SPA and Ramsar	16.7 km	Recreation	No
Thursley, Hankley and Frensham Commons SPA	16.8km	Recreation and Air Quality	No
Thursley and Ockley Bog Ramsar	18km	Water resource	No
Mole Gap to Reigate Escarpment SAC	28.5km	Recreation and Air Quality	No
Wealden Heaths Phase 11 SPA	21.5km	Recreation	No
East Hants Hangers SAC	24.3km	Recreation	No
Burnham Beeches SAC	24.5km	Recreation and Air Quality	No

4.9 Identified Effects on the Thames Basin Heaths and Thursley, Ash, Pirbright and Chobham Common SAC

4.10 Recreation and Urbanisation

4.11 Recreational pressures are considered to arise due to the increase in human population that is likely to occur with new residential development. As such new development can give rise to recreational pressures and when viewed with other plans and projects can give rise to cumulative impacts. Increase recreation such as walking and dog walking can lead to deterioration and fragmentation of habitats as well as eutrophication from dog fouling. Increase recreation can also lead to disturbance of protected species, especially ground nesting birds.

4.12 Urbanisation impacts arise due to development and increased human population encroaching close to protected species. Impacts can also include potential from predation by household pets and vandalism including fire. There is also the potential for species invasion.

4.13 Air Quality

4.14 The main pollutants of concern for European sites are oxides of nitrogen (NOx), Ammonia (NH3) and Sulphur Dioxide (S02). Nitrogen oxides can have a directly toxic effect on vegetation and along with ammonia can lead to increased nitrogen deposition on European sites. This is an issue for nutrient poor habitats such as lowland heaths.

4.15 In terms of air quality effects at a local level these will derive from traffic associated with new development, either alone or in combination. Advice from Natural England to Runnymede Borough Council in 2006 states *that for the purposes of Local Plans these can only be concerned with locally emitted and short range locally acting pollutants*. As such this HRA does not consider wider scale cumulative impacts on air quality.

4.16 The Department of Transport's Transport Analysis Guidance (2004) states that beyond 200m the contribution of vehicle emissions from the roadside to local pollution levels is not significant. As such this HRA concerns itself with emissions likely to arise from traffic within 200m of an European site.

4.17 Water Resource

4.18 Surrey Heath and hence Windlesham is in an area designated by DEFRA as water stressed. The west of Surrey Heath (including Windlesham) is located within Water Resource Management Unit (WRMU) in the Loddon Cams which is assessed as having water available.

Stage 4 Assessing the significance of any effects on the Thames Basin Heaths and Thursley, Ash, Pirbright and Chobham Common SAC

4.19 The Thames Basin Heaths SPA comprises a series of lowland heathland areas across Surrey, Hampshire and Berkshire and is around 8,274ha in area. It comprises 13 SSSI units of which 3 form the Thursley, Ash, Pirbright and Chobham Common SAC. The habitat is formed predominately from heath and scrub with areas of coniferous woodland, broad leaved deciduous forest, bogs, marshes and inland water bodies. Around 75% of the SPA is publicly accessible and covers approximately 23% of the borough of Surrey Heath.

4.20 The SPA is home to three species of migratory Annex1 birds, Nightjar (Caprimulgus europaeus), Woodlark (Lullula arborea) and Dartford Warbler (Sylvia undate). The birds are ground or near ground and are susceptible to predation and disturbance.

4.21 The environmental conditions which support the European features of interest are:-

- Appropriate management
- Management of disturbance during breeding season (March to July)
- Minimal air pollution

- Absence or control of urbanisation effects, such as fires and the introduction of invasive non- native species
- Maintenance of appropriate water levels
- Maintenance of water quality

4.22 Table 1.4 below sets out the assessment of the significance of any effects on the Thames Basin Heaths SPA and the Thursley, Ash, Pirbright and Chobham Common SAC.

Table 1.4 Assessment of Potential Effects

Effect	Assessment	Conclusion
Residential Pressure and Urbanisation	Recreation and urbanisation impacts are relevant in terms of residential development only. The main issues relating to the conservation objectives and the integrity of the SPA /SAC as a whole are; fragmentation, disturbance, fires, cats, dogs (as a result of nest disturbance and enrichment) prevention of management, vandalism and trampling. Joint working with Natural England and the affected authorities has agreed a mechanism (adopted as the TBH SPA Avoidance Strategy Supplementary Panning Document by the relevant authorities) to avoid impacts to the SPA from recreational activities in the form of the provision of Suitable Alternative Natural Greenspace (SANG) and from the impacts of urbanisation by allowing no net additional dwellings within 400m of the SPA. In addition Access Management to the SPA is managed by Natural England.	The Windlesham Neighbourhood Plan does not allocate any land or sites for net additional dwellings within 5km of the SPA. Whilst parts of the Plan area falls within the 400m zone the avoidance mechanism which prevent residential development within 400m of the SPA indicates that there is no pathway either for indirect recreational impacts or direct urbanising impacts arising from the Plan. As such, in combination with other plans and projects it is considered that at the time of this assessment that the Windlesham Neighbourhood Plan will not give rise to likely significant effects on the Thames Basin Heaths SPA either alone or in combination.
Air Quality	The Windlesham Neighbourhood Plan does not allocate land or sites for residential development. However development in Windlesham ward could give rise to additional traffic and in turn traffic emissions.	The level of development anticipated to arise from the Windlesham Neighbourhood Plan, which only covers the Windlesham ward, will not be considered to be significant in terms of air quality impacts.
Water resource	The Windlesham Neighbourhood Plan does not allocate land or sites for residential development.	The west of Surrey Heath (including Windlesham) is located within Water Resource Management Unit (WRMU) in the Loddon Cams which is assessed as having water available.
Water	The Windlesham Neighbourhood	The level of development

Framework Directive impact on the Hale/Mill Bourne classified as moderate ecological status	Plan does not allocate land or sites for residential development	anticipated to arise from the Windlesham Neighbourhood Plan, which only covers the Windlesham ward, will not be considered to be significant in terms of ecological status of the Hale/Mill Bourne.
Flood Zones	The Windlesham Neighbourhood Plan does not allocate land or sites for residential development	The Neighbourhood Plan does not allocate sites for residential use .In addition residential development is likely to be inappropriate in these flood zone areas

Conclusion

It is the conclusion of this HRA that following a screening assessment it can be ascertained that in light of the information available at the time of the assessment, that the Windlesham Neighbourhood Plan **will not** give rise to significant effects on the Thames Basin Heaths/ Thursley, Ash, Pirbright and Chobham Common SAC either alone or in combination with other plans or projects. As such, given the findings of this screening assessment it is considered that a full appropriate assessment is not required.

5.0 The Strategic Environmental Assessment (SEA) Process

5.1 To determine whether or not an SEA is required it is necessary to undertake a 'screening' process. For certain types of plans or programmes the requirement for an SEA is mandatory. These include:-

- Plans which have been determined to require an assessment under the Habitats Directive. Section 4 of this document has determined that a full appropriate assessment under the Habitats Directive is not required for the Windlesham Neighbourhood Plan.
- Plans which are prepared for town and country planning or other land use and which set the framework for future development consent for those projects listed in the Environmental Impact Assessment Directive.

5.1 The main factor in determining whether a plan or project requires an SEA is whether it will have significant environmental effects.

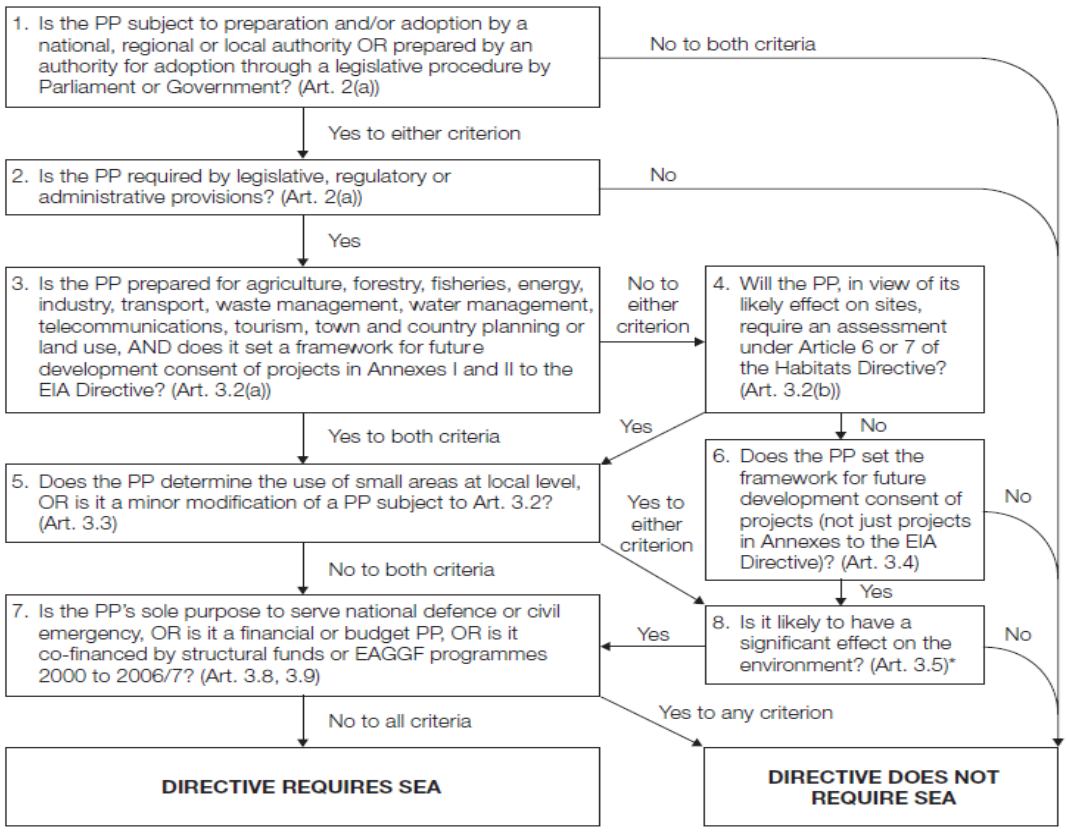
5.2 This Screening Report sets out the Council's determination under Regulation 9(1) of the Environmental Assessment Regulations 2004 or whether or not a SEA is required. The Council will consult with the three statutory bodies, the Environment Agency, Natural England and Historic England, and take their views into account before issuing a final determination.

5.3 The Screening Report has been undertaken in two stages. The first stage has regard to the government guidance flowchart set out in 'A Practical Guide to the Strategic Environmental Assessment Directive' which is reproduced below. Stage 2 of screening report considers whether the Windlesham Neighbourhood Plan will have significant environmental effects when considered against the criteria set out in Schedule 1 of the Regulations and Annex II of the Directive in annex ii of the Directive the Assessment.

Figure 1 A Practical Guide to Strategic Environmental Directive Flow Chart

Figure 2 – Application of the SEA Directive to plans and programmes

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

Table 1.5 SEA Screening Step1

Stage in Flowchart Guidance	Yes/No	Reason for Decision
Is the Plan or Programme subject to preparation and or adoption by a national, regional or local authority or prepared by an authority for adoption through a legislative procedure by parliament or government (Article 2 (a))	Yes	The provision to prepare and adopt a Neighbourhood Plan is set out in the Town and Country Planning Act 1990 (as amended). The Neighbourhood Plan will be prepared by Windlesham Parish Council and 'made' by Surrey Heath BC. The Neighbourhood Planning (General) Regulations 2012 and the Neighbourhood Planning (referendums) regulations 2012 set out the preparation and adoption process for Neighbourhood Plans. **Go to Stage 2**
Is the Plan or Programme required by legislative, regulatory or administrative provisions (Article 2(a))	No	Whilst there is no mandatory requirement to prepare or adopt a Neighbourhood Plan once the plan is 'made' then it will form part of the Development Plan for Surrey Heath. As such the possibility of significant effects should be considered.

		Go to Stage 3
Is the Plan or Programme prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set the framework for future development consent of projects in Annexes I and II to the EIA Directive (Article 3.2 (a))	No	Whilst the Windlesham Neighbourhood Plan has been prepared for town and country planning or land use it does not propose sites or land for allocation and as such does not set a future framework for development consent of projects listed in Annexes I and II of the EIA Directive. **Go to Stage 4**
Will the plan or programme, in view of likely effect on sites, require an assessment under Article 6 or & of the Habitats Directive (Article 3.2 (b))	No	Section 4 of this report has determined that an Appropriate Assessment is not required **Go to Stage 6**
Does the plan or programme determine the use of small areas at a local level, OR is it a minor modification of a PP subject to Article 3.2 (Article 3.3)	Not Applicable	No reason required.
Does the plan or programme set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive) (Article 3.4)	Yes	The Windlesham Neighbourhood Plan does contain policies which could set the framework for projects outside of the EIA Directive. For example, with respect to small scale infilling or redevelopment. **Go to Stage 8**
Is the plan or programme's sole purpose to serve national defence or civil emergency, OR is it a financial or budget PP. OR is it co-financed by structural funds or EAGGF programmes 2000-2006/7 (Article 3.8 and 3.9)	Not applicable	No reason required
Is it likely to have a significant effect on the environment (Article 3.5)	No	The effects on the environment and whether these are significant is considered in Table 1.6.

Table 1.6 SEA Screening Step 2

Criteria from Annexe II of the SEA Directive and Schedule I of the Regulations		
Characteristics of the plan or programme	**Response**	**Significant effect**
The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The Windlesham Neighbourhood Plan does not allocate sites or land for future development consent. Whilst the plan considers the possibility of reusing sites for housing it does not allocate sites but rather sets a framework for decision making. The policies generally are design led policies.	No
The degree to which the plan	The Neighbourhood Plan will form part	No

or programme influences other plans and programmes including those in a hierarchy	of the Development Plan for Surrey Heath. However, it is the Surrey Heath Local Plan which will identify the strategic approach to new development in the District.	
The relevance of the plan or programme for the integration of environmental considerations, in particular with a view to promoting sustainable development	Although not set out in policy the objectives for the Plan include minimising the impact of development on the natural and built environment and protecting biodiversity.	No
Environmental problems relevant to the plan or programme	There are potential recreational or urbanising impacts to the Thames Basin Heaths. However, the Neighbourhood Plan does not allocate sites or land for development for net additional dwellings. As such it will not have any significant effects on the Thames Basin Heaths SPA in terms of recreational or urbanising effects.	No
The relevance of the plan or programme for the implementation of Community (EU) legislation on the environment (for example plans or programmes linked to waste management or water protection	The Neighbourhood plan does not deal with water management or water protection and therefore this is not relevant to the Neighbourhood Plan	No
Characteristics of the effects and of the area likely to be affected		
The probability, frequency, duration and reversibility of the effects.	Policies in the Neighbourhood Plan are largely design led to protect or enhance the character of the area and built environment. The effects are therefore likely to be positive and last beyond the plan period. The Neighbourhood Plan does not bring forward development plans or projects	No
The Cumulative Nature of the Effects	The Neighbourhood Plan policies are generally design led and seek to protect or enhance the environment. Along with the conservation areas and polices in the Local Plan (Core Strategy 2011-2028) any cumulative effects are likely to be positive.	No
The Transboundary effects	The Neighbourhood Plan only covers the Windlesham Ward of Windlesham parish. Due to its limited geographical scope there will not be trans boundary effects	No
The risks to human health or the environment	None	No
The magnitude and spatial extent of the effects including geographical area and size of population likely to be affected.	The Neighbourhood Plan only covers the Windlesham Ward of Windlesham parish. Due to its local scale and nature any effects would be limited in magnitude.	No
The value and vulnerability of the area likely to be affected due to	Area of the Neighbourhood Plan is covered by conservation areas and the Thames Basin Heaths SPA. However,	No

• Special natural characteristics or cultural heritage • Exceeded environmental quality standards or limit values • Intensive land use	the plan polices will not impact on the value or vulnerability of the area likely to be affected as they are generally design led policies. The HRA screening assessment has determined no significant effects in respect of the Thames Basin Heaths SPA.	
The effects on areas or landscapes which have recognised national, Community or international protection status	The HRA screening assessment has determined no significant effects in respect of the Thames Basin Heaths SPA.	No
Conclusion	It is concluded that the Windlesham Neighbourhood Plan is unlikely to give rise to significant environmental effects and therefore an SEA is **not** required	

5.4 Having regard to the Screening process undertaken Surrey Heath Borough Council determines that the Windlesham Neighbourhood Plan does not require an SEA under the SEA Directive and Environmental Assessment of Plans and Programmes Regulations (2004). This is for the following reasons:-

- The Windlesham Neighbourhood Plan does not set the framework for future consents under the EIA Directive;
- An Appropriate Assessment under the Habitats Directive is not required;
- The Neighbourhood Plan does not allocate development or set a development target. The proposed polices are in general concerned with the design and character of the area to enhance and protect the built and natural environment. As such there is no pathway or mechanism for significant environmental effects to arise from the Neighbourhood Plan.

Conclusion

5.5 This screening statement concludes that the Windlesham Neighbourhood Plan will not have significant effects in relation to any criteria set out in Schedule 1 of the SEA Regulations. As such it does not need to be subject to a SEA Report. The Screening Assessment also concludes that there are no likely significant effects likely to occur with regards to the integrity of European sites and as such a full Habitats Regulations Assessment is not required.

5.6 Consultation with the Environment Agency, Natural England and Historic England on this screening statement was undertaken between the **16th February 2017** and the **20th March 2017**. The screening statement has been amended to take account of comments made.

6.0 **Consultation Responses**

Statutory Consultee	Comment	SHBC response
Natural England	Natural England agrees with the conclusions of the above screening report. Therefore, the full Habitats Regulation Appropriate Assessment and Strategic Environmental Assessment is not required for this	Noted

	plan	
Historic England	Confirm that we agree with the Council's opinion that SEA is not required to inform the plan's development given the absence of intention to allocate land for development and the benign impact of other plan policies. We reserve the right to review this opinion should the plan change materially from the current pre-submission version	Noted. Any material change to the Neighbourhood Plan would require further screening under SEA Regulations and Habitats Regulations
Environment Agency	The Mill Bourne is also assessed under the Water Framework Directive. Assessment of the potential impacts of the Neighbourhood Plan should also be included in this SEA/ SA appraisal	The consultation was on the screening statement in respect of SEA regulations and Habitat regulations. It was not a Strategic Environmental Assessment or Sustainability Appraisal of the Windlesham Neighbourhood Plan. The Screening statement has now considered the impact of the Neighbourhood Plan on the Hale/Mill Bourne and concludes that .The level of development anticipated to arise from the Windlesham Neighbourhood Plan, which only covers the Windlesham ward, will not be considered to be significant in terms of ecological status of the Hale/Mill Bourne
Environment Agency	Neighbourhood Plan contains areas of Flood Zone 2 and 3	The Neighbourhood Plan does not allocate sites for residential use. In addition residential development is likely to be inappropriate in these flood zone areas.