



# **Horley Strategic Business Park Site Development Brief Supplementary Planning Document**

**Strategic Environmental Assessment and  
Habitats Regulations Assessment  
Screening Statement**

**March 2021**

## Summary

This Screening Statement considers whether a Strategic Environmental Assessment (SEA) and / or a Habitats Regulation Assessment (HRA) should be produced to inform the production of the Horley Strategic Business Park Supplementary Planning Document (SPD), as required under regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.

As set out later in this Statement, the screening for both SEA and HRA undertaken by Reigate & Banstead Borough Council (“the Council”) in accordance with the relevant legislation and guidance, concludes that **a SEA is not required** for the Horley Strategic Business Park SPD. It also concludes that the SPD **would not need to be subject to a full Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017**.

**This conclusion as to whether the SPD is likely to have significant environmental effects requiring environmental assessments has been confirmed following receipt and consideration of comments from the three statutory consultation bodies.**

## 1. Introduction

- 1.1 Reigate & Banstead Borough Council is in the process of preparing a Supplementary Planning Document (SPD), to provide guidance for the site promoters / developers in preparing their masterplan for a site allocated within the borough of Reigate & Banstead which is allocated by the Council’s Development Management Plan (September 2019) Policy HOR9 for the development of a strategic business park with new public open space.
- 1.2 The national Planning Practice Guidance (PPG)<sup>1</sup> sets out the difference between strategic environmental assessment (SEA) and other forms of assessment. It advises that strategic environmental assessment (SEA) is a tool used at the plan-making stage to assess the likely environmental effects of the plan when judged against reasonable alternatives. In contrast, Environmental Impact Assessment (EIA) is applied where needed, under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, to individual projects which are considered likely to have significant environmental effects. Its consideration may include potential mitigation requirements.
- 1.3 A plan or project may also require an appropriate assessment, as set out in the

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<sup>1</sup> PPG Strategic environmental assessment and sustainability appraisal (Paragraph: 003 Reference ID:11-003-20190722)

Conservation of Habitats and Species Regulations 2017 (as amended), if it is considered likely to have significant effects on a protected habitats site.

- 1.4 The requirement for local planning authorities to carry out a Strategic Environmental Assessment (SEA) of relevant town and country planning or land use plans and programmes before their adoption is a requirement of the [Environmental Assessment of Plans and Programmes Regulations 2004](#) (the “Strategic Environmental Assessment Regulations 2004”), Statutory Instrument 2004 No.1633, in certain situations.
- 1.5 The PPG advises<sup>2</sup> that *“supplementary planning documents do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already been assessed during the preparation of the relevant strategic policies”*.
- 1.6 It is the responsibility of the local planning authority to assess whether the plan is likely to have significant effects on the environment in accordance with the relevant legislation, and to make these conclusions public.
- 1.7 *“A strategic environmental assessment is unlikely to be required where a supplementary planning document deals only with a small area at a local level (see regulation 5(6) of the Environmental Assessment of Plans and Programmes Regulations 2004), unless it is considered that there are likely to be significant environmental effects.”*
- 1.8 *“Before deciding whether significant environment effects are likely, the local planning authority will need to take into account the criteria specified in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 and consult the consultation bodies. The consultation bodies are defined in Regulation 4 of the Environmental Assessment of Plans and Programmes 2004 as Historic England, Natural England, and the Environment Agency.”*
- 1.9 Article 6 of the *Conservation of Habitats and Species Regulations 2017* (“the Habitats Regulations 2017”) requires an assessment of the implications of a plan, both individually and in combination with other plans or projects, on designated ‘Natura 2000’ sites. Such “Natural 2000” sites include Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites (which are treated as equivalent to Natura 2000 sites. If it is determined that a plan or

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<sup>2</sup> PPG Strategic environmental assessment and sustainability appraisal (Paragraph: 008 Reference ID:11-008-20140306)

project is likely to have a significant effect on these protected sites, an Appropriate Assessment should be undertaken.

- 1.10 The Council has therefore prepared this Screening Statement to determine whether the SPD currently being prepared for a strategic business park located between Horley town centre and Gatwick airport should be subject to a Strategic Environmental Assessment (SEA) and / or Habitats Regulations Assessment (HRA), also known as an “Appropriate Assessment”. A draft of this Screening Statement was sent to the three statutory consultation bodies for their comments on the Screening, and for their view as to whether they concur with its findings. Following receipt and consideration of comments received, this screening statement was finalised.
- 1.11 Reigate and Banstead Development Management Plan including site allocation Policy HOR9, its Inspector’s Report and the SA reports for the later stages of the DMP’s preparation can be accessed from the following weblink [https://www.reigate-banstead.gov.uk/info/20088/planning\\_policy/1101/development\\_plan\\_2020/3](https://www.reigate-banstead.gov.uk/info/20088/planning_policy/1101/development_plan_2020/3)
- 1.12 The various stages of Sustainability Appraisals and Habitats Regulation Assessments can be accessed from the following weblink [https://www.reigate-banstead.gov.uk/info/20088/planning\\_policy/1109/evidence\\_2020/9](https://www.reigate-banstead.gov.uk/info/20088/planning_policy/1109/evidence_2020/9)

## **2. Scope of the Horley Business Park site development brief SPD being prepared**

- 2.1 This section of the SEA and HRA Screening Statement sets out the purpose, scope and content of the Horley Strategic Business Park SPD, currently under preparation, and which is the subject of this screening.
- 2.2 As mentioned above, the 31ha site is allocated by the Council’s Development Management Plan (September 2019) Policy HOR9 for the development of a strategic business park with a new public open space of at least 5 hectares. The Council’s Development Management Plan is the second part of the Council’s current Local Plan to be adopted covering the plan period 2012-2027, the first, strategic part being the Core Strategy (adopted in 2014 and Reviewed and found to be up to date in July 2019). The DMP includes detailed policies to aid in determination of development applications and also include site allocation policies.
- 2.3 Site allocation Policy HOR9 includes requirements and considerations regarding uses, movement and accessibility, design, drainage, and delivery. Within the HOR9 Policy section on delivery, it is stated that a Supplementary Planning

Document (SPD) will be provided “to assist with the proper planning and on-going functioning of the site”. Once adopted, the SPD will subsequently assist the Council as it works with the site promoter in its preparation of its masterplan for the site, which will be submitted with the outline planning application for the site’s development.

- 2.4 Within the 31ha of the allocated site, is a 111m wide strip of green open land running along the northern side of the A23/M23 (at Junction 9a) which is designated as the Gatwick Open Setting (GOS) under DMP Policy NHE1(3). The purpose of this land is to retain a clear visual break to protect against coalescence of Gatwick and Horley. The GOS-designated land within the allocated HOR9 business park site covers some 6.1ha.
- 2.5 Within the land designated as GOS, the proposed new spur road to connect the site to Junction 9a of the M23 will be the only development permitted. The northern part of the site is in fluvial Flood Zone 2, in which Policy HOR9 only permits construction of supporting infrastructure including car parks within this land. A minimum of 5 hectares of the land in the north part of the site is to be laid out and managed by the Borough Council as a new public open space. This leaves approximately 17.3 ha of developable area for the strategic business park, with its infrastructure, supporting uses and landscaping.
- 2.6 The strategic business park would provide predominantly office uses, with some research and development and light industrial floorspace, and also potentially limited storage and distribution floorspace. To support the employees of these uses and to promote a coherent business community, complementary uses including retail, leisure, food and drink, children’s’ nursery and wellbeing centre, as well as a conference centre and hotel are included in the site allocation. Based on a 2017 consultant study, taking account of the need, market demand and potential impact on the nearest town centres and business parks, the Policy Explanation text advises of indicative floorspace quanta of up to 200,000sqm of business uses and 10,500 sqm of supporting uses.
- 2.7 Following adoption of the DMP in September 2019, the preparation of the SPD commenced in summer 2020 with desk-based analysis of constraints, followed in the autumn by a series on on-line workshops and email inquiries. In late 2019 and early 2020, planning officers have been working with two specialist consultancies to sense-check the employment demand given the current pandemic and the recent exit of the UK from the European Union, and to inform the urban design issues relating to the development of the site.
- 2.8 The SPD is being drafted and is programmed for public consultation for at least four weeks in September 2021. Adoption of the SPD is programmed for December 2021.

2.9 The SPD will not contain any new policies, proposals or site allocations. Nor will it influence or alter the scale or spatial distribution of development across the borough which is already established through the Core Strategy and Development Management Plan.

2.10 Policy HOR9 has been thoroughly assessed at each stage of its preparation through the DMP's Sustainability Appraisal (SA), which incorporated SEA. As set out in the following section of this Screening Statement, this includes the Inspector's Report on the DMP Examination (at paragraph 217), which found in relation to the DMP's SA (incorporating SEA) that a "*Sustainability Appraisal has been carried out and is adequate.*"

### 3. Strategic Environmental Assessment (SEA) Screening

3.1 With regard to SPDs, the national Planning Practice Guidance indicates that SEA will normally only be required in exceptional circumstances. The flow chart at **Figure 1** summarises the process to follow to determine whether a town and country planning or land use plan or programme requires a SEA to be prepared. It is based on the European Directive, from which the Strategic Environmental Assessment Regulations 2004 were transposed for England. The process diagram is intended as a guide to the criteria for application of the Environmental Assessment of Plans and Programmes Regulations 2004 (the "Strategic Environmental Assessment Regulations 2004").

**Figure 1: Application of the Environmental Assessment of Plans and Programmes Regulations 2004**



- 3.2 As the “responsible authority”, the Council must therefore determine, whether SEA is required for the Horley Strategic Business Park Site Development Brief SPD. The Council must initially determine whether the SPD is a “plan or programme” covered by regulation 5(2). If it determines that it is, then the Council must carry out a screening to establish whether SEA is required, based on its likelihood to have significant environmental effects. In deciding whether significant environmental effects are likely, the Council must take into account the criteria in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004.
- 3.3 The Council considers that the SPD being prepared is a plan under regulation 5(2) and has therefore produced its screening opinion under regulation 9(1), set out below in **Table 1**, to determine the likely significance of effects on the environment, and therefore whether a SEA is required.
- 3.4 Under regulation 5(6), and environmental assessment need not be carried out for a plan or and programme of a description set out in regulation 5(2) that determines the use of a small area at local level, and for minor modifications to such a plan or programme. Neither of these apply to the SPD currently being prepared.

**Table 1: Consideration of emerging SPD against the criteria for determining potential for likely significant effects on the environment (from Schedule 1 to the Strategic Environmental Assessment Regulations 2004**

1. The characteristics of plans and programmes, having regard, in particular, to -	
(a) 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;	<p>The emerging Horley Strategic Business Park SPD does not set the framework for any project or other activity.</p> <p>The “framework” for development of this predominantly greenfield site has been set in Policy HOR9 of the adopted Development Management Plan (DMP) 2019, which allocates the site for development and for a new public open space.</p>
(b) the degree to which the plan or programme influences other plans and programmes	The emerging SPD will not influence other plans or programmes. It is influenced by the higher order plans, namely the Council’s



<p>including those in a hierarchy;</p>	<p>adopted development plan documents, the Core Strategy 2014 (Reviewed 2019 and found to be up to date) and the DMP, both of which have been subject to SEA, as well as the NPPF.</p> <p>It will assist in guiding the development of the site, in accordance with the adopted DMP site allocation Policy HOR9 but will not influence other plans or programmes. The SPD does not set new policies.</p>
<p>(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;</p>	<p>SPD will provide guidance for incorporating sustainable development considerations into the layout of the site, the design of buildings, and in the promotion of active travel (improved pedestrian and cycle linkages) to and through the site, and public transport, connecting with nearby towns in order to minimise use of private cars travelling to the site.</p>
<p>(d) environmental problems relevant to the plan or programme; and</p>	<p>The SPD will reduce flooding in the northern and eastern parts of the site and the surrounding streets through its guidance regarding incorporation of new swales, balancing ponds and other Sustainable Drainage Systems (SuDS), as well as upgrades to an existing underperforming culvert that runs off to the north of the site.</p> <p>The northern part of the allocated site is in fluvial Flood Zone 2, and Policy HOR9 only permits construction of supporting infrastructure including car parks within this land.</p> <p>The site lies in an Air Quality Management Area. The higher level DMP Policy HOR9 from which this SPD will provide more detailed guidance, includes a requirement for air quality monitoring, including consideration of cumulative impacts, to be submitted as part of any planning application for development of the site.</p>
<p>(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and</p>	<p>The SPD is not directly relevant to the implementation of Community legislation on the environment.</p>

programmes linked to waste management or water protection)	
<b>2. The characteristics of the effects and of the area likely to be affected, having regard, in particular, to -</b>	
(a) the probability, duration, frequency and reversibility of the effects;	<p>Whilst the development of the mainly greenfield site will clearly have long term effects on the environment, these have been assessed in the SA/SEA of the development of Policy HOR9 in the higher order DMP, which was adopted in 2019.</p> <p>Further detail of the SA/SEA for Policy HOR9 is provided in the paragraphs following this table.</p>
(b) the cumulative nature of the effects;	The SPD is not considered to have any cumulative effects.
(c) the transboundary nature of the effects;	<p>The SPD site sits up by the southern boundary of the local authority area, adjacent to Crawley borough in West Sussex county.</p> <p>Clearly air quality and traffic impacts are transboundary in such a location.</p>
(d) the risks to human health or the environment (for example due to accidents),	<p>The SPD does not present any risk to human health. The key potential impacts on the environment are to air quality, flooding, and biodiversity.</p> <p>These potential impacts have been assessed in the SA/SEA of the development of Policy HOR9 in the higher order DMP, which was adopted in 2019.</p> <p>Further detail of the SA/SEA for Policy HOR9 is provided in the paragraphs following this table.</p>
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	<p>The SPD is for development of a strategic business park of site area as set out in paragraph 2.5 above.</p> <p>The need and demand for a strategic business park to serve the sub-region is likely to have an impact on the population of a wide area, from which its workforce may be drawn.</p> <p>These potential impacts have been assessed in the SA/SEA of the development of Policy HOR9 in the higher order DMP, which was adopted in 2019.</p>

<p>(f) the value and vulnerability of the area likely to be affected due to:</p> <p>(i) special natural characteristics or cultural heritage;</p> <p>(ii) exceeded environmental quality standards or limit values; or</p> <p>(iii) intensive land-use</p>	<p>( ) There are some Grade II listed and locally listed buildings close to the site, and a designated heritage Conservation area some 500m from the site.</p>
<p>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>The SPD does not include any recognised national, Community or international protection status, and is not likely to affect any such areas or landscapes.</p> <p>The only potential impact could be on a designated heritage Conservation area some 500m from the site.</p>

- 3.5 As mentioned earlier, the Policy HOR9 allocation site has been subject to SEA/SEA throughout the preparation of the DMP. All the SA/SEA Reports are available through the weblink [https://www.reigate-banstead.gov.uk/downloads/download/2030/sustainability\\_appraisal\\_and\\_strategic\\_environmental\\_assessment\\_for\\_local\\_plan\\_policy](https://www.reigate-banstead.gov.uk/downloads/download/2030/sustainability_appraisal_and_strategic_environmental_assessment_for_local_plan_policy). The first assessment was carried out to inform the regulation 18 stage of the DMP production, being published in June 2016. Table 7 (page 17) of the SA Main Report summarises the assessment of 14 potential land parcels for a strategic employment site (SES). The full appraisal for each of the land parcels assessed are provided in Appendix H.
- 3.6 The conclusions for each land parcel are set out on pages 68-77 of the SA report. These include consideration of potential mitigation measures for each land parcel, and cumulative impacts of the plan as a whole at Section 5. The SA/SEA assessment of the policy approach to allocating land for a Strategic Employment Site to seek to meet the local employment needs to grow the borough's economy working with Gatwick Diamond partners is provided in Appendix E, on page 163. The alternative assessed was not to allocate a site to meet these needs. As it was a policy approach rather than a specific site assessment, several questions regarding potential impacts were flagged up.
- 3.7 The two land parcels selected (SEH1 and SEH2) from the 14 parcels considered were progressed for inclusion in the regulation 19 pre-submission publication DMP as, although they included some negative elements related to landscape impact, noise and air pollution, the sites score more positively than most of the appraised sites in terms of flooding and sustainable transport, and when combined would provide a site large enough to meet the required site size of at least 20ha identified in the [Strategic Employment Provision Opportunity Study](#)

(June 2016). The appraisal and assessment for the selected site are reported in the regulation 19 *Submission Sustainability Appraisal Report* (incorporating SEA), published in October 2017 and updated May 2018 prior to submission), at pages 129-136, with the individual assessments provided in Appendix K.

- 3.8 Following submission of the DMP for independent examination, and the examination hearing, a *Sustainability Appraisal Addendum* (incorporating SEA) was prepared (published in February 2019) to assess the environmental, social and economic impacts of the proposed Main Modifications to the DMP. Of particular relevance to consideration of the environmental impact of this site are the Main Modifications to Policy HOR9 Horley Strategic Business Park (Main Modification MM42). This concluded that *“Subject to the identified mitigation, the modifications do not therefore significantly alter the overall conclusions or scoring of the SA in relation to this policy, nor give rise to significant sustainability effects.”* This should be read alongside the *Submission Sustainability Appraisal Report*.
- 3.9 The Inspector’s Report (at Paragraph 4) in relation of the SA of the proposed Main Modifications following the Examination hearing found that: *“Following the examination hearings, the Council prepared a schedule of proposed MMs and carried out sustainability appraisal and Habitats Regulation Assessment of them. The MM schedule was subject to public consultation for six weeks.”* ..*“None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken.”*

## **SEA Screening Conclusions**

- 3.10 As stated at paragraph 2.8, the SPD currently being prepared will not include any new policy proposal or site allocation, but rather will set out further detail to assist in implementing the adopted DMP Policy HOR9. Policy HOR9 was subject of SA (incorporating SEA) throughout the process of its preparation within the now adopted DMP. This includes the SA/SEA of the Main Modifications to the DMP proposed by the Inspector during the DMP Examination.
- 3.11 Having assessed the emerging SPD against the relevant criteria and considerations in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004 (as set out in Table 1 above), the Council concludes that the Horley Strategic Business Park Site Development Brief SPD will not give rise to significant environmental effects. **A Strategic Environmental Assessment is therefore not required for the SPD.**
- 3.12 The Council’s conclusion regarding the screening was finalised following receipt and consideration of comments from the three consultation bodies.

## Environmental Impact Assessment (EIA)

- 3.13 Screening for Environmental Impact Assessment may be required under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for urban development projects over a specified size and / or in a sensitive location.
- 3.14 The development of the site subject to the SPD being prepared is not of a type listed in Schedule 1 of the 2017 Regulations. However, it is likely to fall within the description of projects (in column 1) over the specified size threshold (listed in column 2) of Schedule 2.
- 3.15 Before a planning application is submitted, the applicant may submit, or the LPA may request submission of EIA screening information. On the basis of that information, the LPA may give a screening opinion as to whether an EIA is required to be submitted with a planning application as an Environmental Impact Assessment Development.

## 4. Habitat Regulation Assessment (HRA) Screening

- 4.1 *The Conservation of Habitats and Species Regulations 2017 (as amended)* is one of the pieces of English law that transposed the land and marine aspects of the European Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) (known as the Nature Directives) into English law. Changes have been made to the 2017 Regulations by the [Conservation of Habitats and Species \(Amendment\) \(EU Exit\) Regulations 2019](#) to make them operable from 1 January 2021 following the UK's departure from the European Union, in the field of biodiversity protection in England and Wales.
- 4.2 These regulations concern sites of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant. The obligations of a "competent authority" in the 2017 Regulations for the protection of sites or species do not change. A "competent authority" includes a public body such as Reigate & Banstead Borough Council.

- 4.3 The purpose of the HRA is to assess the implications of a plan, either individually, or in combination with other plans or projects, on the protected biodiversity sites.
- 4.4 The Habitats Directive applies the precautionary principle to all such designated sites. In normal circumstances, a land use plan can be brought into effect only after having ascertained that it will not adversely affect the integrity of a designated biodiversity site of national importance, either alone, or in combination with other plans.
- 4.5 The first stage in the process is to establish, through “screening” of the emerging SPD whether the plan is either directly connected with, or necessary to, the management of a protected biodiversity site. If not, a determination needs to be made as to whether the plan in itself or in combination with others is likely to have a significant effect on a protected national site.
- 4.6 Any plan or project not directly connected with, or necessary to, the management of a designated 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. In the light of the conclusions of the assessment of the implications for the site, 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 concerned and, if appropriate, after consultation.
- 4.7 Comprehensive Habitats Regulation Assessment (HRA) / Appropriate Assessment was undertaken throughout the process of preparation of the DMP, including Policies HOR9 and NHE1. This included assessing the emerging policies to consider whether those policies would have likely significant effects including in combination with other relevant plans. The conclusions of the HRAs at various stages in the preparation of the DMP are considered highly relevant to this screening assessment of the emerging Horley Strategic Business Park Site Development Brief SPD. In particular [the Proposed DMP Submission Habitats Regulations Assessment](#) (published in October 2017 and updated in May 2018), which in relation to the key policies which the proposed SPD will implement (namely Policies HOR9 and NHE1(3)), the HRA for the DMP concluded on their impact of the proposed site allocation policy on the Ashdown Forest Special Area of Conservation (SAC) will not result in adverse effects on this SAC.
- 4.8 The Regulation 18 and Regulation 19 (Oct 2017, updated May 2018) Habitats Regulation Assessment (HRA) / Appropriate Assessment for the DMP considered the likely impact of the development of the proposed site allocation through Policy HOR9. Given its distance from the Mole Gap to Reigate Escarpment SAC, and the allocation for a park of at least 5 hectares on the site,

it was concluded that the proposed allocation would not have a recreational impact on the SA, nor would it impact via cessation of grazing or disturbance to roosting populations of Bechstein's bats.

- 4.9 As the qualifying features of the Mole Gap and Reigate Escarpment SAC (located about 10km from the site) are vulnerable to changes in air quality due to emissions, the initial assessment of predicated traffic increase exceeding the threshold, and therefore likely to have a significant effect requiring appropriate assessment.
- 4.10 The likely impact on Ashdown Forest SAC was also considered, in particular the increase in road traffic from the development around 12 miles drive from Ashdown Forest. The HRA Addendum (March 2019) considered implications of the proposed Main Modifications and concluded that they would not alter the conclusions of the October 2018 HRA in relation to Air Quality from Traffic impacts. The modifications include a specific requirement to undertake detailed Air Quality assessment at the application stage. It was determined MM42 would not have an adverse effect on integrity on the Natura 2000 sites within the scope of the HRA / AA either alone or in combination.
- 4.11 With regards to the HRA / AA of the DMP, the DMP Inspector's Report concluded (at paragraph 218) that "*The Habitats Regulations / Appropriate Assessment Report published in September 2018 updates two interim Habitat Regulation Assessments. This concludes that subject to mitigation measures in the plan, no significant adverse effects on the integrity of European sites are likely. Natural England agrees with this finding.*"

## HRA Screening conclusions

- 4.12 The DMP's HRA / AA prepared to inform the DMP, concluded that subject to mitigation, the DMP and its policies, including Policy HOR9, would not be likely, either alone or in combination with other plans and projects, to result insignificant effects on protected biodiversity sites.
- 4.13 As the Horley Strategic Business Park Site Development Brief SPD being prepared is intended to provide supplementary guidance on the implementation of DMP Policies HOR9 and NHE1(3) in particular, it is therefore concluded that **a full Appropriate Assessment under *the Conservation of Habitats and Species Regulations 2017 (as amended)* is not required for this emerging SPD.**
- 4.14 The Council's draft conclusion regarding the screening was considered in light of the comments received from the three consultation bodies, and as a result, it was confirmed that a full AA of the SPD is not required.

**Appendix 1: Responses from the three consultation bodies**



Reigate & Banstead Borough Council  
Building & Development Services  
Town Hall Castlefield Road  
Reigate  
Surrey  
RH2 0SH

**Our ref:** SL/2011/108875/SE-11/SC1

**Your ref:** Email

**Date:** 12 March 2021

[LDF@Reigate-Banstead.gov.uk](mailto:LDF@Reigate-Banstead.gov.uk)

Dear Sir/Madam


**Horley Strategic Business Park Site Development Brief SPD- SEA/HRA Screening Statement**

Thank you for consulting the Environment Agency on the above. We are in agreement with your conclusion that the Horley Strategic Business Park Site Development Brief SPD is unlikely to have any significant environmental effects and therefore a full Strategic Environmental Assessment will not be required.

We agree that the proposed SPD is intended to provide supplementary guidance to aid implementation of existing policies in the local plan and will not introduce new or amended planning policy and therefore will not give rise to significant effects on the environment.

Please do not hesitate to contact me should you wish to discuss this further.

Yours faithfully,

  
Planning Specialist

Kent and South London  
[charles.muriithi@environment-agency.gov.uk](mailto:charles.muriithi@environment-agency.gov.uk)



Historic England

Planning Policy Team  
Reigate and Banstead Borough Council  
Town Hall, Castlefield Road  
Reigate RH2 0SH

Our ref: PL00738782  
Your ref:  
Telephone 020 7973 3700  
Email [e-seast@historicengland.org.uk](mailto:e-seast@historicengland.org.uk)  
Date 9 March 2021

By email only to [LDF@reigate-banstead.gov.uk](mailto:LDF@reigate-banstead.gov.uk)

Dear Sir or Madam

**Reigate and Banstead Borough Council - Horley Strategic Business Park Site  
Development Brief SPD Strategic Environmental Appraisal Screening Opinion**

Thank you for your email dated 5 February 2021 consulting Historic England on your intention of carrying out a SEA for the above plan.

In light of the Environmental Assessment of Plans and Programmes Regulations 2004, our view is that a SEA is not required in this instance for the reason set out in Paragraph 3.11 of the Screening Statement.

*Yours sincerely*



Historic Environment Planning Adviser



Historic England, 4th Floor, The Atrium, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA  
Telephone 020 7973 3700 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

Please note that Historic England operates an access to information policy.  
Correspondence or information which you send us may therefore become publicly available.



**From:** [REDACTED]  
**To:** LDF  
**Subject:** Natural England Response - 342541 - Horsley Strategic Business Park Site Development SPD - SEA & HRA Screening  
**Date:** 12 March 2021 16:30:02

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FAO: Planning Policy Team,

Many thanks for sending through the below SEA and HRA screening opinion consultation. Having taken a look at the submitted screening document we would not disagree with the conclusions that no SEA or AA (under the Habs Regs) would be required for the proposed SPD for Horley Business Park.

Given the higher level of screening, for this site, that has already occurred for the now adopted local plan and the fact that this site is already included within that plan and had been assessed then we would not have any further comments to make over and above any that we might have made back during that local plan consultation process.

I trust that this satisfies your requirements however do get in touch should you require any clarifications.

Regards,

[REDACTED]  
Planning and UAS  
Thames Solent Team  
0208 026 3893

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**From:** LDF <[LDF@reigate-banstead.gov.uk](mailto:LDF@reigate-banstead.gov.uk)>

**Sent:** 05 February 2021 16:07

**To:** SM-NE-Consultations (NE) <[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)>

**Subject:** RBBC's Consultation on Strategic Environmental Assessment and Habitats Regulations Assessment Screening Statement for SPD

Dear Sir / Madam

Reigate & Banstead Borough Council is currently preparing a new Supplementary Planning Document (SPD) to provide additional guidance and "to assist with the proper planning and on-going functioning" of a new Strategic Business Park south of Horley town.

The SPD being prepared is the "**Horley Strategic Business Park Site Development Brief SPD**"

The site was allocated in the Council's Development Management Plan (DMP), which was adopted in September 2019.

I attach a link to the Council's Development Management Plan, where you will find the key policy relevant to the SPD, the site allocation Policy HOR9.

[https://www.reigate-banstead.gov.uk/info/20088/planning\\_policy/1101/development\\_plan\\_2020/3](https://www.reigate-banstead.gov.uk/info/20088/planning_policy/1101/development_plan_2020/3)

As required by the *Environmental Assessment of Plans and Programmes Regulations 2004 (as amended)* and the *Conservation of Habitats and Species Regulations 2017*, the Council has undertaken Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening to determine whether the SPD being prepared should be subject to full SEA and / or HRA / Appropriate Assessment.

The **SEA / HRA Screening Statement** is attached to this e-mail.

The Council is **seeking your view**, in your capacity as one of the three statutory consultation bodies, on the attached **SEA / HRA Screening Statement**.

We would welcome any comments you may have within 5 weeks, i.e. **by Friday 12<sup>th</sup> March 2021**.

Should you have any questions about the emerging SPD, or wish to discuss it, please do not