



Historic Parks and Gardens SPD Reigate Shopfront Design SPD Barn and Farm Conversions SPD

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

October 2019

Executive Summary

This statement considers whether a Strategic Environmental Assessment and / or full Habitats Regulation Assessment are required to be produced to accompany the following Supplementary Planning Documents (SPDs):

- Historic Parks and Gardens SPD
- Reigate Shopfront Design SPD
- Barn and Farm Conversion SPD

The screening concludes that **an SEA is not required** for any of the SPDs listed above. It also concludes that the SPDs listed above **would not need to be subject to full Appropriate Assessment under the Habitats Regulations Assessment.**

1. Introduction

- 1.1 Reigate & Banstead Borough Council is currently preparing three updated Supplementary Planning Documents (SPDs)
 - Historic Parks and Gardens SPD – to replace the Historic Parks and Gardens SPG adopted in 2001
 - Reigate Shopfront Design SPD – to replace the previous version adopted in 1999
 - Barn and Farm Conversions SPD – to replace the Appropriate Uses for Historic Barns SPG adopted in 1994
- 1.2 These updated SPDs will provide additional guidance to support implementation of policies in the Council's adopted Local Plan: Core Strategy (adopted 2014) and Development Management Plan (adopted 2019). Upon adoption, they will be a material consideration in planning determinations in the borough.
- 1.3 The 2004 Planning and Compulsory Purchase Act and associated Regulations made all local development documents subject to Sustainability Appraisal, which met the requirements of Strategic Environmental Assessment (SEA) as defined by the EU Directive 2001/42/EC. The 2008 Planning Act removed the requirement for SPDs to be subject to Sustainability Appraisal and, as such, the Council does not propose to carry out a sustainability appraisal of these SPDs.
- 1.4 The requirement for local planning authorities to carry out a Strategic Environmental Assessment (SEA) of relevant plans and programmes before adoption is set out in the Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.5 However, there are exceptions to this and, in most cases, SPDs do not require SEA. This is acknowledged in the Planning Practice Guidance (PPG)¹, which sets out 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"*. Ultimately, it is the responsibility of the local planning authority to assess whether the plan is likely to have significant effects on the environment and make these conclusions public.

¹ PPG Strategic environmental assessment and sustainability appraisal Paragraph: 008 Reference ID:11-008-20140306

- 1.6 In addition, Article 6 of the Habitats Directive (as transposed into UK law by 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’ sites². If it is determined that a plan or project is likely to have a significant effect on these protected sites, an Appropriate Assessment should be undertaken.
- 1.7 The Council has therefore prepared this draft Screening Statement to determine whether the proposed updated SPDs listed above should be subject to a Strategic Environmental Assessment (SEA) and/or Habitats Regulations Assessment (HRA)/Appropriate Assessment.

2. Scope of the SPDs under preparation

- 2.1 The paragraphs below summarise the purpose, scope and intended content of the SPDs under preparation and which are the subject of this SEA/HRA Screening Report.
- 2.2 It should be noted that none of the documents will contain any new policies, proposals or site allocations. Nor will they influence or alter the scale or spatial distribution of development across the borough which is already established through the Core Strategy. In all cases, the SPDs will be limited geographically (i.e. they relate to a specific designation of site or a specific locale), or they apply to a particular subset or typology of development.

Historic Parks and Gardens SPD

- 2.3 The purpose of this updated supplementary planning document is to provide guidance on the Core Strategy and Development Management Plan policies (most notably Core Strategy Policy CS4 and DMP Policy NHE9) in order to identify and effectively manage Historic Parks and Gardens within the Borough, so they can be preserved for the future generations.
- 2.4 It will detail the selection process for Historic Parks and Gardens and key features of the Historic Parks and Gardens. It will also include a full list with details and location for each identified park/garden.

Reigate Shop Front Design SPD

- 2.5 This updated supplementary planning document will provide detailed guidance on the design of the shop fronts located within the Reigate town centre, with the view to preserving and enhancing its historic character. As Reigate town centre is a Conservation Area, the policy will support application of Core Strategy Policy CS4 and DMP policies NHE9 and DES10 in this specific location.
- 2.6 The updated SPD will explore and provide design guidance in relation to all elements of shop fronts, including frame and fascia, display area, signage, blinds, security and more.
- 2.7 A full list of addresses within the Reigate town centre, stating their shop front type as well as recommended fascia details will also be provided to guide any future applications.

² Including Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites (which are treated as Natura 2000 sites)

Barn and Farm Conversions SPD

- 2.8 The Barn and Farm Conversions SPD is being prepared to provide additional guidance in respect of applications for the re-use, conversion and adaptation of barns and other farm buildings for alternative uses.
- 2.9 The SPD will provide advice on appropriate uses for traditional farm buildings, in order to preserve them for the future. Guidance will be given on the principles of converting barns and other farm buildings in both rural and urban areas, including detailed internal and external requirements. The guidance will have application to both listed and unlisted farm buildings.
- 2.10 It will support application of policies in the Core Strategy and Development Management Plan to applications for barn and farm conversions, most notably Policies CS4 and CS10 in the Core Strategy, and Policies DES1, NHE6 and NHE9 in the Development Management Plan.

3. Strategic Environmental Assessment (SEA)

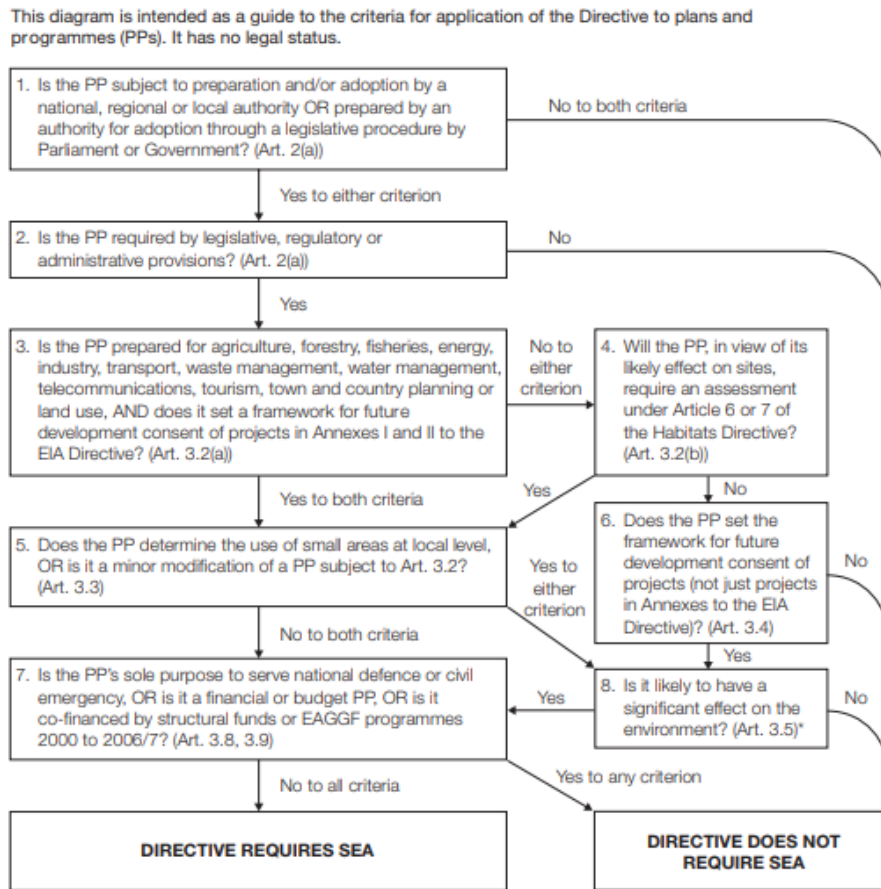
- 3.1 As discussed in the Introduction above, SEA is required for certain categories of plans and programmes where they are determined to be likely to have significant environmental impacts.
- 3.2 With regard to SPDs, the Planning Practice Guidance indicates that SEA will normally only be required in exceptional circumstances. The Council must therefore determine, on a case by case basis, whether SEA is required for each of the SPDs being prepared. This is referred to as a screening process.
- 3.3 As part of this, the Council must first determine whether the SPD is a “plan or programme” covered by Article 3(3) and 3(4). If it determines that it is, then the Council must carry out a screening to establish whether SEA is required. This will depend on its potential to result in significant environmental effects.
- 3.4 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, and to consult the specified Consultation Bodies. This process is summarised in **Figure 1** below which is drawn from guidance issued by the ODPM in 2005.
- 3.5 The Council’s assessments of the three SPDs against Schedule 1 criteria are set out in **Tables 1, 2 and 3** below.
- 3.6 This Screening Report covers:
 - a) An assessment of whether the SPDs are covered by Article 3(3) and Article 3(4)
 - b) An appraisal of the SPDs taking account of the criteria in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004
- 3.7 The draft Screening was sent to the three prescribed consultation bodies³. Historic England advised that its view is that SEA is not required for any of the SPDs for reasons set out in paragraph 3.9 of the screening statement.

³ Historic England, Natural England and the Environment Agency

- 3.8 The Environment Agency agreed that the proposed SPDs are 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 adverse effects on the environment.
- 3.9 Natural England (NE) advised that it did not wish to comment on the Reigate Shopfront SPD as it does not appear to relate to its interests to any significant extent. NE also advised that the topic covered by the Historic Parks and Gardens SPD is unlikely to have major effects on the natural environment, but may have some effects. Whilst NE did not wish to provide specific comments, it provided some advice to consider in drafting the SPD, relating to green infrastructure, biodiversity enhancement, landscape enhancement, and related issues such as the impacts of lighting on landscape and biodiversity. These comments have been taken into account in drafting the SPD, including a section on biodiversity, and Natural England will be consulted on the draft SPD.
- 3.10 In relation to the proposed SPD on Barn and Farm Conversions, NE advised that the topic covered by the SPD is unlikely to have major effects on the natural environment, and therefore did not wish to provide any specific comments. NE did provide advice to consider in drafting the SPD, relating to biodiversity enhancement, landscape enhancement, and protected species, which have been taken into account in drafting the SPD.

Figure 1: Application of the SEA Directive to plans and programmes

Source: ODPM (2005) A Practical Guide to the Strategic Environmental Assessment Directive



*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: Screening Assessment for the Historic Parks and Gardens SPD

The SPD is considered to be a plan or programme covered by Articles 3(3) and 3(4)

SCHEDULE 1 – Regulations 9(2)(a) and 10(4)(a)

CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANT EFFECTS ON THE ENVIRONMENT

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;	The Historic Parks and Gardens SPD does not set the framework for development with regard to its size, activity, nature or operating conditions. The SPD will provide guidance as to the approach to development in an affecting Historic Parks and Gardens to supplement existing policies in the Core Strategy (CS4 and CS10) and DMP (NHE9) which have already been subjected to SEA as part of their development.
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	The SPD does not influence other plans or programmes. It is influenced by the higher order Local Plan documents (namely the Core Strategy and DMP) which have been subject to SEA, as well as the NPPF. It will guide development proposals but not other plans or programmes. The SPD does not set new policies.
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	The SPD will guide development proposals affecting Historic Parks and Gardens to promote the preservation and enhancement of these heritage assets. It will support recognition of the environmental, social and economic benefits of heritage assets as part of sustainable development.
(d) environmental problems relevant to the plan or programme; and	<p>The Historic Parks and Gardens SPD will promote development which is responsive to the heritage interest of Historic Parks and Gardens, with a view to promoting their preservation for future generations.</p> <p>Sustainability Appraisal (inc. SEA) of the Council’s higher order Local Plan documents incorporates an objective (no.3) <i>“to conserve and enhance archaeological, historic and cultural assets and their setting”</i> to which this SPD would relate.</p>
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection)	The SPD is not directly relevant to the implementation of Community legislation on the environment.

2. The characteristics of the effects and of the area likely to be affected, having regard, in particular, to -	
(a) the probability, duration, frequency and reversibility of the effects;	The SPD provides guidance aimed at avoiding or mitigating the negative impact which new developments could have on heritage assets, and encouraging positive benefits. It supports delivery of policies within the Local Plan which have already been subject to SA/SEA.
(b) the cumulative nature of the effects;	The SPD could apply to any number of future development proposals affecting Historic Parks and Gardens and could support the preservation and enhancement of Historic Parks and Gardens across the borough, of which there are numerous. Its cumulative effect could be to promote recognition of, and sensitivity to, heritage across the borough.
(c) the transboundary nature of the effects;	The SPD is unlikely to result in any transboundary effects- it will likely affect limited geographic areas in and around Historic Parks and Gardens in the borough. Where developments may be transboundary, the SPD would only serve to ameliorate some of the possible effects of such developments.
(d) the risks to human health or the environment (e.g. due to accidents),	The SPD does not present any risk to human health or the environment;
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	The SPD will be applied to all relevant planning applications in the borough, although its application and effects will be limited geographically to those areas in and around designated Historic Parks and Gardens. Effects are likely therefore to be felt only at a local scale around such sites.
(f) the value and vulnerability of the area likely to be affected due to: - special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use,	The guidance in the SPD will specifically apply to preserve and enhance Historic Parks and Gardens which are a heritage asset in their own right. However, the SPD only offers guidance to support implementation of policies which have already been subject to SA/SEA. It does not propose further or different types of development to those already contemplated through the Local Plan.
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	In applying to the borough of Reigate & Banstead, the SPD potentially covers and may be applied to, areas protected for their special natural characteristics such as the Surrey Hills AONB, Mole Gap to Reigate Escarpment SAC and various Conservation Areas. However, its guidance will not have general applicability and its effects limited only to those areas in and around Historic Parks and Gardens and limited to heritage issues. It is not intended to provide guidance directly in relation to landscapes of national, Community or international protection. The SPD will not override or “trump” existing policies in the Local Plan relating to the management and protection of such landscapes or protected areas (which have already been subject to SEA).

Table 2: Screening Assessment for the Reigate Shopfront Design SPD

The SPD is considered to be a plan or programme covered by Articles 3(3) and 3(4)

SCHEDULE 1 – Regulations 9(2)(a) and 10(4)(a)

CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANT EFFECTS ON THE ENVIRONMENT

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;	The Reigate Shopfront Design SPD does not set the framework for development with regard to its size, activity, nature or operating conditions. The SPD will provide guidance as to the approach to design and appearance of shopfronts in Reigate Town Centre, the majority of which is a Conservation Area. The SPD is intended to supplement existing policies - including in the Core Strategy (CS4 and CS10) and DMP (DES10 and NHE9) - which have already been subjected to SEA as part of their development.
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	The SPD does not influence other plans or programmes. It is influenced by the higher order Local Plan documents (namely the Core Strategy and DMP) which have been subject to SEA, as well as the NPPF. It will guide development proposals but not other plans or programmes. The SPD does not set new policies.
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	The SPD will guide a specific type of development proposal (shopfronts and advertisements) and specifically within Reigate Town Centre to promote the preservation and enhancement of the Conservation Area. It will support recognition of the environmental, social and economic benefits of heritage assets as part of sustainable development.
(d) environmental problems relevant to the plan or programme; and	<p>The Reigate Shopfront Design SPD will promote development which is responsive to the heritage interest of Reigate Town Conservation Area, with a view to promoting its preservation and enhancement for future generations. The SPD will recognise that shopfronts may change in response to new occupiers and to support the vibrant use and vitality of the town, but seeks to manage shopfront design to balance this with historic interest.</p> <p>Sustainability Appraisal (inc. SEA) of the Council's higher order Local Plan documents incorporates an objective (no.3) <i>"to conserve and enhance archaeological, historic and cultural assets and their setting"</i> to which this SPD would relate.</p>

(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection)	The SPD is not directly relevant to the implementation of Community legislation on the environment.
2. The characteristics of the effects and of the area likely to be affected, having regard, in particular, to -	
(a) the probability, duration, frequency and reversibility of the effects;	The SPD provides guidance aimed at avoiding or mitigating the negative impact which new developments could have on heritage assets, and encouraging positive benefits. It supports delivery of policies within the Local Plan which have already been subject to SA/SEA.
(b) the cumulative nature of the effects;	The SPD could apply to any number of future development proposals within Reigate Town Centre. Its cumulative effect could be to promote recognition of, and sensitivity to, the important historic character of Reigate Town Conservation Area. The cumulative effect of insensitive shopfront and advertisement changes could otherwise have a detrimental effect on the overall character of the town.
(c) the transboundary nature of the effects;	The SPD is unlikely to result in any transboundary effects- it will apply to a limited geographic area which is some distance from the administrative boundary of the borough.
(d) the risks to human health or the environment (e.g. due to accidents),	The SPD does not present any risk to human health or the environment;
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	The SPD will be applied to all relevant planning applications in the borough, although its application and effects will be limited geographically to Reigate Town Centre. Effects are likely therefore to be felt only at a very local scale around such sites with only a limited segment of the population affected.
(f) the value and vulnerability of the area likely to be affected due to: - special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use,	The guidance in the SPD will specifically apply to Reigate Town Centre, the majority of which is a Conservation Area and therefore a heritage asset in its own right. Some buildings within the Conservation Area to which the guidance might apply are also listed. However, the SPD only offers guidance to support implementation of policies which have already been subject to SA/SEA. It does not propose further or different types of development to those already contemplated through the Local Plan.
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	Whilst there are areas protected for their special natural characteristics such as the Surrey Hills AONB, Mole Gap to Reigate Escarpment SAC within the administrative area of Reigate & Banstead borough, the content of the SPD would only apply to Reigate Town Centre and to a very specific form of development which would not affect these landscapes or protected area. The SPD would apply in Reigate Town Conservation Area but is intended to have a positive, beneficial effect. The SPD will not override or “trump” existing policies in the Local Plan (which have already been subject to SEA).

Table 3: Screening Assessment for the Barn and Farm Conversions SPD

The SPD is considered to be a plan or programme covered by Articles 3(3) and 3(4)

SCHEDULE 1 – Regulations 9(2)(a) and 10(4)(a)

CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANT EFFECTS ON THE ENVIRONMENT

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;	The Barn and Farm Conversions SPD does not set the framework for development with regard to its size, activity, nature or operating conditions. The SPD will provide guidance as to appropriate uses for, and design/appearance of, conversion of barns and other farm buildings. The SPD is intended to supplement existing policies - including in the Core Strategy (CS4 and CS10) and DMP (DES1, NHE6 and NHE9) - which have already been subjected to SEA as part of their development.
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	The SPD does not influence other plans or programmes. It is influenced by the higher order Local Plan documents (namely the Core Strategy and DMP) which have been subject to SEA, as well as the NPPF. It will guide development proposals but not other plans or programmes. The SPD does not set new policies.
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	The SPD will guide a specific type of development proposal to promote positive reuse of barn and farm buildings in a way which respects landscape, rural vernacular and historic interest. It will support balancing economic, social and environmental facets of such development proposals, thus contributing to promotion of sustainable development.
(d) environmental problems relevant to the plan or programme; and	<p>The Barn and Farm Conversions SPD will promote and help deliver appropriate re-use of redundant barns and farm buildings. In doing so, it will facilitate re-use and efficient use of scarce land resources. The guidance within the SPD in relation to uses and design will help ensure developments respect valued landscape and historic interest in particular, as many such barn and farm buildings can either be in rural/countryside locations and/or heritage assets.</p> <p>Sustainability Appraisal (inc. SEA) of the Council’s higher order Local Plan documents incorporates various objectives (no.3) <i>“to conserve and enhance archaeological, historic and cultural assets and their setting”</i>; (no.5) <i>“to make the best use of previously developed land and existing buildings”</i> and (no.15) <i>“to protect and enhance landscape character”</i>, all of</p>

	which this SPD could potentially relate.
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection)	The SPD is not directly relevant to the implementation of Community legislation on the environment.
2. The characteristics of the effects and of the area likely to be affected, having regard, in particular, to -	
(a) the probability, duration, frequency and reversibility of the effects;	The SPD provides guidance aimed at avoiding or mitigating the negative impact which new developments could have on both heritage assets, character and landscape value in particular, and encouraging positive benefits. It supports delivery of policies within the Local Plan which have already been subject to SA/SEA.
(b) the cumulative nature of the effects;	The SPD could apply to any number of future development proposals across the borough. Its cumulative effect could be to promote recognition of, and sensitivity to, heritage assets as well as sensitivity to landscape value and character.
(c) the transboundary nature of the effects;	The SPD is unlikely to result in any transboundary effects- it will likely affect limited geographic areas in and around barns and farm buildings in the borough. Where developments may be transboundary, the SPD would only serve to ameliorate some of the possible effects of such developments.
(d) the risks to human health or the environment (e.g. due to accidents),	The SPD does not present any risk to human health or the environment;
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	The SPD will be applied to all relevant planning applications in the borough, although its application and effects will be limited geographically to those areas around barns and farm buildings; this could be either rural or urban. Effects are likely therefore to be felt only at a local scale around such sites.
(f) the value and vulnerability of the area likely to be affected due to: - special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use,	The guidance in the SPD will specifically apply to proposals relating to conversion of barns or farm buildings. Such buildings could potentially be listed, within Conservation Areas or within protected landscapes such as the AONB or AGLV. However, the SPD only offers guidance to support implementation of policies which have already been subject to SA/SEA. It does not propose further or different types of development to those already contemplated through the Local Plan.
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	In applying to the borough of Reigate & Banstead, the SPD potentially covers and may be applied to, areas protected for their special natural characteristics such as the Surrey Hills AONB, Mole Gap to Reigate Escarpment SAC and various Conservation Areas. It is not intended to provide guidance directly in relation to landscapes of national, Community or

	international protection. The SPD will not override or “trump” existing policies in the Local Plan relating to the management and protection of such landscapes or protected areas (which have already been subject to SEA).
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Conclusions in respect of Strategic Environmental Assessment

- 3.11 The three draft SPDs are intended to supplement and support the delivery of existing policies in the Local Plan (both the Core Strategy and DMP) which have already been the subject of SA (incorporating SEA) as part of their preparation process. None of the SPDs will introduce new policies or proposals, nor will they alter the overall development strategy (scale and distribution) which is established through the higher order Local Plan documents.
- 3.12 Having reviewed and assessed the three SPDs being prepared 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, 2 and 3** above), the Council concludes that the Historic Parks and Gardens SPD, the Reigate Shopfront Design SPD and the Barn and Farm Conversions SPD will not give rise to significant environmental effects. **Strategic Environmental Assessment is not therefore required for any of these SPDs.**

4. Habitat Regulation Assessment Screening

- 4.1 The European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna (the ‘Habitats Directive’) sets out the means to protect habitats and species of European importance through the establishment and conservation of a network of sites known as the ‘Natura 2000’ network. These include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). It is also Government policy for sites designated under the Convention on Wetlands of International Importance (Ramsar sites) to be treated as having equivalent status to Natura 2000 sites. These are sites of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species within the European Community. In this report SACs, SPAs and Ramsar sites will be collectively referred to as ‘Natura 2000’ sites.
- 4.2 The purpose of a HRA is to assess the implications of a plan, both individually, and in combination with other plans or projects, on these Natura 2000 sites. The Habitats Directive applies the precautionary principle to Natura 2000 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 Natura 2000 site either alone or in combination with other plans.
- 4.3 The first stage in the process is to establish, via screening, whether the plan is either directly connected with, or necessary to, the management of a European 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 European site.
- 4.4 A comprehensive Habitats Regulation Assessment (HRA) Appropriate Assessment was undertaken as part of the preparation of these higher order Local Plan documents to determine whether those policies would have likely significant effects. The conclusions of these previous HRAs are considered highly relevant to the screening assessment for these proposed SPDs. In relation to the policies which the proposed SPDs will implement, the HRA for the Core Strategy and DMP concluded as follows:

Table 4: Conclusions of Core Strategy and DMP HRAs in respect of relevant policies

Policy	HRA conclusions
Historic Parks and Gardens SPD	
Core Strategy Policy CS4 Valued Townscapes (known as Policy CS2 in the original Core Strategy HRA)	HRA (Feb 2012) concluded that the policy will not increase recreational disturbance at Natura 2000 sites or give rise to any identified impact in respect of air quality. Concludes no likely significant effects and no mitigation required.
DMP Policy NHE9 Heritage Assets	HRA (Sept 2018) concluded that the policy had no impact pathways and no HRA/AA implications. The policy was therefore screened out.
Reigate Shopfront SPD	
Core Strategy Policy CS4 Valued Townscapes	As above
DMP Policy DES10 Advertisement and Shopfront design	HRA (Sept 2018) concluded that the policy had no impact pathways and no HRA/AA implications. The policy was therefore screened out.
DMP Policy NHE9 Heritage Assets	As above

Barn and Farm Conversions SPD	
Core Strategy Policy CS4 Valued Townscapes	As above
Core Strategy Policy CS10 Sustainable Development (known as Policy CS8 in the original Core Strategy HRA)	HRA (Feb 2012) concluded that the policy would have no direct implications for recreational disturbance at the SAC and would have no impacts in respect of air quality. HRA noted that the policy would promote preferential use of PDL and encourage a reduction in carbon emissions and the need to travel. Concludes no likely significant effects and no mitigation required.
DMP Policy DES1 Design of New Development	HRA (Sept 2018) concluded that the policy had no impact pathways and no HRA/AA implications. The policy was therefore screened out.
DMP Policy NHE9 Heritage Assets	As above

Conclusions in respect of Habitat Regulations Assessment Screening

- 4.5 Previous HRAs have therefore concluded that there were no likely significant effects on European sites, either alone or in combination with other plans and projects, as a result of the policies within the Local Plan which these three proposed SPDs are intended to implement.
- 4.6 Given the proposed SPDs (Historic Parks and Gardens, Reigate Shopfront Design and Barns and Farm Conversions) are intended to provide supplementary guidance to aid implementation of existing policies in the Local Plan (Core Strategy and DMP) and will not introduce new or amended planning policy, it is concluded that the SPDs will not give rise to likely significant effects on any European sites. **It is therefore concluded that a full Appropriate Assessment under the Habitats Regulations is not required for these SPDs.** This conclusion has been confirmed following receipt of the views of the relevant consultation bodies.

Appendix 1: Responses from the three Statutory Bodies



Historic England

Planning Policy Team
Reigate & Banstead Borough Council

Our ref: PL00617742

Your ref:

Telephone 020 7973 3700
Email e-seast@historicengland.org.uk

By email only to LDF@Reigate-Banstead.gov.uk

Date 10 October 2019

Dear Sir or Madam

Reigate and Barnstead Borough Council Historic Parks & Gardens SPD, Reigate Shopfront Design SPD, Barn and Farm Conversion SPD & Affordable Housing SPD Strategic Environmental Appraisal Screening Opinions

Thank you for your email dated 9 September consulting Historic England on your intention of carrying out a SEA/SA 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 reasons set out in paragraphs 3.9 of the respective screening statements

Yours sincerely

Alan Byrne
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

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



Our ref: SL/2011/108875/SE-08/SC1

Your ref: Email

Date: 22 October 2019

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

Dear Petra,

**SEA/OR A FULL HABITATS REGULATION ASSESSMENT FOR THE FOLLOWING
SUPPLEMENTARY PLANNING DOCUMENTS (SPDS): HISTORIC PARKS AND
GARDENS, REIGATE SHOPFRONT DESIGN AND BARN AND FARM CONVERSION**

Thank you for consulting the Environment Agency on the above.

The Environment Agency is in agreement with your conclusion that the Historic Parks and Gardens, Reigate Shopfront Design and Barn and Farm Conversion SPDs are unlikely to have any significant environmental effects and therefore a full Strategic Environmental Assessment will not be required.

We agree that the proposed Historic Parks & Gardens, Reigate Shopfront Design and Barns and Farm Conversions SPDs are 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 sincerely,

Charles Muriithi, MRTPI
Planning Specialist

Kent and South London

charles.muriithi@environment-agency.gov.uk

Date: 09 October 2019
Our ref: 294477
Your ref: Reigate Shopfront Design SPD.



Planning Policy Team
Reigate & Banstead Borough Council
Reigate Town Hall
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Surrey RH2 0SH

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

LDF@Reigate-Banstead.gov.uk

Dear Sir or Madam

Reigate Shopfront Design Supplementary Planning Document (SPD) – SEA & HRA Screening

Thank you for your consultation request on the above dated and received by Natural England on 9th September 2019.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.

Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.

Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again.

Strategic Environmental Assessment/Habitats Regulations Assessment

A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance [here](#). While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.

Please send all planning consultations electronically to the consultation hub at consultations@naturalengland.org.uk.

Yours faithfully

Sharon Jenkins
Operations Delivery, Consultations Team
Natural England

Date: 09 October 2019
Our ref: 294475
Your ref: Historic Parks & Gardens SPD – SEA & HRA Screening



Planning Policy Team
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Dear Sir or Madam

Historic Parks & Gardens Supplementary Planning Document (SPD) – SEA & HRA Screening

Thank you for your consultation request on the above dated and received by Natural England on 9th September 2019.

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Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.

While we welcome this opportunity to give our views, the topic this Supplementary Planning Document covers is unlikely to have major effects on the natural environment, but may nonetheless have some effects. We therefore do not wish to provide specific comments, but advise you to consider the following issues:

Green Infrastructure

This SPD could consider making provision for Green Infrastructure (GI) within development. This should be in line with any GI strategy covering your area.

The National Planning Policy Framework states that local planning authorities should ‘take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure;’. The Planning Practice Guidance on [Green Infrastructure](#) provides more detail on this.

Urban green space provides multi-functional benefits. It contributes to coherent and resilient ecological networks, allowing species to move around within, and between, towns and the countryside with even small patches of habitat benefitting movement. Urban GI is also recognised as one of the most effective tools available to us in managing environmental risks such as flooding and heat waves. Greener neighbourhoods and improved access to nature can also improve public health and quality of life and reduce environmental inequalities.

There may be significant opportunities to retrofit green infrastructure in urban environments. These can be realised through:

- green roof systems and roof gardens;
- green walls to provide insulation or shading and cooling;

- new tree planting or altering the management of land (e.g. management of verges to enhance biodiversity).

You could also consider issues relating to the protection of natural resources, including air quality, ground and surface water and soils within urban design plans.

Further information on GI is include within The Town and Country Planning Association's "Design Guide for Sustainable Communities" and their more recent "[Good Practice Guidance for Green Infrastructure and Biodiversity](#)".

Biodiversity enhancement

This SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraph 118 of the National Planning Policy Framework. You may wish to consider providing guidance on, for example, the level of bat roost or bird box provision within the built structure, or other measures to enhance biodiversity in the urban environment. An example of good practice includes the [Exeter Residential Design Guide SPD](#), which advises (amongst other matters) a ratio of one nest/roost box per residential unit.

Landscape enhancement

The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider how new development might makes a positive contribution to the character and functions of the landscape through sensitive siting and good design and avoid unacceptable impacts.

For example, it may be appropriate to seek that, where viable, trees should be of a species capable of growth to exceed building height and managed so to do, and where mature trees are retained on site, provision is made for succession planting so that new trees will be well established by the time mature trees die.

Other design considerations

The NPPF includes a number of design principles which could be considered, including the impacts of lighting on landscape and biodiversity ([para 180](#)).

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Please send all planning consultations electronically to the consultation hub at consultations@naturalengland.org.uk

Yours faithfully

Sharon Jenkins, Consultations Team

Date: 09 October 2019
Our ref: 294482
Your ref: Barn & Farm Conversion SPD – SEA & HRA Screen.



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Dear Sir or Madam

Barn & Farm Conversion Supplementary Planning Document (SPD) – SEA & HRA Screening

Thank you for your consultation on the above dated and received by Natural England on 9th September 2019.

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Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.

While we welcome this opportunity to give our views, the topic this Supplementary Planning Document covers is unlikely to have major impacts on the natural environment. We therefore do not wish to provide specific comments, but advise you to consider the following issues:

Biodiversity enhancement

This SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraphs 8, 72, 102, 118, 170, 171, 174 and 175 of the National Planning Policy Framework. You may wish to consider providing guidance on, for example, the level of bat roost or bird box provision within the built structure, or other measures to enhance biodiversity in the urban environment. An example of good practice includes the [Exeter Residential Design Guide SPD](#), which advises (amongst other matters) a ratio of one nest/roost box per residential unit.

Landscape enhancement

The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider how new development might make a positive contribution to the character and functions of the landscape through sensitive siting and good design and avoid unacceptable impacts.

Protected species

Natural England has produced [Standing Advice](#) to help local planning authorities assess the impact of particular developments on protected or priority species.

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Yours faithfully

Sharon Jenkins
Consultations Team