

Tandridge District Council

**ADOPTED SEA Screening Determination Report:
Dormansland Neighbourhood Plan**

25 SEPTEMBER 2024



Glossary

Term	Definition
SEA	Strategic Environmental Assessment
SEA Regulations	The Environmental Assessment of Plans and Programmes Regulations 2004 (legislation.gov.uk)
Responsible Authority	The Authority responsible for adopting a Screening Determination
EIA	Environmental Impact Assessment
SPA	Special Protection Area – designated for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within EU countries
SAC	Special Area of Conservation – designated to provide increased protection to a variety of wild animals, plants and habitats
NPPF	National Planning Policy Framework sets out government's planning policies for England

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1. Summary and purpose of this document

- 1.1 This document sets out the draft Determination by Tandridge District Council with respect to whether the Dormansland Neighbourhood Plan needs to be the subject of a formal Strategic Environmental Assessment (SEA).
- 1.2 Environmental Assessment is a way of ensuring that the environmental implications of proposals and policies are taken into account before decisions on the scope and detail of those proposals and policies are made; and that decisions provide for a high level of protection for environmental interests.
- 1.3 The Determination is made under the provisions of Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.

SCREENING DETERMINATION

Tandridge District Council considers that it is NOT likely that significant environmental effects will arise as a result of the Dormansland Neighbourhood Plan in its current form.

Note: if the issues addressed in the Neighbourhood Plan should change at a future point, a new screening process will need to be undertaken to determine whether SEA is required.

2. Background and legislation

Legislation

- 2.1 The need for environmental assessment of plans and programmes is established in the EU Directive 2001/42/EC: [European Directive 2001/42/EC](#), subsequently transposed into English law by the [Environmental Assessment of Plans and Programmes Regulations 2004](#).
- 2.2 The UK Government has produced guidance for the interpretation and implementation of the Regulations, [SEA Guidance](#).
- 2.3 SEA is a mandatory requirement established by Regulation 2 of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) for:
- a) Plans prepared for Town and Country Planning or land use and which set the framework for future development consent of projects listed in the Environmental Impact Assessment (EIA) Directive; or
 - b) Plans which have been determined to require an assessment under the Habitats Directive.
- 2.4 Dormansland Neighbourhood Plan is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011 and the Planning & Compulsory Purchase Act 2004. Once made (adopted), it will form part of the Tandridge Development Plan. As such the Neighbourhood Plan is subject to the SEA legislation.

Habitats Directive

- 2.5 Schedule 2 of the [Neighbourhood Planning \(General\) Regulations 2012](#) makes provision in relation to the Habitats Directive. The Directive requires that any plan or project likely to have a significant effect on a European site must be subject to an Appropriate Assessment. Paragraphs 2 to 5 of the Schedule amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood plans.

Screening the need for SEA / Scope of SEA

- 2.6 Regulation 9 of the SEA Regulations requires that where SEA is not mandatory, Tandridge District Council is the Responsible Authority that determines whether a Neighbourhood Plan needs to be the subject of SEA. This judgement is dependent on the content of the Neighbourhood Plan; specifically, whether there are likely to be significant impacts on the environment resulting from policies in the Plan.

- 2.7 Where SEA is required, the Neighbourhood Plan Group is responsible for its production. The subsequent Environmental Report must form part of the material that is consulted on once the formal consultation stage is reached.
- 2.8 Where SEA is required, the Neighbourhood Plan Group may wish to consider voluntarily expanding the scope so that it covers wider economic and social issues. This is the approach taken by Tandridge District Council, whereby SEA is included within the broader Sustainability Appraisal of plans. The advantage of undertaking a Sustainability Appraisal is that it can demonstrate the impact of the Neighbourhood Plan on social, economic and environmental factors and demonstrate to an Examiner that the Plan that has been prepared is the most sustainable given all alternatives.

3 Screening Process

- 3.1 The Dormansland Neighbourhood Planning Group has requested that Tandridge District Council provides a Screening Determination under Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 3.2 In making the Determination, it is the responsibility of the Council to assess whether the policies and proposals in the Dormansland Neighbourhood Plan are likely to have significant environmental effects.
- 3.3 The assessment is undertaken in two parts:
 - a. Part 1 – determine whether the requirement for SEA is mandatory for the Neighbourhood Plan (see a and b above); and
 - b. Part 2 – determine whether the Plan is likely to have a significant effect on the environment using criteria drawn from [Schedule 1 of the EU SEA Directive](#) and the UK Environmental Assessment of Plans and Programmes Regulations 2004.
- 3.4 The Council formally requested, between July 02 and July 07 2024, the opinions of the Consultation Bodies (English Heritage, Environment Agency and Natural England). Comments received from the Consultation Bodies are provided in a summary table on page 6 of this Report.
- 3.5 In making this Determination the Council recognises that the Plan is currently in draft form. Should any significant changes be made to the Plan in subsequent stages it may be necessary to formally ‘rescreen’ the Plan before it can proceed to Examination.

4 Screening Summary

Summary of the Neighbourhood Plan

Details of Neighbourhood Plan	
Name of Neighbourhood Plan	Dormansland Neighbourhood Plan
Geographic Coverage of the Plan	Parish of Dormansland (see boundary Plan, Figure 1 [page 5] and Figure 2 [page 9])
Key topics/scope of Plan	Spatial distribution of development, design, education provision, development in the countryside, protecting the natural environment, heritage, provision of a village hall and community facilities. See Appendix A for full details of draft Policies.
Key Issues	Sustainable development, protection of the environment and community facilities.

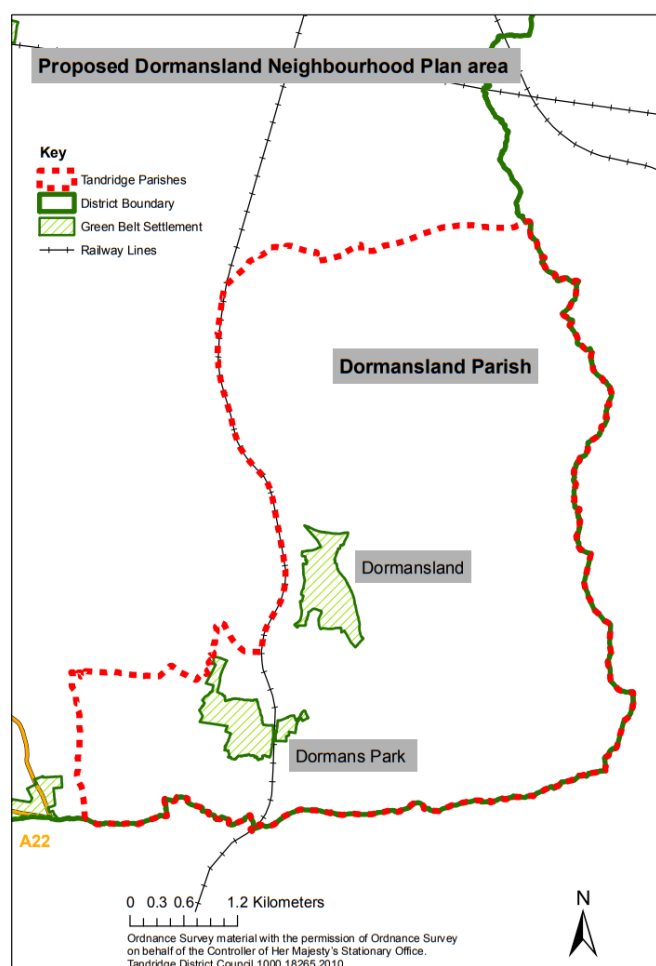


Figure 1: Dormansland Parish Neighbourhood Area

Summary of Screening Opinion

Local Authority Details	
Name and job title of officer undertaking screening opinion	Thomas Jones, Consultant - Principal Planning Officer
Date of assessment	June 2024
Conclusion of assessment	SEA is NOT required
Reason for conclusion	There are no policies in the Plan that set a framework for future development consent of projects listed in the Environmental Impact Assessment (EIA) Directive; an Appropriate Assessment under the HRA Directive is not required for the Plan; there are no policies that would result in significant impacts on the environment.
Name and job title of officer approving the Screening Determination	Katya Fox Consultant - Interim Planning Policy Manager
Date of approval	25 SEPTEMBER 2024

Summary of Consultations

Statutory Consultee	Summary of Comments
Historic England	Response dated July 15 2024: 'The information supplied indicates that the plan will not have any significant effects on the historic environment'
Environment Agency	No comments received.
Natural England	September 04, by email: 'Natural England would agree with the conclusions of the two reports which state that no further assessment would be required under either the Habitats Regulations or the Strategic Environmental Assessment regulations.' The reference to 'both' reports is a reference to the SEA Screening Report and the HRA Screening Report that were issued to NE at the same time by TDC.

Part 1: Is SEA mandatory?

Stage	Y/N	Reason
1. Is the Neighbourhood Plan subject to adoption by a local authority? OR Is the Plan required by legislative, regulatory or administrative provisions? Article 2[a] of the Directive	Y N	The Plan will be ‘made’ (adopted) by Tandridge District Council. The Plan is not a requirement, it is optional under the provisions of the Town and Country Planning Act as amended by the Localism Act 2011. IF YES TO EITHER GO TO STAGE 2 IF NO TO BOTH – SEA NOT REQUIRED
2. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, Town and Country Planning or land use? AND Does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? Article 3.2[a] of the Directive	Y N	The Plan is being prepared for Town and Country Planning and land use as it proposes policies to guide development. The Neighbourhood Plan does not anticipate being the tool to manage development of the scale and nature envisaged by Annex I and Annex II of the EIA Directive. The Plan does not independently set a framework for future development consent of urban development projects listed as 10(b) in Annexes I and II of the EIA Directive. IF NO TO EITHER GO TO STAGE 3 IF YES TO BOTH – SEA IS REQUIRED
3. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive?	N	The Ashdown Forest SAC / SPA 7km buffer zone extends into the Plan Area (see Figure 2, page 9). There are, however, no proposals or policies in the Plan that would result in impacts on the SAC such that Appropriate Assessment is necessary. A separate Habitats Regulations Assessment will be adopted by the Council in consultation with Natural England.

Stage	Y/N	Reason
Article 3.2[b] of the Directive		IF NO GO TO STAGE 4 IF YES – SEA IS REQUIRED
4. Does the Neighbourhood Plan determine the use of small areas at a local level? OR is it a minor modification of a plan or programme subject to Article 3.2? Article 3.3[b] of the Directive	Y Y	The Plan proposes no sites, but policies will inform the determination of proposals for the use of small sites at a local level. The Plan provides clarity to supplement the Tandridge Development Plan and the NPPF, specifically with respect to protecting the environment, including good design and support for the delivery of community and environmental assets. IF YES TO EITHER GO TO STAGE 5
5. Does the Neighbourhood Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? Article 3.4 of the Directive	Y	The Neighbourhood Plan will form part of the statutory Development Plan and will be used by Tandridge District Council in the determination of planning applications. IF YES UNDERTAKE PART 2 ASSESSMENT

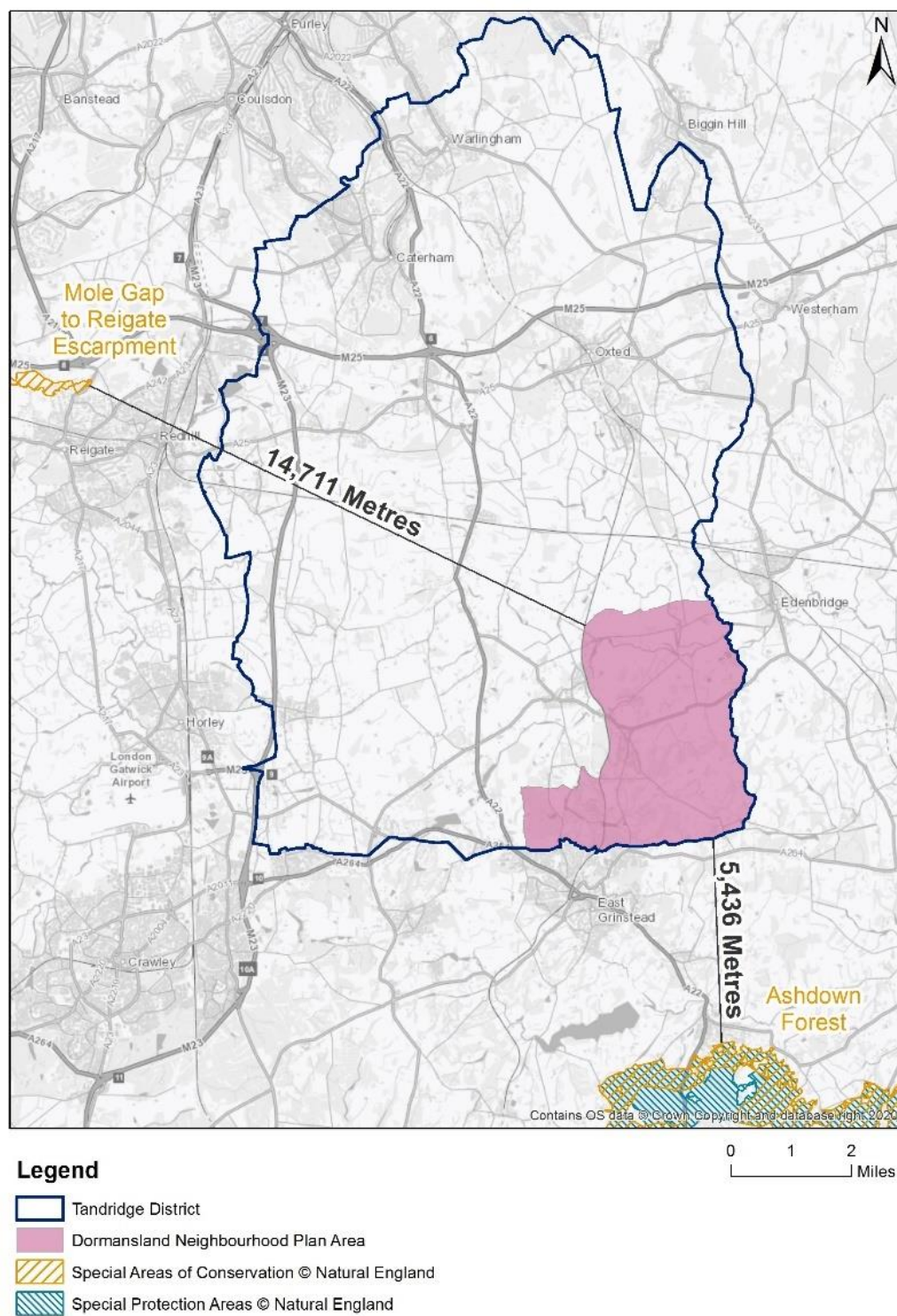


Figure 2: Dormansland Parish Neighbourhood Area proximity to SPAs and SACs

Part 2: Likely Significant Effects on the Environment

5.1 This section considers likely significant effects of the Plan. A detailed consideration of Neighbourhood Plan policies is provided as Appendix A.

Schedule 1 of Environmental Assessment of plans and programmes Regulations 2004	Tandridge District Council assessment	Likely significant environmental effect?
Characteristics of the Neighbourhood Plan, having regard to:		
The degree to which the Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The Plan would, if made, form part of the statutory Development Plan and as such contribute to the framework for future development consent of projects. At the outset, it is expected to determine character and design. However, the Plan sits within the wider framework of the National Planning Policy Framework, the Tandridge District Core Strategy DPD (2008) and the Tandridge District Detailed Policies DPD (2014). The degree to which the Plan sets a framework are localised in nature and have limited implications.	N
The degree to which the Plan influences other plans and programmes including those in a hierarchy.	As above.	N
The relevance of the Plan for the integration of environmental considerations in particular with a view to promoting sustainable development.	The Plan supplements the existing Development Plan for a focussed geographic area, such that the impacts are not significant.	N
Environmental problems relevant to the Plan.	The Plan provides clarity with respect to protecting the environment, including good design and support for the delivery of community and environmental assets. The policies supplement the existing Development Plan for a focussed geographic area, such that the impacts are not significant.	N
The relevance of the Plan for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The Plan supplements the existing Development Plan for a focussed geographic area, such that the impacts are not significant.	N

Schedule 1 of Environmental Assessment of plans and programmes Regulations 2004	Tandridge District Council assessment	Likely significant environmental effect?
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
The probability, duration, frequency and reversibility of the effects.	The Plan supplements the existing Development Plan for a focussed geographic area, such that the impacts are not likely to be significant.	N
The cumulative nature of the effects of the Plan.	The Plan supplements the existing Development Plan for a focussed geographic area, such that the impacts are not significant.	N
The trans-boundary nature of the effects of the Plan.	There are not expected to be any significant trans-boundary effects.	N
The risks to human health or the environment (e.g. due to accidents).	The Plan supplements the existing Development Plan for a focussed geographic area. There are no policies introduced that introduce a risk to human health.	N
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) by the Plan.	The Plan supplements the existing Development Plan for a focussed geographic area, such that the impacts are not significant.	N
The value and vulnerability of the area likely to be affected by the Plan due to: Special natural characteristics or cultural heritage; Exceeded environmental quality standards or limit values; or Intensive land use	The Neighbourhood Plan area contains assets and elements that are recognised as having special character. This includes the High Weald AONB, the Ashdown Forest SAC / SAC and other ecological designations, and Listed Buildings. The Plan supplements existing environmental quality standards and values that are identified and protected in higher order plans. A separate Habitats Regulations Assessment is being carried by the Council in consultation with Natural England.	N
The effects of the Plan on areas or landscapes which have recognised national, community or international protection status.	The Neighbourhood Plan area includes part of the High Weald Area of Outstanding Natural Beauty (AONB). Policies DNP2, DNP3, DNP6 and DNP7 consolidate the positive objectives of policies of the Development Plan in this respect.	N
Conclusion	The Dormansland Neighbourhood Plan is NOT likely to have a significant effect on the environment.	

Appendix A - Consideration of Neighbourhood Plan draft policies

Policy in the draft Dormansland Neighbourhood Plan	Tandridge District Council comments	Likely significant environmental effect?
DNP1 – Spatial Plan The Parish will continue to be defined by the Metropolitan Green Belt, the High Weald AONB and its high landscape quality. The village of Dormansland will remain a defined village in the Green Belt. Development that is suited to this village setting will therefore only be appropriate within the settlement boundary of Dormansland and where any impact on the setting of the AONB is effectively moderated and the current Management Plan should be a material consideration. Development that would normally be appropriate outside the settlement boundary and in rural settings will only be appropriate in the remainder of the Parish if it will not undermine the permanent openness of the Green Belt and if it can be demonstrated that there are exceptional circumstances. Proposals for the reuse of previously-used land or for suitable infill or plot subdivision within settlement boundaries will be supported provided they accord with other policies of the Neighbourhood Plan and the Tandridge Local Plan.	Policy DNP1 provides clarity with respect to Green Belt spatial policy. It supplements the Tandridge Development Plan (including Policy CSP1) but does not significantly amend the scope and interpretation for spatial distribution of development in the District.	N
DNP2 – Good design in Dormansland Village Development will be supported, provided the design respects the important features of the street scene and utilises materials which are in keeping and are not obviously	Policy DNP2 provides clarity to supplement CSP18 of the Tandridge Development Plan	N

Policy in the draft Dormansland Neighbourhood Plan	Tandridge District Council comments	Likely significant environmental effect?
incongruous with the character of the village. Proposals should have special regard to the Dormansland Character Appraisal and: - Avoid adversely impacting on views into the village from the surrounding hills and from the High Weald AONB; - In the defined village, new building heights should be restricted to no more than 2 storey, including within the roof space and replacement dwellings should be restricted to the height of replaced building. - Flatted accommodation is not characteristic development within the village, save for a few exceptions and new buildings which propose to be flatted development will generally not be supported unless they meet the requirements of the Dormansland Design Guide - Where the topography of the land allows, key views out of the village into the surrounding countryside should be maintained; - New development should avoid harm to the integrity or visual quality of local heritage assets; - Proposals should identify the essential architectural form and scale in proximity to the proposed new building, and interpret these in the design; - Materials for new buildings, alterations and extensions, should be restrained and reflect and complement the texture and colours of those found locally, materials foreign to the area, such as flint, should be avoided;		

Policy in the draft Dormansland Neighbourhood Plan	Tandridge District Council comments	Likely significant environmental effect?
h. To maintain the rural feel of the settlement, boundary treatment should use hedging and grassed verges instead of panel fencing and consideration should be given to replacing native hedgerows where they have been lost; and, i. Lighting of external areas should meet the appropriate standards (Guidance Notes for the Reduction of Obtrusive Light GN01:2011) as published by the Institute of Lighting Professionals.		
DNP3 – Good Design in Dormans Park Proposals for extensions or alterations to, or the replacement of, a building within Dormans Park will be supported provided they are not disproportionate to the size of the original building. Replacement boundary treatments should avoid solid fencing and walls, but use hedging, especially if these are native species, to maintain the sylvan nature of the Park and increase biodiversity. Entrance gates should be simple, visibly permeable and rural in character, and security measures discreet. Applications to link existing or replacement outbuildings to the main house will not be considered inappropriate or disproportionate so long as: - They are solely for uses ancillary to the main dwelling and do not accommodate primary functions such as kitchen, living rooms, bedrooms or bathrooms. - The outbuilding is of a subservient scale and form to the main house. - The outbuilding is in close proximity to the main house; and,	Policy DNP3 provides clarity to supplement CSP18 of the Tandridge Development Plan	N

Policy in the draft Dormansland Neighbourhood Plan	Tandridge District Council comments	Likely significant environmental effect?
d. The proposed link is subservient in scale and form to both the main house and the outbuilding and will not have a detrimental impact on the openness of the Green Belt. Unless very special circumstances can clearly be demonstrated, new development and sub-division of plots below 0.25 hectares is to be treated as inappropriate development.		
DNP4 – Education Provision Proposals for the development of permanent extra classrooms or for nursery provision at Dormansland Primary School, as shown on the Policies Map, will be supported provided the proposals do not harm the amenity of residents living near the school or create additional highway safety concerns. Any proposals to extend the school should include a plan to promote sustainable travel measures to support an increase in the size of the school population and to minimise the volume of vehicle traffic to and from the school. Proposals for the change of use of existing educational buildings and land will be resisted unless alternative prior provision is made within the parish taking account of its green belt status.	Policy DNP4 provides clarity to supplement CSP11 of the Tandridge Development Plan and is not, in any case, likely to result in environment effects.	N
DNP5 – Rural Diversification The re-use of an existing building in the countryside will be supported provided that it will enable enterprise, farm diversification or recreation that benefits the rural economy without harming the open character of the	Policy DNP5 provides clarity to supplement Policy CSP5 of the Tandridge Development Plan EIA would be required if development were brought forward	N

Policy in the draft Dormansland Neighbourhood Plan	Tandridge District Council comments	Likely significant environmental effect?
landscape. Proposals for housing development in the countryside will only be granted in exceptional circumstances where such a dwelling is: - required to serve the essential uses of agriculture, forestry or some other special and justified need, - in harmony with the landscape (in terms of its design and siting), and - sited within or immediately adjacent to an existing group of dwellings or on a previously developed site suitably located to serve the purpose, unless it can be shown that there are overriding reasons why it must be built elsewhere. The re-use and development of any such housing must also be in accordance with all other planning policies applicable to that location, including but not limited to policies applying within the Green Belt. Development in the parts of Dormansland Parish within the High Weald AONB should preserve and enhance the statutory purposes and duty of the AONB and should make a positive contribution to maintaining and enhancing its special qualities.		
DNP6 – Promoting the Natural Environment Development proposals will be supported provided they comply with other Local and Neighbourhood Plan Policies and the following principles: They protect and enhance wildlife areas, including Sites of Special Scientific Interest and contain measures to sustain and improve biodiversity;	Policy DNP6 reflects existing policy / practice. It provides clarity to supplement Policies CSP15, 17, 20 and 21; and DP19 of the Tandridge Development Plan.	N

Policy in the draft Dormansland Neighbourhood Plan	Tandridge District Council comments	Likely significant environmental effect?
b. They do not adversely affect the distinctive local character of the open landscapes of the parish or harm valued public views and vistas; c. They protect and where possible enhance footpaths and public rights of way; d. They contain measures that will help to mitigate the impacts of, and adapt to, climate change; e. It can be demonstrated that they include sustainable drainage design features to manage the risk of surface water flooding within their boundary and elsewhere in the parish; f. Where applicable, they include mitigation measures where flooding from any source could occur on the site to ensure that any development on that site is safe from flooding and surface water retention and shall not increase the flood risk elsewhere, including: I. Sites should be developed so as not to increase or be likely to increase surface water run off rates and discharge volumes leaving the site; II. Any development must employ a suitable range of Sustainable Drainage Systems (SuDs) measures in a SuDs treatment train; and, III. Areas at risk of surface water flooding should be avoided; In addition, any development proposals should contribute to and enhance the natural environment by ensuring the		

Policy in the draft Dormansland Neighbourhood Plan	Tandridge District Council comments	Likely significant environmental effect?
protection of local assets such as mature trees, hedgerows and woodland, and support a 'net gain' in biodiversity wherever possible through the provision of additional habitat for wildlife and green spaces.		
DNP7 – Dormansland Green Corridor The Neighbourhood Plan designates the 'green corridor', as shown on the Policies Map. Any development within the corridor which is consistent with Green Belt policy is required to have full regard to the ecological value of land that lies within the corridor and development proposals are required to demonstrate how this value may be enhanced. Proposals that will undermine the ecological integrity of the corridor will be resisted.	Policy DNP7 reflects existing policy / practice. It provides clarity to supplement Policies CSP15, 17, 20 and 21; and DP19 of the Tandridge Development Plan.	N
DNP8 – Local Green Spaces The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Policies Map: 1. The Newhache Green 2. Dormansland Recreational Ground including the tennis courts. 3. The New Farthingdale Green 4. Colin Anderson playing field 5. Dormansland Cricket ground 6. Station Fields Proposals for development on the land will only be supported if the open character of the land is preserved, unless very special circumstances can be demonstrated.	Policy DNP8 seeks to retain the land in current state and use.	N
DNP9 – Village Hall	Policy DNP9 supports the provision of a replacement building. Proposals would need to comply with	N

Policy in the draft Dormansland Neighbourhood Plan	Tandridge District Council comments	Likely significant environmental effect?
Proposals for a new Village Hall scheme will be supported, provided the scheme delivers a high-quality design to replace the War Memorial Hall and comprises a multi-purpose facility of a size capable of accommodating the following requirements: a. A multi-purpose main hall that responds to Sports England Design Guidance b. A Committee Room and Parish office c. Kitchen, toilets, and adequate storage d. Parking to approved standards. The new hall should be designed to be energy and resource efficient to minimise running costs and manage thermal comfort.	landscape, heritage and biodiversity policies (CSP15, 17, 20 and 21; and DP19) of the Tandridge Development Plan.	
DNP10 – Community Facilities The Neighbourhood Plan defines the following properties as community facilities: i. The Old House at Home, The Plough and the Royal Oak Public Houses ii. St John’s Church, the Centenary Rooms and the Parish Room (Green Hut), iii. The Baptist Church iv. Dormans Station Proposals that will result in either the loss of, or cause significant harm to a defined facility will be resisted, unless it can be clearly demonstrated that the operation of the facility, or the on-going delivery of the community value of the facility, is no longer financially viable.	Policy DNP10 seeks to retain properties in their current state and use.	N

Policy in the draft Dormansland Neighbourhood Plan	Tandridge District Council comments	Likely significant environmental effect?
Development proposals to sustain or extend the viable use of existing community facilities and the development of new facilities will be supported.		
DNP11 – Local Heritage Assets The Neighbourhood Plan identifies the following buildings that have local heritage significance by way of their local historical and/or architectural value to the local community. 1. The Grange, Felcourt Road 2. Grange Lodge, Felcourt Road 3. Yew Lodge, Felcourt Road 4. Pleasance Cottage, Swissland Hill, 5. The Clock House and Chestnut Cottage, Swissland Hill, 6. Dorinwell, Furzefield Chase, 7. Ralph’s Cottage, Ford Manor Road, 8. Ho Chee Cottages, Plough Road, 9. Starborough Cottages, Dormans Station Road 10. Dormans Station, Dormans Station Road 11. Hop Vines, The Platt, 12. St John’s Parish Room (The Green Hut), The Platt, 13. Hill House, Baldwins Hill & Garden, Lingfield Road, Proposals that will result in a scale of harm to, or loss of, the building or structure that has not had full regard to its significance as a local heritage asset will be resisted.	Policy DNP11 seeks to protect heritage. It provides clarity to supplement Policies CSP15, 17, 20 and 21; and DP19 of the Tandridge Development Plan.	N
DNP12 – Ashdown Forest SPA mitigation All residential proposals shall include measures to avoid and mitigate the	Policy DNP12 reflects existing policy / practice. It provides clarity to supplement Policies CSP15, 17, 20 and 21; and DP19 of the Tandridge Development Plan.	N

Policy in the draft Dormansland Neighbourhood Plan	Tandridge District Council comments	Likely significant environmental effect?
impact of residential development upon the Ashdown Forest Special Protection Area (SPA) in agreement with the Council and Natural England. This may include the provision of a bespoke SANG, a financial contribution towards Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, Tandridge District Council's Ashdown Forest SPA Avoidance and Mitigation Strategy and relevant guidance.		