

APPENDIX 5.2
RELEVANT POLICY EXTRACTS

Local Planning Policy

Guildford Borough Local Plan: Strategy And Sites 2015 - 2034 - Adopted 25th April 2019

P1: SURREY HILLS AREA OF OUTSTANDING NATURAL BEAUTY AND AREA OF GREAT LANDSCAPE VALUE

(1) The Surrey Hills Area of Outstanding Natural Beauty (AONB), as shown on the Policies Map, will be conserved and enhanced to maximise its special landscape qualities and scenic beauty.

(2) In accordance with the NPPF, there will be a presumption against major development in the AONB except in exceptional circumstances and where it can be demonstrated to be in the public interest.

(3) Great weight will be given to the conservation and enhancement of the natural beauty of the AONB and development proposals must have regard to protecting its setting.

(4) Development proposals will also be assessed against the provisions of the current Surrey Hills AONB Management Plan.

(5) The AGLV, as designated on the Policies Map, will be retained until such time as there has been a review of the AONB boundary. Development proposals within the AGLV will be required to demonstrate that they would not harm the setting of the AONB or the distinctive character of the AGLV itself.

POLICY ID4: GREEN AND BLUE INFRASTRUCTURE BIODIVERSITY

(1) The Council will maintain, conserve and enhance biodiversity and will seek opportunities for habitat restoration and creation, particularly within and adjacent to Biodiversity Opportunity Areas (BOAs). The Council will produce a Green and Blue Infrastructure Supplementary Planning Document (SPD) setting out how this approach will be implemented.

(2) New development should aim to deliver gains in biodiversity where appropriate. Where proposals fall within or adjacent to a BOA, biodiversity measures should support that BOA's objectives. The SPD will set out guidance on how this can be achieved.

(3) The designated sites in the following hierarchy are shown on the Policies Map or as subsequently updated: (a) European sites: Special Protection Areas (SPA) and Special Areas of Conservation (SAC) (b) National sites: Sites of Special Scientific Interest (SSSI) (c) Local sites: Sites of Nature Conservation Importance (SNCI) and Local Nature Reserves.

(4) Permission will not be granted for development proposals unless it can be demonstrated that doing so would not give rise to adverse effects on the integrity of European sites, whether alone or in combination with other development. Any development with a potential impact on SPA or SAC sites will be subject to a Habitats Regulations Assessment.

(5) Permission will only be granted for development proposals within or adjacent to national sites where it can be demonstrated that doing so would not be harmful to the nature conservation interests of the site and its function as an ecological unit.

(6) Permission will not be granted for proposals that are likely to materially harm the nature conservation interests of local sites unless clear justification is provided that the need for development clearly outweighs the impact on biodiversity. Where this test is met, every effort must be made to reduce the harm to the site through avoidance and mitigation measures.

Blue infrastructure

(7) The ecological, landscape and recreational value of watercourses will be protected and enhanced. Development proposals that are likely to have an adverse impact on the functions (including across their catchments) and setting of watercourses and their corridors will not be permitted. Proposals must demonstrate how they will support the achievement of Water Framework Directive objectives and have followed guidance from the Environment Agency on implementation of the River Basin Management Plan and flood risk management, and followed guidance in any local catchment management plans. In particular, developers should take any steps necessary to avoid

any downstream adverse impact on water quality objectives that may arise from their proposed development.

Local plan saved policies

POLICY G1 GENERAL STANDARDS OF DEVELOPMENT

Proposals will be permitted if they comply with the relevant Local Plan policies and the following requirements are met:

Policy G1 (12) SAFEGUARDING AND ENHANCEMENT OF THE LANDSCAPE AND EXISTING NATURAL FEATURES
Development is designed to safeguard and enhance the characteristic landscape of the locality and existing natural features on the site, such as hedgerows, trees, watercourses and ponds which are worthy of protection.

POLICY NE5 DEVELOPMENT AFFECTING TREES, HEDGES AND WOODLANDS

Development will not be permitted if it would damage or destroy trees protected by a Tree Preservation Order or in a conservation area unless the removal would: 1. Be in the interests of good arboricultural practice; or 2. The need for the development outweighs the amenity value of the protected trees. If the removal of any trees is permitted as part of a development, a condition may require that an equivalent number (or more) of new locally native trees be planted either on or near the site.