

An aerial photograph of Gatwick Airport's northern runway and taxiway. The runway is a long, straight concrete strip with white markings, including the number '26' and the letter 'L'. Several aircraft are visible on the taxiway and runway. In the foreground, a large white Airbus A380-800 is taxiing. To its left, a smaller white and red aircraft is also visible. Further back, another white aircraft is taxiing. The surrounding area includes green grass, paved taxiways, and airport buildings in the distance. The text 'YOUR LONDON AIRPORT' is written in a white, sans-serif font, and 'Gatwick' is written in a white, cursive font below it.

YOUR LONDON AIRPORT  
*Gatwick*

*Our northern runway: making best use of Gatwick*

Preliminary Environmental Information Report

Appendix 9.2.2: Summary of Local Planning Policy: Ecology and Nature Conservation

September 2021

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## 1 Introduction

### 1.1 General

- 1.1.1 This document forms Appendix 9.2.2 of the Preliminary Environmental Information Report (PEIR) prepared on behalf of Gatwick Airport Limited (GAL). The PEIR presents the preliminary findings of the Environmental Impact Assessment (EIA) process for the proposal to make best use of Gatwick Airport's existing runways (referred to within this report as 'the Project'). The Project proposes alterations to the existing northern runway which, together with the lifting of the current restrictions on its use, would enable dual runway operations. The Project includes the development of a range of infrastructure and facilities which, with the alterations to the northern runway, would enable the airport passenger and aircraft operations to increase. Further details regarding the components of the Project can be found in the Chapter 5: Project Description.
- 1.1.2 This document provides the summary of local planning policy relevant Chapter 9: Ecology and Nature Conservation for the Project.

## 2 Summary of Local Planning Policy

Policy	Summary
<b>Adopted Policy</b>	
<b>Crawley 2030: Crawley Borough Local Plan 2015 – 2030 (2015)</b>	
ENV2: Biodiversity	<p>All development proposals will be expected to incorporate features to encourage biodiversity where appropriate, and where possible, enhance existing features of nature conservation value within and around the development.</p> <p>To ensure a net gain in biodiversity, the following areas will be conserved and enhanced where possible and the council will support their designation and management:</p> <ul style="list-style-type: none"> <li>▪ Sites of Special Scientific Interest (SSSIs);</li> <li>▪ Ancient woodland, and aged or veteran trees;</li> <li>▪ Local Nature Reserves (LNRs);</li> <li>▪ Sites of Nature Conservation Importance (SNCIs);</li> <li>▪ Nature Improvement Areas;</li> <li>▪ where habitats or species of Principal Importance (under S41 of the Natural Environment and Rural Communities Act 2006) are present; and</li> <li>▪ where Protected Species are present.</li> </ul>
<b>Reigate and Banstead Local Plan: Core Strategy (2014)</b>	
CS2: Valued Landscape and the Natural Environment	<p>In considering the allocation of land and /or proposals for significant development, the Council and developers will be required to protect and enhance the borough's green fabric.</p> <ul style="list-style-type: none"> <li>▪ The Mole Gap to Reigate Escarpment Special Areas of Conservation (SAC) will be afforded the highest level of protection in line with European legislation. Proposals for development that is likely to have a significant effect on the SAC, alone or in combination with other development, will be required to demonstrate that it will not adversely affect the integrity of the site.</li> <li>▪ SSSIs, SNCIs, LNRs and ancient woodland will be protected for their biodiversity value and where appropriate enhanced.</li> <li>▪ Urban green spaces, green corridors and site-specific features which make a positive contribution to the green fabric and/or a coherent green infrastructure network and will, as far as practicable, be retained and enhanced.</li> </ul>
<b>Reigate and Banstead Local Plan: Development Management Plan 2018-2027 (2019)</b>	
NHE2: Protecting and Enhancing Biodiversity and Areas of	<ul style="list-style-type: none"> <li>▪ Internationally designated sites, (Natura 2000 sites), including the Mole Gap to Reigate Escarpment SAC, will be afforded the highest level of protection. Development proposals which are likely to have a significant effect on these sites, either individually or in combination with other development, must be accompanied by an Appropriate Assessment.</li> <li>▪ Development likely to have an adverse effect on the special interest features of a SSSI will only be permitted where it is demonstrated that the benefits of the development in that location clearly outweigh the impacts and any impacts will be suitably mitigated.</li> <li>▪ Development likely to have an adverse effect upon any site designated as a SNCI, Regionally Important Geological Site (RIGS) or a LNR will only be granted where:</li> </ul>

Policy	Summary
Geological Importance	<ul style="list-style-type: none"> <li>- the need for, and benefits of, the development on that site clearly outweigh the impacts; and</li> <li>- it is demonstrated that adequate mitigation of, or as a last resort, compensation for, the impact of the development will be put in place.</li> <li>▪ Development within or affecting Potential Sites of Nature Conservation Importance (PoSNCIs) will require an assessment to identify the ecological and nature conservation value of the site and the environmental impact of the proposed development.</li> <li>▪ Throughout the borough, and especially within Biodiversity Opportunity Areas (BOAs), development proposals will be expected to: <ul style="list-style-type: none"> <li>- retain and enhance other valued priority habitats and features of biodiversity importance; and</li> <li>- be designed, wherever possible, to achieve a net gain in biodiversity.</li> </ul> </li> <li>▪ Development opportunities where the primary objective is to conserve or enhance biodiversity will be considered favourably.</li> </ul>
NHE3: Protecting Trees, Woodland and Natural Habitats	<ul style="list-style-type: none"> <li>▪ Where relevant, new development proposals will be required to include an assessment of existing trees and landscape features on site, including their suitability for retention.</li> <li>▪ Development resulting in the loss of or the deterioration in the quality of a protected tree or hedgerow will be refused unless the need for, and benefits of, development in that location clearly outweigh the loss.</li> <li>▪ Unprotected but important trees, woodland or hedgerows with ecological, amenity or other value should be retained as an integral part of the design of development except where their long-term survival would be compromised by their age or physical condition or there are overriding benefits of their removal.</li> <li>▪ Where loss of features described above are permitted, this will be subject to adequate compensatory provision commensurate to that which is lost.</li> <li>▪ Where replacement tree and hedge planting are required, appropriate species of trees should be used and sufficient space must be provided at the design stage for tree provision.</li> <li>▪ A buffer zone will be required between ancient woodland sites and the boundary of adjacent new developments.</li> </ul>
NHE4: Green and Blue Infrastructure	<ul style="list-style-type: none"> <li>▪ The Council will work with landowners, land managers and stakeholders to secure the provision of a multi-functional green and blue infrastructure network.</li> <li>▪ Development proposals must: <ul style="list-style-type: none"> <li>- where possible, increase access to and provision of green and blue infrastructure and open spaces;</li> <li>- avoid any adverse impacts on existing habitats and take the opportunity to enhance and incorporate biodiversity as an integral part of design, including watercourses and riverside habitats;</li> <li>- positively incorporate green and blue infrastructure as an integral part of the design of new developments;</li> <li>- incorporate open spaces and green spaces which can be used in a variety of ways and support a range of activities;</li> <li>- Where possible, create new links and corridors between open spaces, green/blue infrastructure and the countryside beyond; and</li> <li>- Identify measures for appropriate maintenance of relevant green/blue infrastructure.</li> </ul> </li> <li>▪ Within land designated as a Riverside Green Chain, the following uses and facilities will be permitted to facilitate activities compatible with the area and the maintenance of a natural green and blue environment: <ul style="list-style-type: none"> <li>- formal outdoor recreation, allotments, agriculture and woodland where feasible;</li> <li>- establishment of LNRs and similar nature conservation provision;</li> <li>- enhancements to the riverine environment for water related purposes, including the establishment of buffer zones; and</li> <li>- creation of ponds, swales, bunds, stormwater wetlands and similar features as part of the surface water drainage system serving major new housing development and consistent with an overall agreed landscape plan.</li> </ul> </li> </ul>
<b>Tandridge District Core Strategy (2008)</b>	
CSP17: Biodiversity	Development proposals should protect biodiversity and provide for the maintenance, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the Surrey Biodiversity Action Plan. The Council will seek to enhance biodiversity by supporting the work of the Downlands Countryside Management Project and by supporting LNRs and Community Wildlife Areas.
<b>Tandridge District Core Strategy 2008. Tandridge Local Plan. Part 2: Detailed Policies 2014-2029 (2014)</b>	
DP19: Biodiversity, Geological Conservation and Green Infrastructure	<p>There will be a presumption in favour of development proposals which seek to:</p> <ul style="list-style-type: none"> <li>▪ promote nature conservation and management; and</li> <li>▪ restore or create Priority Habitats.</li> </ul> <p>In order to conserve and enhance the natural environment, proposals which would result in significant harm to local, national or statutory sites of biological importance will be refused planning permission unless:</p> <ul style="list-style-type: none"> <li>▪ all reasonable alternative locations with less harmful impacts are demonstrated to be unsuitable; and</li> <li>▪ the proposal incorporates measures to avoid the harmful impacts arising, sufficiently mitigate their effects, or, as a last resort, compensate for them.</li> </ul>

Policy	Summary
	<p>Where a proposal is likely to result in direct or indirect harm to an irreplaceable environmental asset of the highest designation, such as a SSSI, ancient woodland or veteran trees, the granting of planning permission will be wholly exceptional.</p> <p>Planning permission for development directly or indirectly affecting protected or Priority species will only be permitted where it can be demonstrated that the species involved will not be harmed or appropriate mitigation measures can be put in place.</p>
<b>Mid Sussex District Plan 2014-2031 (2018)</b>	
DP17: Ashdown Forest SPA and SAC	In order to prevent adverse effects on the Ashdown Forest SPA and SAC, new development likely to have a significant effect, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.
DP36: Historic Parks and Gardens	The character, appearance and setting of a registered park, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park, or park or garden of local historic interest will only be permitted where it protects and enhances its special features, biodiversity, setting and views into and out of the park or garden.
DP37: Trees, Woodland and Hedgerows	<p>The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/or that have landscape, historic or wildlife importance, will not normally be permitted. Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose. Trees, woodland and hedgerows will be protected and enhanced by ensuring development.</p> <p>The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.</p>
DP38: Biodiversity	<p>Biodiversity will be protected and enhanced by ensuring development:</p> <ul style="list-style-type: none"> <li>▪ contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity;</li> <li>▪ protects existing biodiversity, so that there is no net loss of biodiversity.</li> <li>▪ minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience;</li> <li>▪ promotes the restoration, management and expansion of priority habitats in the District; and</li> <li>▪ avoids damage to, protects and enhances the special characteristics of internationally designated sites.</li> </ul> <p>Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks. Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution</p>
<b>Mid Sussex Local Plan 2004 (saved policies) (2004)</b>	
C5: Areas of Importance for Nature Conservation	Proposals for development or changes of use of management within SSSIs, SNCIs, LNRs, Ancient Woodlands or to other sites or areas identified as being of nature conservation or geological importance, including wildlife corridors will be subject to rigorous examination, and only permitted where the proposal, by virtue of design and layout, minimises the impact on features of nature conservation importance. Proposals should take advantage of opportunities for habitat creation, wherever possible. The weight to be attached to nature conservation interests will reflect the relative significance of designations. Special scrutiny will be applied to those sites which are statutorily designated.
C6: Trees, Hedgerows and Woodlands	Development resulting in the loss of woodlands, hedgerows and trees which are important in the landscape, or as natural habitats, or historically, will be resisted.
<b>Horsham District Planning Framework (excluding South Downs National Park) (2015)</b>	
Policy 25: The Natural Environment and	<p>The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. The Council will support development proposals which:</p> <ul style="list-style-type: none"> <li>▪ maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible; and</li> </ul>

Policy	Summary
Landscape Character	<ul style="list-style-type: none"> <li>conserve and where possible enhance the setting of the South Downs National Park.</li> </ul>
Policy 31: Green Infrastructure & Biodiversity	<ul style="list-style-type: none"> <li>Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure.</li> <li>Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.</li> <li>Where felling of protected trees is necessary, replacement planting with a suitable species will be required.</li> <li>Particular consideration will be given to the hierarchy of sites and habitats in the district.</li> <li>Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that; The reason for the development clearly outweighs the need to protect the value of the site; and, that appropriate mitigation and compensation measures are provided.</li> <li>Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a Habitats Regulations Assessment (HRA) to determine the need for an Appropriate Assessment.</li> </ul>
<b>Mole Valley Core Strategy (2009)</b>	
CS15: Biodiversity and Geological Conservation	<p>Biodiversity and areas of geological importance will be protected and enhanced in accordance with European and National legislation / guidance including that set out in Planning Policy Statement 9 (Biodiversity and Geological Conservation), the South East Plan Policy NRM5 (Conservation and Improvement of Biodiversity) and the Surrey Biodiversity Action Plan.</p> <p>In order to reduce the impact of development on the Mole Gap to Reigate Escarpment SAC, there is a presumption against any increase in residential or employment related development within 800 metres of the site boundary, unless its impact can be mitigated.</p> <p>All water courses, mature hedges and trees within development sites should be, as far as practicable, retained. Only where no realistic alternatives are available or replacement of such features elsewhere in the site would result in biodiversity enhancements above what already exists, will removal of such features be permitted. In these cases, the replacement will be expected to result in biodiversity enhancements to what previously existed and where possible should seek to contribute to a network of green infrastructure and the objectives of the Surrey Biodiversity Action Plan.</p> <p>Planting and other schemes that promote biodiversity will be expected as part of all development schemes, focusing on native species from the locality and particularly trees, a key feature of the environment across Surrey.</p>
<b>Mole Valley Local Plan (2000)</b>	
ENV11: Local and non-statutory nature reserves	Development within or which would have a significant adverse effect on designated Local and Non-Statutory Nature Reserves will not be permitted unless it can be demonstrated to the satisfaction of the Council that there are reasons for the proposal which clearly outweigh the need to safeguard the intrinsic nature conservation value of the site. The Council will support the establishment of local nature reserves if it considers the necessary criteria are met.
ENV12: Sites of Nature Conservation Importance and Potential Sites of Nature Conservation Importance	<p>Development and land use change likely to have an adverse effect on a SNCI identified on the Proposals Map will not be permitted unless it can be clearly demonstrated that there are reasons for the proposal which outweigh the need to safeguard the nature conservation value of the site. In all cases where development or land use change is permitted which would damage the nature conservation value of the site, such damage will be kept to a minimum. Where appropriate, the Council will consider the use of conditions and/or planning obligations to provide appropriate suitable measures.</p> <p>In considering development proposals and land use change that are likely to have a significant effect on the integrity of a potential SNCI Importance identified on the Proposals Map, the Council will consult and have regard to the views of the Surrey Wildlife Trust on the impact of the proposal and any nature conservation value of the site.</p>
ENV13: Features of Local Importance for Nature Conservation	<p>The Council will seek to safeguard sites and features of nature conservation importance that are not identified on the Proposals Map but which contribute to the natural heritage of the District. The development of such features will not be permitted unless either:</p> <ul style="list-style-type: none"> <li>the development would not significantly and adversely affect the features; or</li> <li>the features will be protected from harm or transferred to another habitat; or</li> <li>the importance of the development outweighs the nature conservation value of the features.</li> </ul>
ENV14: Enhancement, management and	In considering development proposals account will be taken of any measures relevant to the proposals concerned to protect or enhance existing nature conservation features and scope to create and manage new areas of nature conservation value.

Policy	Summary
creation of nature conservation features	
ENV15: Species Protection	Where it is evident that a proposed development would be likely to result in harm to a protected species or its habitat, a thorough site investigation will be necessary by the applicant and the relevant nature conservation bodies will be consulted. Development that would materially harm a protected species or its habitat will not be permitted.
<b>Emerging Policy</b>	
<b>Draft Crawley Borough Local Plan 2021-2037 (2021)</b>	
GI1: Green Infrastructure	<p>Multi-functional green infrastructure network will be conserved and enhanced through the following measures:</p> <ul style="list-style-type: none"> <li>▪ development which protects and enhances green infrastructure will be supported;</li> <li>▪ development proposals should take a positive approach to designing green infrastructure, utilising the council's supplementary planning documents to integrate and enhance the green infrastructure network;</li> <li>▪ proposals which reduce, block or harm the functions of green infrastructure should be avoided. Any loss will be required to be adequately justified, minimised, mitigate against any loss or impact or as a last resort compensate to ensure the integrity of the green and blue infrastructure network is maintained;</li> <li>▪ the strategic green infrastructure network is afforded the highest protection due to its high value from existing or identified potential multiple functions, for example as recreation, routeways, access to the countryside, wildlife and climate mitigation;</li> <li>▪ proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting to the urban/rural fringe and the wider countryside beyond;</li> <li>▪ Cross Boundary matters relating to Green Infrastructure should be considered and incorporated at the early stage of an application;</li> <li>▪ large proposals will be required to provide new and/or create links to green infrastructure as well as take into consideration the use of SuDS and methods that incorporate blue infrastructure into development designs to improve the visual amenity of the development, to account for Policy EP1 and to aid in reducing surface water run-off.</li> <li>▪ Householder developments and small non-residential extensions should take into account Policy EP2 and innovative solutions that incorporate green and blue infrastructure into designs at an early stage. Where possible, Natural England's Accessible Natural Green Space Standard recommendations and the Woodland Trust's Woodland Access Standard should be used to assess a development proposal's location in relation to existing accessible natural green space and woodland. As a minimum, developments should seek to ensure new development proposals meet the Crawley local standards for natural greenspace set out in paragraphs 7.13 and 14.16 relating to quantity, accessibility, quality and value.</li> </ul>
GI2: Biodiversity Sites	<p>Up-to-date habitat and species surveys and associated reports will be required to accompany planning applications which may affect the areas listed below or sites showing likely ecological value based on past ecological surveys. If significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated or as last resort compensated then planning permission should be refused.</p> <ul style="list-style-type: none"> <li>▪ Nationally designated sites (Sites of Special Scientific Interest);</li> <li>▪ National Planning Policy Framework Sites (Ancient Woodland and aged or veteran trees);</li> <li>▪ Locally designated sites, and habitats and species outside designated areas: <ul style="list-style-type: none"> <li>- Local Nature Reserves (LNR);</li> <li>- Local Wildlife Sites (LWS);</li> <li>- Nature Improvement Areas;</li> <li>- Habitats of Principal Importance identified in S41 of the Natural Environment and Rural Communities Act 2006 or Biodiversity Action Plans;</li> <li>- Biodiversity Opportunity Areas;</li> <li>- Where Protected Species are present;</li> <li>- Where Species of Principal Importance are present, as identified in S41 of the Natural Environment and Rural Communities Act 2006.</li> </ul> </li> </ul> <p>Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists. A buffer zone between development and ancient woodland will be required in line with Natural England Standing Advice.</p>
GI3: Biodiversity and Net Gain	Development whose primary objective is to conserve or enhance biodiversity will be supported. All development proposals will be expected to incorporate features to encourage biodiversity and enhance existing features of nature conservation value within and around the development. Development proposals will be required to demonstrate how the scheme will meet the government's requirement for securing a 'net gain' in biodiversity, including information calculating the current biodiversity value of the site. As a minimum, all development proposals will need to achieve a net gain for biodiversity in accordance with government

Policy	Summary
	<p>expectations, currently a 10% increase in habitat value for wildlife compared with the pre-development baseline. Applications should include consideration to securing benefits for the purposes of pollination and biodiversity as part of their on-site landscaping schemes. This can include consideration for green roofs and green walls, where soft landscaping at ground level is limited. Discussions with Gatwick Airport Limited in relation to planting and management to minimise the risk of bird strike should be held at an early stage of landscape design, in accordance with Policy DD5.</p> <p>Developers may be required to commit to providing an Ecological Management Plan/Biodiversity Offset Management Plan for the development site. This will usually apply to larger developments or where a development site is close to a Local Wildlife Site. Landscape proposals for residential development should contribute to the character and appearance of the town by including at least one new tree, or equivalent soft landscaping, for each new dwelling, of an appropriate species and planted in an appropriate location. The tree and soft landscaping planting requirements would normally be expected to be met within the development site. Where the local planning authority agrees that this is not feasible or desirable, commuted sums will be sought in lieu on a per tree, or equivalent alternative habitat basis, taking account of constraints to planting. The approach would enable the green character and appearance of the borough to be maintained through tree and soft landscape planting on appropriate and available land. Proposals which would result in significant harm to biodiversity will be refused unless: i. this can be avoided by locating the development on an alternative part of the site with less harmful impact; or ii. the harm can be adequately mitigated, or, as a last resort, compensated for. Compensation should consider losses of all the benefits provided by the natural environment.</p>
<p>SD1: Presumption in Favour of Sustainable Development</p>	<p>The council will take a positive approach to approving development which is sustainable. The council will work proactively in partnership with applicants, stakeholders and other partners to jointly find solutions which mean that development can be approved wherever possible, whilst securing development that improves the economic, social and environmental conditions of Crawley and the wider Gatwick Diamond and West Sussex and Greater Brighton sub regions.</p>
<p><b>Future Mole Valley 2018-2033: Consultation Draft Local Plan (2020)</b></p>	
<p>Policy EN9: Enhancing Biodiversity</p>	<ul style="list-style-type: none"> <li>▪ Development proposals should seek to protect, enhance and recover wildlife habitats and species by creating new natural areas or restoring and enhancing existing habitats, particularly in or adjacent to sites designated for their nature conservation importance.</li> <li>▪ Developments which would have an adverse impact on nature conservation interests will not be granted planning permission unless all the following criteria are met: <ul style="list-style-type: none"> <li>- The benefits of the development outweigh the harm;</li> <li>- There are no alternative sites that could reasonably accommodate the development where the harm would be reduced; and</li> <li>- Compensation measures can be provided within, or close to the site, that result in no net loss of biodiversity.</li> </ul> </li> <li>▪ To meet the requirements of the Habitats Directive relating to the Bechstein's bat qualifying feature, any allocated greenfield site within 1.5km of the Mole Gap to Reigate Escarpment SAC must consider whether habitat suitable for foraging or commuting Bechstein's bats from the SAC (such as deciduous woodland, mature treelines, species rich pasture or river corridors) are present. If so, such features must be preserved unless surveys demonstrate that they are not used by Bechstein's bats. Care must also be taken through development design to ensure that such retained features are not subject to artificial lighting.</li> <li>▪ To meet the requirements of the Habitat Directive, and to protect the integrity of the Thames Basin Heaths SPA, all site allocations within 5km of the SPA (and within 5-7km of the SPA if over 50 dwellings) must be mitigated through the provision of Suitable Alternative Natural Greenspace, providing sufficient capacity according to Natural England guidelines, to mitigate the net new residents within Mole Valley.</li> <li>▪ Developments that include landscape schemes or other green infrastructure measures should be designed using native, preferably, locally-sourced planting and in accordance with the national strategy for biosecurity in Great Britain</li> <li>▪ Where practical, taking account of the scale and nature of the development, proposals will be required to: <ol style="list-style-type: none"> <li>a. Include proposals to achieve measurable net gains in biodiversity.</li> <li>b. Increase the coherence of ecological networks through greater connectivity between wildlife sites.</li> <li>c. Offer opportunities to improve health and wellbeing within the local community through direct contact with natural areas.</li> <li>d. Provide educational opportunities to enable local people to improve their understanding of the natural environment</li> </ol> </li> </ul>
<p>Policy EN11: Green Infrastructure and Play Space</p>	<ul style="list-style-type: none"> <li>▪ The provision of new or improved green open space, recreation spaces and facilities, and contributions to Mole Valley's network of Green Infrastructure will be supported, particularly where they meet the identified needs of local communities.</li> <li>▪ Existing provision will be safeguarded from development, unless the space is no longer required, appropriate alternative provision of a higher standard is made, or the need to retain such spaces is clearly outweighed by other development needs. In considering whether the loss would be appropriate, the following will be considered: <ol style="list-style-type: none"> <li>a. Whether the site makes a significant contribution to the character, environmental quality and amenity of the surrounding area.</li> <li>b. Whether the site provides essential social, community or recreational use.</li> <li>c. Whether the site is of high ecological value.</li> </ol> </li> <li>▪ To address needs arising from development, provision of equipped play space will be required on site as part of any development scheme delivering 50 net dwellings or more. Where there are existing</li> </ul>

Policy	Summary
	<ul style="list-style-type: none"> <li>▪ play facilities adjacent to the site, or where the Council agrees that it would be impractical to provide play facilities on site, an equivalent contribution towards the improvement of existing facilities may be agreed by the Council as an alternative to on-site provision. Appropriate on-site play space provision should be as follows:               <ol style="list-style-type: none"> <li>a. For development of 50 or more net dwellings, a Locally Equipped Area for Play is required.</li> <li>b. Additionally, for development of 200 or more net dwellings, a Neighbourhood Equipped Area for Play is required.</li> <li>c. Additionally, for development of 500 or more net dwellings, a Multi-Use Games Area is required.</li> </ol> </li> </ul>
<b>Draft Horsham District Local Plan 2019-2036 (2020)</b>	
<p>Strategic Policy 27: The Natural Environment and Landscape Character</p>	<p>The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats, will be protected against inappropriate development. The Council will expect development proposals to be landscape led from the outset so that they clearly inform the design and layout. Proposals will also be required to:</p> <ul style="list-style-type: none"> <li>▪ Protect, conserve and enhance the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintain settlement separation;</li> <li>▪ Maintain and enhance the Green Infrastructure Network, the Nature Recovery Network and, where practicable, help to address any identified deficiencies in the District;</li> <li>▪ Maintain and enhance the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and secure net gains in biodiversity;</li> <li>▪ Incorporate SUDS into a scheme in an optimal location for their purpose whilst also securing landscape enhancements and good quality spaces. Proposals will be expected to provide details to demonstrate that the whole life management and maintenance of the SUDS are appropriate, deliverable and will not cause harm to the natural environment and/or landscape; and</li> <li>▪ Where applicable, conserve and, where possible, enhance the setting of the South Downs National Park and the High Weald Area of Outstanding Natural Beauty.</li> </ul>
<p>Strategic Policy 31: Green Infrastructure and Biodiversity</p>	<ul style="list-style-type: none"> <li>▪ Development will be supported where it can demonstrate that it maintains and enhances the existing network of green infrastructure, the Nature Recovery Network, natural capital and biodiversity. Proposals that would result in the loss of existing green infrastructure or part of the Nature Recovery Network will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.</li> <li>▪ Proposals will be expected to retain and enhance existing fresh water features, hedgerows, trees and deciduous woodland and the provision of additional hedgerow and tree planting will be sought subject to appropriate consideration of local and wider context, habitats and species.</li> <li>▪ Where the felling of a tree is necessary, for example due to disease, replacement planting with a suitable species and location to retain the link with the wider network of habitats and Green Infrastructure, will be required.</li> <li>▪ Development proposals will be expected to remove invasive species and will be required to contribute to the enhancement of existing biodiversity and deliver, as a minimum, a 10% net gain through the delivery of appropriate on-site biodiversity net gain or, where this is not practicable, to off-set the delivery to the Nature Recovery Network.</li> <li>▪ Proposals should create and manage appropriate new habitats, taking into account pollination, where practicable. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity, and where appropriate the Nature Recovery Network, through the creation of green spaces, and linkages between habitats to create local and regional ecological networks and allow the movement of wildlife through development sites.</li> <li>▪ Particular consideration will be given to the hierarchy of sites and habitats in the District as follows:               <ul style="list-style-type: none"> <li>- Special Protection Area (SPA) and Special Areas of Conservation (SAC)</li> <li>- Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNRs)</li> <li>- Local Wildlife Sites (LWS), Local Nature Reserves (LNRs) and any areas of Ancient Woodland, traditional orchards, local geodiversity or other irreplaceable habitats not already identified in a &amp; b above</li> </ul> </li> <li>▪ Where development is anticipated to have a direct or indirect adverse impact on sites or features of importance to nature conservation, development will be refused unless it can be demonstrated that:               <ul style="list-style-type: none"> <li>- The objectives of a site's designation, where applicable, and integrity of the area will not be undermined;</li> <li>- The reason for the development clearly outweighs the need to protect the value of the site; and,</li> <li>- That appropriate mitigation and compensation measures are provided</li> </ul> </li> <li>▪ Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a Habitats Regulation Assessment to determine the need for an Appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.</li> </ul>
<b>Tandridge Our Local Plan: 2033 (Regulation 22 Submission) (2019)</b>	
<p>TLP35: Biodiversity,</p>	<p>Proposals for development should protect biodiversity, geodiversity and natural habitats and contribute to the wider Green and Blue infrastructure network in accordance with Policy TLP30: Green and Blue infrastructure. Proposals for development at any given site should ensure that there is no net loss in biodiversity. Schemes should provide for the maintenance, enhancement and, if possible, expansion of such important assets, by aiming to restore or create appropriate priority wildlife habitats and ecological networks to sustain and recover biodiversity.</p>

Policy	Summary
Ecology & Habitats	
TLP36: Ashdown Forest SPA	All residential development within 7 km of the SPA boundary will need to put in place adequate measures to avoid and mitigate potential effects on the SPA.

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### 4 Glossary

#### 4.1 Glossary of terms

**Table 4.1.1: Glossary of Terms**

Term	Description
BOA	Biodiversity Opportunity Area
EIA	Environmental Impact Assessment
GAL	Gatwick Airport Limited
HRA	Habitats Regulations Assessment
LNR	Local Nature Reserve
LWS	Local Wildlife Site
NNR	National Nature Reserve
PEIR	Preliminary Environmental Information Report
PoSNCI	Potential Sites of Nature Conservation Importance
SAC	Special Area of Conservation
SNCI	Site of Nature Conservation Importance
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems