



Outlook, Amenity, Privacy & Daylight Supplementary Planning Document (SPD)

Appropriate Assessment – Screening Opinion

Woking Local Development Framework

July 2008



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Screening Opinion for Woking Borough Council Outlook, Amenity, Privacy and Daylight Supplementary Planning Document in respect of Natura 2000 Sites

1.0 Introduction

- 1.1 Following a judgement by the ECJ¹ on 20th October 2005, Appropriate Assessments (AA) must now be prepared for land use planning documents that may potentially cause a significant effect on protected sites within the UK. Guidance for Appropriate Assessments is contained within PPS9: Biodiversity and Geological Conservation and the accompanying Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their impact within the planning system. However, this advice predates the ECJ judgement and therefore reflects the application of the EC Habitats Directives² to plans and projects as determined by the UK Government rather than that required by the October 2005 judgement. For this reason whilst regard is to be had to PPS9 and Circular 06/05 (paragraphs 54 and 55), more reliance should now be placed upon the EC publication: Assessment of plans and projects significantly affecting Natura 2000 sites – Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (November 2001).
- 1.2 Natura 2000 provides a list of all the protected sites. Woking contains and adjoins the following Natura 2000 sites:
- Thames Basin Heaths Special Protection Area (SPA); and
 - Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC)
- 1.3 The first stage of an AA is to produce a Screening Opinion for the project or plan which examines the likely significant effects, either alone or in combination with other plans or projects, upon the European sites and consider whether it can objectively conclude that these effects will not be significant and therefore the SPD will not be subject to the AA process (see Appendices 1 & 2).
- 1.4 In accordance with these requirements, this Screening Opinion has been produced to determine whether or not the subsequent steps of AA are required by assessing the potential of the Outlook, Amenity, Privacy and Daylight SPD for having likely significant effects on the Thames Basin Heaths SPA and the Thursley, Ash, Pirbright and Chobham SAC. Appendix 3 shows the Screening Opinion for the Woking Borough Council Outlook, Amenity, Privacy and Daylight SPD in consideration of Regulation 48 of the Conservation (Natural Habitats & C) Regulation 1994 on the Natura Sites of Thames Basin Heaths SPA and the Thursley, Ash, Pirbright and Chobham SAC.
- 1.5 Due to the nature of the Outlook, Amenity, Privacy and Daylight SPD it was considered unlikely that implementation of the SPD and its principles would have a significant effect on the Thames Basin Heaths SPA and the Thursley, Ash,

¹ ECJ: European Court of Justice. On 20th Oct 2005, 'the Court confirmed, inter alia, that land use plans may have considerable influence on development decisions and that the failure to make them subject to impact assessment under Article 6(3) may constitute an infringement of the Directive'. (Source: <http://www.eufje.org/pdf/ARosas.pdf>).

² EC Habitats Directives aims to promote the maintenance of biodiversity and introduce robust protection for those habitats and species of European Importance (Source: <http://www.jncc.gov.uk/page-1374>).

Pirbright and Chobham SAC, alone or in combination with other plans and projects; as such no further assessment is required.

- 1.6 The Outlook, Amenity, Privacy & Daylight SPD was adopted by the Council on 10 July 2008. A formal consultation on this Appropriate Assessment - Screening Opinion Report was undertaken from 22 February to 4 April 2008, in line with Regulation 13 of the Environmental Assessment of Plans & Programmes Regulations 2004. Responses were invited from a range of organisations, including the three Statutory Consultees. They are Natural England, English Heritage and the Environment Agency. A full list of consultees can be found at Appendix 4.
- 1.7 Natural England supports the view that the Outlook, Amenity, Privacy and Daylight SPD is unlikely to have any significant effects on the Natura 2000 sites within the Borough. A summary of the consultation comments and the Council's response can be found at Appendix 5.
- 1.8 To meet the requirements of Regulations 18 & 19 of the Town & Country Planning (Local Development) (England) Regulations 2004, the representations received on the Screening Opinion for the SPD in respect of Natura 2000 Sites, and how these have been addressed, together with those on the SPD itself have been published in a consultation statement which can be viewed on the Council's website: www.woking.gov.uk/ldf.

2.0 Methodology

2.1 The EC guidance identifies four main stages in an appropriate assessment:

- Stage One – Screening
- Stage Two – Appropriate Assessment
- Stage Three – Assessment of Alternative Solutions
- Stage Four – Assessment of Compensatory Measures

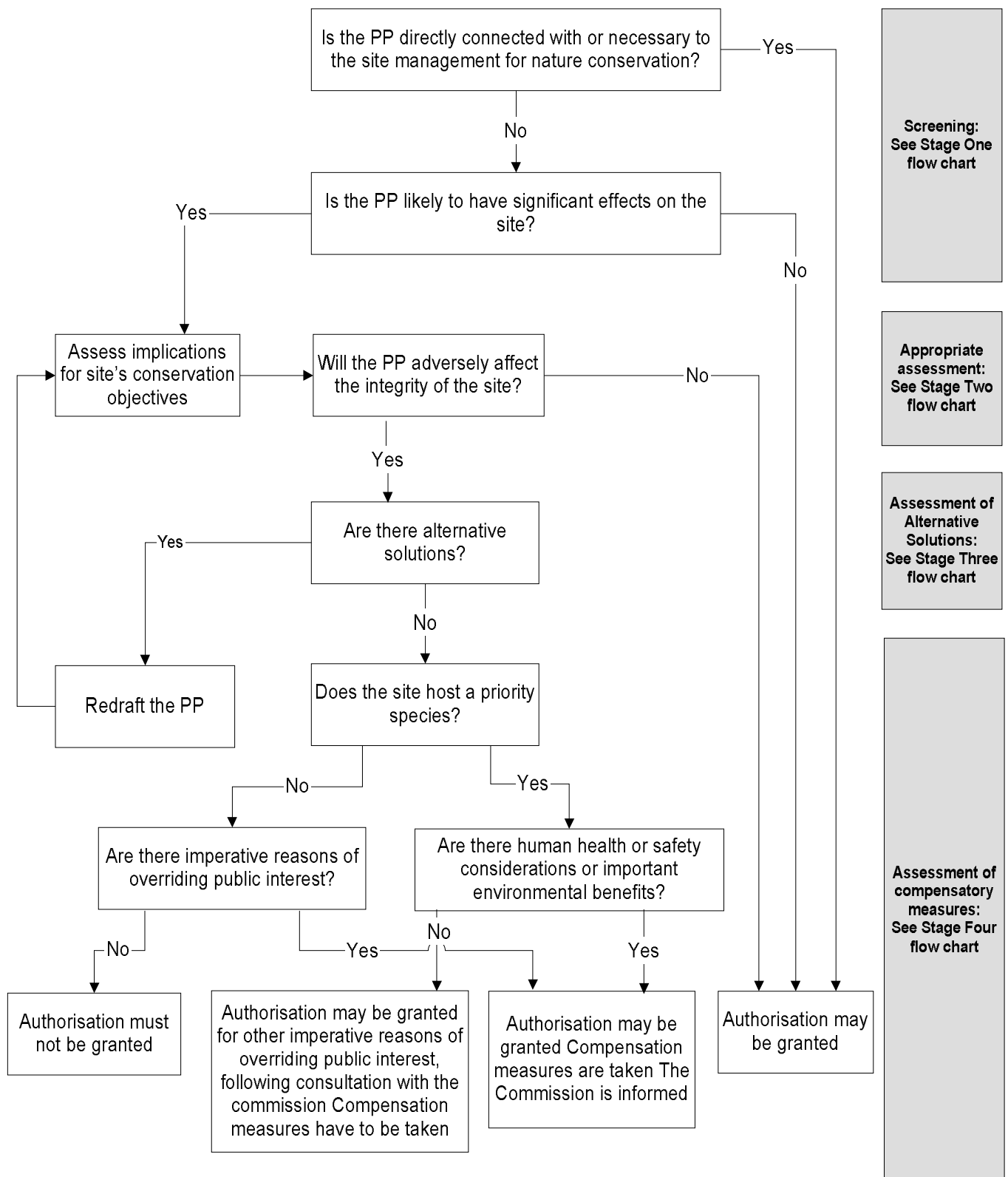
2.2 Stage One – Screening

2.3 Stage one – Screening comprises four steps:

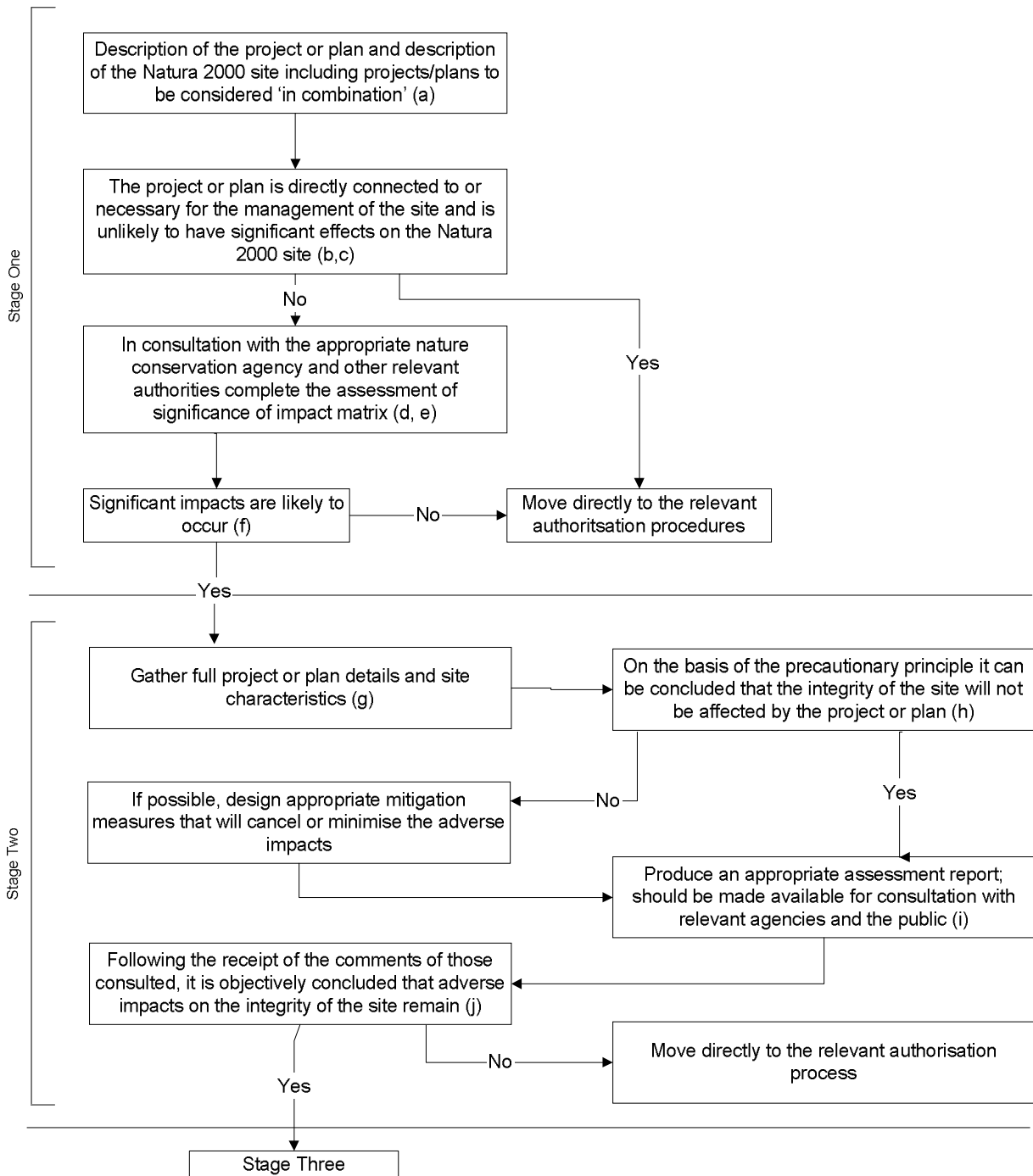
1. Determining whether the plan or project is directly connected with or necessary for the management of the site. This requires only that the Council identifies whether the plan contains management sites that are for conservation purposes or that it is solely conceived for the conservation management of the site.
2. Describing the project or plan and any others that in combination have potential to significantly affect the Natura 2000 site. In order to describe the plan it will be necessary to identify all elements that either alone or in combination may potentially cause significant effects on a European site. Natural England has provided information on this.
3. Characteristics of the site and identification of possible effects. In order to identify possible effects, it is necessary to look at characterisation of the site as a whole or where impacts are most likely to fall.

4. Assessing the significance of any effects. Effects identified above are tested for significance.

**Flow chart of the Article 6 (3) and (4) procedure (from MN2000) in relation to the stages of the guidance
Consideration of a plan or project (PP) affecting a Natura 2000 site**



Stage One: Screening and Stage Two: Appropriate Assessment



Notes

- (a) In order to carry out assessment of the project or plan, it is first necessary fully to characterise the project or plan and the receiving environment (Section 3.1.4)
- (b) The assessment must address effects from other plans/projects (existing or planned) which may act in combination with the plan/project currently under consideration and generate cumulative effects (Section 2.5)
- (c) Where a plan or project is directly connected to or necessary for the management of the site, and is unlikely to have significant effects on the Natura 2000 site, appropriate assessment is not required (See MN2000, paragraph 4.3.3)
- (d) Institutions vary from Member State to Member State. The institution to be consulted may be the one responsible for the implementation of the habitats directive
- (e) Assessment of significance (Section 3.1.5)
- (f) This evaluation is made using the precautionary principle
- (g) This may make use of information gathered in Stage One, although it will also require more detailed information (sections 3.2.2 and 3.2.3)
- (h) This assessment must be made on the basis of the precautionary principle (Section 3.2.4)
- (i) It is for the competent authority to determine what mitigation measures will be required (Section 3.2.5)
- (j) Make use of checklist in Box 10

Screening Opinion for the Woking Borough Council Outlook, Amenity, Privacy and Daylight SPD in Consideration of Regulation 48 of the Conservation (Natural Habitats & C.) Regulations 1994 on a Natura Site: Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC)

Part 1: Description of Proposal	
1.1 Name of project or plan	Outlook, Amenity, Privacy and Daylight Supplementary Planning Document (SPD)
1.2 Brief description of the project or plan	This SPD will supplement Policy HSG21: Outlook, Amenity, Privacy and Daylight of the Woking Borough Local Plan 1999. The document provides detailed design guidance on achieving suitable physical changes in new residential developments whilst safeguarding those attributes of adjoining residential areas.
1.3 Location	Woking Borough
1.4 Distance from designated boundary	N/A
1.5 Site area	Part of the Ash to Brookwood Heath Sites of Special Scientific Interest (SSSI), which forms part of the Thursley, Ash, Pirbright and Chobham SAC, is located within the Borough Boundary.
1.6 Is the proposal directly connected with or necessary to the site management for nature conservation?	No

Part 2: Description of Designated Site	
2.1 Name and location of designated site	Thursley, Ash, Pirbright and Chobham (See Appendix 6)
2.2 Unitary authority/ county	Surrey
2.3 Site designation status	Special Area of Conservation (SAC)
2.4 Area covered	5138 ha
2.5 Condition	The information is not yet available from Natural England.
2.6 Site Description	<p>The Thursley, Ash, Pirbright and Chobham SAC is located in the county of Surrey. The site consists of a series of large fragments of previously more continuous areas and comprises the following types of habitat:</p> <p><i>Inland water bodies (standing water, running water): 5%</i> <i>Bogs. Marches. Water Fringed vegetation. Fens: 10%</i> <i>Heath. Scrub. Maquis and garrigue. Phygrana: 75%</i> <i>Coniferous woodland: 10%</i></p> <p>There are transitions to wet heath and valley mire, scrub, woodland and acid grassland, including types rich in annual plants. This habitat supports an important assemblage of animal species, including numerous rare</p>

Part 2: Description of Designated Site

<p>2.6 Site Description (continued)</p>	<p>and local invertebrate species such as the nationally rare white-faced darter <i>Leucorhina dubia</i>, as well as sand lizard <i>Lacerta agilis</i> and smooth snake <i>Coronella austriaca</i>.</p> <p>This site supports the sole area of lowland Northern Atlantic wet heaths with <i>Erica tetralix</i> in south-east England. The wet heaths at Thursley is mainly cross-leaved heath – bog-moss (<i>Erica tetralix-Sphagnum compactum</i>) and contains several rare plants, including great sundew <i>Drosera anglica</i>, bog hair-grass <i>Deschampsia setacea</i>, bog orchid <i>Hammarbya paludosa</i> and brown beak-sedge <i>Rhynchospora fusca</i>.</p> <p>Depressions on peat substrates are widespread, both in bog pools, mires and in flushes where they occur as part of a mosaic associated with valley bog and wet heath. They show extensive representation of brown-beak sedge and are also important for great sundew and bog orchid <i>Hammarbya paludosa</i>.</p>
<p>2.7 Qualifying Species</p>	<p>Annex 1 Species:</p> <ul style="list-style-type: none"> • Northern Atlantic wet heaths with <i>Erica tetralix</i> (wet heathland with cross-leaved heath) • European dry heaths • Depressions on peat substrates of the <i>Rhynchosporion</i>
<p>2.8 Non-Qualifying Species of Interest:</p>	<p>Not Applicable.</p>

Part 3: Screening Assessment Criteria

<p>3.1 Description of individual elements of the SPD (either alone or in combination with other planning policies) likely to give rise to impacts on the designated site</p>	<p>The SPD will supplement Policy HSG21 of the Woking Borough Local Plan 1999. It is simply intended to provide detailed design guidance for any new developments that may come forward in respect of outlook, amenity, privacy and daylight. Therefore, having regard to the features of the SAC, it is not considered that this SPD would influence any new development within the catchment area in a way that would result in an adverse impact on the SAC.</p>
<p>3.2 Describe any likely direct, indirect or secondary impacts of the plan (either alone or in combination with other plans) on the designated site</p> <ul style="list-style-type: none"> • Size and scale • Land-take • Distance from the 	<p>The SPD sets out a detailed design framework in line with the suggested spacing criteria in regard to outlook, amenity, privacy and daylight for new residential development.</p> <p>The SPA is protected by the policies of the Woking Borough Local Plan 1999, and in particular Policy NE1: SPAs and SSSIs.</p>

Part 3: Screening Assessment Criteria

<p>designated site and key features of the site</p> <ul style="list-style-type: none"> • Resource requirements (water abstraction etc) • Emissions (disposal to land, water or air) • Excavation requirements • Duration of construction, operation, decommissioning, etc. • Other 	<p>In respect of the feature of the SPA, it is therefore not considered that this SPD would have any likely direct, indirect or secondary impact of the plan (either alone or in combination with other plans) on the SPA.</p>
<p>3.3 Describe any likely changes to the site arising as a result of:</p> <ul style="list-style-type: none"> • Reduction of habitat area • Disturbance to key species • Habitat or species fragmentation • Reduction in species density • Changes in key indicators of conservation value (Water quality etc.) • Climate change 	<p>No changes identified.</p>
<p>3.4 Describe any likely impact on the designated site as a whole in terms of:</p> <ul style="list-style-type: none"> • Interference with the key relationships that define the structure of the site • Interference with key relationships that define the function of the site 	<p>No impacts identified.</p>
<p>3.5 Provide indicators of significance as a result of the identification of effects set out above in terms of:</p> <ul style="list-style-type: none"> • Loss • Fragmentation • Disruption • Disturbance • Change to key elements of the site (e.g. water quality etc.) 	<p>N/A</p>
<p>3.6 Describe from 3.1 to 3.5 above those elements of the SPD, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts in not</p>	<p>There are no likely significant effects identified.</p>

Part 3: Screening Assessment Criteria

known.

Part 4: Consideration

Name of project or plan	Outlook, Amenity, Privacy and Daylight Supplementary Planning Document
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Name and location of designated site	Thursley, Ash, Pirbright and Chobham
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On the basis of the information contained in Parts 1 to 3 including consultations with Natural England, it is the Council's opinion that the proposed plan to which this Screening Opinion relates:

- (a) is not likely to have a significant effect on the Thursley, Ash, Pirbright and Chobham SAC (either alone or in combination with other plans or projects), and;
- (b) is not directly connected with or necessary to the management of the site.

Screening Opinion for the Woking Borough Council Outlook, Amenity, Privacy and Daylight SPD in Consideration of Regulation 48 of the Conservation (Natural Habitats & C.) Regulations 1994 (SI1994 No.2716): Thames Basin Heaths Special Protection Area (SPA)

Part 1: Description of Proposal	
1.1 Name of project or Plan	Outlook, Amenity, Privacy and Daylight Supplementary Planning Document (SPD)
1.2 Brief description of the project or plan	This SPD will supplement Policy HSG21: Outlook, Amenity, Privacy and Daylight SPD of the Woking Borough Local Plan 1999. The document provides detailed design guidance on achieving suitable physical changes in new residential developments whilst safeguarding those attributes of adjoining residential areas.
1.3 Location	Woking Borough
1.4 Distance from designated boundary	100% of Borough within 5km of SPA boundary
1.5 Site area	Three parts lie within Woking Borough (6359 ha) <ul style="list-style-type: none"> • Part of Horsell Common • Part of Brookwood Heath and • Part of Sheets Heath
1.6 Is the proposal directly connected with or necessary to the site management for nature conservation?	No

Part 2: Description of Designated Site	
2.1 Name and location of designated site	Thames Basin Heaths (See Appendix 6)
2.2 Unitary authority/ County	Surrey; Bracknell Forest; Hampshire; Windsor and Maidenhead
2.3 Site designation status	Special Protection Area (SPA)
2.4 Area covered	Approximately 8274.72 ha
2.5 Condition	The information is not yet available from Natural England.
2.6 Site description	The Thames Basin Heaths SPA is a composite site that is located across the counties of Surrey, Hampshire and Berkshire in southern England. The site covers an area of some 8274.72 ha, consisting of 13 Sites of Special Scientific Interest (SSSI) scattered from Hampshire in the West, to Berkshire in the North through to Surrey and comprises the following types of habitat: <i>Inland water bodies (standing water, running water): 0.6%</i> <i>Bogs. Marches. Water Fringed vegetation. Fens: 4.9%</i> <i>Heath. Scrub. Maquis and garrigue. Phygrana: 44%</i> <i>Broad-leaved deciduous woodland: 7%</i>

Part 2: Description of Designated Site

<p>2.6 Site description (continued)</p>	<p><i>Coniferous woodland: 34.2%</i> <i>Mixed woodland: 3.6%</i> <i>Other land (including towns, villages, roads, waste places, mines, industrial sites): 5.7%</i></p> <p>The open heathland habitats overlie sand and gravel sediments which give rise to sandy or peaty acidic soils, supporting dry healthy vegetation on well-drained slopes, wet heath on low-lying shallow slopes and bogs in valleys. The site consists of tracts of heathland, scrub and woodland, once almost continuous, but now fragmented into separate blocks by roads, urban development and farmland. Less open habitats of scrub, acidic woodland and conifer plantations dominate, within which are scattered areas of open heath and mire.</p> <p>The SPA consists of both dry and wet heathland, mire, oak, birch acid woodland, gorse scrub and acid grassland with areas of rotational conifer plantation. Three of the Surrey SPA sites are also included in an internationally protected heathland complex called Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC).</p> <p>The site supports important breeding populations of a number of birds of lowland heathland. Especially Nightjar (<i>Caprimulgus europaeus</i>) fourth largest breeding population and third largest population of Woodlark (<i>Lullula arborea</i>), both of which nest on the ground, often at the woodland/heathland edge. It also supports the second largest concentration of Dartford Warbler (<i>Sylvia undata</i>), which often nests in gorse (<i>Ulex</i> sp). Scattered trees and scrub are used for roosting. Together with the nearby Wealden Heaths SPA and Ashdown Forest SPA, the Thames Basin Heaths form part of a complex of heathlands in southern England that support important breeding bird populations.</p>
<p>2.7 Qualifying species</p>	<ul style="list-style-type: none"> • Night Jar (7.8% GB population) • Dartford Warbler (9.9% GB population) • Woodlark (27.8% GB population)
<p>2.8 Non-Qualifying species of interest</p>	<p>Hen harrier (<i>Circus cyaneus</i>), merlin (<i>Falco columbarius</i>), shorteared owl (<i>Asio flammeus</i>) and kingfisher (<i>Alcedo atthis</i>) (all Annex I species) occur in non-breeding numbers of less than European importance (less than 1% of the GB population)</p>

Part 3: Screening Assessment Criteria

<p>3.1 Description of individual elements of the SPD (either alone or in combination with other planning policies) likely to give rise to impacts on the designated site</p>	<p>The SPD will supplement Policy HSG21 of the Woking Borough Local Plan 1999. It is simply intended to provide detailed design guidance for any new developments that may come forward in respect of outlook, amenity, privacy and daylight. Regarding the features of the SPA, it is therefore not considered that this SPD would influence any new development in a way that would have an adverse impact on the SPA.</p>
<p>3.2 Describe any likely direct, indirect or secondary impacts of the plan (either alone or in combination with other plans) on the designated site:</p> <ul style="list-style-type: none"> • Size and scale • Land-take • Distance from the designated site and key features of the site • Resource requirements (water abstraction etc) • Emissions (disposal to land, water or air) • Excavation requirements; • Duration of construction, operation, decommissioning, etc. • Other 	<p>The SPD sets out a detailed design framework in line with the suggested spacing criteria in regard to outlook, amenity, privacy and daylight for new residential development.</p> <p>The SPA is protected by the policies of the Woking Borough Local Plan 1999, and in particular Policy NE1: SPAs and SSSIs.</p> <p>In respect of the features of the SPA, it is not considered that this SPD would have any likely direct, indirect or secondary impact of the plan (either alone or in combination with other plans) on the SPA.</p>
<p>3.3 Describe any likely changes to the site arising as a result of:</p> <ul style="list-style-type: none"> • Reduction of habitat area • Disturbance to key species • Habitat or species fragmentation • Reduction in species density • Changes in key indicators of conservation value (water quality etc.) • Climate change 	<p>No changes identified.</p>
<p>3.4 Describe any likely impact on the designated site as a whole in terms of:</p> <ul style="list-style-type: none"> • Interference with the key relationships that define the structure of the site; • Interference with key relationships that define the 	<p>No impacts identified.</p>

Part 3: Screening Assessment Criteria	
function of the site.	
3.5 Provide indicators of significance as a result of the identification of effects set out above in terms of: <ul style="list-style-type: none"> • Loss • Fragmentation • Disruption • Disturbance • Change to key elements of the site (e.g. water quality etc.) 	N/A
3.6 Describe from 3.1 to 3.5 above those elements of the SPD, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known.	There are no likely significant effects identified.

Part 4: Consideration	
Name of project or plan	Outlook, Amenity, Privacy and Daylight Supplementary Planning Document
Name and location of designated site	Thames Basin Heaths
<p>On the basis of the information contained in Parts 1 to 3 including consultations with Natural England, it is the Council's opinion that the proposed plan to which this Screening Opinion relates:</p> <p>(a) is not likely to have a significant effect on the Thames Basin Heaths SPA (either alone or in combination with other plans or projects), and;</p> <p>(b) is not directly connected with or necessary to the management of the site.</p>	

List of Consultation Bodies

The following organisations and individuals have been consulted during the process of preparing the Outlook, Amenity, Privacy and Daylight SPD and have either been sent or advised of the availability of the Appropriate Assessment – Screening Opinion of the Outlook, Amenity, Privacy and Daylight SPD in accordance with Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Statutory Consultation Bodies

Natural England
Environment Agency
English Heritage

Other Specific Consultation Bodies

SEERA
GOSE
SEEDA
Surrey County Council
Thames Water Property Services
Guildford Borough Council
Runnymede Borough Council
Surrey PCT
Three Valleys Water
Network Rail
Surrey Heath Borough Council
Elmbridge Borough Council
Southern Gas Networks
Transco
Network Rail
Mobile Operators Association
Department for Transport Rail Group

Other Consultees

Peter Allen Architects
Boyer Planning Ltd
Bellway Homes Ltd
OSP Architecture
Douglas Duff Chartered Surveyors
BBF Fielding
Ralph Charman Associates
Horsey Lightly Fynn
Barratt Southern Counties
Alliance Environment & Planning Ltd
South East Centre for the Built Environment
HLM Architects
Ron Hore, Architect
Business Link Surrey
Capgemini
Federation of Small Businesses
Horsell Businesses' And Traders' Association
Knaphill Traders Association

Other Consultees

(continued)

Property Acquisitions Director, ASDA
Repoint
Royal Mail Group
SEEDA
Surrey Business Enterprise
Surrey Chambers Of Commerce
The Lightbox
The Peacocks Centre
Tourism South East
Town Centre Manager
West Byfleet Business Association
Wm Morrison Supermarkets Plc
Woking And District Trades Council
Woking Chamber Of Trade And Commerce
Woking Shopmobility
Wolsey Place Shopping Centre
Ambassadors Theatre Group
Surrey Fire & Rescue Service
Surrey Police
Crime Prevention Design Advisor
Byfleet, West Byfleet & Pyrford Residents Association
Sandy Way Residents Association
Brookwood Village Association
Moor Lane Area Residents Association
Westfield Community Residents Association
Barnsbury Residents Association
Rydens Way Residents Steering Group
Cheapside Residents Association
Claydon Road Residents Association
Horsell Park Residents Association
Horsell Residents Association
Kings Road Residents Association
Maybury Community Association
St Johns Village Society
The Westfield (Hoe Valley) Residents Association
Maybury Estate Neighbourhood Watch
West End Parish Council
Central Woking Residents Association
Chobham Parish Council
Wisley Parish Council
Greenham Walk Residents (Woking) Ltd
Lakeview Community Action Group
Sheets Heath Residents Association
Hook Heath Residents Association
Woodlands Community Group
Mayford Village Society
Ripley Parish Council
Bisley Parish Council
Pirbright Parish Council
Horsell Park Neighbourhood Watch
Byfleet Parish Council
Westfield Residents Association
Ockham Parish Council
Hockering Residents Association
Knaphill Residents Association

Other Consultees

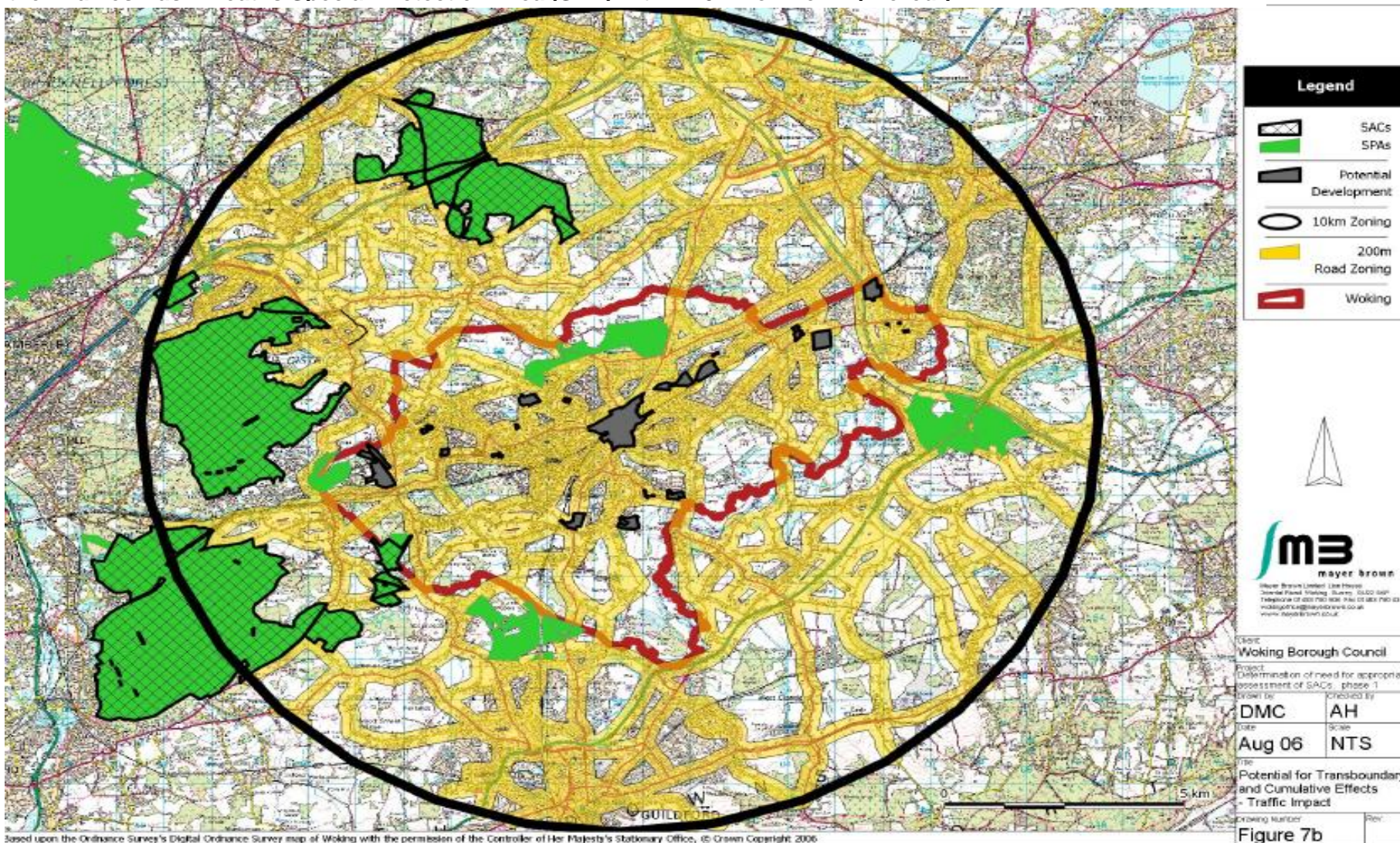
(continued)

Westfield (Hoe Valley) Residents Association
Send Parish Council
Old Woking Village Association
Pyrford Action Group
Worplesden Parish Council
Goldsworth Park Community Association
Greenham Walk Residents (Woking)
Anthony's Residents Association
Byfleet Village Association
Friars Rise Residents Association
Old Woking Community Association
Sheerwater Neighbourhood Watch
St Johns Residents Association
Sutton Green Residents Association
West End Village Society
Wych Hill Way Residents Association
Holaw
St Modwens
British land
Alecta
Ambassadors
Surrey County Council
IM Properties
Focus Fund Title Company
Toys RUS
Firefly
York Road Project
Wirrall Pension Fund
Threadneedle Properties
Prudential Property Investment Managers Ltd
Doorlane Limited
The Charities Property Fund
Somerton Properties
Barclays Bank
Les Taylor
Anglo Lamron
Hutley Investments
Coign Church
Network Rail
Southwest Trains
Carisbrooke Investments
Brookwood Cemetery Co.
Surrey Community Development Trust
A2 Housing Group
Hyde Housing Association
Accent Peerless Limited
Housing 21

**Woking Local Development Framework
Draft Outlook, Amenity, Privacy and Daylight Supplementary Planning Document
Comments on the Screening Opinion for the Draft SPD in respect of Natura 2000 Sites**

Ref Number	Respondent / Organisation	Summary of Representation	Council's Response	Proposed Changes to SPD and / or Screening Opinion published alongside Draft SPD
DOAPD07	Jayne Field / Natural England	Support. The approach is absolutely fine in respect of the zones of influence, and Natural England agrees with the Council's conclusion that the Outlook, Amenity, Privacy and Daylight SPD is unlikely to have a significant effect on the Natura 2000 sites within the Borough.	Noted.	No change.
DOAPD15	Elaine Webster / Natural England	Natural England does not wish to comment in detail on the documents (the Draft SPD, the Screening Opinion and the Sustainability Appraisal and Strategic Environmental Assessment Report). Natural England concurs with the results of this SPD screening opinion regarding Natura 2000 sites within Woking Borough as having no likely significant effect on Thursley, Ash, Pirbright and Chobham Special Areas of Conservation (SAC) or Thames Basin Heaths Special Protection Area (SPA).	Noted.	No change.

Map showing the locations of the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC) and the Thames Basin Heaths Special Protection Area (SPA) within 10km of Woking Borough



Source: Woking Borough Council, 2006

