

Date: 29 February 2016
Our ref: 176742
Your ref:



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FAO Tony Tuley
Chairman, Ashtead Neighbourhood Forum

SENT BY EMAIL ONLY TO ashteadcommunityvision@gmail.com

Dear Tony

**Planning consultation: Draft Neighbourhood Development Plan - Pre-Submission
Consultation 18th Jan to 29th Feb 2016**

Thank you for your consultation on the above dated 19 January 2016 which was received by Natural England on 19 January 2016.

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

We have considered the Ashtead draft Neighbourhood Development Plan and have the following comments to make:

Epsom and Ashtead Commons Site of Special Scientific Interest (SSSI)

This important site is located in the north of the Ashtead area. The National Planning Policy Framework (NPPF) states at para. 118 that:

"... proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest".

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Gillian Fensome on 07879 800855. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a



feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Gillian Fensome
Sustainable Development and Regulation
Thames Valley