



This is the executive summary which communicates the key policy areas of the Surrey Hills Management Plan. The full version of the management plan is available at surreyhills.org



About the Management Plan

The main audience for this Management Plan is the local authorities of the Surrey Hills AONB who have a statutory duty to adopt the Plan. Another important audience is Government agencies, statutory undertakers, utilities and public bodies, which must, in accordance with section 85 of the CROW Act 2000, have a 'duty of regard' to the purposes of AONB designation in the carrying out of their functions. The policies in this Plan will guide them in the fulfilment of their duty under the Act.

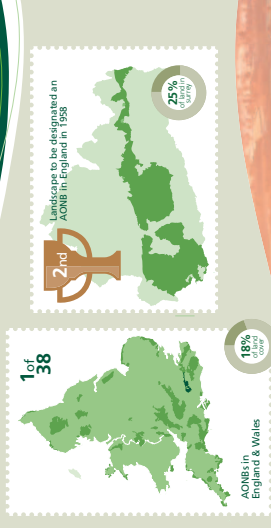
There are also a wide range of local organisations and individuals that have an interest in the future well-being of the Surrey Hills, which includes landowners, land managers, local businesses, local residents and visitors. It is hoped that this Plan will lead to greater awareness and understanding of the designation and provide the opportunity to hold authorities to account in exercising their duty of regard to the AONB designation. Crucially, it is not the Plan for the AONB Board or the work programme for its AONB Unit; it is the Plan for the conservation and enhancement of the Surrey Hills designated landscape and all those with an interest in the area can be involved in its implementation.

The Vision

The following long term vision statement sets the context and guides the Management Plan policies:

« The Surrey Hills AONB is recognised as a national asset in which its natural and cultural resources are managed in an attractive landscape mosaic of farmland, woodland, heaths, downs and commons. It provides opportunities for appropriate business enterprise and for all to enjoy and appreciate its natural beauty.»

Management Plan Executive Summary
2015 - 2019



The Surrey Hills Family Delivery Plan
Although the fundamental purpose of the Management Plan will be to encourage co-ordinated action by all organisations, agencies and individuals, the Surrey Hills AONB Board has established a Surrey Hills group of organisations (the Surrey Hills Family) to help support the delivery of the AONB Management Plan. This will be achieved through growing the membership and activity of the Society; growing through the business sector's involvement and revenue streams through Surrey Hills Enterprises; and generating income through the Surrey Hills Trust Fund in support of implementation of the AONB Management Plan.



The Family Delivery Plan will be monitored through quarterly meetings of the Surrey Hills AONB Board and annual meetings of the Surrey Hills Partnership Forum. A formal review of the Delivery Plan will inform the preparation of a new AONB Management Plan (2019 - 2014).
For more information on the Surrey Hills AONB Management Plan please contact the Surrey Hills AONB Unit or visit: www.surreyhills.org



Recreation and Tourism

The Surrey Hills will be enjoyed and cherished as an Area of Outstanding Natural Beauty for its natural beauty and in ways that contribute to the local economy and the environment.

Recreation and Tourism Management Plan Policies

- R11 Measures to enhance people's health, enjoyment and understanding of the Surrey Hills, including respecting the landscape.
- R12 Information about tourism in the Surrey Hills will be made accessible to a diverse range of media in order to foster a greater understanding of the AONB and its benefits.
- R13 Significant events will be identified, conserved and enhanced. The planning authorities will seek to protect and safeguard access to significant views.
- R14 The design and development of new visitor facilities, and the maintenance of existing facilities, will be undertaken to ensure the people of all abilities to access and enjoy the Surrey Hills landscape.
- R15 The Surrey Hills will be promoted as a destination for sustainable tourism and recreation.
- R16 The quiet enjoyment of the Surrey Hills will be conserved and enhanced. Measures will be implemented in order to minimise danger to other users and damage to the environment.

Land Use Planning

New development enhances local character and the environmental quality of its nationally important setting.

Land Use Planning Management Policies:

- L11 In balancing different considerations associated with determining planning applications and development plan land use, the AONB will be taken into account to avoid any adverse impact that a development proposal would have on the amenity, landscape and scenic beauty of the AONB.
- L12 Development will respect the special landscape character of the locality, giving priority to the protection of the landscape, ridges, public views, tranquillity and light pollution. The proposed use and colour of external building materials will be strictly controlled to ensure they are being conspicuous in the landscape.
- L13 Development proposals will be required to be of high quality design-respecting local distinctiveness and be complementary in form, setting, and scale with their surroundings. Opportunities to enhance their setting.
- L14 Proposals that would assist in the continuation of direct agricultural and forestry businesses or benefit the social and economic well being of residents, including supported, providing they do not conflict with the aim of conserving and enhancing the natural beauty of the landscape.
- L15 Development that would spoil the setting of the AONB, by harming public views into or from the AONB, will be resisted.

Farming

Mixed farming is a viable enterprise that plays a positive role in maintaining the outstanding and diverse character of the Surrey Hills.

Farming Management Policies:

- F1 Farming as a viable and sustainable enterprise, within and adjacent to the AONB, will be supported and encouraged through the development of local produce initiatives to ensure that it contributes to the management of land, biodiversity and landscape character.
- F2 Advice and financial assistance will be provided where they help to maintain and enhance the landscape character of the AONB through Government schemes to ensure the maintenance and enhancement of traditional landscape features.
- F3 Farm diversification schemes will be supported where they help to maintain and enhance the landscape character of the AONB and contribute to the vitality of the Surrey Hills economy, particularly supporting sustainable tourism and leisure.
- F4 A wider understanding and awareness of land management practices will be promoted to ensure the creation and maintenance of the outstanding landscape character of the Surrey Hills.

Woodland

Woodlands are sustainably managed and linked to conserve and enhance the landscape, ecological, archaeological and historic value of the wider Surrey Hills landscape.

Woodland Management Policies

- W1 Woodland owners and managers will be encouraged to conserve and enhance the landscape character of the AONB, and other woodlands that contribute to the landscape character.
- W2 Markets for timber and other forest products will be identified, promoted and supported in order to generate incomes to help sustain appropriate woodland management.
- W3 To promote the appearance of the landscape, including the planting and maintenance of new habitats and corridors informed by landscape character to establish functional ecological networks with resilience to climate change.
- W4 To promote the benefits of removing inappropriate trees (including dead, damaged and diseased trees) and the reinstatement of views.
- W5 Opportunities will be taken to extend and enhance the ecological value of river link woodland / hedgerow habitats for landscape, nature conservation, recreation and educational purposes.

Biodiversity

The biodiversity of the Surrey Hills is conserved and enhanced.

Biodiversity Management Policies:

- B1 Existing designated sites (SSSIs, SPAs and SACs) will be conserved, enhanced and managed by Natural England and partners, and where possible improved in line with government targets.
- B2 Opportunities will be sought to establish and enhance links between geology and landscape, and where possible improved in line with government targets.
- B3 Opportunities will be taken to extend and link habitats for landscape, nature conservation, and other woodlands that contribute to the landscape character, including the creation of new habitats and corridors informed by landscape character to establish functional ecological networks with resilience to climate change.
- B4 The enhancement of the biodiversity of the AONB will be supported through the targeting of advice and grants, and through the negotiation of planning agreements, where appropriate.
- B5 Measures will be implemented to conserve and enhance the ecological value of river link woodland / hedgerow habitats for landscape, nature conservation, recreation and educational purposes.

Historic and Cultural Heritage

The historic and cultural heritage that defines the distinctive sense of place within the Surrey Hills is recorded, protected, managed and celebrated.

Historic and Cultural Heritage Management Policies

- H1 A wider understanding of how the Surrey Hills landscape has evolved will be achieved through the recording, protection and management of the AONB, including the links between geology and landscape.
- H2 Heritage assets, including historic buildings, archaeological sites and historic parks and gardens, will be conserved, managed and enhanced.
- H3 Development proposals will have due regard to the nationally distinctive character of settlements and the setting of historic buildings.
- H4 The rich artistic and industrial heritage of the Surrey Hills will be promoted. New work will be supported through the involvement of local communities to help bring management traditions alive.

Transport and Traffic

Transport measures reinforce the rural character of the area and provide for a range of safe and sustainable travel alternatives.

Traffic and Transport Management Policies:

- T1 Sensitive measures appropriate to the AONB will be supported to influence the behaviour of rural roads.
- T2 Measures to ensure equal opportunities to access the Surrey Hills by train, bus, cycle, horse and on foot will be implemented.
- T3 Transport infrastructure, associated landscape design and verge management will respect the local landscape quality, character and biodiversity.
- T4 Measures to improve safety and access to the national AONB designation and measures will be taken to reduce any impact on the Surrey Hills landscape.

Community Development and the Local Economy

The Surrey Hills should be an attractive, affordable and sustainable place to live, work or all members of the local community.

Local Economy and Community Management Policies:

- CE1 The relationship between the towns, villages and hamlets of the Surrey Hills and the AONB will be strengthened to support local businesses and access to services.
- CE2 The provision and retention of affordable housing for local people and labour force will be supported.
- CE3 Affordable and reliable community transport services will be supported.
- CE4 Opportunities to develop land management and conservation skills through vocational training, volunteer work and paid employment will be identified and actively promoted.
- CE5 The objectives of the Surrey Hills AONB will be supported through the Surrey Hills Society in order to foster a pride of place that encourages action to protect, enhance and enjoy its landscape.



25% of the Surrey Hills is designated as an AONB in England



Surrey Hills AONB facts and figures