

# Thames Basin Heaths Special Protection Area Avoidance Strategy 2009 - 2016



## Addendum

This document was originally entitled 'Thames Basin Heaths Special Protection Area Avoidance Strategy 2009 – 2014'. On 6 January 2015 the Council's Executive agreed to extend the strategy until 2016. The Executive report that sets out the recommendation to make this decision can be found here:

<http://www.guildford.gov.uk/article/12109/Executive---6-January-2015>

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## Preface

The Thames Basin Heaths Special Protection Area Interim SPA Avoidance Strategy was adopted by the Council in September 2006. In order to update the document and to bring it in line with developments at the strategic level, (adoption of the South East Plan in May 2009, and adoption by the Joint Strategic Partnership Board of the Delivery Framework in Feb 2009), a review has been undertaken.

This document forms the basis of planning guidance in relation to new residential development and its impact on the SPA, and will subsequently be adopted as part of the Infrastructure Supplementary Planning Document (SPD) which will in turn be part of the Guildford Development Framework. It is accompanied by a Background Paper, which includes relevant extracts from documents which support the approach taken in the Strategy.

### 1.0 Introduction

- 1.1 The Thames Basin Heaths (TBH), an internationally designated Special Protection Area (SPA), cover an extensive area in the South East region<sup>1</sup>, to the west of London, and is fragmented by urban development and other land uses. It is the view of Natural England<sup>2</sup> that the cumulative effect of further residential development up to 5 kilometres from these protected heathlands will have a significant adverse effect on the heaths and in particular, on three rare species of birds which inhabit the heaths – nightjar, Dartford warbler and woodlark. Avoidance and/or mitigation measures are required to avoid a situation arising from European legislation in which local authorities in the area will not be able to grant planning permission for further residential development within 5 kilometres of these designated heathlands<sup>3</sup>.
- 1.2 In September 2006 the Council adopted an Interim SPA Avoidance Strategy that was agreed with Natural England and enabled residential development to take place across most of the borough whilst at the same time offering protection to the TBHSPA. Simultaneously, work was undertaken at the strategic level to find an acceptable approach, which could be applied consistently across the whole SPA affected region. The South East Plan (SEP) which contains a new policy<sup>4</sup> for the SPA was adopted in May 2009 and a Strategic TBH Delivery Framework was endorsed by all SPA affected authorities at the Joint Strategic Partnership (JSP) Board meeting on 12 February 2009. These two documents now provide the strategic framework for the TBHSPA and

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<sup>1</sup> The Thames Basin Heaths are found in the local authority areas of Waverley, Guildford, Hart, Rushmoor, Bracknell Forest, Surrey Heath, Woking and Elmbridge.

<sup>2</sup> Natural England is a statutory consultee.

<sup>3</sup> The Thames Basin Heaths were designated as Special Protection Areas in March 2005.

<sup>4</sup> South East Plan Policy NRM6 is contained in Appendix 4 in the accompanying SPA Avoidance Strategy Background Paper.

together with the identification by the Council of new Suitable Alternative Natural Green space (SANG) necessitated a review of the Council's Interim Strategy.

- 1.3 This document sets out the approach that the Council will follow to avoid harm to the heathlands arising from additional residential development. It is supported by an accompanying background paper<sup>5</sup> which provides additional information relating to the SPA.
- 1.4 The Council's duty to consider the impact of development on the SPA applies also to non-residential development applications which will need to be considered on their individual merits. This Interim Strategy is, however, directed specifically towards the problems posed by residential proposals and the measures, which can be taken to enable them to proceed without harm to the integrity of the SPA and will not therefore assist in the case of applications for non-residential development.
- 1.5 It should be noted that informal SANG provision is distinct from and additional to, formal play space and children's play space which is required in relation to new residential development.

## 2.0 **Context**

### Natural England and the three pronged approach

- 2.1 Natural England has advised a three pronged approach to overcome the adverse effects on the SPA which arise mainly from the recreational use of the SPA by local people. The three "prongs" identified are:
  - The provision of Suitable Alternative Natural Green space (SANG) to attract people away from the SPA and hence reduce pressure on it;
  - Access management measures on, and monitoring of, the SPA to reduce the impact of people who visit the SPA ; and
  - Habitat management of the SPA which will improve the habitat for the ground nesting birds<sup>6</sup>.
- 2.2 This document focuses on the first two approaches and outlines how these will be achieved and administered within Guildford Borough. It comprises a review of the approach which has been taken to date in the Thames Basin Heaths Special Protection Area Interim Avoidance Strategy (September 2006) bringing it up to date and incorporating new elements which are now required as a result of developments at a strategic level across the whole SPA affected area. It was endorsed by Natural England on (date of sign off letter from Natural England when

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<sup>5</sup> Thames Basin Heaths Interim Avoidance Strategy Background Paper.

<sup>6</sup> In the longer term, habitat management may theoretically, be taken to be an avoidance measure. However, the focus in the short term is improving the quality of the SPA to meet the conservation objectives. This is the duty of SPA landowners and falls outside the development control system. Favourable Conservation status of each element of the SPA within Guildford Borough may be found on the council's website.

received). (See appendix 1)

### Joint Strategic Partnership Board

- 2.3 The TBH SPA affects 11 local authorities<sup>7</sup> across three counties (Hampshire, Surrey and Berkshire). In order to be sure of a consistent approach across the whole area, and on the advice of the Technical Advisor at the South East Plan Examination in Public (November/December 2007), a Joint Strategic Partnership (JSP) Board<sup>8</sup> was set up in 2007 to provide a vehicle for joint working, liaison and exchange of information between local authorities and other organisations affected by the Thames Basin Heaths SPA. The JSP Board addresses matters relating to the long term protection of the TBH SPA arising from planning permissions for new residential development and associated land management and planning issues that are of joint interest to the member organisations. The JSP Board acts in an advisory role to local planning authorities but does not exercise any of the functions of a planning authority, nor can it fetter any decisions made by such bodies, nor the rights and responsibilities of the landowners of the SPA. Further detail about the work of the JSP Board is included in paragraph 7.0 of the accompanying Background Paper.
- 2.4 In February 2009 the JSP Board adopted guidelines in the form of a Strategic Delivery Framework<sup>9</sup> which enable the delivery of residential development in the vicinity of the SPA without that development having a significant effect on the SPA as a whole. These guidelines form the basis of the approach adopted in this document as set out below.

### 3.1 **The approach**

#### 3.2 Key elements

- All net new residential development between 400m and 5km of the SPA, when considered alone or in combination with other plans or projects, is likely to have a significant effect on the SPA and should therefore provide or contribute to, the provision of avoidance measures.
- Development can provide, or make a contribution to the provision of, measures to ensure that they have no likely significant effect on the SPA. In doing so, residential development will not have to undergo an appropriate assessment<sup>10</sup>. The option remains for developers to

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<sup>7</sup> Waverley BC, Guildford BC, Surrey Heath BC, Woking BC, Bracknell Forest BC, Hart DC, Wokingham BC Elmbridge BC, Runnymede BC, Royal Borough of Windsor and Maidenhead, Rushmoor BC.

<sup>8</sup> Terms of Reference of JSP Board are included as Appendix 6 in SPA Avoidance Framework Background Paper.

<sup>9</sup> Strategic Delivery Framework (Feb 2009) is included as Appendix 5 in the SPA Avoidance Framework Background Paper.

<sup>10</sup> This principle has been established through the High Court Judgement of J Sullivan in Hart DC v SoS for Communities and Local Government (2008).

undertake a habitats regulations screening assessment and where necessary a full appropriate assessment to demonstrate that a proposal will not adversely affect the integrity of the SPA<sup>11</sup>.

### 3.3 Parts of the borough affected (See Appendix 2)

- The avoidance measures will be applied within a “Zone of Influence” defined as an area from 400m from the perimeter of the SPA (measured as the crow flies to the nearest part of the curtilage of the new dwelling) to 5km from the perimeter of the SPA, (measured as the crow flies from the primary point of access to the curtilage of the new dwelling).<sup>12</sup>

In exceptional circumstances it may be appropriate to modify the extent of this zone to take account of physical obstructions to access to the SPA. Barriers such as railway, canal and major roads may restrict cat movement and human access to the SPA, allowing the 400m inner boundary to be adjusted marginally. In these circumstances each application will be considered individually on its merits. Whilst barriers such as railway lines etc. may restrict human movements there is no evidence that they restrict cat movements. The use of conditions prohibiting the keeping of pets would be unreasonable and unenforceable and would therefore be inappropriate, making it extremely unlikely that any development within 400m of the SPA would be acceptable.

- Beyond the Zone of Influence and up to 7km from the SPA boundary (i.e. 5 – 7km), applications for large scale development proposals should be assessed on an individual basis. Such cases will be assessed on a case by case basis and where appropriate, a full appropriate assessment may be required to ascertain whether the proposal could have a significant effect on the SPA.
- Within 400m of the SPA boundary, (the Exclusion Zone), measured in a straight line to the point of access on the curtilage of the new dwelling, there will be a presumption against additional net new dwellings. The impact of net new residential development so close to the SPA is likely to be such that it is not possible to conclude no likely significant effect. An appropriate assessment will be required to demonstrate that any development will not have an adverse effect on the SPA and/or the acceptability of any avoidance measures provided. The Council and Natural England will need to be satisfied that any such development will not lead to further recreational use of

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<sup>11</sup> These are requirements of the Habitats Regulations – refer to paras 3.1-3.9 of SPA Interim Avoidance Strategy Background Paper.

<sup>12</sup> The South East Plan Technical Advisor (“The Assessor”) recommended a zone of 400m in which no development should be allowed unless it could be demonstrated that it would not lead to further recreational use of the SPA or have any other significant effect on its integrity.

the SPA or have any other significant effect on its integrity.

#### 3.4 Types of development covered

Reflecting the precautionary principle and the need to consider the in-combination effects of development, this strategy applies to:

- Proposals for 1 or more net new dwelling units falling within Use Class C3 (residential development)<sup>13</sup>
- Proposals for 1 or more net new units of staff residential accommodation falling within with Use Classes C1 and C2.

3.5 The main impact on the SPA being dealt with by this strategy is that resulting from recreational pressure and urbanisation associated with residential development (e.g. cat predation, dog walking). On this basis the strategy applies to all net new development which provides permanent accommodation. Sheltered accommodation, accommodation for elderly, communal homes, hostels, and affordable housing is included within the provisions of this strategy.

3.6 Houses in multiple occupation (HMO) will be assessed as follows. The first 6 bedrooms equate to one dwelling unit<sup>14</sup>. Every additional bedroom over and above 6 will count as individual additional units e.g. an 8 bedroom HMO equates to 3 dwellings.

3.7 Class C1 development (hotels, boarding and guest houses) will be assessed on a case by case basis under advice from Natural England, but in the absence of a significant long-stay tourist economy in the borough, are not considered likely to have a significant adverse effect,. However, residential staff in such establishments will need to be considered as being likely to have a significant adverse effect in combination with other dwellings and will be required to contribute to avoidance measures.

3.8 Class C2 (residential schools and colleges, hospitals and convalescent or nursing homes) will also be considered on a case by case basis under advice from Natural England, but are similarly likely to be excluded from the need to contribute, other than in relation to residential staff accommodation. The level of care required by the residents, and the likelihood of pet ownership in these establishments should be taken into account.

3.9 Significantly large residential development proposals which, on account of their scale and potential impact on the SPA, and their ability to offer their own alternative avoidance measures, will be considered on a case

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<sup>13</sup> Town and Country Planning (General Development Procedure) Order 1995 (As amended)

<sup>14</sup> This is the starting point as 6 bedrooms or less is defined as a dwelling in planning legislation, even where the occupants are unrelated.



by case basis. Large development may be expected to provide bespoke mitigation that provides a combination of benefits including SANG, biodiversity enhancement, green infrastructure and potentially, new recreational facilities. The definition of “significantly large residential development proposals” and their ability to provide their own avoidance measures may vary depending on their type, character and specific location.

3.10 Replacement dwellings will not generally lead to increased recreational pressure, therefore, will have no likely significant effect on the SPA and will not be required to make a contribution to the provision of avoidance measures.

3.11 All other applications for planning permission for developments in the vicinity of the SPA which on account of the proposed use, or scale of development, will be screened to assess whether they will have a likely significant effect (individually or in combination with other plans or projects) and where necessary a full Habitats Regulations assessment will be undertaken. Natural England will be consulted on the following commercial applications as these could have an impact on the SPA:

- Any development that would require an Environmental Impact Assessment
- Development that requires a Pollution Prevention and Control (PPC) Permit
- Development that would require a traffic assessment due to traffic flow changes
- Any development upstream of the SPA that could change the hydrology or could result in discharges to the ground or watercourses
- Development within 400m of the SPA
- Development over 2 ha within 1 km of the SPA
- Any development which would be likely to have a significant effect on the SPA

3.12 This strategy applies to applications for full or outline planning permission. Reserved matters, discharge of conditions, or amendments to existing planning consents will be considered on an individual basis by the Council and may be subject to the principles set out within this strategy or to a Habitats Regulations assessment.

#### 4.0 **Avoidance measures**

4.1 The avoidance measures will need to satisfy the test that new residential development will not have a likely significant effect on the SPA and there will therefore, be a need for an Appropriate Assessment of every new residential development within 5km of the SPA boundary. To meet the requirements of the Habitat Regulations, measures to avoid any likely

significant effect of development must be provided for in perpetuity<sup>15</sup>.

### Provision of SANG

- 4.2 Avoidance land may either be provided in the form of new alternative semi-natural open space, and/or by improved accessibility to Suitable Alternative Natural Green spaces (SANGs) which are already in public use.
- 4.3 Suitable alternative natural green space (SANG) will be delivered by the Council (or a group of Councils) and funded by developer contributions, or by individual developers, as appropriate.
- 4.4 Joint working between the Council and other SPA affected councils may be appropriate when:
- The Council alone can not provide sufficient SANG to meet its local need;
  - The catchment of a SANG extends into a neighbouring authority;
  - and
  - There is an opportunity to add value and /or capacity to individual SANG by developing a network of SANG across local authority boundaries.
- 4.5 Joint and cross border working is considered in more detail in paragraph 4.17 and 4.18 below.
- 4.6 SANG provision will be funded by developer contributions, collected by the Council at a level which reflects the land acquisition costs, upgrading costs, maintenance and management costs in perpetuity.
- 4.7 Alternatively, SANG may be provided by developers for individual developments. Whether SANG is provided by individual developers or the Council, it should be land of appropriate character and be in accordance with the guidelines set out in paragraphs 4.8 – 4.11 below, and should be secured in perpetuity. In assessing the required quality for new SANG land, regard will be had to the guidance published by Natural England<sup>16</sup>.
- 4.8 Sufficient SANG will be provided in advance of dwelling completion<sup>17</sup> to ensure that there is no likely significant effect on the SPA. The Council has agreed with NE that developer contributions can be pooled to provide for the costs associated with upgrading or maintenance of SANG in a logical and practical manner (letter from NE dated 19/8/07- relevant

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<sup>15</sup> Perpetuity means for ever. Where financial payments form all or part of the avoidance measures, a commuted sum will be paid to allow the avoidance measures to be provided forever through a continual annuity.

<sup>16</sup> Guidelines for providing SANG are contained in Appendix 3 of Interim Avoidance Background Paper.

<sup>17</sup> Completion is when an individual dwelling is completed rather than when a whole development is completed.

extract included as Appendix 7 of accompanying Background Paper).

- 4.9 SANG will be provided on new or existing public open space, taking into account the availability of land and its potential for improvement. Where it is proposed to use existing public open space as SANG, the existing patterns and rights of public use will be taken into account and protected, and a degree of discounting will be applied to reflect this. When new land or existing public open space is proposed as SANG, any existing nature conservation interests will be taken into account.
- 4.10 SANG will be provided on the basis of at least 8ha per 1,000 population. The average occupancy rate will be assumed to be 2.4 persons per dwelling (based on the occupancy rate across the 11 affected local authorities in 2006 and the 2001 census GBC household size of 2.37) unless robust local evidence demonstrates that this is unrealistic.
- 4.11 Sites which meet NE's requirement for SANGs in many respects but which are considered to be too small to stand alone as SANGs, or too linear to accommodate a meaningful circular walk, such as stretches of towpath, will be considered in future SANG searches and may be incorporated in groups as SANG in future reviews of the strategy.
- 4.12 The size of land suitable for use as SANG will depend on the individual site characteristics and location, including its relationship within a wider accessible open space or network of green infrastructure. The preference will be for SANG to be of at least 2 ha in size, and located within a wider open space or network of spaces. Smaller spaces may form part of a wider SANG network preferably connected by green corridors. Ideally, across the wider SPA affected area, a range of types and sizes of SANG will be provided, offering a range of experiences, including large SANG which have the benefit of being able to act as attractor sites.
- 4.13 The catchment of SANG will depend on the overall size of SANG, current recreational use, individual site characteristics, location, and relationship within a wider green infrastructure network. The following provides a guide to SANG catchment<sup>18</sup> :
- SANG of 2-12 ha will have a catchment of 2km
  - SANG of 12-20 ha will have a catchment of 4km
  - SANG of 20+ will have a catchment of 5km

Following negotiations with Natural England it is agreed that sites at or over 20 ha which undergo discounting in terms of capacity can still have a 5 km buffer/catchment, as the discounting does not affect their total physical area and therefore they retain the same draw to visitors as sites

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<sup>18</sup> These catchments are indicative and based on initial research by Natural England. This is SANG size after discount of wider SANG area to take account of existing recreational use.

which have not undergone any discounting.

4.14 Developments of less than 10 dwellings that arise within 5km of the SPA boundary do not need to be within a specified distance of SANG provided that a sufficient quantity and quality of SANG land to cater for the consequent increase in population is identified and available in the borough (or agreed in an adjoining district) and functional in advance of completion. However, all net new dwellings (including on sites of less than 10 dwellings) will be required to contribute to the provision of avoidance measures. The Council will monitor the availability of SANG in the borough to ensure there is sufficient capacity for new dwellings. The Council will also monitor SANG provision to ensure there is sufficient in the borough to deliver the South East Plan housing allocation of 8,440 new dwellings by 2026 of which approximately 88% (7,427 dwellings) is anticipated to be provided within 5km of the SPA.

4.15 Existing (and potential) SANG provision.

Appendices 3 and 4 include maps showing:

- location of SANG sites (and potential SANG sites) in the borough with surrounding buffer zones and identification at larger scale of areas not covered by SANG buffer zones (see Appendix 3). The implications for those areas not covered by SANG is that developments of up to 10 dwellings may proceed (providing they comply with all other relevant planning policies) but for developments of over 10 dwellings the strategy does not provide avoidance. In reality, the likelihood of applications for development of over 10 dwellings in these parts of the borough is small as they are rural areas covered by green belt policy.
- the SANG sites at larger scale with the indicative avoidance works (see Appendix 4).

4.16 Sites identified by the Council and approved by Natural England as SANG, are as set out below:

- Riverside Nature Reserve, Guildford. – an extensive linear wetland and meadow area owned and managed by Guildford Borough Council which projects into the Guildford urban area. This SANG provides avoidance mainly for development arising within the Guildford urban area and settlements to the east, up to 5km from the SANG boundary.
- Chantry Wood, Guildford – a large woodland area owned and managed by Guildford Borough Council to the south of Guildford. This SANG provides avoidance mainly for development arising within the Guildford urban area and settlements to the south, up to 5km from the SANG boundary.

- Lakeside Nature Reserve, Ash Vale– a variety of habitat types including significant water areas owned and managed by Guildford Borough Council. This SANG provides avoidance for development arising in the Ash/Ash Vale urban area and settlements to the east, up to 5 km from the SANG boundary.
- Effingham Common, Effingham – open countryside and Registered Common Land with a mixture of habitat types largely owned and managed by Guildford Borough Council. This SANG provides avoidance for development arising up to 400m from the SANG boundary. A site for a small (6 space) car park to serve this area is being investigated. Once this is in place, the area around the SANG for which avoidance will be provided will be extended to 5km, taking in settlements to the south and west, including parts of East and West Horsley and Ripley. Following local consultation, a proposed car park at Old Lane has been discounted. Two other sites are now under consideration.
- Broad Street and Backside Common and Stringers Common – Informal agreement has been reached at officer level between the relevant parties that land at Broad Street and Backside Common (128 ha) and Stringers Common (29.6ha) can be designated as SANGs. The land, which is Registered Common Land, is owned by Surrey County Council (SCC) and managed by the Surrey Wildlife Trust (SWT). Natural England has agreed in principle that the land meets its criteria for SANG. It will now be necessary to work with the other three authorities (SCC, SWT and NE) to secure legal agreements. A programme of improvement works has been identified. Currently, neither piece of land has a car park which qualifies for use in relation to the potential SANG. The effect of this is to limit their potential zone of influence to 400m. However, once a satisfactory legal framework has been achieved, progress can be made towards securing car parking provision and options are already being considered. At Stringers Common there is an opportunity to improve an existing car park on GBC land which is not common land and adjoins the potential SANG. A car park has been proposed at Broad Street and Backside Common which has local approval and SCC has agreed to its construction. The matter is now before the Planning Inspectorate and a decision is expected within nine months. Once in place, the car parks will have the effect of extending the sphere of influence of the potential new SANG to 5km, to provide avoidance cover for most of the currently uncovered western part of the borough and for north Guildford.

4.17 Additional potential SANG sites which are being investigated with a view to implementation as soon as possible include:

- Blackwater Valley - Discussions have taken place between planning officers of local authorities in the Blackwater Valley and the

Blackwater Valley Countryside Partnership (BWVCP) area with a view to assessing the potential for the Blackwater Valley Green Corridor (Strategic Gap) to act as SANG. The Blackwater Valley forms the administrative boundaries of Berkshire, Surrey and Hampshire as well as seven other SPA affected local authorities, and is surrounded by the Thames Basin Heaths SPA. A 5km SANG catchment area would bring the following settlements into the catchment of a Blackwater Valley SANG: Finchampstead, Crowthorne, Yateley, Blackwater, Hawley, Sandhurst, Camberley, Frimley, Mytchett, Ash/Ash Vale/Tongham, Aldershot, Farnborough and Farnham. The Blackwater Valley Countryside Partnership is jointly funded by the local authorities to co-ordinate a unified approach to improving the countryside environment of the Valley and the location, and its aims for the Valley, are closely aligned with the aims of providing SANG to the SPA.

Four sites have already been identified as SANG within the Valley, two of which are already receiving development contributions and funding improvements including Lakeside Nature Reserve in Guildford Borough. Another two are not yet active, one of which, Tongham Pools, is within Guildford Borough. There are few other sites within the valley which individually would meet SANG criteria but it is considered that the green Blackwater Valley corridor as a single unit could play a significant role in SPA avoidance. In the longer term (2011-2013), mineral workings in the north of the Valley, in Wokingham Borough, have planning conditions that will see 160 ha restored for a mixture of conservation and public access uses and this will considerably increase the amount of available open space with potential for SANG.

The benefits of a single Blackwater Valley SANG include:

- The capacity of the whole will be greater than individual sites;
- Provides a multitude of circular and linear routes for walking and cycling of varying distance;
- Compliments and expands existing SANG;
- The size and large capacity give longevity to the SANG so reducing the need for other SANG in the short term;
- The SANG can be made available to all authorities that border the Valley;
- Land is not managed piecemeal but as a single entity;
- Avoids unnecessary duplication e.g. car parks;
- Area already managed by Blackwater Valley Countryside Partnership (funded by local authorities) as a single entity.

Natural England has agreed in principle to the concept of a single Blackwater Valley SANG. More work is required by the local authorities and the BWVCP to assess capacity, and cost projects and improvement works.

The suitability of Tongham Pools as a SANG is being considered by Natural England. The site is adjacent to the A331 and has a large body of water within it. Vehicular access from Guildford Borough is restricted but there are opportunities to improve this, using SPA contributions.

- Burpham Court Farm and extension to Riverside Nature Reserve

Some extensions to Riverside Nature Reserve SANG have been considered by Natural England and agreed in principle. These can be brought into use relatively quickly as they are Council owned and will provide additional SANG for north Guildford. Burpham Court Farm (BCF), which adjoins the Riverside Nature Reserve, has been identified as potential SANG for the Slyfield Area Regeneration Project (SARP). Natural England has confirmed in principle that BCF will meet the criteria for SANG. Approximately 28.8 ha of a total available 38.2 ha will be required for the SARP leaving a remaining 9.4 ha which will potentially be available as SANG for north Guildford. Natural England has agreed that Parsonage Watermeadows, although too small on its own to be SANG, can be considered as part of the larger Riverside Nature reserve SANG, which increases its overall size by 9 ha.

- The list of sites considered as part of the original study

Sites considered as part of the original research for the 2006 Interim Avoidance Strategy (Appendix 2 of the SPA Interim Avoidance Strategy 2006) have been re-examined to determine whether, in the light of three years experience, some of these may have more potential than was originally envisaged. Although Littlefield Common and Chitty's Common are considered by Natural England (NE) to be too small to qualify as SANG, they have been identified by NE as having potential as part of a chain of Accessible Natural Green Space (ANGS) which together with other yet to be identified sites, will provide a green network.

Table 1 Summary of Existing and Proposed SANG

<b>SANG</b>	<b>Total site size (ha)</b>	<b>Discount (refer to para 4.9)</b>	<b>SANG size after discount (ha)</b>
Riverside Nature Reserve, Guildford	30	50%	15
Chantry Wood, Guildford	76	50%	38
Lakeside Nature Reserve, Ash Vale	15	75%	4
Effingham Common, Effingham	34	0%	34
Tongham Pools	16.7	56%	7.4
Extension to Riverside Nature Reserve, Guildford – Parsonage water meadows (proposed)	9	0%	9
Broad Street and Backside	128	0%	128

Commons (proposed)			
Stringers Common proposed)	29.6	0%	29.6
Burpham Court Farm, (proposed)	38.2	28.8 ha required for SARP	9.4
<b>Total</b>	<b>386</b>		<b>274.4</b>

#### Cross border working

- 4.18 Whilst the emphasis to date has been on providing avoidance for the borough's development by way of SANGs within the borough, there is potential for cross border working and at the strategic level this is being encouraged through the draft South East Plan Policy NRM6, and through the Strategic Delivery Framework. High level principles for cross border working were adopted by the JSP Board on 18 June 2009. Refer also to paragraphs 4.4 and 4.5.

#### Programme of works on existing (and potential) SANG sites.

- 4.19 Financial contributions from developers will be used to upgrade SANG sites. A list of improvements specific to each individual SANG site but which include improvements to access, security and habitat, has been prepared (See appendix 5). The cost of each improvement with an allowance for maintenance/replacement has been calculated to give a total cost for improving a site. Some non-ecological/recreational improvement works are also programmed in, including SANG site promotion literature, as increasing residents' awareness of their options for informal recreation is considered an important part of easing pressure on the SPA.
- 4.20 Natural England agree that any capital or land management works, including replacement of capital funded items e.g. stock fencing, bridges, habitat restoration can be funded again from future development if such works are required. This is deemed necessary to meet the SANG criteria that a SANG must be providing a similar quality of experience as the SPA.
- 4.21 A considerable amount of improvement work on Riverside Nature Reserve and Lakeside Nature Reserve has been completed, funded by developer contributions since their original designation in 2006. Works at Chantry Wood and Effingham Common have been much less as there has been little local development to fund them. This strategy lists site improvements for the next five years 2009 – 2014, with a projection of maintenance costs up to 2029.
- 4.22 The aim for each SANG site is to identify works that will improve its overall "quality". This enhances its capacity for recreation, makes it more attractive to users, and increases residents' choice of sites to visit, thereby providing a range of sites of comparable interest and quality and



removing visitor pressure on the fragile habitat of the TBH SPA.

- 4.23 This will not result in the SPA itself being ‘starved’ of finances and consequently reducing its quality and value. The SPA sites will continue to be managed as at present but will benefit from increased funding arising from the Access Measures referred to in paragraphs 4.35-4.39 below. Similarly, this does not mean that SANG sites will be ‘swamped’ by visitors who would normally visit the SPA. Only sites that the Councils Trees and Countryside Manager in consultation with Natural England, consider are not used to their full capacity and have scope for improvement have been identified for this Strategy. Constant monitoring including visitor surveys of both the TBH SPA and the SANG sites will ensure constant checks are made on the effectiveness of SANGs and the effect on the SPA itself. Refer to paragraphs 5.1-5.4 on monitoring below.
- 4.24 The Council is aware of the unique character of all of the SANG sites and the importance of their established biodiversity. All works have therefore been designed sensitively to balance the needs of access, landscape character and wildlife. The “urbanisation“ of the countryside will be avoided at all costs as it is recognised that thriving biodiversity and naturalness are significant “pull” factors in a residents’ decision to visit a site.

Number of dwellings facilitated by improvements.

- 4.25 The amount of SANG needed to ensure that anticipated future residential development in the borough does not have a significant effect on the SPA has been calculated by identifying the likely population increase due to new housing, and applying the standards set out in the Strategic Delivery Framework (refer to paragraph 2.4 above). 88% of new residential development in the Borough is expected to arise within 5km of the SPA boundary. (See Appendix 6).

- The number of new dwellings anticipated to arise 2009 - 2014 within 5km of SPA boundary = 1,857

$$(5 \text{ years} \times 422^{19} \text{ (allocation per an)}) = 2110$$
$$88\% \text{ of } 2110 = 1,857 \text{ new dwellings}$$

- Assuming an average household size of 2.4 people per dwelling, the resultant total number of new residents = 4,452

$$(1,855 \text{ new dwellings} \times 2.4 \text{ (2001 census occupancy rate)}) = 4,452 \text{ new people}$$

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<sup>19</sup> This figure is to be confirmed. This figure is subject to the outcome of a legal challenge. Please refer to [www.guildford.gov.uk/southeastplan](http://www.guildford.gov.uk/southeastplan).

- The amount of SANG required per 1000 new residents is 8ha.
- The amount of SANG required to avoid for the anticipated additional residents over the next 5 years = 35.65 ha

*(4,452 people x 8 ha divided by 1000 = 35.65 ha total SANG)*

4.26 Some land remains unassigned to development on existing SANG and can be recalculated at the agreed new Delivery Framework standard of 8 ha per 1000 residents (as opposed to previous 16 ha per 1000 in zone B) providing 53.25ha . This, together with new, so far unassigned SANG of 183.4ha, gives a total of 236.65ha of SANG available within the borough which exceeds the total requirement for the next 5 years by 201.00ha.

Table 2 SANG land availability

	Amount of unassigned land remaining on existing SANG sites (as at 24/11/09)	Amount of land on new SANG sites
Lakeside Nature Reserve, Ash Vale	0.65	
Chantry Wood, Guildford	30.96	
Riverside Nature Reserve, Guildford	-12.25 *	
Effingham Common, Effingham	33.89	
Tongham Pools		7.4
Riverside extensions - Parsonage Water meadows (9 ha) and land adjoining Burpham Court Farm (9.4ha)		18.4
Broad Street and Backside Common		128
Stringers Common		29.6
<b>Total</b>	<b>53.25</b>	<b>183.4</b>
<b>Total SANG land available</b>		<b>236.65</b>
<b>Total amount of SANG required</b>		<b>35.65</b>
<b>Surplus</b>		<b>201.00</b>

\*Note: the over allocation at Riverside Nature Reserve (-12.25 ha) allows for planning applications which have been submitted and “allocated” to a SANG on receipt, but which may not be granted planning permission and/or may not commence.

4.27 It can be seen from the above table that there is enough SANG in total to accommodate the anticipated amount of new residential development over for the next 5 years and beyond. It should be noted however, that the location of SANG in relation to new development (of over 10 dwellings) is of significance. Also it should be noted that this analysis takes no account of significantly large developments which might arise, and which will be expected to provide their own SANG.

4.28 The current economic downturn has resulted in a slowing down in the

rate of new development therefore SANG is not being assigned as quickly as in the past. This may be a short term situation and clearly, there is a need to plan for the rest of the Guildford Development Framework (GDF) period i.e. up to 2026. This is a relatively short term strategy (5 years), but effective monitoring, preparation of annual monitoring reports and position statements, and a commitment to subsequent reviews, demonstrates that the Council is committed to meeting its obligations with regard to SPA requirements.

#### Tariff for financial contributions

- 4.29 A tariff based approach enables developers to calculate the financial contribution they will be expected to provide. For the purposes of the SANG contribution, this is based on the size of new dwellings in terms of the number of bedrooms proposed, as a fair reflection of the number of additional residents likely to arise, and is derived from the costs of works identified on the SANG sites.
- 4.30 Incorporated within the tariff is a contribution in the nature of an endowment from the developer to reflect the facilitation, implementation and ongoing maintenance and management role of the Council in the process. It also recognises that the Council will be placing long-term constraints on its own land, in terms of keeping the land available for public access while it is being used as avoidance land, and by making land in its ownership available for this use, the value of the land to be developed is increased. In order to give prospective applicants certainty, it is proposed that the endowment will be set at 35% of the tariffs. This figure reflects the Council's Parks and Countryside officer's experience of the cost of ongoing maintenance and staff resource in the provision of accessible open space. In special circumstances, if the Head of Economic Development considers that this figure under represents the value to the developer or landowner of the availability of the Council's land, then a higher figure may be sought based on a financial appraisal of the proposed development. Similar consideration will need to be given to any future sites identified in the Interim Strategy where the Council is not the land owner.
- 4.31 Monies collected will be held proportionally as a capital and commuted sum. Capital monies will be spent within six months of development commencing, or collated to fund a larger capital project as stated in paragraph 6.7. Commuted sums will be attributed to a site and the monies will be specified to be spent within any 5 year period. That period may begin at any point within 80 years. For example a commuted sum of £5 000 collected in 2009 could be attributed to conservation mowing in Riverside Nature Reserve, with a period of expenditure over 5 years from 2014-2019 at £1000 per annum.
- 4.32 The tariff may be amended to reflect any changes to the areas of SANG land, and will also be updated on an annual basis on 1 April in line with the Retail Price Index.

4.33 Costings for the proposed SANG at Burpham Court Farm have not yet been completed therefore these costs are excluded from the total at this stage. Once these costing are available, they will be factored into the equation and the tariffs adjusted accordingly.

4.34 The tariffs have been set according to the following calculations:

Table 3 Cost of capital works per SANG site

Site	Area of SANG (ha) site unassigned	Total cost of capital works (£)
Lakeside Nature Reserve, Ash Vale	0.65	275,319.00
Chantry Wood, Guildford	30.96	416,410.00
Riverside Nature Reserve, Guildford	-12.25	210,496.00
Effingham Common, Effingham	33.89	236,735.00
Tongham Pools, Ash	7.4	212,705.00
Parsonage Watermeadows, Guildford	9	102,000.00
Broad Street and Backside Common,	128	396,698.00
Stringers Common	29.6	229,402.00
Burpham Court Farm. Guildford	9.4	To be confirmed
<b>Total</b>	<b>236.65</b>	
<b>Total cost of improvement works</b>		<b>2,079,765.00</b>

Table 4 Total cost of avoidance work

<b>Site</b>	<b>Total cost capital of works (See table above)</b>	<b>Land management cost over 5 years (index linked at 2% per annum)</b>	<b>Total cost of improvement works over 80 years (£)</b>
Lakeside Nature Reserve, Ash Vale	328,619.00	63,560.68	6,090,046.10
Chantry Woods, Guildford	507,410.00	89,996.73	7,438,028.61
Riverside Nature Reserve, Guildford	287,396.00	84,627.95	7,079,598.39
Effingham Common, Effingham	320,260.00	90,290.74	6,401,109.05
Tongham Pools, Ash	171,165.00	255,852.57	2,863,521.82
Parsonage Watermeadows, Guildford	123,989.00	150,025.18	3,067,966.40
Broad Street and Backside Commons, Guildford	757,607.00	553,057.38	8,587,191.87
Stringers Common, Guildford	316,668.00	317,967.51	6,054,953.19
Burpham Court Farm, Guildford	TBC	TBC	TBC
<b>Total cost of avoidance work</b>	<b>2,813,114.00</b>	<b>1,605,378.74</b>	

SANG standard requirement is **1000 people per 8 ha**

Total available SANG = **236.65ha**

Number of dwellings required for 5 years (2009-2014) = **1,857** (*5yrs x 422 dwellings per annum x88%*)

SANG requirement for 5 years (2009-2014) = **35.65ha**

Percentage of SANG required for the next 5 years of total amount of SANG available = **15.07%** (*35.65ha/236.65ha x100*)

Total cost of capital + maintenance in perpetuity (80 years) across all SANGs = **£47,582,415.42**

Total cost of SANG provision for 5 years = **£7,168,596.36** (*15.07% of total cost of £47,582,415.42*)

Total cost per dwelling = **£3,860.73** (*£7,168,596.36/1857 dwelling requirement over next 5 years*)

In order to ensure a fair tariff that is evenly distributed across all sizes of dwellings, with higher costs apportioned to the larger dwellings (on account of their capacity to accommodate more people), a difference of plus or minus £500 has been attributed to the tariff for each dwelling size.

This translates into a tariff for the different dwelling sizes as follows:

Table 5 Dwelling size and tariffs

Dwelling size	1 bedroom	2 bedroom	3 bedroom	4+ bedroom
SANG developer contribution per dwelling	£3,110.73	£3,610.73	£4,110.73	£4,610.73

### Access Management of the SPA

- 4.35 Avoidance in the form of Access Management of the SPA will be delivered by landowners and managers including the Surrey Wildlife Trust, funded by developer contributions, and provided for in perpetuity.
- 4.36 Access management of the SPA will be coordinated strategically, by Natural England working with the Council and other affected SPA authorities and land managers, in line with an overarching strategy<sup>20</sup> for access management on the SPA and SANGs, which includes:
- A consistent SPA/SANG “message” – signs, leaflets, educational material etc;
  - Guidance on access management on the SPA e.g. rangers, seasonal restrictions, campaigns etc; and
  - Guidance over access management on SANG e.g. provision of attractive facilities
- 4.37 It will be funded by ensuring that the charge levied on developer contributions includes an allowance for the cost of this service. The charge collected in relation to access management measures will be pooled with other SPA affected authorities for strategic allocation. Alternatively, where a developer is also an SPA and SANG landowner, access management measures may be provided by the developer.
- 4.38 Access management of the SPA focuses on “soft” measures i.e. wardening, signage, leaflets and educational material. Where access restriction is proposed for the purposes of avoidance of recreational impact, this will be as a last resort, the reasons will be clearly identified and restrictions will be carried out with legal requirements and provisions to protect existing public or open access rights. Care will also be taken to protect other existing nature conservation interests on the SPA.
- 4.39 The access management tariff has been set at £630 per dwelling. Elements included within this sum, and assumptions and exclusions, are contained in Appendix 7. The JSP Board endorsed this approach and the tariff amount which, it is anticipated, will apply from early 2010. In the event that the approach is not acceptable and adopted by all SPA

<sup>20</sup> The Access Management Strategy approach and tariff amount was endorsed by JSP Board on 18 June 2009.

affected authorities the Council reserves the right to review this element of the tariff. The Access Management (and Monitoring – see paragraphs 5.1 – 5.4 below), element of the total tariff will apply to each new dwelling irrespective of its size and number of bedrooms and will also be required in relation to large new developments which provide their own SANG.

- 4.40 The Council will retain an overview of access management provision in the borough to ensure that sufficient measures are being taken to protect the SPA and that a fair allocation of resources is made across the SPA affected area.

## 5.0 **Monitoring**

- 5.1 Two levels of monitoring will be undertaken. The first, monitoring the success of avoidance/mitigation measures will be carried out by the JSP Board, the affected local authorities, Natural England and existing landowners and managers and funded by ensuring the charge levied on developer contributions includes an allowance for the cost of this work. The charge collected in relation to monitoring will be pooled for strategic allocation.

- 5.2 This monitoring, coordinated at a strategic level and in line with a Monitoring Strategy<sup>21</sup> will address:

- Habitat condition and bird numbers (an existing NE responsibility);
- The provision of SANGs and delivery of dwellings;
- Access management;
- Visitor surveys.

- 5.3 The Council's also undertakes its own monitoring. It reports monthly to Natural England and annually to the JSP Board, on SANG delivery within the borough, housing provision in the inner exclusion zone and zone of influence, and on its programme for future provision of SANG. Visitor surveys on the borough's SANGs have been conducted on the Council's existing SANG over the last four summers (2006, 2007, 2008, 2009) and the results reported to Natural England.

- 5.4 The Council is committed to the preparation of an Annual Monitoring Report and Position Statement at the end of each year. This report typically includes an analysis of the implementation of the strategy over the preceding year including the cash flow situation, consideration of the need for additional SANG and outline of the work towards their provision, a summary of the work of the JSP Board and the position at the strategic level, and an outline of future work in relation to the SPA.

## 6.0 **Implementing the strategy**

- 6.1 The Avoidance Strategy will be a material consideration in determining planning applications. Subject to all other Development Control

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<sup>21</sup> Strategic Monitoring Framework is to be completed by Natural England and endorsed by Joint Strategic Partnership Board at a future meeting



considerations and the approval of the Council, a planning obligation by agreement pursuant to section 106 Town and Country Planning Act 1990 will be prepared requiring the developer to provide or contribute towards the cost of the avoidance measures, in accordance with this Avoidance Strategy. The developer will be required to pay the minimum Council's legal costs (from £450) and the cost of monitoring the planning obligation (from £450).

- 6.2 All applications for residential planning permission must be determined on a case by case basis and assessed against any concerns of adverse effect on the SPA identified by Natural England. When submitting an application for residential development applicants need to consider how they can avoid the impact of their development. If developers are not contributing their own land for avoidance at Natural England's standards, they will be expected to make a financial contribution by applying the tariffs in this Avoidance Strategy.
- 6.3 Applicants relying on this strategy should identify in the planning obligation how they will financially contribute to specific works at each avoidance site to ensure that suitable avoidance measures are being undertaken and therefore an Appropriate Assessment of the development proposal is not necessary.
- 6.4 If the developer cannot provide their own avoidance measures or additional land, the Avoidance Strategy should be used through discussion with the Council's Development Control Case Officer following these steps:
- Step 1: Check which SPA zone the development proposal lies in. Residential developments within 400m of the SPA will not normally be permitted.
  - Step 2: If the application is for 11 or more dwellings, ensure that the impact of the development can be avoided by contributions to work at one of the SANG sites, by identifying whether the development site is within the catchment area of the avoidance site. If the application is for 10 or less dwellings, check that there is sufficient SANG in the borough (or an adjoining borough, if relevant)
  - Step 3: Apply the appropriate tariff, according to the number of dwellings and dwelling sizes, and calculate the financial contribution to be made.
  - Step 4: Link contributions to specific works. The Council will hold a list of all works to be carried out and the total amount of financial contributions that have been collected for each work element. This will ensure that monies are not collected from different applicants for the same works. GBC Officers will identify the works.
- 6.5 A planning obligation enabling developers to contribute towards the cost

of avoidance measures will be drawn up and agreed in accordance with this Interim Strategy prior to the decision notice for the relevant planning application being issued. A copy of a template draft planning obligation is supplied in Appendix 8. The monies agreed under the planning obligation must be paid to the Council on the commencement of development. This will allow the Council time to implement works before the development is occupied. The Council will pool monies on a month by month basis before tendering for work.

- 6.6 The collection of monies will be through the standard process currently administered by the S106 Officer; however, the implementation of avoidance works will be monitored and managed by the Parks and Countryside Service.
- 6.7 In order to meet the Habitats Regulations tests, planning proposals must be linked to specific avoidance works within a timetable, and the avoidance works associated with that development must be carried out when development commences and ideally be completed before the occupants move in. Where a SANG exists and is functioning as a SANG, capital and commuted monies can be collected towards a specific project if there is no single contribution to fund that project. In this instance the monies will be deemed as spent and on completion of a development it can be immediately occupied. This has been agreed with Natural England.
- 6.8 The Council may also receive offers of avoidance land accompanying a development proposal; separate to those identified in this Strategy, which meet Natural England's avoidance standards. In such cases the Council will consider any legal mechanisms required with regard to this approach and consult Natural England as soon as potential avoidance measures are known. If it is agreed that the proposed development has successfully avoided all potential impacts on the SPA then the Council can conclude that there would be no likely significant effect and an Appropriate Assessment is not required.
- 6.9 Some areas of the Borough are served by more than one SANG site as the catchment areas overlap. This means that the impact of developments proposed in any of the overlapping catchment areas, can be avoided through financial contributions to works at either of the sites. Officers, during negotiations, will identify the site most appropriate for avoidance works. The planning obligation for each application will set out which site is being used as avoidance land. There may be occasions when the Council may want to split the contribution between two different SANGs. This approach is acceptable to Natural England.

Table 6 Tariffs

<b>SPA Avoidance Strategy 2009-2014</b>			
Size of dwelling (bedrooms)	SANG contribution per dwelling	SPA Access Management and Monitoring contribution per dwelling	*Total tariff per dwelling
1	£3,110.73	£630	£3,740.73
2	£3,610.73	£630	£4,240.73
3	£4,110.73	£630	£4,740.73
4+	£4,610.73	£630	£5,240.73

\*Total tariff = SANG contribution per dwelling (dependent on of size of dwelling), plus Access Management and Monitoring of the SPA contribution per dwelling (£630). There will also be an **additional monitoring fee per application** (£450), and a **minimum legal fee per application** (£450).

## 7.0 Review

- 7.1 This Avoidance Strategy looks at the total works necessary to provide avoidance for the next five years from April 2009 and will be kept under close review to ensure it continues to meet the requirement of avoiding any risk of harm to the SPA. Monitoring of the take “up of” avoidance by the Council and at the strategic level will ensure that for the foreseeable future sufficient avoidance is available. Visitor surveys of the SANGs will be undertaken each year to measure their effectiveness.
- 7.2 The Council will prepare an annual SPA Position Statement and Monitoring report which will be incorporated within its Annual Monitoring Report (AMR) until such time as the SPA Strategy is absorbed into the Infrastructure Supplementary Planning Document (SPD) as part of the Guildford Development Framework (GDF). The timetable for review will then be published in the GDF Local Development Scheme.
- 7.3 The JSP Board will review the results of the monitoring work undertaken on an annual basis and amendments will be recommended by the Board to address identified problems, which will be considered by individual SPA affected authorities. Amendments may be made to this strategy in accordance with the above, if considered necessary or desirable.
- 7.4 It is anticipated that a further Review of the Strategy will take place before the end of its life to ensure that sufficient “avoidance” is always in place to enable the required amount of residential development to take place in the borough.<sup>22</sup>

<sup>22</sup> The Government is currently consulting on proposals for a new Community Infrastructure Levy (CIL) which may impact on the way local authorities collect developer contributions and may necessitate a review of this strategy.

## 8.0 **Consultation**

- 8.1 This strategy was the subject of a public consultation for 12 weeks between 22 June and 10 September. The responses arising were analysed and reported to the Executive on 25 February 2010. Amendments were made to the document to accommodate accepted comments and include officer clarification and updates. These changes were posted on the Council's website at the end of February 2010 along with the revised Strategy and Strategy Summary.

# Appendices

## **Appendix 1 – Sign off letter from Natural England**

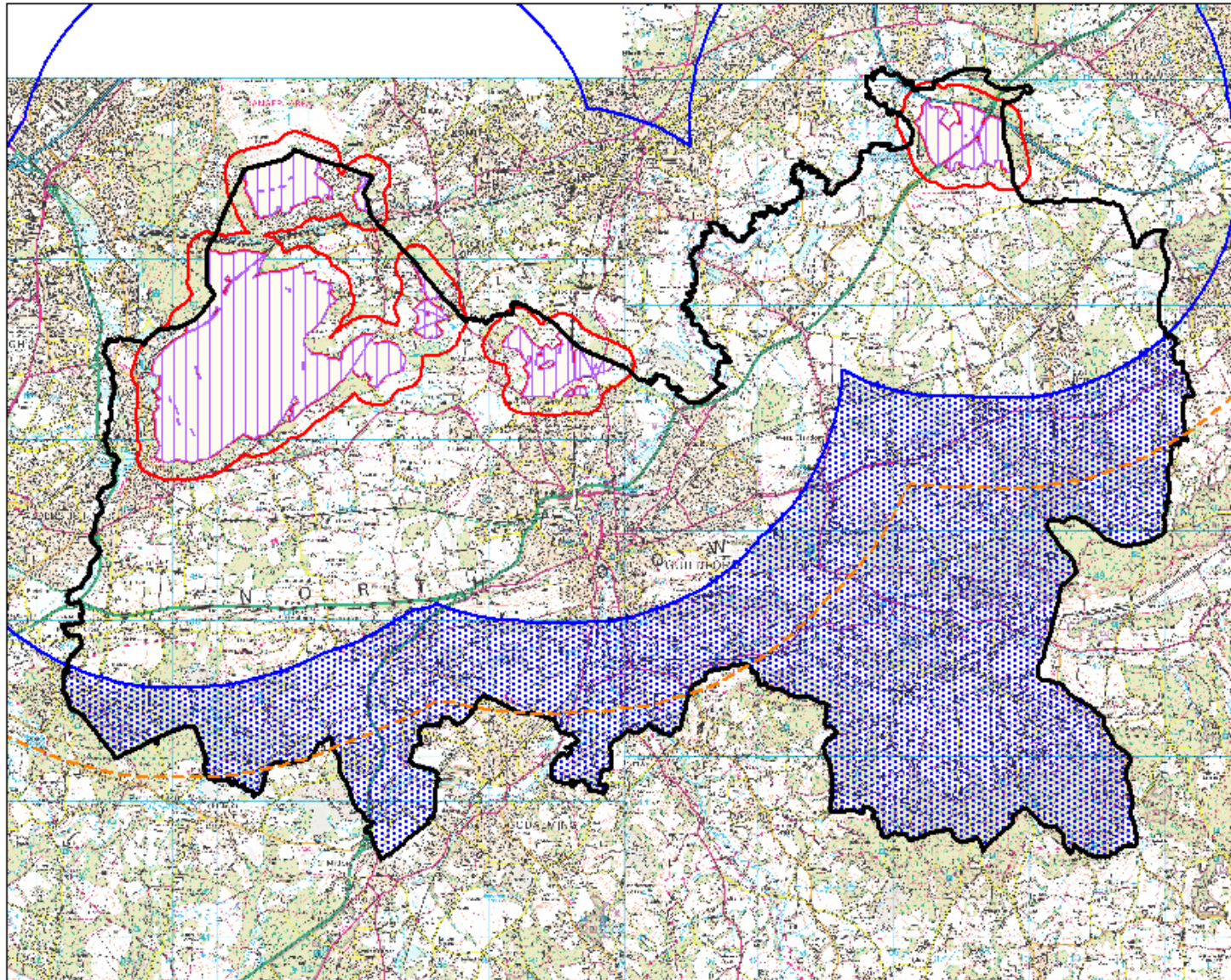
The strategy will be signed off by Natural England at the end of the consultation period and final adoption by the Council. A copy of this letter will be inserted at this time.







## **Appendix 2 – Location of SPA and affected parts of the borough**

Maps showing:

- Borough boundary
- Location of SPA
- Exclusion zone 0-400m from SPA boundary
- Zone of influence 400m – 5km from SPA boundary
- Beyond zone of influence 5km - 7km from SPA boundary

# Special Protection Areas (GBC Local Plan 2003) showing 0-400m, 400m-5km, 5km-7km buffer zones

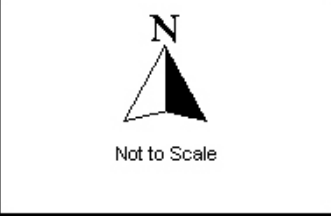


-  Special protection Area - GBC Local Plan 2003
-  0-400m buffer zone of SPA
-  400m-5km buffer zone of SPA
-  5km-7km buffer zone of SPA
-  Area outside SPA influence
-  Guildford Borough Boundary

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Map 1

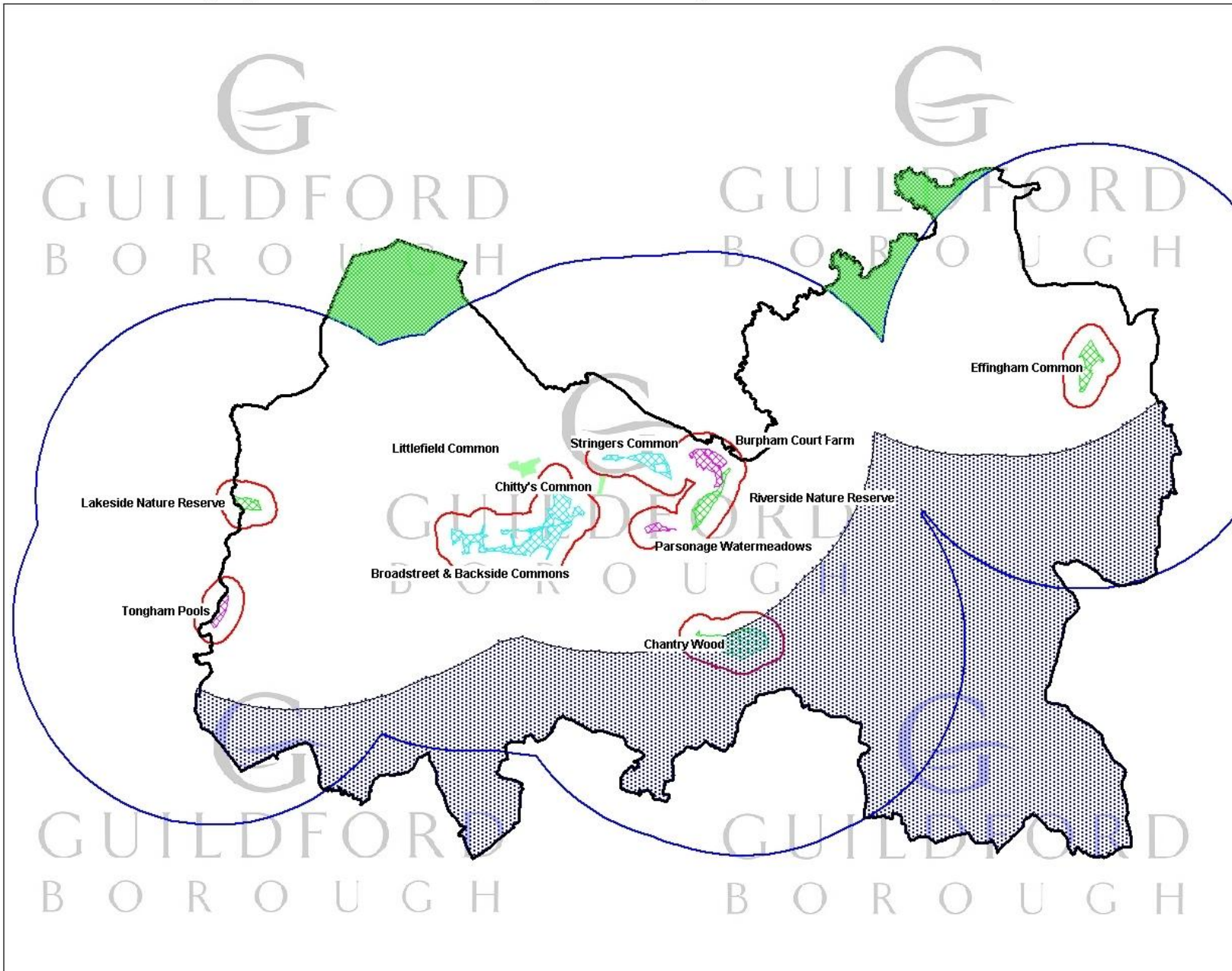
### **Appendix 3 – Existing and proposed SANG and spheres of influence**

Maps showing:

- Existing SANG
- Proposed SANG
- Buffer zones round each
- Identification at larger scale of areas not covered by SANG buffer zones



Existing & potential SANGS showing buffer zones, and areas not covered by SANGS



	SANGS GBC adopted 2009
	SANGS GBC potential 2009
	ANGS SWT potential 2009
	SANGS SWT potential 2009
	0-400m buffer zone
	400m-5km buffer zone
	Area strategy does not cover
	Area outside SPA influence
	Guildford Borough boundary

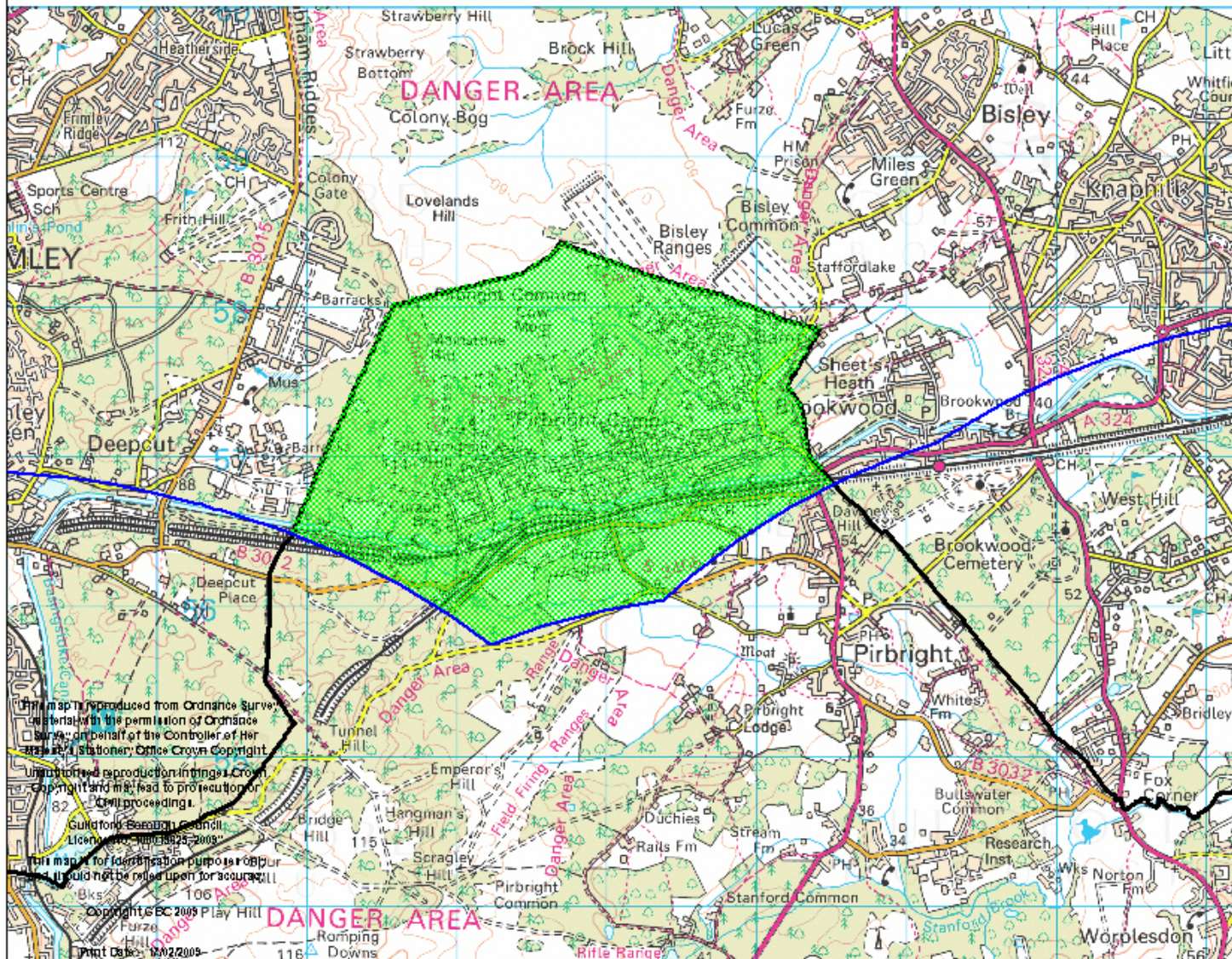
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






N  
 Not To Scale

GUILDFORD BOROUGH

Map 2

# Area not covered by existing & potential SANGS - Pirbright, Guildford



-  SANGS GBC adopted 2009
-  SANGS GBC potential 2009
-  SANGS SWT potential 2009
-  SANGS SWT potential 2009
-  0-400m buffer zone
-  400m-5km buffer zone
-  Area strategy does not cover
-  Area outside SPA influence
-  Guildford Borough boundary

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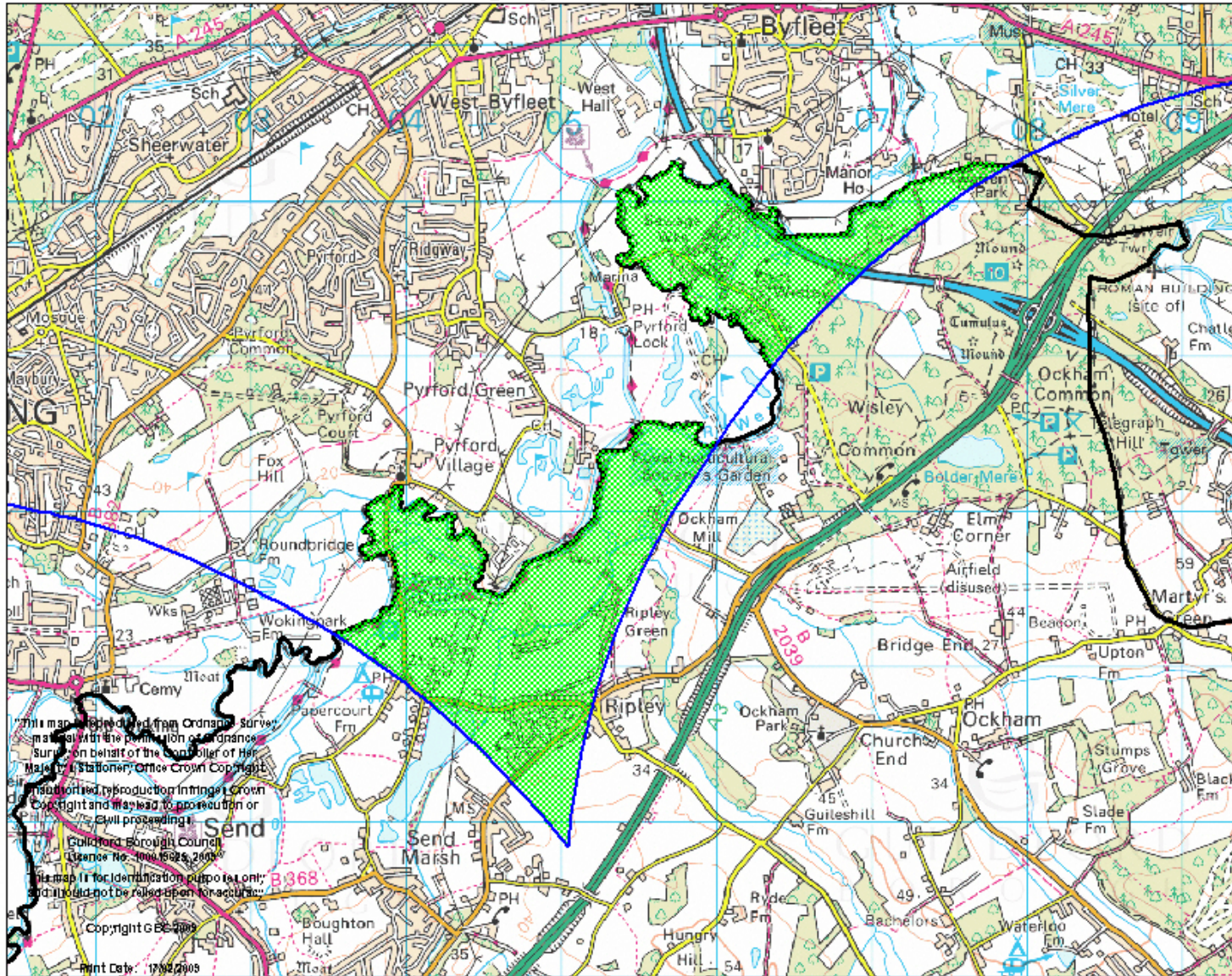










Not to Scale



Map 3

# Area not covered by existing & potential SANGS - Ripley & Wisley, Guildford



-  SANGS GBC adopted 2009
-  SANGS GBC potential 2009
-  ANGS SWT potential 2009
-  SANGS SWT potential 2009
-  0-400m buffer zone
-  400m-5km buffer zone
-  Area strategy does not cover
-  Area outside SPA influence
-  Guildford Borough boundary



Not to Scale



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Map 4

#### **Appendix 4 - SANG and indicative avoidance works**

Maps at larger scale for each SANG with indication of avoidance works.

Note: No avoidance works are yet identified for the following site:  
Burpham Court Farm

The proposals for Burpham Court Farm cannot be finalised until a decision is made by Guildford Borough Council what land will be available for use as a SANG and whether a link road will bisect the site. If a link road bisects the site NE may consider the site unsuitable for a SANG. Also the land is within the floodplain and any construction such as a road will result in different areas flooding than at present. This will obviously affect what can be done to improve the land should it be approved as a SANG. Finally, any works that affect the floodplain will have to satisfy the Environment Agency that there is no loss of flood area, no increased risk of flooding and no negative environmental impact. Burpham Court Farm is in a Nitrate Vulnerable Zone and any changes to water management and landform will affect the nitrate risk management.


## Key to SANG maps showing schedule of works

	ID of works		Access (vehicle)
	Car park		Access (other)
	Bridge		Boardwalk
	Signage		Fence
	Furniture		Gates
	Furniture		Cattle grid
	Dog bin		Water meter
	Bins		Water trough
	Woodland		Grassland
	Wet woodland		Unimproved grassland
	Tree planting		Improved grassland
	Scrub clearance		Wet grassland
	Ditch		Reedbed
	Water		Fen
	Pond		Boundary
	Noxious weeds		

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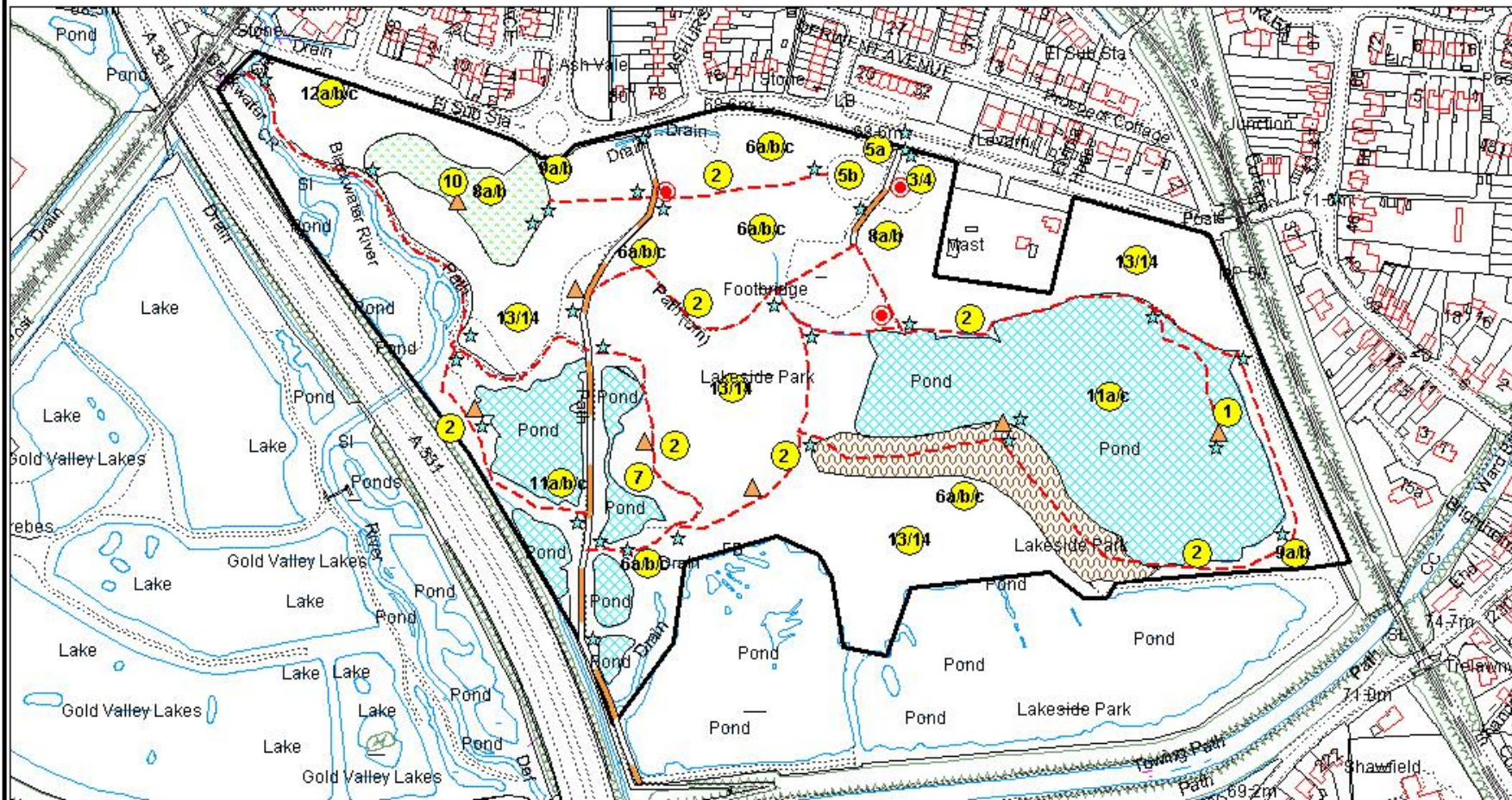
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Not To Scale



# Lakeside Nature Reserve



Map 5

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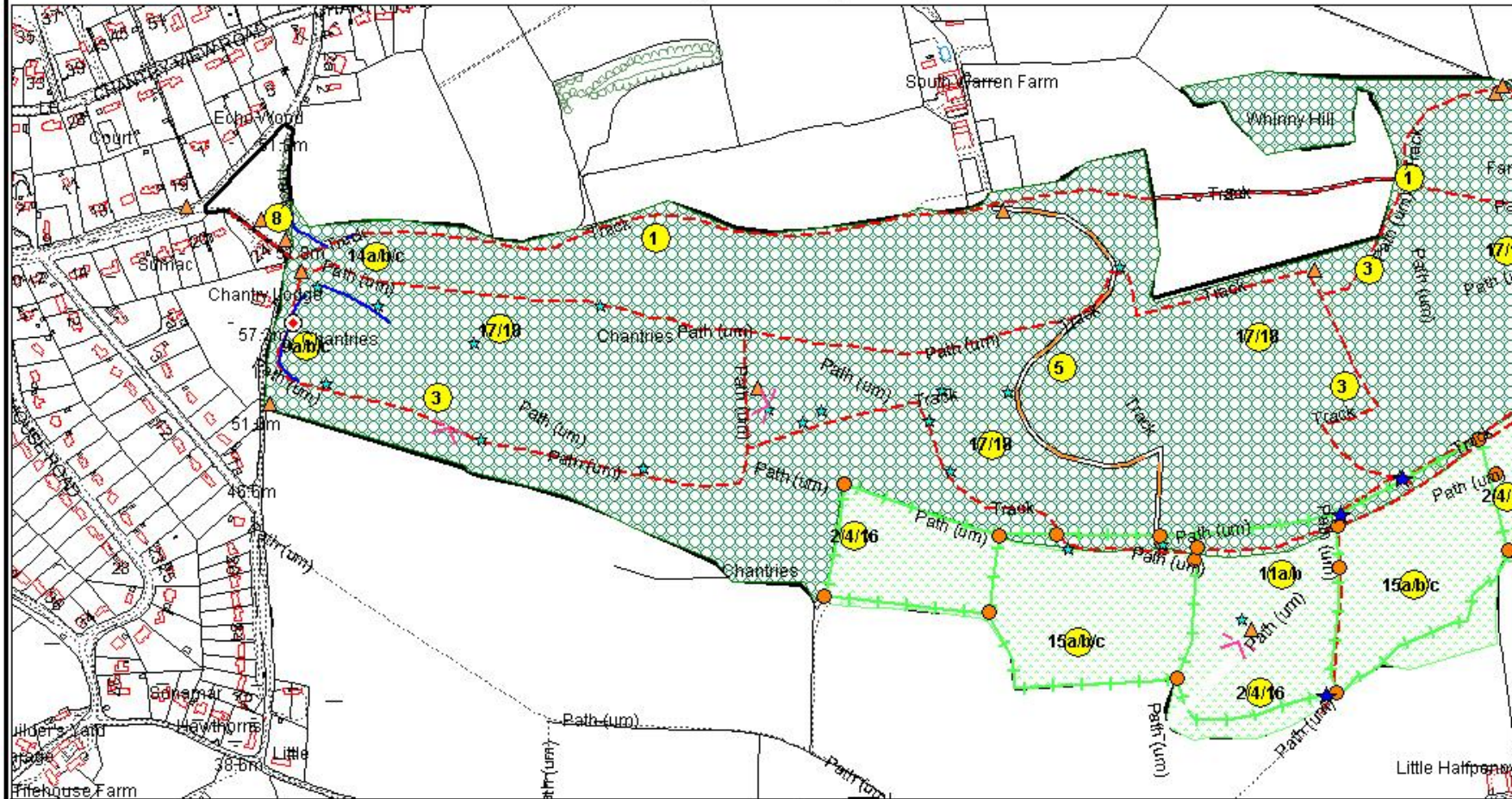
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# Chantry Wood (west)



Map 6

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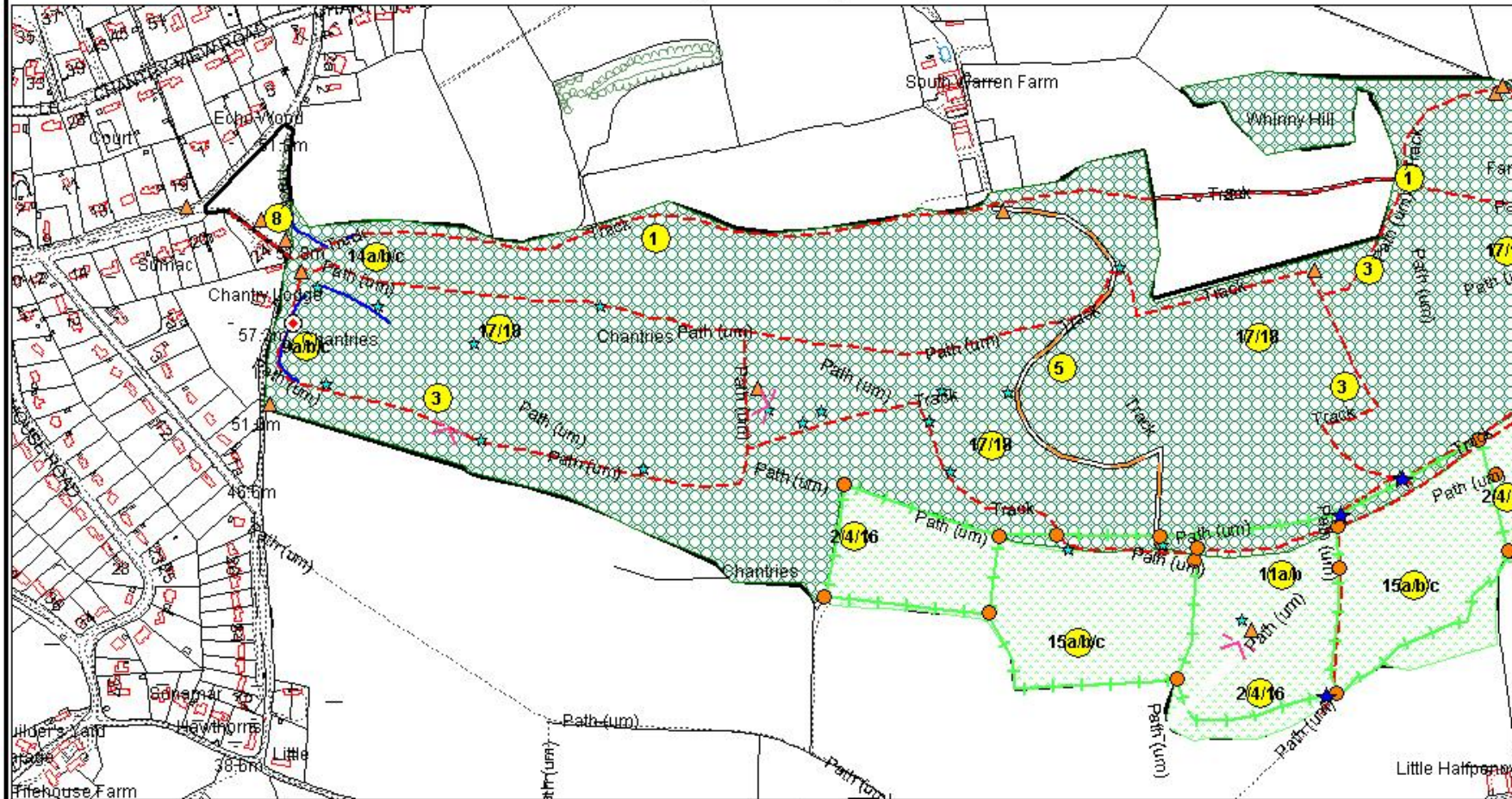
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# Chantry Wood (west)



Map 7

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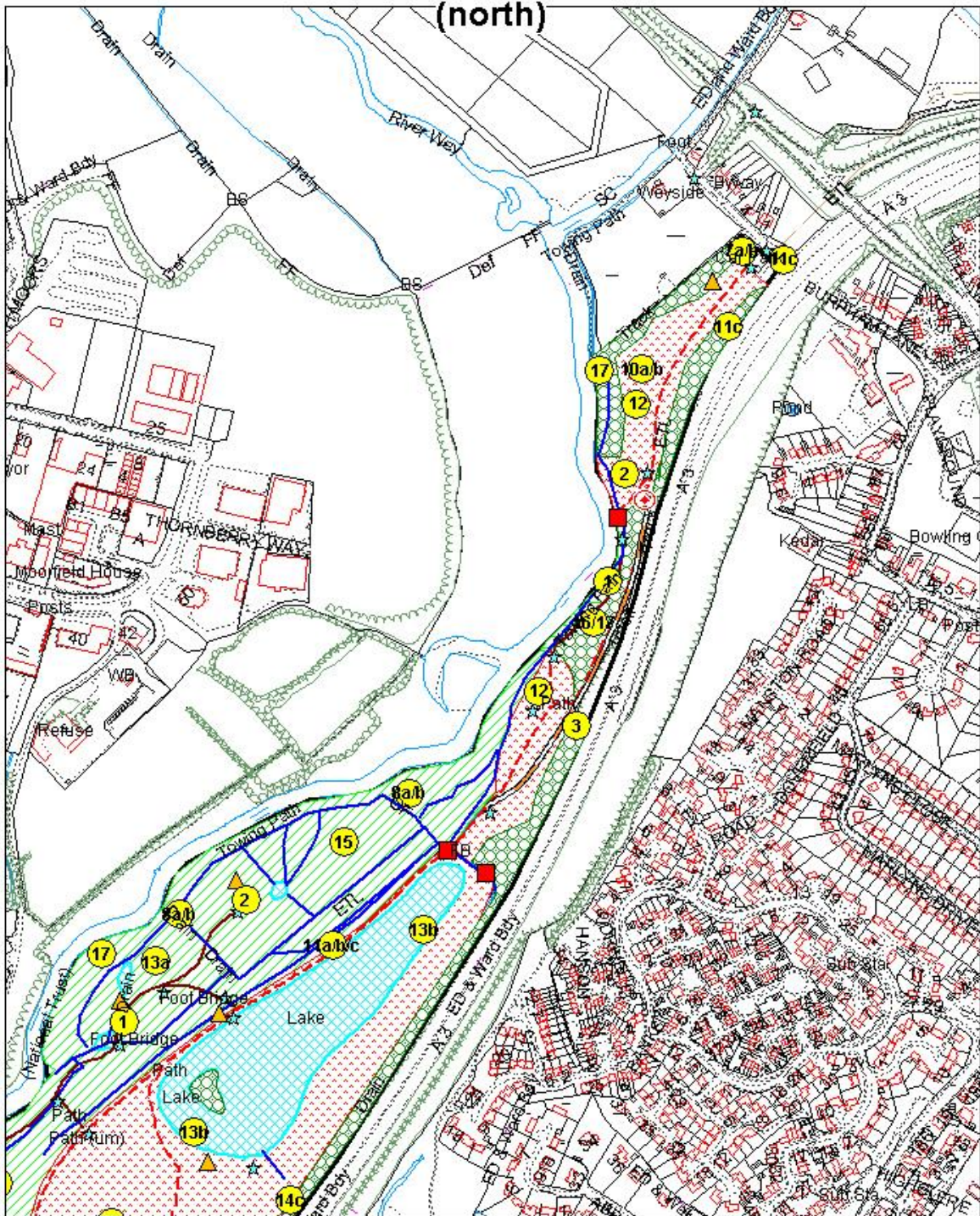
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GUILDFORD  
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## Riverside Nature Reserve (north)



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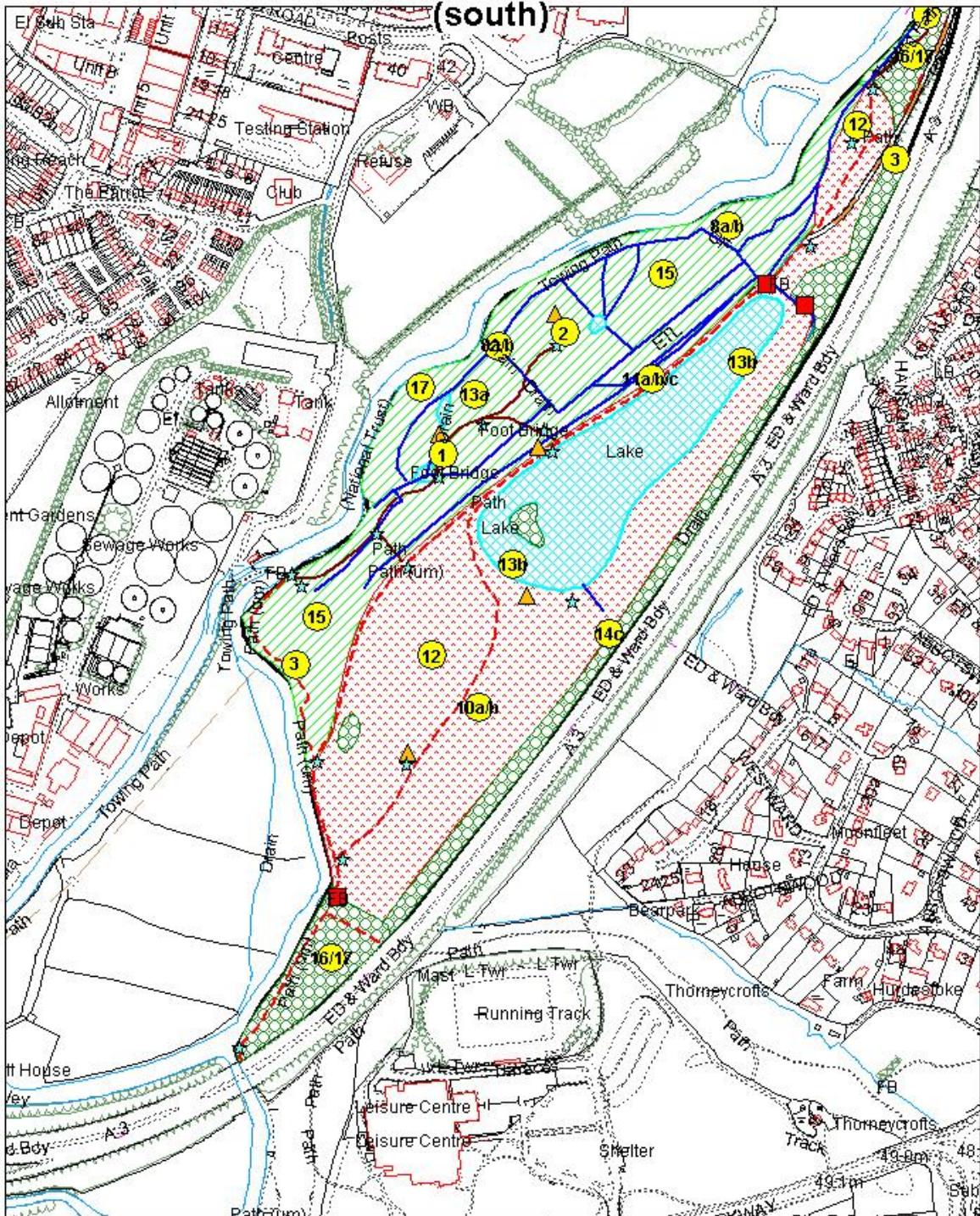


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### Riverside Nature Reserve

(south)



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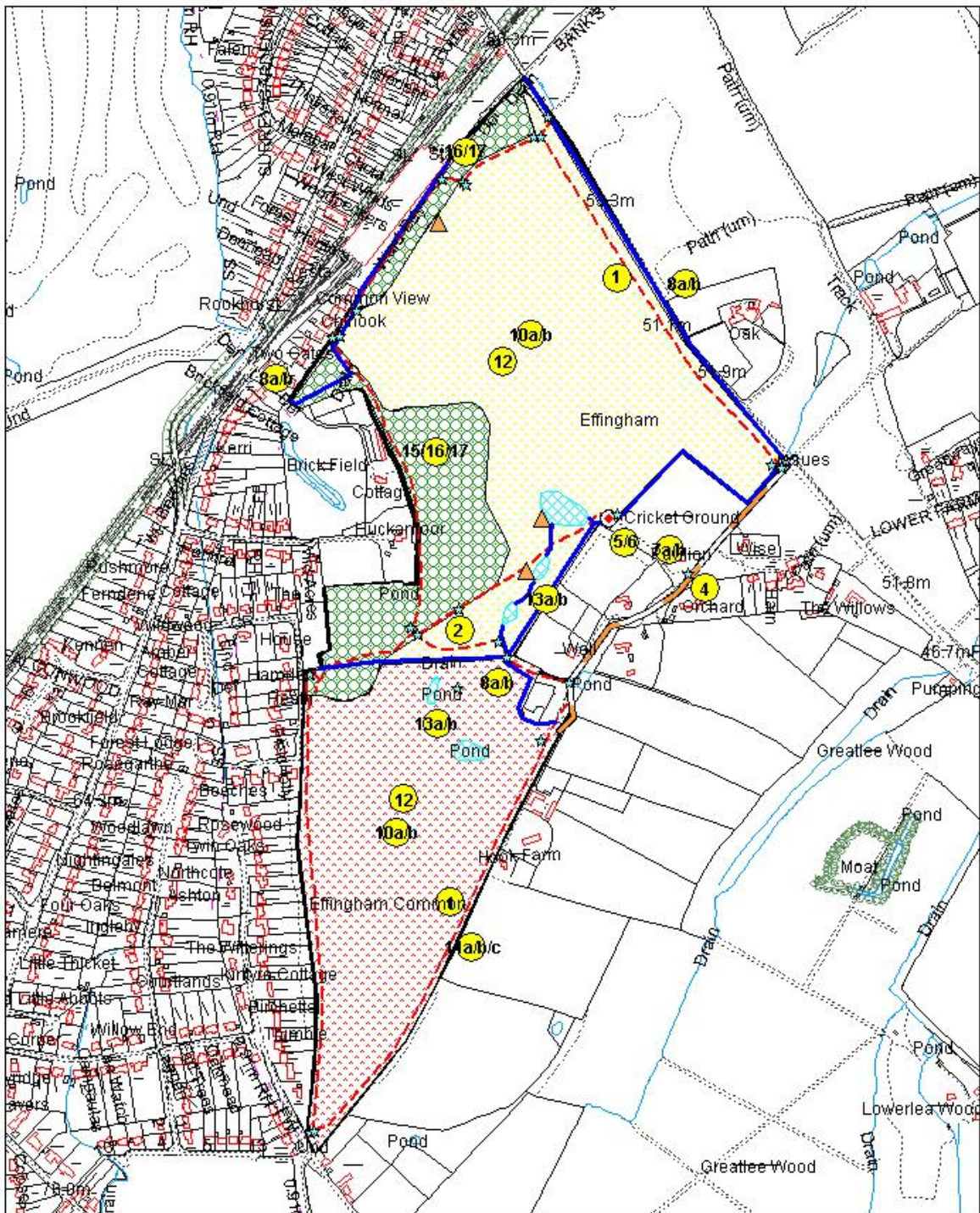
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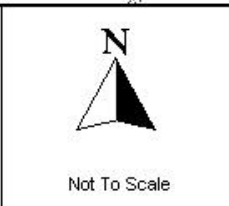
### Effingham Common



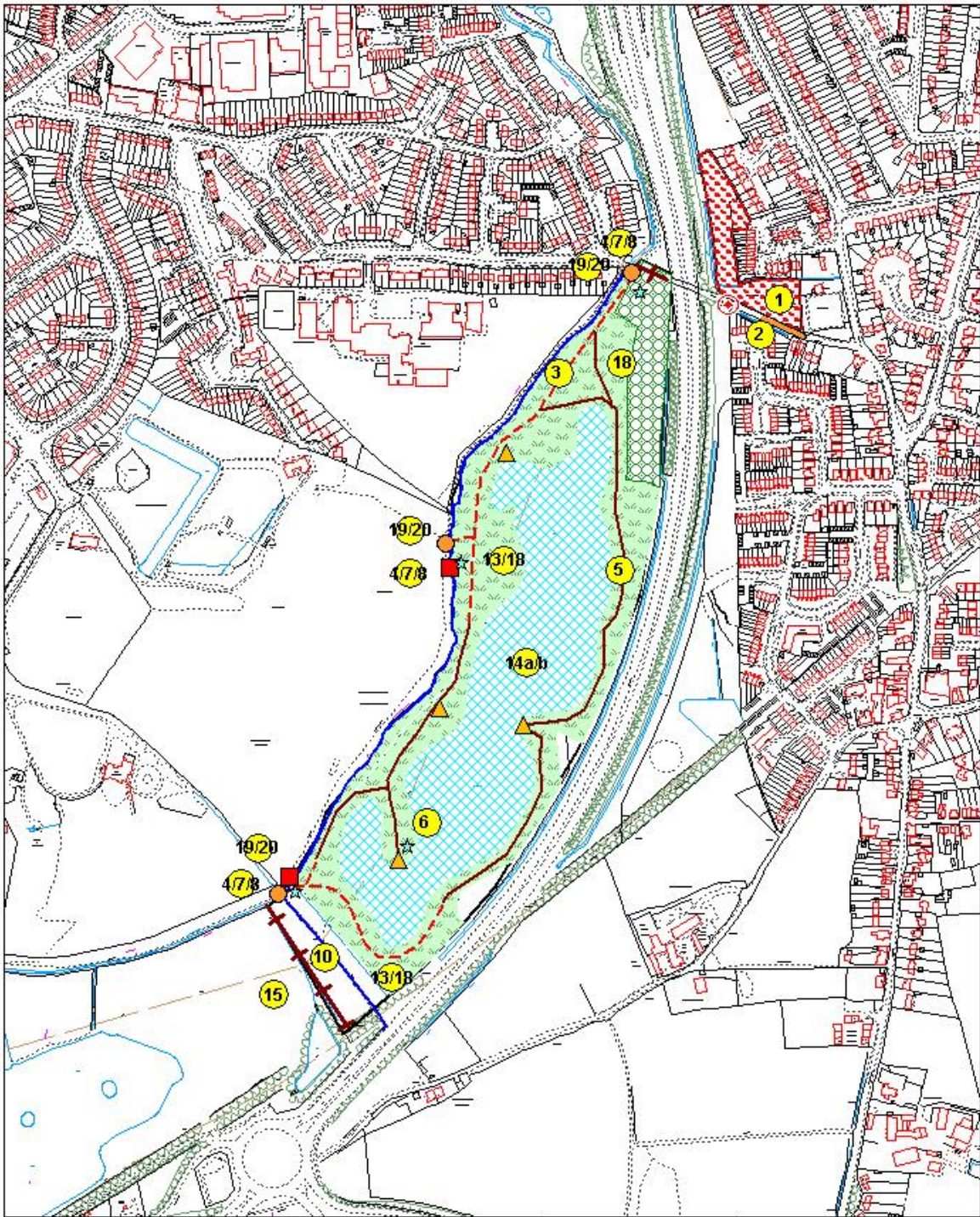
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# Tongham Pools




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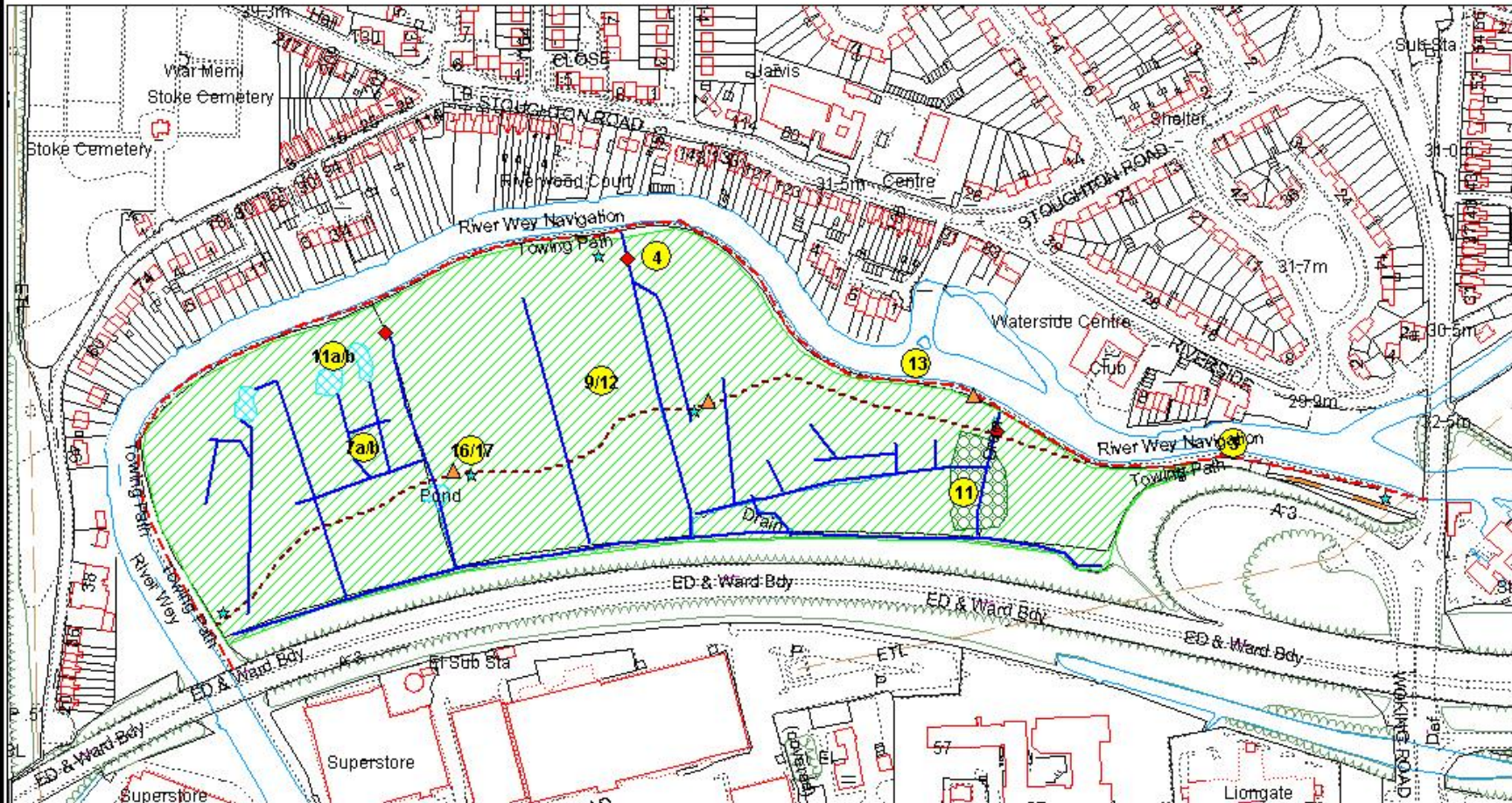
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Map 14

N  
  
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# Parsonage Watermeadows



Map 12

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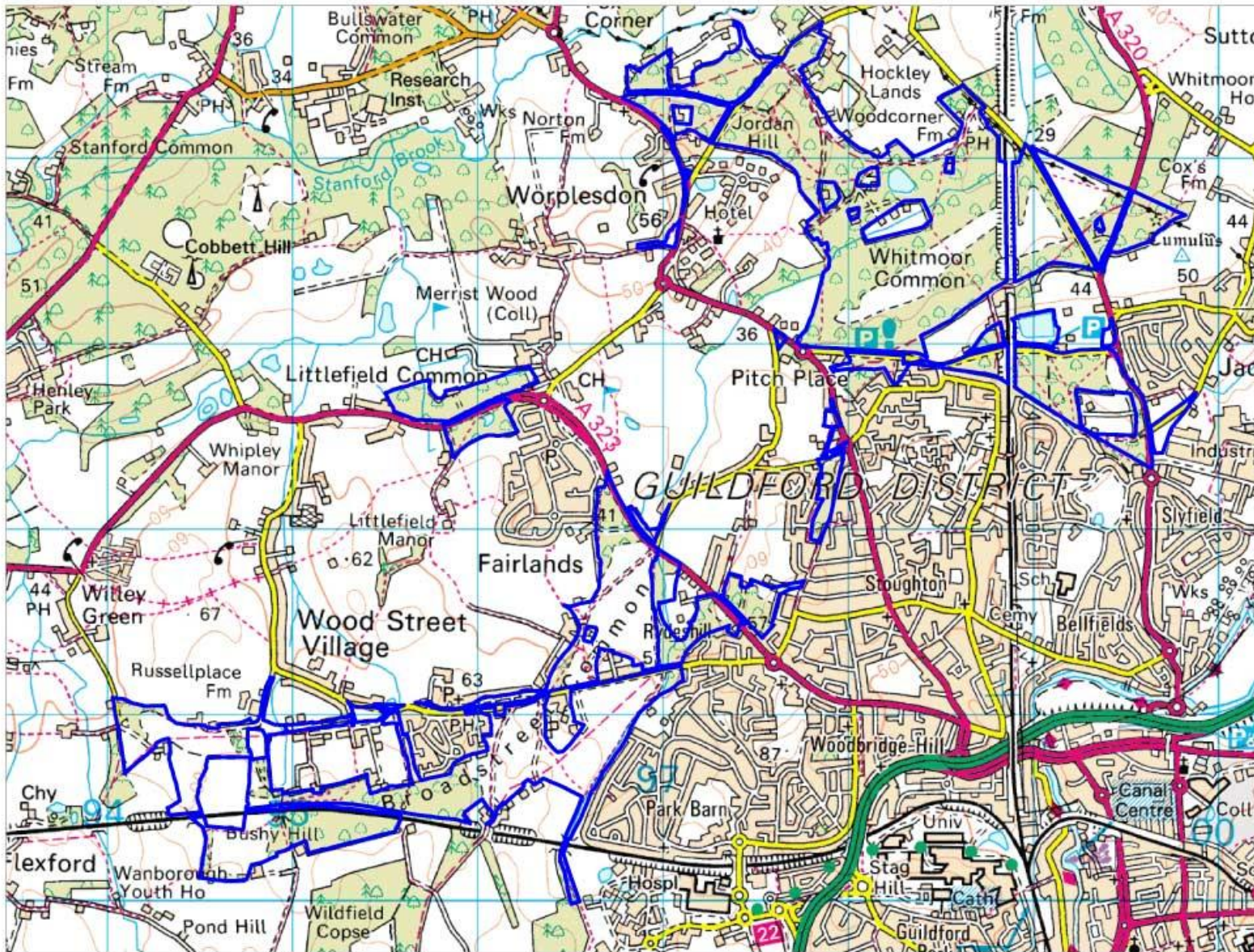
**Figure 1 - Worplesdon Group of Commons**



Scale: 1: 20,000

**Key**

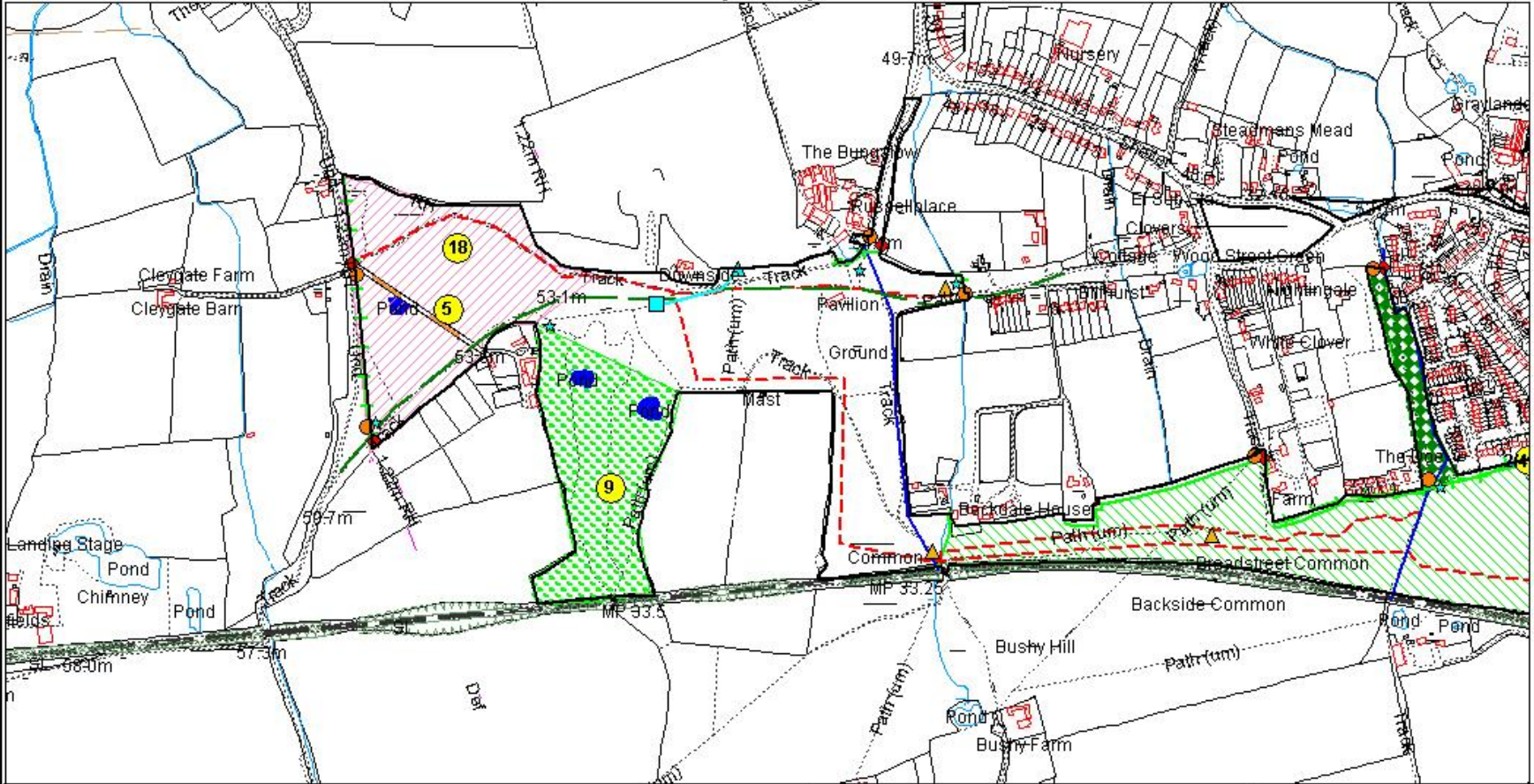
Site Boundary



Prepared by: Surrey Biological Information Centre  
 Date: 31/03/2008  
 Revision:  
 File Ref: WGC/Fig 1

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# Broadstreet & Backside Commons (west)



Map 14

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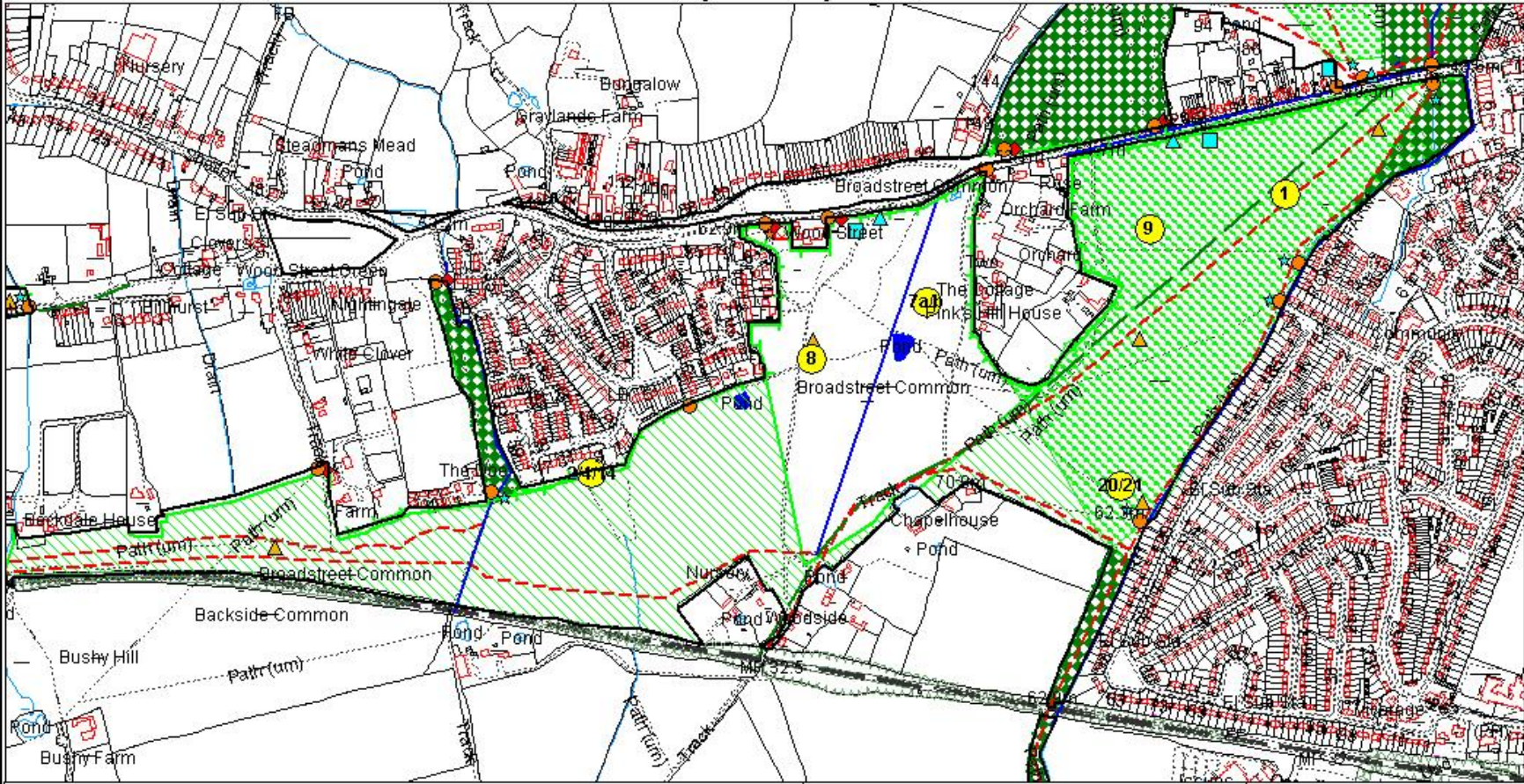
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## Broadstreet & Backside Commons (central)



Map 15

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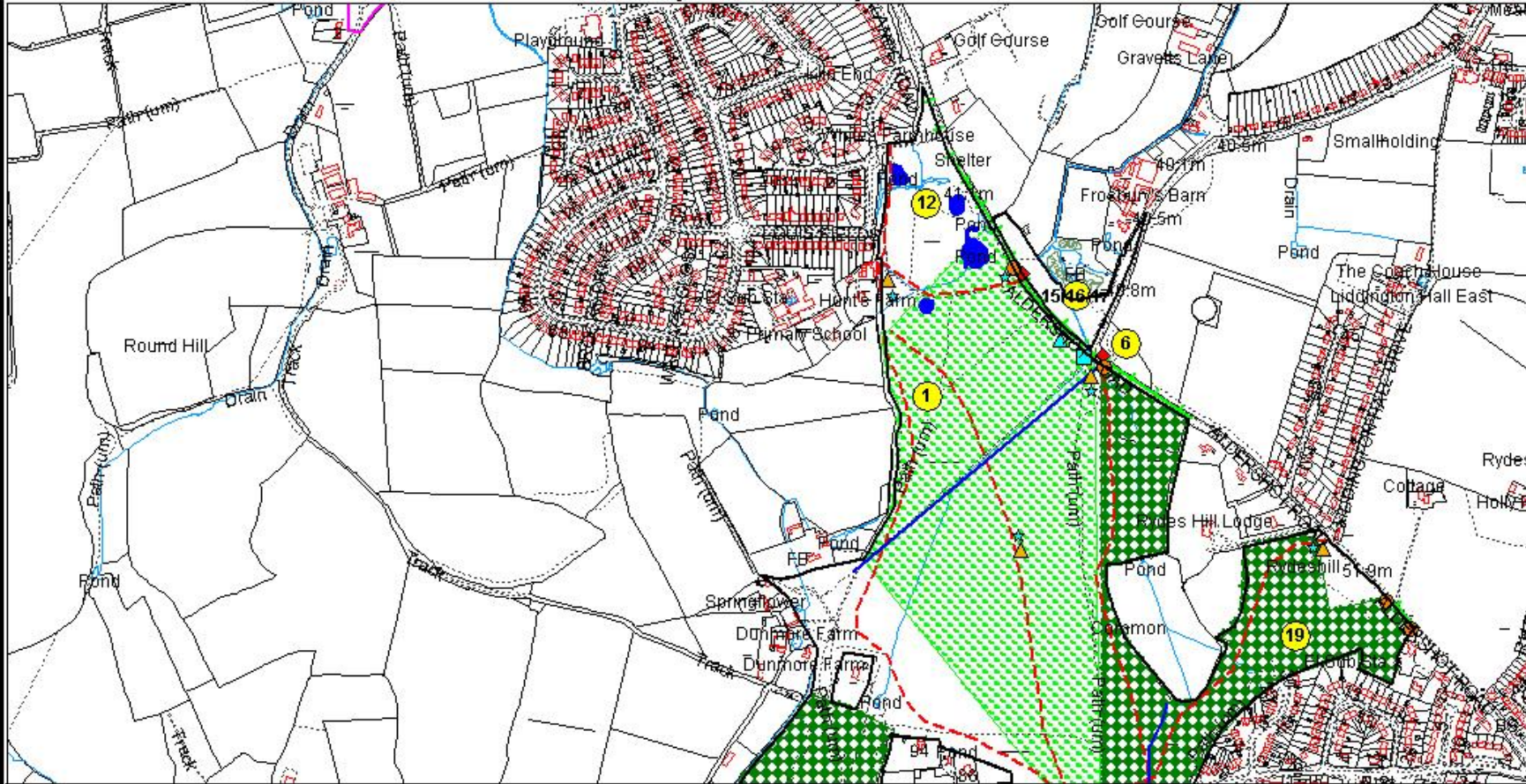


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# Broadstreet & Backside Commons (north-east)



Map 16

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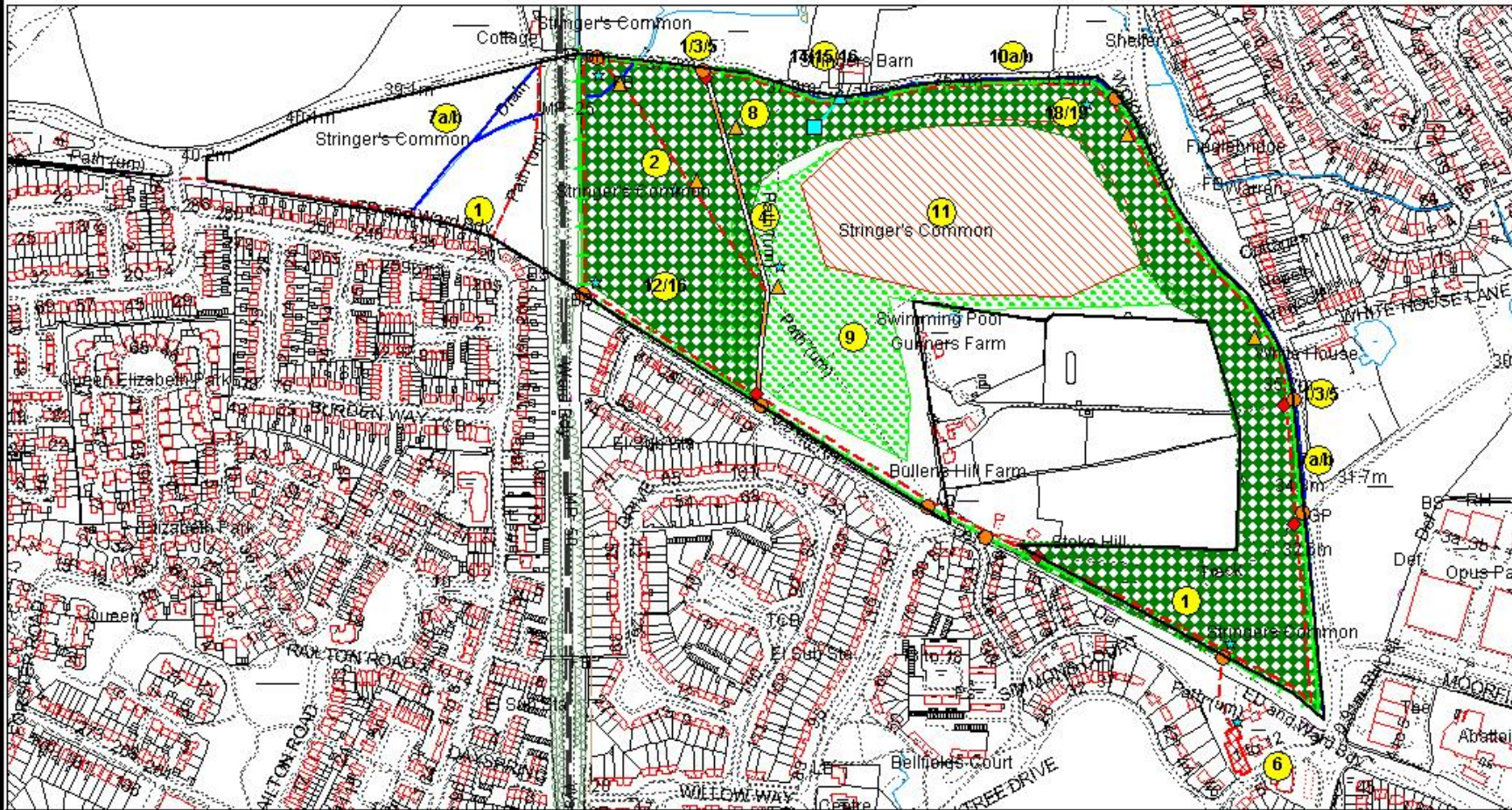
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# Stringers Common



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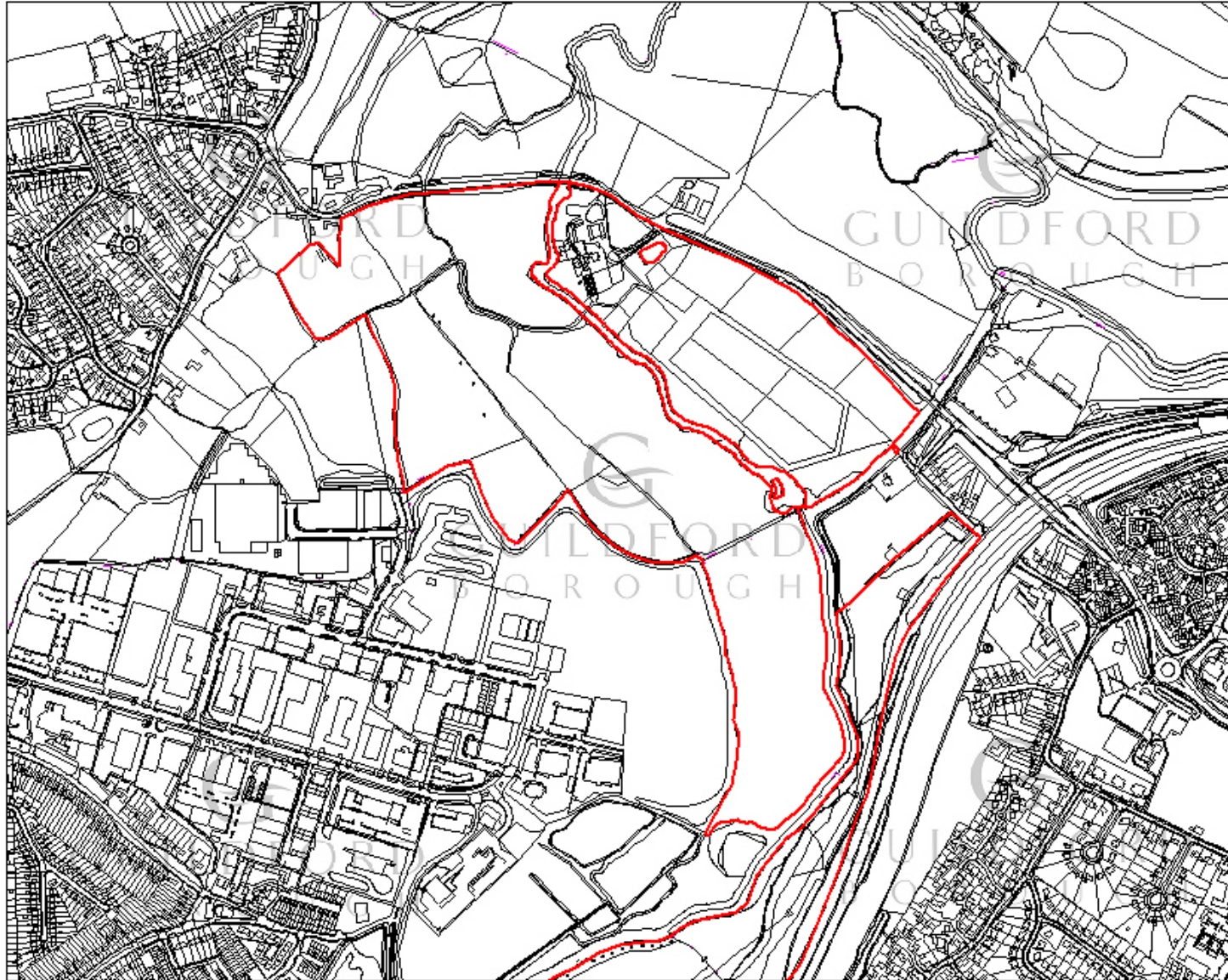
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# SANGS boundary - Burpham Court Farm



 SANG Boundary  
Existing & proposed

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## **Appendix 5 – SANG improvements and costings**

Table for each SANG with list of improvement works and costings

## Lakeside Nature Reserve: monies allocated to

#	Item	Cost	per Unit	Quantity	Cost (£)
<b>Capital items</b>					
1	Access - Bridge	£ 20,000.00		1.00	£ 20,000.00
2	Access - Footpath - upgrade	£ 20.00	m <sup>2</sup>	1900.00	£ 38,000.00
3	Bins - Dog	£ 600.00		3.00	£ 1,800.00
4	Bins - Litter	£ 600.00		3.00	£ 1,800.00
5a	Car park - Security barrier	£ 7,500.00		1.00	£ 7,500.00
6a	Ditch creation	£ 5.00	m	150.00	£ 750.00
6b	Ditch restoration	£ 2.00	m	637.00	£ 1,274.00
7	Furniture - benches	£ 600.00		5.00	£ 3,000.00
8a	Management - Grassland restoration	£ 500.00	ha	0.47	£ 235.00
9a	Management - Hedgerow planting	£ 13.50	m	160.00	£ 2,160.00
11a	Management - Pond restoration	£ 15.00	m <sup>2</sup>	4450.00	£ 66,750.00
11b	Management - Ponds - marginal planting	£ 35.00	m	400.00	£ 14,000.00
12a	Management - Scrub clearance	£ 5,000.00	ha	3.00	£ 15,000.00
12b	Management - Scrub restoration	£ 5,000.00	ha	4.00	£ 20,000.00
13	Management - Wet Woodland tree - felling	£ 10,000.00	ha	2.00	£ 20,000.00
14	Management - Woodland planting	£ 2,200.00	ha	3.00	£ 6,600.00
15	Signage - Interpretation panels	£ 1,200.00		6.00	£ 7,200.00
16	Signage - Site entrance boards	£ 1,500.00		4.00	£ 6,000.00
17	Signage - Waymarker	£ 50.00		25.00	£ 1,250.00
18	Site promotion	£ 10,000.00		1.00	£ 10,000.00
19	Surveys - Ecological - Initial	£ 20,000.00		1.00	£ 20,000.00
21a	Surveys - Visitors - Data loggers	£ 2,000.00		6.00	£ 12,000.00
<b>Total cost</b>					<b>£ 275,319.00</b>

**Lakeside Nature Reserve: monies allocated to**

#	Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs)	Cost over 5 years (index linked @ 2%p.a.)
<b>Land management</b>							
3	Bins - Dog	£ 600.00		3.00	£ 1,800.00	5	£ 1,948.38
4	Bins - Litter	£ 600.00		3.00	£ 1,800.00	5	£ 1,948.38
6c	Ditch management	£ 2.00	m	637.00	£ 1,274.00	5	£ 1,379.02
7	Furniture - benches	£ 600.00		5.00	£ 3,000.00	5	£ 3,247.30
8b	Management - Conservation mowing	£ 200.00	ha	0.47	£ 94.00	1	£ 489.18
9b	Management - Hedgerow maintenance	£ 5.00	m	160.00	£ 800.00	5	£ 865.95
10	Management - Noxious weeds control	£ 150.00	ha	1.00	£ 150.00	3	£ 156.06
12c	Management - Scrub	£ 2,500.00	ha	5.00	£ 12,500.00	5	£ 13,530.40
15	Signage - Interpretation panels	£ 1,200.00		6.00	£ 7,200.00	5	£ 7,793.51
16	Signage - Site entrance boards	£ 1,500.00		4.00	£ 6,000.00	5	£ 6,494.59
18	Site promotion	£ 5,000.00		1.00	£ 5,000.00	5	£ 5,412.16
20	Surveys - Visitor surveys	£ 3,000.00		1.00	£ 3,000.00	1	£ 15,612.12
	Surveys - Visitors - Data loggers						
21b	(annual maintenance)	£ 150.00		6.00	£ 900.00	1	£ 4,683.64
<b>Total cost</b>							<b>£ 63,560.68</b>
<b>Total cost of Capital works &amp; Land management over 5 years</b>							<b>£ 338,879.68</b>

## Lakeside Nature Reserve: monies allocated to

#	Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs)	Cost over 80 years (index linked @ 2%p.a.)
<b>Land management</b>							
1	Access - Bridge	£ 20,000.00		1.00	£ 20,000.00	20	£ 232,361.90
2	Access - Footpath - upgrade	£ 20.00	m <sup>2</sup>	1900.00	£ 38,000.00	20	£ 441,487.61
3	Bins - Dog	£ 600.00		3.00	£ 1,800.00	5	£ 72,547.67
4	Bins - Litter	£ 600.00		3.00	£ 1,800.00	5	£ 72,547.67
5a	Car park - Security barrier	£ 7,500.00		1.00	£ 7,500.00	20	£ 87,135.71
5b	Car park - Upgrade	£ 3,000.00		1.00	£ 3,000.00	10	£ 63,446.94
6c	Ditch management	£ 2.00	m	637.00	£ 1,274.00	5	£ 51,347.63
7	Furniture - benches	£ 600.00		5.00	£ 3,000.00	5	£ 120,912.79
8b	Management - Conservation mowing	£ 200.00	ha	0.47	£ 94.00	1	£ 18,214.56
9b	Management - Hedgerow maintenance	£ 5.00	m	160.00	£ 800.00	5	£ 32,243.41
10	Management - Noxious weeds control	£ 150.00	ha	1.00	£ 150.00	3	£ 9,398.38
11a	Management - Ponds	£ 15.00	m <sup>2</sup>	4450.00	£ 66,750.00	10	£1,411,694.39
11b	Management - Ponds - marginal planting	£ 35.00	m	400.00	£ 14,000.00	10	£ 296,085.72
12c	Management - Scrub	£ 2,500.00	ha	5.00	£ 12,500.00	5	£ 503,803.28
13	Management - Wet Woodland tree - felling	£ 10,000.00	ha	2.00	£ 20,000.00	10	£ 422,979.59
14	Management - Woodland planting	£ 2,200.00	ha	2.00	£ 4,400.00	10	£ 93,055.51
15	Signage - Interpretation panels	£ 1,200.00		6.00	£ 7,200.00	5	£ 290,190.69
16	Signage - Site entrance boards	£ 1,500.00		4.00	£ 6,000.00	5	£ 241,825.57
17	Signage - Waymarker	£ 50.00		25.00	£ 1,250.00	10	£ 26,436.22
18	Site promotion	£ 7,000.00		1.00	£ 7,000.00	5	£ 282,129.84
19	Surveys - Ecological - Ongoing	£ 20,000.00		1.00	£ 20,000.00	10	£ 422,979.59
20	Surveys - Visitor surveys	£ 3,000.00		1.00	£ 3,000.00	1	£ 581,315.87
21a	Surveys - Visitors - Data loggers	£ 2,000.00		6.00	£ 12,000.00	20	£ 139,417.14
21b	Surveys - Visitors - Data loggers (annual maintenance)	£ 150.00		6.00	£ 900.00	1	£ 174,394.76
	<b>Total cost</b>						<b>£6,087,952.46</b>
<b>Total cost of Capital works &amp; Land management over 80 years</b>							<b>£6,090,046.10</b>

## Chantry Wood: monies allocated to

#	Item	Cost	per Unit	Quantity	Cost (£)
	<b>Capital items</b>				
1	Access - Bridlepath - upgrade	£ 20.00	m <sup>2</sup>	2215	£ 44,300.00
2	Access - Field gates	£ 300.00		7	£ 2,100.00
3	Access - Footpath - upgrade	£ 20.00	m <sup>2</sup>	2500	£ 50,000.00
4	Access - Kissing gates	£ 200.00		12	£ 2,400.00
5	Access - Vehicular track - repair	£ 25.00	m <sup>2</sup>	925	£ 23,125.00
6	Bins - Dog	£ 600.00		1	£ 600.00
7	Bins - Litter	£ 600.00		1	£ 600.00
9a	Ditch creation	£ 5.00	m	286	£ 1,430.00
9b	Ditch restoration	£ 2.00	m	100	£ 200.00
10	Furniture - benches	£ 600.00		20	£ 12,000.00
12a	Management - Hedgerow planting	£ 13.50	m	50	£ 675.00
12b	Management - Hedgerow restoration	£ 5.00	m	900	£ 4,500.00
14a	Management - Pond creation	£ 15.00	m <sup>2</sup>	540	£ 8,100.00
14b	Management - Ponds - marginal planting	£ 35.00	m	128	£ 4,480.00
15a	Management - Scrub clearance	£ 5,000.00	ha	5	£ 25,000.00
15b	Management - Scrub restoration	£ 5,000.00	ha	2	£ 10,000.00
16	Management - Stock fencing	£ 8.00	m	2500	£ 20,000.00
17	Management - Woodland planting	£ 2,200.00	ha	15	£ 33,000.00
18	Management - Woodland tree - felling	£ 7,500.00	ha	15	£112,500.00
19	Signage - Interpretation panels	£ 1,200.00		7	£ 8,400.00
20	Signage - Site entrance boards	£ 1,500.00		2	£ 3,000.00
21	Signage - Waymarker	£ 50.00		80	£ 4,000.00
22	Site promotion	£10,000.00		1	£ 10,000.00
23	Surveys - Ecological - Initial	£20,000.00		1	£ 20,000.00
24b	Surveys - Visitors - Data loggers	£ 2,000.00		8	£ 16,000.00
	<b>Total cost</b>				<b>£416,410.00</b>



## Chantry Wood: monies allocated to

#	Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs)	Cost over 5 years (index linked @ 2%p.a.)
<b>Land management</b>							
6	Bins - Dog	£ 600.00		1	£ 600.00	5	£ 649.46
7	Bins - Litter	£ 600.00		1	£ 600.00	5	£ 649.46
9c	Ditch management	£ 2.00	m	286	£ 572.00	5	£ 619.15
10	Furniture - benches	£ 600.00		20	£ 12,000.00	5	£ 12,989.19
11b	Management - Conservation mowing	£ 200.00	ha	5	£ 1,000.00	1	£ 5,204.04
12c	Management - Hedgerow maintenance	£ 5.00	m	950	£ 4,750.00	5	£ 5,141.55
13	Management - Noxious weeds control	£ 150.00	ha	5	£ 750.00	3	£ 780.30
15c	Management - Scrub	£ 2,500.00	ha	9	£ 22,500.00	5	£ 24,354.72
19	Signage - Interpretation panels	£ 1,200.00		7	£ 8,400.00	5	£ 9,092.43
20	Signage - Site entrance boards	£ 1,500.00		2	£ 3,000.00	5	£ 3,247.30
22	Site promotion	£ 5,000.00		1	£ 5,000.00	5	£ 5,412.16
24a	Surveys - Visitor surveys	£ 3,000.00		1	£ 3,000.00	1	£ 15,612.12
24c	Surveys - Visitors - Data loggers (annual maintenance)	£ 150.00		8	£ 1,200.00	1	£ 6,244.85
<b>Total cost</b>							<b>£ 89,996.73</b>
<b>Total cost of Capital works &amp; Land management over 5 years</b>							<b>£ 506,406.73</b>

## Chantry Wood: monies allocated to

#	Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs)	Cost over 80 years (index linked @ 2%p.a.)
<b>Land management</b>							
1	Access - Bridlepath - upgrade	£ 20.00	m <sup>2</sup>	2215	£ 44,300.00	20	£ 514,681.61
2	Access - Field gates	£ 300.00		7	£ 2,100.00	20	£ 24,398.00
3	Access - Footpath - upgrade	£ 20.00	m <sup>2</sup>	2500	£ 50,000.00	20	£ 580,904.76
4	Access - Kissing gates	£ 200.00		12	£ 2,400.00	20	£ 27,883.43
5	Access - Vehicular track - repair	£ 25.00	m <sup>2</sup>	925	£ 23,125.00	20	£ 268,668.45
6	Bins - Dog	£ 600.00		1	£ 600.00	5	£ 24,182.56
7	Bins - Litter	£ 600.00		1	£ 600.00	5	£ 24,182.56
8	Car park - Upgrade	£ 7,500.00		1	£ 7,500.00	20	£ 87,135.71
9c	Ditch management	£ 2.00	m	286	£ 572.00	5	£ 23,054.04
10	Furniture - benches	£ 600.00		20	£ 12,000.00	5	£ 483,651.15
11b	Management - Conservation mowing	£ 200.00	ha	10	£ 2,000.00	1	£ 387,543.92
12c	Management - Hedgerow maintenance	£ 5.00	m	950	£ 4,750.00	5	£ 191,445.25
13	Management - Noxious weeds control	£ 150.00	ha	5	£ 750.00	3	£ 46,991.89
14a	Management - Ponds	£ 15.00	m <sup>2</sup>	540	£ 8,100.00	10	£ 171,306.74
14b	Management - Ponds - marginal planting	£ 35.00	m	128	£ 4,480.00	10	£ 94,747.43
15c	Management - Scrub	£ 2,500.00	ha	9	£ 22,500.00	5	£ 906,845.90
16	Management - Stock fencing	£ 8.00	m	2500	£ 20,000.00	20	£ 232,361.90
17	Management - Woodland planting	£ 2,200.00	ha	5	£ 11,000.00	10	£ 232,638.78
18	Management - Woodland tree - felling	£ 7,500.00	ha	5	£ 37,500.00	10	£ 793,086.74
19	Signage - Interpretation panels	£ 1,200.00		7	£ 8,400.00	5	£ 338,555.80
20	Signage - Site entrance boards	£ 1,500.00		2	£ 3,000.00	5	£ 120,912.79
21	Signage - Waymarker	£ 50.00		80	£ 4,000.00	10	£ 84,595.92
22	Site promotion	£ 7,000.00		1	£ 7,000.00	5	£ 282,129.84
23	Surveys - Ecological - Ongoing	£20,000.00		1	£ 20,000.00	10	£ 422,979.59
24a	Surveys - Visitor surveys	£ 3,000.00		1	£ 3,000.00	1	£ 581,315.87
24b	Surveys - Visitors - Data loggers	£ 2,000.00		8	£ 16,000.00	20	£ 185,889.52
24c	Surveys - Visitors - Data loggers (annual maintenance)	£ 150.00		8	£ 1,200.00	1	£ 232,526.35
<b>Total cost</b>							<b>£7,364,616.46</b>

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**Total cost of Capital works & Land management over 80  
years**

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**£7,438,028.61**

## Riverside Nature Reserve: monies allocated to

#	Item	Cost	per Unit	Quantity	Cost (£)
<b>Capital items</b>					
1	Access - Boardwalk - creation	£ 100.00	m <sup>2</sup>	750.00	£ 75,000.00
2	Access - Birdhide - creation	£ 4,000.00		1.00	£ 4,000.00
3	Access - Footpath - upgrade	£ 20.00	m <sup>2</sup>	50.00	£ 1,000.00
5	Bins - Dog	£ 600.00		1.00	£ 600.00
6	Bins - Litter	£ 600.00		2.00	£ 1,200.00
7a	Car park - Security barrier	£ 7,500.00		1.00	£ 7,500.00
8a	Ditch restoration	£ 2.00	m	3258.00	£ 6,516.00
9	Furniture - benches	£ 600.00		3.00	£ 1,800.00
10a	Management - Grassland restoration	£ 200.00	ha	13.00	£ 2,600.00
11a	Management - Hedgerow planting	£ 13.50	m	200.00	£ 2,700.00
11b	Management - Hedgerow restoration	£ 5.00	m	780.00	£ 3,900.00
13a	Management - Pond restoration	£ 15.00	m <sup>2</sup>	962.00	£ 14,430.00
13b	Management - Ponds - marginal planting	£ 35.00	m	200.00	£ 7,000.00
14a	Management - Scrub clearance	£ 5,000.00	ha	2.00	£ 10,000.00
14b	Management - Scrub restoration	£ 5,000.00	ha	1.00	£ 5,000.00
15	Management - Wet Woodland tree - felling	£ 10,000.00	ha	3.00	£ 30,000.00
16	Management - Woodland planting	£ 2,200.00	ha	0.50	£ 1,100.00
17	Management - Woodland tree - felling	£ 7,500.00	ha	0.50	£ 3,750.00
18	Signage - Interpretation panels	£ 1,200.00		7.00	£ 8,400.00
19	Signage - Site entrance boards	£ 1,500.00		2.00	£ 3,000.00
20	Signage - Waymarker	£ 50.00		20.00	£ 1,000.00
21	Site promotion	£ 10,000.00		1.00	£ 10,000.00
22	Surveys - Ecological - Initial	£ 10,000.00		1.00	£ 10,000.00
<b>Total cost</b>					<b>£ 210,496.00</b>

Riverside Nature Reserve: monies allocated to

#	Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs)	Cost over 5 years (index linked @ 2%p.a.)
<b>Land management</b>							
5	Bins - Dog	£ 600.00		4.00	£ 2,400.00	5	£ 2,597.84
6	Bins - Litter	£ 600.00		2.00	£ 1,200.00	5	£ 1,298.92
8b	Ditch management	£ 2.00	m	3258.00	£ 6,516.00	5	£ 7,053.13
9	Furniture - benches	£ 600.00		3.00	£ 1,800.00	5	£ 1,948.38
10b	Management - Conservation mowing	£ 200.00	ha	13.00	£ 2,600.00	1	£ 13,530.50
11c	Management - Hedgerow maintenance	£ 5.00	m	1110.00	£ 5,550.00	5	£ 6,007.50
12	Management - Noxious weeds control	£ 150.00	ha	7.00	£ 1,050.00	3	£ 1,092.42
14c	Management - Scrub	£ 1,500.00	ha	9.00	£ 13,500.00	5	£ 14,612.83
18	Signage - Interpretation panels	£ 1,200.00		7.00	£ 8,400.00	5	£ 9,092.43
19	Signage - Site entrance boards	£ 1,500.00		2.00	£ 3,000.00	5	£ 3,247.30
21	Site promotion	£ 5,000.00		1.00	£ 5,000.00	5	£ 5,412.16
23	Surveys - Visitor surveys	£ 3,000.00		1.00	£ 3,000.00	1	£ 15,612.12
24b	Surveys - Visitors - Data loggers (annual maintenance)	£ 150.00		4.00	£ 600.00	1	£ 3,122.42
<b>Total cost</b>							<b>£ 84,627.95</b>
<b>Total cost of Capital works &amp; Land management over 5 years</b>							<b>£ 295,123.95</b>

## Riverside Nature Reserve: monies allocated to

#	Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs)	Cost over 80 years (index linked @ 2%p.a.)
<b>Land management</b>							
1	Access - Boardwalk - creation	£ 100.00	m <sup>2</sup>	750.00	£ 75,000.00	20	£ 871,357.13
2	Access - Birdhide - creation	£ 4,000.00		1.00	£ 4,000.00	20	£ 46,472.38
3	Access - Footpath - upgrade	£ 20.00	m <sup>2</sup>	150.00	£ 3,000.00	20	£ 34,854.29
5	Bins - Dog	£ 600.00		4.00	£ 2,400.00	5	£ 96,730.23
6	Bins - Litter	£ 600.00		2.00	£ 1,200.00	5	£ 48,365.11
7a	Car park - Security barrier	£ 7,500.00		1.00	£ 7,500.00	20	£ 87,135.71
7b	Car park - Upgrade	£ 3,000.00		1.00	£ 3,000.00	20	£ 34,854.29
8b	Ditch management	£ 2.00	m	3258.00	£ 6,516.00	5	£ 262,622.57
9	Furniture - benches	£ 600.00		3.00	£ 1,800.00	5	£ 72,547.67
10b	Management - Conservation mowing	£ 200.00	ha	13.00	£ 2,600.00	1	£ 503,807.09
11c	Management - Hedgerow maintenance	£ 5.00	m	1110.00	£ 5,550.00	5	£ 223,688.65
12	Management - Noxious weeds control	£ 150.00	ha	7.00	£ 1,050.00	3	£ 65,788.64
13a	Management - Ponds	£ 15.00	m <sup>2</sup>	962.00	£ 14,430.00	10	£ 305,179.78
13b	Management - Ponds - marginal planting	£ 35.00	m	200.00	£ 7,000.00	10	£ 148,042.86
14c	Management - Scrub	£ 2,500.00	ha	9.00	£ 22,500.00	3	£1,409,756.58
15	Management - Wet Woodland tree - felling	£ 10,000.00	ha	3.00	£ 30,000.00	7	£ 816,694.58
16	Management - Woodland planting	£ 2,200.00	ha	1.00	£ 2,200.00	10	£ 46,527.76
17	Management - Woodland tree - felling	£ 7,500.00	ha	1.00	£ 7,500.00	20	£ 87,135.71
18	Signage - Interpretation panels	£ 1,200.00		7.00	£ 8,400.00	5	£ 338,555.80
19	Signage - Site entrance boards	£ 1,500.00		2.00	£ 3,000.00	5	£ 120,912.79
20	Signage - Waymarker	£ 50.00		20.00	£ 1,000.00	10	£ 21,148.98
21	Site promotion	£ 7,000.00		1.00	£ 7,000.00	5	£ 282,129.84
22	Surveys - Ecological - Ongoing	£ 20,000.00		1.00	£ 20,000.00	10	£ 422,979.59
23	Surveys - Visitor surveys	£ 3,000.00		1.00	£ 3,000.00	1	£ 581,315.87
24a	Surveys - Visitors - Data loggers	£ 2,000.00		4.00	£ 8,000.00	20	£ 92,944.76
24b	Surveys - Visitors - Data loggers (annual maintenance)	£ 150.00		4.00	£ 600.00	1	£ 116,263.17
<b>Total cost</b>							<b>£7,137,811.84</b>

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**Total cost of Capital works & Land management  
over 80 years**

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**£7,079,598.39**

## Effingham: monies allocated to

#	Item	Cost	per Unit	Quantity	Cost (£)
<b>Capital items</b>					
1	Access - Bridlepath - upgrade	£ 20.00	m <sup>2</sup>	1600.00	£ 32,000.00
2	Access - Footpath - upgrade	£ 20.00	m <sup>2</sup>	600.00	£ 12,000.00
3	Access - Pedestrian bridge	£ 500.00		4.00	£ 2,000.00
4	Access - Vehicular track - upgrade	£ 25.00	m <sup>2</sup>	550.00	£ 13,750.00
5	Bins - Dog	£ 600.00		1.00	£ 600.00
6	Bins - Litter	£ 600.00		1.00	£ 600.00
7a	Car park - Creation	£ 20,000.00		1.00	£ 20,000.00
7b	Car park - High/low barrier	£ 2,000.00		1.00	£ 2,000.00
8a	Ditch restoration	£ 2.00	m	1500.00	£ 3,000.00
9	Furniture - benches	£ 600.00		4.00	£ 2,400.00
10a	Management - Grassland restoration	£ 500.00	ha	12.00	£ 6,000.00
11a	Management - Hedgerow planting	£ 13.50	m	200.00	£ 2,700.00
11b	Management - Hedgerow restoration	£ 5.00	m	630.00	£ 3,150.00
13a	Management - Ponds restoration	£ 15.00	m <sup>2</sup>	3834.00	£ 57,510.00
13b	Management - Ponds - marginal planting	£ 35.00	m	250.00	£ 8,750.00
14a	Management - Scrub clearance	£ 5,000.00	ha	1.00	£ 5,000.00
14b	Management - Scrub restoration	£ 5,000.00	ha	1.00	£ 5,000.00
15	Management - Wet woodland - felling	£ 10,000.00	ha	1.00	£ 10,000.00
16	Management - Woodland planting	£ 2,200.00	ha	2.00	£ 4,400.00
17	Management - Woodland tree - felling	£ 7,500.00	ha	1.00	£ 7,500.00
18	Signage - Interpretation panels	£ 1,200.00		6.00	£ 7,200.00
19	Signage - Site entrance boards	£ 1,500.00		3.00	£ 4,500.00
21	Site promotion	£ 10,000.00		1.00	£ 10,000.00
22	Surveys - Ecological - Initial	£ 10,000.00		1.00	£ 10,000.00
24a	Surveys - Visitors - Data loggers	£ 2,000.00		7.00	£ 14,000.00
<b>Total cost</b>					<b>£ 244,060.00</b>



**Effingham: monies allocated to**

Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs)	Cost over 5 years (index linked @ 2%p.a.)
<b>Land management</b>						
5 Bins - Dog	£ 600.00		1.00	£ 600.00	5	£ 649.46
6 Bins - Litter	£ 600.00		1.00	£ 600.00	5	£ 649.46
8b Ditch management	£ 2.00	m	2170.00	£ 4,340.00	5	£ 4,697.76
9 Furniture - benches	£ 600.00		4.00	£ 2,400.00	5	£ 2,597.84
10b Management - Conservation mowing	£ 200.00	ha	28.00	£ 5,600.00	1	£ 29,142.62
11c Management - Hedgerow maintenance	£ 5.00	m	630.00	£ 3,150.00	5	£ 3,409.66
12 Management - Noxious weeds control	£ 150.00	ha	12.00	£ 1,800.00	3	£ 1,872.72
14c Management - Scrub	£ 2,500.00	ha	3.00	£ 7,500.00	5	£ 8,118.24
18 Signage - Interpretation panels	£ 1,200.00		6.00	£ 7,200.00	5	£ 7,793.51
19 Signage - Site entrance boards	£ 1,500.00		3.00	£ 4,500.00	5	£ 4,870.94
21 Site promotion	£ 5,000.00		1.00	£ 5,000.00	5	£ 5,412.16
23 Surveys - Visitor surveys	£ 3,000.00		1.00	£ 3,000.00	1	£ 15,612.12
24b Surveys - Visitors - Data loggers (annual maintenance)	£ 150.00		7.00	£ 1,050.00	1	£ 5,464.24
<b>Total cost</b>						<b>£ 90,290.74</b>

**Total cost of Capital works & Land management over 5 years**

**£ 334,350.74**

## Effingham: monies allocated to

Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs)	Cost over 20 years (index linked @ 2%p.a.)
<b>Land management</b>						
1 Access - Bridlepath - upgrade	£ 20.00	m <sup>2</sup>	1600.00	£ 32,000.00	20	£ 371,779.04
2 Access - Footpath - upgrade	£ 20.00	m <sup>2</sup>	600.00	£ 12,000.00	20	£ 139,417.14
3 Access - Pedestrian bridge	£ 500.00		4.00	£ 2,000.00	20	£ 23,236.19
4 Access - Vehicular track - upgrade	£ 25.00	m <sup>2</sup>	550.00	£ 13,750.00	20	£ 159,748.81
5 Bins - Dog	£ 600.00		1.00	£ 600.00	5	£ 24,182.56
6 Bins - Litter	£ 600.00		1.00	£ 600.00	5	£ 24,182.56
7b Car park - High/low barrier	£ 2,000.00		1.00	£ 2,000.00	20	£ 23,236.19
7a Car park - Upgrade	£ 7,500.00		1.00	£ 7,500.00	20	£ 87,135.71
8b Ditch management	£ 2.00	m	2170.00	£ 4,340.00	5	£ 174,920.50
9 Furniture - benches	£ 600.00		4.00	£ 2,400.00	5	£ 96,730.23
10b Management - Conservation mowing	£ 200.00	ha	28.00	£ 5,600.00	1	£1,085,122.96
11c Management - Hedgerow maintenance	£ 5.00	m	630.00	£ 3,150.00	5	£ 126,958.43
12 Management - Noxious weeds control	£ 150.00	ha	12.00	£ 1,800.00	3	£ 112,780.53
13a Management - Ponds	£ 15.00	m <sup>2</sup>	958.00	£ 14,370.00	10	£ 303,910.84
13b Management - Ponds - marginal planting	£ 35.00	m	200.00	£ 7,000.00	10	£ 148,042.86
14c Management - Scrub	£ 2,500.00	ha	3.00	£ 7,500.00	3	£ 469,918.86
15 Management - Wet woodland - felling	£ 10,000.00	ha	2.00	£ 20,000.00	10	£ 422,979.59
16 Management - Woodland planting	£ 2,200.00	ha	1.00	£ 2,200.00	10	£ 46,527.76
17 Management - Woodland tree - felling	£ 7,500.00	ha	2.00	£ 15,000.00	10	£ 317,234.70
18 Signage - Interpretation panels	£ 1,200.00		6.00	£ 7,200.00	5	£ 290,190.69
19 Signage - Site entrance boards	£ 1,500.00		3.00	£ 4,500.00	5	£ 181,369.18
20 Signage - Waymarker	£ 50.00		20.00	£ 1,000.00	10	£ 21,148.98
21 Site promotion	£ 7,000.00		1.00	£ 7,000.00	5	£ 282,129.84
22 Surveys - Ecological - Ongoing	£ 20,000.00		1.00	£ 20,000.00	10	£ 422,979.59
23 Surveys - Visitor surveys	£ 3,000.00		1.00	£ 3,000.00	1	£ 581,315.87
24a Surveys - Visitors - Data loggers	£ 2,000.00		7.00	£ 14,000.00	20	£ 162,653.33
24b Surveys - Visitors - Data loggers (annual maintenance)	£ 150.00		7.00	£ 1,050.00	1	£ 203,460.56
<b>Total cost</b>						<b>£6,303,293.48</b>

**Total cost of Capital works & Land management over  
80 years**

**£6,318,354.13**

## Tongham Pools: monies allocated to

#	Item	Cost	per Unit	Quantity	Cost (£)
<b>Capital items</b>					
1	Access - Car park	£ 15,000.00		1.00	£ 15,000.00
2	Access - Vehicular access	£ 25.00	m <sup>2</sup>	200.00	£ 5,000.00
3	Access - Footpath - creation	£ 20.00	m <sup>2</sup>	777.00	£ 15,540.00
4	Access - Bridge - creation	£ 1,500.00		3.00	£ 4,500.00
5	Access - Boardwalk - creation	£ 100.00	m <sup>2</sup>	1280.00	£ 128,000.00
6	Access - Birdhide - creation	£ 1,500.00		2.00	£ 3,000.00
7	Access - Field gates	£ 300.00		1.00	£ 300.00
8	Access - Squeeze gates	£ 200.00		3.00	£ 600.00
9	Bins - Dog	£ 600.00		1.00	£ 600.00
10	Bins - Litter	£ 600.00		1.00	£ 600.00
11a	Ditch restoration	£ 2.00	m	195.00	£ 390.00
12	Furniture - benches	£ 600.00		3.00	£ 1,800.00
13	Management - Wet grassland restoration	£ 750.00	ha	4.00	£ 3,000.00
14a	Management - Pond restoration	£ 15.00	m <sup>2</sup>	445.00	£ 6,675.00
15	Management - Fencing	£ 12.00	m	200.00	£ 2,400.00
19	Signage - Interpretation panels	£ 1,200.00		4.00	£ 4,800.00
20	Signage - Site entrance boards	£ 1,500.00		3.00	£ 4,500.00
21	Signage - Waymarker	£ 50.00		10.00	£ 500.00
22	Site promotion	£ 2,000.00		1.00	£ 2,000.00
23	Surveys - Ecological - Initial	£ 7,500.00		1.00	£ 7,500.00
25a	Surveys - Visitors - Data loggers	£ 2,000.00		3.00	£ 6,000.00
<b>Total cost</b>					<b>£ 212,705.00</b>

## Tongham Pools: monies allocated to

#	Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs)	Cost over 5 years (index linked @ 2%p.a.)
<b>Land management</b>							
9	Bins - Dog	£ 600.00		1.00	£ 600.00	5	£ 649.46
10	Bins - Litter	£ 600.00		1.00	£ 600.00	5	£ 649.46
11b	Ditch management	£ 2.00	m	2252.00	£ 4,504.00	5	£ 4,875.27
12	Furniture - benches	£ 600.00		3.00	£ 1,800.00	5	£ 1,948.38
16	Management - Conservation mowing	£ 200.00	ha	4.46	£ 892.00	1	£ 4,642.00
17	Management - Noxious weeds control	£ 150.00	ha	3.00	£ 450.00	3	£ 468.18
18	Management - Scrub	£ 2,500.00	ha	0.50	£ 1,250.00	5	£ 1,353.04
19	Signage - Interpretation panels	£ 1,200.00		4.00	£ 4,800.00	5	£ 5,195.67
20	Signage - Site entrance boards	£ 1,500.00		2.00	£ 3,000.00	5	£ 3,247.30
22	Site promotion	£ 2,000.00		1.00	£ 2,000.00	5	£ 2,164.86
24	Surveys - Visitor surveys	£ 3,000.00		1.00	£ 3,000.00	1	£ 15,612.12
25b	Surveys - Visitors - Data loggers (annual maintenance)	£ 150.00		3.00	£ 450.00	1	£ 2,341.82
<b>Total cost</b>							<b>£ 43,147.57</b>

**Total cost of Capital works & Land management over 5 years**

**£ 255,852.57**

## Tongham Pools: monies allocated to

#	Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs)	Cost over 80 years (index linked @ 2%p.a.)
<b>Land management</b>							
1	Car park - Upgrade	£ 7,500.00		1	£ 7,500.00	20	£ 87,135.71
2	Access - Vehicular track - upgrade	£ 25.00	m <sup>2</sup>	95.00	£ 2,375.00	20	£ 27,592.98
3	Access - Footpath - upgrade	£ 5.00		1053.00	£ 5,265.00	20	£ 61,169.27
4	Access - Bridge - creation	£ 1,500.00		3.00	£ 4,500.00	20	£ 52,281.43
5	Access - Boardwalk - creation	£ 100.00	m <sup>2</sup>	598.00	£ 59,800.00	20	£ 694,762.09
6	Access - Birdhide - creation	£ 1,500.00		2.00	£ 3,000.00	20	£ 34,854.29
7	Access - Field gates	£ 300.00		1.00	£ 300.00	20	£ 3,485.43
8	Access - Squeeze gates	£ 200.00		3.00	£ 600.00	20	£ 6,970.86
9	Bins - Dog	£ 600.00		1.00	£ 600.00	5	£ 24,182.56
10	Bins - Litter	£ 600.00		1.00	£ 600.00	5	£ 24,182.56
11b	Ditch management	£ 2.00	m	195.00	£ 390.00	5	£ 15,718.66
12	Furniture - benches	£ 600.00		3.00	£ 1,800.00	5	£ 72,547.67
14b	Management - Ponds	£ 15.00	m <sup>2</sup>	445.00	£ 6,675.00	10	£ 141,169.44
15	Management - Fencing	£ 12.00	m	200.00	£ 2,400.00	20	£ 27,883.43
16	Management - Conservation mowing	£ 200.00	ha	2.50	£ 500.00	1	£ 96,885.98
17	Management - Noxious weeds control	£ 150.00	ha	0.50	£ 75.00	3	£ 4,699.19
18	Management - Scrub	£ 2,500.00	ha	1.00	£ 2,500.00	5	£ 100,760.66
19	Signage - Interpretation panels	£ 1,200.00		4.00	£ 4,800.00	5	£ 193,460.46
20	Signage - Site entrance boards	£ 1,500.00		3.00	£ 4,500.00	5	£ 181,369.18
21	Signage - Waymarker	£ 50.00		10.00	£ 500.00	10	£ 10,574.49
22	Site promotion	£ 2,000.00		1.00	£ 2,000.00	5	£ 80,608.52
23	Surveys - Ecological - Ongoing	£ 5,000.00		1.00	£ 5,000.00	10	£ 105,744.90
24	Surveys - Visitor surveys	£ 3,000.00		1.00	£ 3,000.00	1	£ 581,315.87
25a	Surveys - Visitors - Data loggers	£ 2,000.00		3.00	£ 6,000.00	20	£ 69,708.57
25b	Surveys - Visitors - Data loggers (annual maintenance)	£ 150.00		3.00	£ 450.00	1	£ 87,197.38
<b>Total cost</b>							<b>£ 2,786,261.56</b>

**Total cost of Capital works & Land  
management over 80 years**

**£ 2,863,521.82**

**Parsonage Watermeadow: monies allocated to**

#	Item	Cost	per Unit	Quantity	Cost (£)
<b>Capital items</b>					
1	Access - Boardwalk - creation	£ 100.00	m <sup>2</sup>	598.00	£ 59,800.00
2	Access - Birdhide - creation	£ 4,000.00		1.00	£ 4,000.00
3	Access - Footpath - upgrade	£ 5.00	m <sup>2</sup>	300.00	£ 1,500.00
5	Bins - Dog	£ 600.00		1.00	£ 600.00
6	Bins - Litter	£ 600.00		1.00	£ 600.00
8	Furniture - benches	£ 600.00		3.00	£ 1,800.00
9	Management - Wetland restoration	£ 500.00	ha	8.80	£ 4,400.00
11	Management - Wet Woodland tree - felling	£ 10,000.00	ha	0.10	£ 1,000.00
16	Signage - Interpretation panels	£ 1,200.00		4.00	£ 4,800.00
17	Signage - Site entrance boards	£ 1,500.00		2.00	£ 3,000.00
18	Signage - Waymarker	£ 50.00		10.00	£ 500.00
19	Site promotion	£ 2,000.00		1.00	£ 2,000.00
20	Surveys - Ecological - Initial	£ 10,000.00		1.00	£ 10,000.00
21a	Surveys - Visitors - Data loggers	£ 2,000.00		4.00	£ 8,000.00
<b>Total cost</b>					<b>£ 102,000.00</b>



**Parsonage Watermeadow: monies allocated to**

#	Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs)	Cost over 5 years (index linked @ 2%p.a.)
<b>Land management</b>							
5	Bins - Dog	£ 600.00		1.00	£ 600.00	5	£ 649.46
6	Bins - Litter	£ 600.00		1.00	£ 600.00	5	£ 649.46
7b	Ditch management	£ 2.00	m	2252.00	£ 4,504.00	5	£ 4,875.27
8	Furniture - benches	£ 600.00		3.00	£ 1,800.00	5	£ 1,948.38
12	Management - Conservation mowing	£ 200.00	ha	4.46	£ 892.00	1	£ 4,642.00
13	Management - Hedgerow maintenance	£ 5.00	m	757.00	£ 3,785.00	5	£ 4,097.01
14	Management - Noxious weeds control	£ 150.00	ha	3.00	£ 450.00	3	£ 468.18
15	Management - Scrub	£ 2,500.00	ha	0.50	£ 1,250.00	5	£ 1,353.04
16	Signage - Interpretation panels	£ 1,200.00		4.00	£ 4,800.00	5	£ 5,195.67
17	Signage - Site entrance boards	£ 1,500.00		2.00	£ 3,000.00	5	£ 3,247.30
19	Site promotion	£ 2,000.00		1.00	£ 2,000.00	5	£ 2,164.86
21	Surveys - Visitor surveys	£ 3,000.00		1.00	£ 3,000.00	1	£ 15,612.12
21b	Surveys - Visitors - Data loggers (annual maintenance)	£ 150.00		4.00	£ 600.00	1	£ 3,122.42
<b>Total cost</b>							<b>£ 48,025.18</b>

<b>Total cost of Capital works &amp; Land management over 5 years</b>	<b>£ 150,025.18</b>
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## Parsonage Watermeadow: monies allocated to

#	Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs)	Cost over 80 years (index linked @ 2%p.a.)
<b>Land management</b>							
1	Access - Boardwalk - creation	£ 100.00	m <sup>2</sup>	598.00	£ 59,800.00	20	£ 694,762.09
2	Access - Birdhide - creation	£ 4,000.00		1.00	£ 4,000.00	20	£ 46,472.38
3	Access - Footpath - upgrade	£ 5.00	m <sup>2</sup>	1053.00	£ 5,265.00	20	£ 61,169.27
4	Access - Fords	£ 1,000.00		3.00	£ 3,000.00	20	£ 34,854.29
5	Bins - Dog	£ 600.00		1.00	£ 600.00	5	£ 24,182.56
6	Bins - Litter	£ 600.00		1.00	£ 600.00	5	£ 24,182.56
7b	Ditch management	£ 2.00	m	2252.00	£ 4,504.00	5	£ 181,530.40
8	Furniture - benches	£ 600.00		3.00	£ 1,800.00	5	£ 72,547.67
11	Management - Wet Woodland tree - felling	£ 10,000.00	ha	0.10	£ 1,000.00	7	£ 27,223.15
11b	Management - Ponds	£ 15.00	m <sup>2</sup>	648.00	£ 9,720.00	15	£ 126,664.47
12	Management - Conservation mowing	£ 200.00	ha	4.46	£ 892.00	1	£ 172,844.59
13	Management - Hedgerow maintenance	£ 5.00	m	757.00	£ 3,785.00	5	£ 152,551.63
14	Management - Noxious weeds control	£ 150.00	ha	3.00	£ 450.00	3	£ 28,195.13
15	Management - Scrub	£ 2,500.00	ha	0.50	£ 1,250.00	5	£ 50,380.33
16	Signage - Interpretation panels	£ 1,200.00		4.00	£ 4,800.00	5	£ 193,460.46
17	Signage - Site entrance boards	£ 1,500.00		2.00	£ 3,000.00	5	£ 120,912.79
18	Signage - Waymarker	£ 50.00		10.00	£ 500.00	10	£ 10,574.49
19	Site promotion	£ 2,000.00		1.00	£ 2,000.00	5	£ 80,608.52
20	Surveys - Ecological - Ongoing	£ 10,000.00		1.00	£ 10,000.00	10	£ 211,489.80
21	Surveys - Visitor surveys	£ 3,000.00		1.00	£ 3,000.00	1	£ 581,315.87
21a	Surveys - Visitors - Data loggers	£ 2,000.00		4.00	£ 8,000.00	20	£ 92,944.76
21b	Surveys - Visitors - Data loggers (annual maintenance)	£ 150.00		4.00	£ 600.00	1	£ 116,263.17
<b>Total cost</b>							<b>£ 3,105,130.37</b>
<b>Total cost of Capital works &amp; Land management over 80 years</b>							<b>£ 3,067,966.40</b>

## Broadstreet & Backside Common - SWT - monies allocated to

#	Item	Cost	per Unit	Quantity	Cost (£)
<b>Capital items</b>					
1	Access - Bridlepath - upgrade	£ 20.00	m <sup>2</sup>	1420	£ 28,400.00
2	Access - Field gates	£ 300.00		14	£ 4,200.00
3	Access - Footpath - upgrade	£ 20.00	m <sup>2</sup>	520	£ 10,408.00
4	Access - Kissing gates	£ 200.00		24	£ 4,800.00
5	Access - Car Park	£10,000.00		1	£ 10,000.00
6	Access - Cattle Grid	£ 1,000.00		11	£ 11,000.00
7a	Ditch restoration	£ 2.00	m	2000	£ 4,000.00
8	Furniture - benches	£ 600.00		10	£ 6,000.00
9	Management - Conservation mowing	£ 200.00	ha	43	£ 8,600.00
10a	Management - Hedgerow planting	£ 13.50	m	600	£ 8,100.00
11	Management - Noxious weeds control	£ 150.00	ha	5	£ 750.00
12	Management - Pond management	£ 15.00	m <sup>2</sup>	2500	£ 37,500.00
13	Management - Scrub clearance	£ 2,500.00	ha	10	£ 25,000.00
14	Management - Stock fencing	£ 8.00	m	4321	£ 34,568.00
15	Management - Water meter	£ 800.00		4	£ 3,200.00
16	Management - Water supply	£ 3.00		400	£ 1,200.00
17	Management - Water trough	£ 100.00		4	£ 400.00
18	Management - Woodland planting	£ 2,200.00	ha	3	£ 6,600.00
19	Management - Woodland tree - felling	£ 7,500.00	ha	15	£112,500.00
20	Signage - Interpretation panels	£ 1,200.00		5	£ 6,000.00
21	Signage - Site entrance boards	£ 1,500.00		12	£ 18,000.00
22	Site promotion	£ 5,000.00		1	£ 5,000.00
23	Surveys - Ecological - Initial	£10,000.00		1	£ 10,000.00
24b	Surveys - Visitors - Data loggers	£ 2,000.00		20	£ 40,000.00
<b>Total cost</b>					<b>£396,226.00</b>

**Broadstreet & Backside Common - SWT - monies allocated to**

#	Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs)	Cost over 5 years (index linked @ 2%p.a.)
<b>Land management</b>							
7b	Ditch management	£ 2.00	m	2000	£ 8,030.00	3	£ 8,354.41
8	Furniture - benches	£ 600.00		10	£ 6,000.00	5	£ 6,494.59
9	Management - Conservation mowing	£ 200.00	ha	43	£ 8,600.00	1	£ 44,754.75
10b	Management - Hedgerow maintenance	£ 5.00	m	600	£ 5,820.00	5	£ 6,299.76
11	Management - Noxious weeds control	£ 150.00	ha	5	£ 750.00	3	£ 780.30
13	Management - Scrub	£ 2,500.00	ha	10	£ 25,000.00	5	£ 27,060.80
20	Signage - Interpretation panels	£ 1,200.00		5	£ 6,000.00	5	£ 6,494.59
21	Signage - Site entrance boards	£ 1,500.00		12	£ 18,000.00	5	£ 19,483.78
22	Site promotion	£ 5,000.00		1	£ 5,000.00	5	£ 5,412.16
24a	Surveys - Visitor surveys	£ 3,000.00		1	£ 3,000.00	1	£ 15,612.12
24c	Surveys - Visitors - Data loggers (annual maintenance)	£ 150.00		20	£ 3,000.00	1	£ 15,612.12
<b>Total cost</b>							<b>£ 156,359.38</b>
<b>Total cost of Capital works &amp; Land management over 5 years</b>							<b>£ 552,585.38</b>

## Broadstreet & Backside Common - SWT - monies allocated to

#	Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs)	Cost over 80 years (index linked @ 2%p.a.)
<b>Land management</b>							
1	Access - Bridlepath - upgrade	£ 20.00	m <sup>2</sup>	1421	£ 28,420.00	20	£ 330,186.26
2	Access - Field gates	£ 300.00		14	£ 4,200.00	20	£ 48,796.00
3	Access - Footpath - upgrade	£ 20.00	m <sup>2</sup>	520	£ 10,408.00	20	£ 120,921.13
4	Access - Kissing gates	£ 200.00		24	£ 4,800.00	20	£ 55,766.86
5	Access - Car Park	£10,000.00		1	£ 10,000.00	20	£ 116,180.95
7b	Ditch management	£ 2.00	m	1500	£ 3,000.00	5	£ 30,228.20
8	Furniture - benches	£ 600.00		10	£ 6,000.00	5	£ 241,825.57
9	Management - Conservation mowing	£ 200.00	ha	43	£ 8,600.00	1	£ 1,666,438.84
10b	Management - Hedgerow maintenance	£ 5.00	m	600	£ 3,000.00	5	£ 30,228.20
11	Management - Noxious weeds control	£ 150.00	ha	5	£ 750.00	3	£ 46,991.89
12	Management - Pond management	£ 15.00	m <sup>2</sup>	2500	£ 37,500.00	10	£ 793,086.74
13	Management - Scrub	£ 2,500.00	ha	10	£ 25,000.00	5	£ 30,228.20
14	Management - Stock fencing	£ 8.00	m	4321	£ 34,568.00	20	£ 401,614.31
18	Management - Woodland planting	£ 2,200.00	ha	5	£ 11,000.00	15	£ 143,344.56
19	Management - Woodland tree - felling	£ 7,500.00	ha	10	£ 75,000.00	10	£ 1,586,173.48
20	Signage - Interpretation panels	£ 1,200.00		5	£ 6,000.00	5	£ 241,825.57
21	Signage - Site entrance boards	£ 1,500.00		12	£ 18,000.00	5	£ 725,476.72
22	Site promotion	£ 5,000.00		1	£ 5,000.00	5	£ 201,521.31
23	Surveys - Ecological - Ongoing	£10,000.00		1	£ 10,000.00	10	£ 211,489.80
24a	Surveys - Visitor surveys	£ 3,000.00		1	£ 3,000.00	1	£ 581,315.87
24b	Surveys - Visitors - Data loggers	£ 2,000.00		20	£ 40,000.00	20	£ 464,723.80
24c	Surveys - Visitors - Data loggers (annual maintenance)	£ 150.00		20	£ 3,000.00	1	£ 581,315.87
<b>Total cost</b>							<b>£ 8,649,680.13</b>
<b>Total cost of Capital works &amp; Land management over 80 years</b>							<b>£ 8,670,035.89</b>

## Stringers Common - SWT - monies allocated to

#	Item	Cost	per Unit	Quantity	Cost (£)
<b>Capital items</b>					
1	Access - Field gates	£ 300.00		5	£ 1,500.00
2	Access - Footpath - upgrade	£ 20.00	m <sup>2</sup>	284	£ 5,680.00
3	Access - Kissing gates	£ 200.00		10	£ 2,000.00
4	Access - Cattle Grid	£ 1,000.00		5	£ 5,000.00
5	Access - Car park	£20,000.00		1	£ 20,000.00
6a	Ditch restoration	£ 2.00	m	500	£ 1,000.00
7	Furniture - benches	£ 600.00		5	£ 3,000.00
8	Management - Conservation mowing	£ 200.00	ha	8	£ 1,500.00
9a	Management - Hedgerow planting	£ 13.50	m	600	£ 8,100.00
10	Management - Noxious weeds control	£ 150.00	ha	5	£ 705.00
11	Management - Scrub clearance	£ 5,000.00	ha	2	£ 10,000.00
12	Management - Stock fencing	£ 8.00	m	2289	£ 18,312.00
13	Management - Water meter	£ 800.00		1	£ 800.00
14	Management - Water supply	£ 3.00		35	£ 105.00
15	Management - Water trough	£ 100.00		1	£ 100.00
16	Management - Woodland tree - felling	£ 7,500.00	ha	12	£ 87,000.00
17	Signage - Interpretation panels	£ 1,200.00		3	£ 3,600.00
18	Signage - Site entrance boards	£ 1,500.00		4	£ 6,000.00
19	Site promotion	£ 5,000.00		1	£ 5,000.00
20	Surveys - Ecological - Initial	£10,000.00		1	£ 10,000.00
21b	Surveys - Visitors - Data loggers	£ 2,000.00		20	£ 40,000.00
<b>Total cost</b>					<b>£ 229,402.00</b>

**Stringers Common - SWT - monies allocated to**

#	Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs)	Cost over 5 years (index linked @ 2%p.a.)
<b>Land management</b>							
6b	Ditch management	£ 2.00	m	1526	£ 3,052.00	5	£ 3,303.58
7	Furniture - benches	£ 600.00		5	£ 3,000.00	5	£ 3,247.30
8	Management - Conservation mowing	£ 200.00	ha	8	£ 1,500.00	1	£ 7,806.06
9b	Management - Hedgerow maintenance	£ 5.00	m	998	£ 4,990.00	5	£ 5,401.34
10	Management - Noxious weeds control	£ 150.00	ha	5	£ 750.00	3	£ 780.30
11	Management - Scrub	£ 2,500.00	ha	2	£ 5,000.00	5	£ 5,412.16
17	Signage - Interpretation panels	£ 1,200.00		5	£ 6,000.00	5	£ 6,494.59
18	Signage - Site entrance boards	£ 1,500.00		12	£ 18,000.00	5	£ 19,483.78
19	Site promotion	£ 5,000.00		1	£ 5,000.00	5	£ 5,412.16
21a	Surveys - Visitor surveys	£ 3,000.00		1	£ 3,000.00	1	£ 15,612.12
21c	Surveys - Visitors - Data loggers (annual maintenance)	£ 150.00		20	£ 3,000.00	1	£ 15,612.12
<b>Total cost</b>							<b>£ 88,565.51</b>
<b>Total cost of Capital works &amp; Land management over 5 years</b>							<b>£ 317,967.51</b>

## Stringers Common - SWT - monies allocated to

#	Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs)	Cost over 80 years (index linked @ 2%p.a.)
<b>Land management</b>							
1	Access - Field gates	£ 300.00		5	£ 1,500.00	20	£ 17,427.14
2	Access - Footpath - upgrade	£ 20.00	m <sup>2</sup>	284	£ 5,680.00	20	£ 65,990.78
3	Access - Kissing gates	£ 200.00		10	£ 2,000.00	20	£ 23,236.19
5	Access - Car park upgrade	£ 7,500.00		1	£ 7,500.00	20	£ 87,135.71
6b	Ditch management	£ 2.00	m	500	£ 1,000.00	5	£ 738,051.65
7	Furniture - benches	£ 600.00		5	£ 3,000.00	5	£ 120,912.79
8	Management - Conservation mowing	£ 200.00	ha	8	£ 1,500.00	1	£ 290,657.94
9b	Management - Hedgerow maintenance	£ 5.00	m	600	£ 3,000.00	5	£ 738,051.65
10	Management - Noxious weeds control	£ 150.00	ha	5	£ 705.00	3	£ 44,172.37
11	Management - Scrub	£ 2,500.00	ha	2	£ 5,000.00	5	£ 738,051.65
12	Management - Stock fencing	£ 8.00	m	2289	£ 18,312.00	20	£ 212,750.56
16	Management - Woodland tree - felling	£ 7,500.00	ha	3	£ 22,500.00	10	£ 475,852.04
17	Signage - Interpretation panels	£ 1,200.00		3	£ 3,600.00	5	£ 145,095.34
18	Signage - Site entrance boards	£ 1,500.00		4	£ 6,000.00	5	£ 241,825.57
19	Site promotion	£ 5,000.00		1	£ 5,000.00	5	£ 201,521.31
20	Surveys - Ecological - Ongoing	£10,000.00		1	£ 10,000.00	10	£ 211,489.80
21a	Surveys - Visitor surveys	£ 3,000.00		1	£ 3,000.00	1	£ 581,315.87
21b	Surveys - Visitors - Data loggers	£ 2,000.00		20	£ 40,000.00	20	£ 464,723.80
21c	Surveys - Visitors - Data loggers (annual maintenance)	£ 150.00		20	£ 3,000.00	1	£ 581,315.87
<b>Total cost</b>					<b>£ 223,939.00</b>		<b>£ 5,979,578.04</b>
<b>Total cost of Capital works &amp; Land management over 80 years</b>							<b>£ 6,054,953.19</b>



**Appendix 6 – Calculation confirming 88% of total dwellings arising within 5km of SPA boundary**

Source GBC Housing Monitoring data base on 1 April 09.

Total number of net new dwelling approvals 1st April 2004 – 31 <sup>st</sup> March 2009 in whole borough	3055
Average number of net new dwelling approvals per year 1 <sup>st</sup> April 2004 – 31 <sup>st</sup> March 2009 in whole borough	611
Total number of net new dwelling approvals 1st April 2004 – 31 <sup>st</sup> March 2009 within 5km of SPA boundary	2638
Average number of net new dwelling approvals per year 1 <sup>st</sup> April 2004 – 31 <sup>st</sup> March 2009 with in 5km of SPA boundary	528
<b>Percentage</b>	88%

## Appendix 7 – Access management tariff assumptions and exclusions

Extract from NE paper (Agenda item 5) to JSP Board meeting 12<sup>th</sup> Feb 2009.

### Assumptions and exclusions

- All JSP Board partners sign up to the contributions and the measures are applied across the SPA.
- The total number of houses still to be built under the South East Plan is 48,000.
- The houses will be built at an even rate of 2,824 per year for the remaining 17 years of the project.
- There is no difference in contributions between a one bedroom flat and a multiple occupancy building.
- The contributions do not earn interest in the year they are collected.

### Contribution One - the first 17 years

The one-off set up costs as set out by Natural England (NE) come to £105,000. This will be paid off over the seventeen year life of the project.

The annual costs as set out by NE are £491,000.

The total annual cost to be recovered is £497,000 (this takes account of the set up Costs).

Assuming that the 48,000 houses are built at an even rate over the remaining 17 years, a total of 2,824 houses would be built each year.

In perpetuity here means from year 18 onwards for all time, rather than any discrete period such as 80 year

The contribution required from each house will be £176.08 at current prices.

If inflation was running at 3% per annum, this would increase to £192.41 in year 3 and to £204.12 in year 5. It is proposed, therefore, to fix the contribution at **£190** and to review it after two years.

### Contribution Two – Establishing the Capital Fund

The value of £491,000 (the annual maintenance costs, excluding the set up costs) in the year 2026 will depend entirely upon the annual rates of inflation over the 17 years. For illustration purposes, if we assume that inflation is 3% in each of the 17 years, £491,000 in Year 1 will be worth £812,000 in Year 17.

The capital sum required in the year 2026 to yield interest of £812,000 is £27,067,000 assuming that the bank interest rate is 3% in 2026.

Assuming that bank interest rates average 3% each year for seventeen years the contribution per house required to finance the capital fund will be **£440**.

This calculation assumes compound interest will be earned on contributions over the next seventeen years.

Combined annual contribution £193 + £440 = **£630** (rounded down)

**Appendix 8 – Example of a Section 106 Planning Obligation between GBC and Developers. Each S. 106 Agreement is tailored to the individual circumstances of each individual obligation.**

This Agreement is made the \_\_\_\_\_ day of \_\_\_\_\_ 200

**BETWEEN:**

- (1) THE COUNCIL OF THE BOROUGH OF GUILDFORD the principal administrative office of which is at Millmead House Millmead Guildford Surrey GU2 4BB (“the Council”)**
- (2) XXX (“the Owner”)**

**BACKGROUND**

- (i) The Council is the local planning authority for the purposes of the 1990 Act for the area in which the Land is situated
- (ii) The Owner has the estate or interest described in the First Schedule
- (iii) The Application has been submitted to the Council
- (iv) The Land is sufficiently close to the Special Protection Area for Development to require avoidance
- (v) The Council has adopted the Strategy
- (vi) The Council considers that a deed of planning obligation is required.
- (vii) The parties to this Deed have agreed to enter into this Deed in order to secure the planning obligations contained in this Deed.

**NOW THIS DEED WITNESSES AS FOLLOWS:**

**1. DEFINITIONS**

For the purposes of all provisions in this Deed the following expressions shall have the following meanings:

“1990 Act”	the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991
“Application”	the application for full planning permission submitted to the Council for the Development and allocated reference number 09/P/XXX
“Commencement of Development”	the date on which any material operation (as defined in Section 56(4) of the 1990 Act) forming part of the Development begins to be carried out other than (for the purposes of this Deed and for no other purpose) operations consisting of archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or

	other adverse ground conditions, erection of any temporary means of enclosure and the temporary display of site notices or advertisements and the phrases “Commence Development” and “Development will Commence” shall be construed accordingly.
“Development”	the Development of the Land as set out in the Application and as detailed in and as authorised by the Planning Permission.
“Dwelling”	a dwelling (including a house flat, flatlet or maisonette) to be constructed pursuant to the Planning Permission.
“Index”	All Items Index of Retail Prices issued by the Office for National Statistics.
“Interest”	interest at 4 per cent above the base lending rate of the HSBC Bank Plc from time to time in force.
“Land”	the land and premises against which this Deed may be enforced as detailed in the First Schedule and for identification only shown edged with a heavy black line on the Plan.
“Occupation” and “Occupied”	occupation for the purposes permitted by the Planning Permission but not including occupation by personnel engaged in construction, fitting out or decoration or occupation for marketing or display or occupation in relation to security operations.
“Plan”	the plan attached to this Deed
“Planning Permission”	the full planning permission subject to conditions to be granted by the Council pursuant to the Application or by the Secretary of State for Communities and Local Government on appeal.
“SANG”	Suitable Accessible Natural Green <u>s</u> pace to be provided within the Borough of Guildford in accordance with the Strategy
“SANG Contribution”	the sum to be paid to the Council by the Owner in accordance with the Strategy as a contribution towards the cost of upgrading SANG including the additional contribution to meet the cost of facilitating and maintaining the SANG
“Section 106”	Section 106 Town and Country Planning Act 1990 as substituted by Section 12 Planning and Compensation Act 1991
“Strategy”	The Thames Basin Heaths Special Protection Area Avoidance Strategy adopted by the Council on 25 February 2010.
“Special Protection	The Thames Basin Heaths Special Protection Area designated on 9th March 2005 under the

Area"	Conservation (Natural Habitats, &c.) Regulations 1994 Statutory Instrument 1994 No. 2716 which derive from European Directives 92/43/EEC Conservation of natural habitats and of wild fauna and flora and 79/409/EEC Conservation of wild birds.
"Working Days"	All days except Saturdays Sundays Bank Holidays and all other Public Holidays

## **2 INTERPRETATION**

- 2.1 Where in this Deed reference is made to any clause, paragraph or schedule such reference (unless the context otherwise requires) shall be a reference to a clause, paragraph or schedule in or to this Deed.
- 2.2 The headings to the clauses, schedules and paragraphs of this Deed shall not affect the interpretation of this Deed.
- 2.3 The Schedules to this Deed form part of it and the provisions set out in the Schedules shall have the same full force and effect as if expressly set out in the body of this Deed.
- 2.4 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.
- 2.5 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.
- 2.6 Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations may be enforced against all of them jointly and against each individually unless there is an express provision otherwise.
- 2.7 Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it.
- 2.8 References to any party to this Deed shall include the successors in title to that party and to any person deriving title through or under that party and in the case of the Council the successor to its statutory functions.

## **3. ENABLING PROVISIONS**

- 3.1 This Deed is made pursuant to Section 106 of the 1990 Act Section 111 of the Local Government Act 1972 and Section 2 of the Local Government Act 2000.
- 3.2 This Deed is a planning obligation for the purposes of Section 106 of the 1990 Act as amended and the covenants, restrictions and requirements imposed upon the Owner under this Deed are enforceable by the Council as local planning authority against the Owner pursuant to Section 106(3) of the 1990 Act.

## **4. COMMENCEMENT**

This Deed shall come into effect upon the date of this Deed but the obligations in Clause 5 and the Second Schedule shall be of no effect until the Commencement of Development occurs.

## **5. THE OWNER'S COVENANTS**

The Owner covenants with the Council as set out in the Second

Schedule.

## **6. THE COUNCIL'S COVENANTS**

The Council covenants with the Owner as set out in the Third Schedule.

## **7. GENERAL**

7.1 The Owner shall pay to the Council:

7.1.1 on completion of this Deed the reasonable legal costs of the Council incurred in the negotiation, preparation and execution of this Deed in the sum of £530.00; and

7.1.2 on the grant of Planning Permission a monitoring fee of £450.00 in connection with the Council's expenses incurred in monitoring and ensuring compliance with obligations on the part of the Owner comprised in this Deed

7.2 None of the provisions of this Deed shall be enforceable under the Contracts (Rights of Third Parties) Act 1999

7.3 This Deed is a local land charge for the purposes of the Local Land Charges Act 1975 and shall be registrable as such by the Council.

7.4 Where the agreement, approval, consent or expression of satisfaction is required by the Owner from the Council under the terms of this Deed such agreement, approval or consent or expression of satisfaction shall not be unreasonably withheld or delayed and any such agreement, consent, approval or expression of satisfaction shall be given on behalf of the Council by the Head of Planning Development Services.

7.5 The Council will upon the written request of the Owner at any time after all the obligations on the part of the Owner contained in this Deed have been fully discharged or performed issue the Owner with written confirmation of such discharge or performance and the Council will thereafter effect the cancellation of all entries made in the Register of Local Land Charges in respect of this Deed

7.6 Insofar as any clause or clauses of this Deed are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed.

7.7 This Deed shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission shall be quashed, revoked or otherwise withdrawn or it is modified (other than by agreement with or at the request of the Owner) or it expires by effluxion of time prior to the Commencement of Development.

7.8 No person shall be liable for any breach of any of the planning obligations or other provisions of this Deed after he shall have parted with his entire interest in the Land but without prejudice to his liability for any subsisting breach arising prior to parting with such interest.

7.9 Nothing in this Deed shall prohibit or limit the right to develop any part of the Land in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Deed but this Deed shall apply to any planning permission subsequently granted ("Subsequent Permission") under section 73 or 73A of the 1990 Act which permits non-compliance with any of the conditions attached to the Planning Permission and the Planning Permission shall be construed to include the Development as stated in the Subsequent Permission.

7.10 Nothing contained or implied in this Deed shall prejudice or affect the rights powers, duties and obligations of the Council in the exercise of its functions as local planning authority or under any public or private statute bylaw

or regulation.

7.11 If there is any conflict between the terms of this Deed and any conditions attached to the Planning Permission the latter shall take precedence.

## **8. WARRANTIES**

The Owner warrants that:

- 8.1 he has full authority to enter into this Deed
- 8.2 he has investigated as necessary all matters of title to the Land and knows of no impediment to the validity of this Deed
- 8.3 there is no subsisting breach of the terms of any mortgage or legal charges secured on the Land and that all payments due to the Mortgagee or Chargee are paid as at the date of this Deed
- 8.4 he shall make good any loss to the Council as a result of a breach of this warranty within seven days of a request to do so.

## **9. WAIVER**

No waiver (whether expressed or implied) by the Council or Owner of any breach or default in performing or observing any of the covenants terms or conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council or Owner from enforcing any of the relevant terms or conditions or for acting upon any subsequent breach or default.

## **10. CHANGE IN OWNERSHIP**

The Owner agrees with the Council to give the Council immediate written notice of any change in ownership of its interest or any part of its interest in the Land occurring before all the obligations under this Deed have been performed and discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with details of the part of the Land or unit of occupation purchased by reference to a plan.

## **11. INDEXATION**

Any sum stipulated in the Second Schedule as being payable by the Owner to the Council shall be increased by an amount equivalent to the increase in the Index from the date of this Deed until the date on which such sum is payable pursuant to the provisions of this Deed.

## **12. INTEREST**

If any payment due under the provisions of this Deed is paid more than seven days after the due date Interest shall in addition be payable on such sum from the date payment is due to the date of payment.

## **13. SERVICE OF NOTICES**

Any notice or written communication to be served pursuant to this Deed shall be deemed to have been validly served if delivered by hand or sent by recorded delivery post to the Owner or to the Council at the relevant address as stated at the beginning of this Deed or such other address as may from time to time be notified by one party to the other as its address for service for the purposes of this Deed and any notice

or other written communication to be given by the Council shall be deemed valid and effectual if on its face it is signed on behalf of the Council by a duly authorised signatory. In relation to legal proceedings a claim form issued relating to this contract by Deed may be served by post by either the Council or the Court at the address of the Owner as stated at the beginning of this Deed. A claim form so served shall be deemed to be served irrespective of the actual knowledge of the Owner and no objection shall be taken to service nor application made to set aside a judgment based on a failure to serve when service has been effected by this contractually agreed method.

**14. VAT**

All sums payable in accordance with the terms of this Deed shall be exclusive of any value added tax properly payable thereon.

**15. JURISDICTION**

This Deed is governed by and interpreted in accordance with the laws of England and Wales.

**16. DELIVERY**

The provisions of this Deed (other than this clause which shall be of immediate effect) shall be of no effect until this Deed has been dated.

IN WITNESS whereof the parties hereto have executed this agreement as a Deed on the day and year first before written.

**FIRST SCHEDULE**

***Details of the Owner's Title, and description of the Land***

The Owner is the Registered Proprietor with Freehold Title Absolute of:  
All That land and premises situate at and known as xxxxxx as the same is shown for the purposes of identification only edged with a thick black line on the Plan and is registered at HM Land Registry under title number SYxxx.

**Second schedule**

**Owner's Covenants**

*The Owner covenants with the Council as follows:-*

Notification of Commencement of Development

1. To notify the Council in writing not less than seven working days prior to the Commencement of Development of the date upon which the Development will Commence such notice to be addressed to "The Section 106 Officer". [ At the date of this agreement the Section 106 Officer in post is Mary-Anne Pryor telephone 01483 444463 e-mail: MaryAnne.Pryor@guildford.gov.uk].

Special Protection Area – Interim Avoidance Strategy – Contribution to



Avoidance Works

- 2. Immediately upon the Commencement of Development to pay to the Council the sum of £XXXX in respect of the SANG Contribution.
- 3. In the event that the Development does not proceed beyond Commencement of Development not to seek repayment of the SANG Contribution.
- 4. In the event that either the Strategy and/or the payment of SANG Contributions are the subject of legal challenge not to require the Council to repay the SANG Contribution.

Sustainability

- 5. Prior to the occupation of any Dwelling constructed pursuant to the Planning Permission the Owner shall provide to the Section 106 Officer of the Council a certificate of compliance from an assessor accredited by the Building Research Establishment Limited that the Dwelling to be occupied has achieved a minimum sustainability rating of level three from the Code for Sustainable Homes.

**THIRD SCHEDULE**

**Council’s Covenants**

The Council covenants with the Owner as follows:-

Special Protection Area – Interim Avoidance Strategy – Application of SANG Contribution

- 1. To use the SANG Contribution as a contribution to the cost of upgrading the facilities at the open space land owned and managed by the Council known as XXX in accordance with the Scheme of Improvements set out in the Strategy
- 2. To use its reasonable endeavours to implement such proportion of the measures listed in the Scheme of Improvements for XXX as is equivalent in cost to the SANG Contribution within 6 months of the Commencement of Development.

THE COMMON SEAL of THE COUNCIL )  
OF THE BOROUGH OF GUILDFORD )

was hereunto affixed in the presence of:- )

Mayor

Head of Legal and Property Services

SIGNED AS A DEED by )

XXXX )

in the presence of:- )

Director

Secretary / Director

SIGNED AS A DEED by ( ????) )

in the presence of:- ( ????) )

Name of Witness \_\_\_\_\_

Address of Witness

\_\_\_\_\_

## GLOSSARY

Term	Definition
AA	See Appropriate Assessment
access management	Measures to limit the damage caused by visitors to the SPA. This can include 'soft' measures, such as education and wardening, or 'hard' measures such as limiting car parking, pathways etc.
the affected authorities / affected area	Those local authorities that surround the SPA, and that wholly or partially fall within 5km of the SPA boundary.
Appropriate Assessment, or AA	The second stage in a Habitats Regulations Assessment process, an AA assesses the implications of a plan or project on a European site's conservation interests.
the (Technical) Assessor's report	The report from the Planning Inspector who ran the draft South East Plan Examination in Public Technical Sessions looking at the Natural England draft Delivery Plan.
avoidance measures	Used to refer to the collection of measures that may be used to avoid any significant effect of new development on the SPA; that is, SANG and access management. This definition also sometimes includes monitoring.
the (Joint Strategic Partnership) Board	A forum of elected representatives from the 11 authorities that surround the SPA, and 2 county councils, and advisors from key stakeholder groups including the nature conservation sector and development industry and major landowners. The work of the JSP Board is guided by a member steering group.
competent authority	An authority entitled to give an authorisation or consent to a plan or project. Local authorities are competent authorities.
Delivery Framework	A set of recommendations from the Board about measures that will help to enable consistent provision of avoidance measures across those local authorities within the vicinity of the SPA.
Development Plan Document (DPD)	A statutory local planning document which forms part of the LDF, prepared by a local authority, and setting out planning policies for the area
Draft Delivery Plan	The original avoidance measure document published by Natural England in 2006, which sets out the principles using SANG and access management to avoid any significant effect from new development on the SPA.
Habitat management	Measures to improve the quality of the heathland so that the protected bird species are able to live and breed successfully.
Habitat Regulations Assessment (HRA)	The assessment of the possible impact of a new development or plan on European Sites. A HRA comprises <ul style="list-style-type: none"> <li>- an initial 'screening stage' to determine whether a plan or development is likely to have a significant effect on a European site and</li> <li>- if it is determined that there <i>is</i> likely to be a significant effect</li> <li>- a second stage called the 'appropriate assessment' which comprises an assessment of the proposal in light of the particular conservation interests of the site.</li> </ul> Only if the appropriate assessment demonstrates that there will be no adverse effect on the site as a whole can the project or plan be approved.
HRA	See Habitat Regulations Assessment
Joint Strategic	A partnership of those local authorities affected by the SPA

Partnership or JSP	designation along with a wide range of stakeholders who have an interest in providing dwellings whilst ensuring the protection of the SPA.
Local Development Framework (LDF)	A collection of DPDs and other planning documents which form the local spatial plan for an area.
Mini-plan	A short term strategy produced by a local authority planning department to allow development in the vicinity of the SPA to go ahead through the collection of developer contributions to fund the provision of SANG by the local authority.
the Project Board	Formed to manage and oversee the delivery of strategic access management and monitoring measures; reporting to the JSP Board
SANG	Suitable Alternative Natural Green space – alternative open space similar in character to the SPA provided to attract new residents away from the SPA. Cross boundary SANG has the potential to act as an avoidance measure for more than one authority, or for a different authority to that in which it is located.
SPA	Special Protection Area – a protected habitat designated under European law
Supplementary Planning Document (SPD)	Planning document which provides guidance on how policies in Development Plan Documents (DPDs) are implemented
TBH	Thames Basin Heaths

# **Thames Basin Heaths**

## **Special Protection Area SPA Avoidance Strategy 2009- 2014**

**Background Paper**



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## 1.0 Introduction

- 1.1 The Thames Basin Heath Special Protection Area (TBHSPA) was designated as an SPA on 9th March 2005. It comprises over 8,000 ha of mainly lowland heath and woodland which extend over 11 local planning authorities in Surrey, Berkshire and Hampshire and is made up of a network of 13 Sites of Special Scientific Interest (SSSI). This internationally important habitat supports a characteristic landscape and distinctive flora and fauna under threat and in decline. Its designation is specifically designed to protect breeding populations of three rare bird species: Dartford warblers, woodlarks and nightjars, which nest on or near the ground and are as a result, very susceptible to predation by cats, rats and crows, and to disturbance from informal recreational use, especially walking and dog walking. The designated site is referred to as a “European Site” in the Habitats Regulations<sup>23</sup> and as a Special Protection Area (SPA) under the European Birds Directive.<sup>24</sup>
- 1.2 In view of its location only 30 miles to the south west of London on the M3/A3 corridor, the TBHSPA has historically, been subject to high development pressure and over the last century has been significantly fragmented and reduced in size (see map of the SPA at Appendix 1). Research demonstrates that all three bird species are vulnerable to impacts on breeding success from surrounding urban pressures, in particular, recreational disturbance. Planning for any increase in housing around the SPA will, therefore, require effective and appropriate avoidance and mitigation measures to prevent adverse effects on the birds and their habitats.
- 1.3 Within Guildford Borough the SPA comprises Ash to Brookwood Heaths, Whitmoor Common, and Ockham and Wisley Commons Sites of Special Scientific Interest (SSSI). These heathlands all lie in the north of the Borough and straddle the Borough boundary. Those parts of the Borough lying within 400m of the SPA (exclusion zone), include the eastern edge of the Ash Vale urban area, the northern edge of the Guildford urban area, as well as parts of Normandy, Worplesdon and Jacobswell. Those parts of the Borough lying between 400m and 5km of the SPA (zone of influence) include the northern two thirds of the borough covering the majority of the Ash/Ash Vale urban area, the Guildford urban area and a number of village settlements.
- 1.4 The primary aim of the SPA designation is to protect and manage the ecological structure and function of the SPA in order to sustain the levels of bird populations for which it was classified. This Interim Avoidance Strategy only relates to proposals for residential development. There are likely to be some cases where non-residential development could have a significant effect on the integrity of the SPA. This Interim Strategy does not provide a solution for such development. To address the

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<sup>23</sup> The Conservation (Natural Habitats, &c) Regulations 1994 (SI 1994 No 2716)

<sup>24</sup> The European Directive 79/409/EEC on the Conservation of Wild Birds is commonly referred to as the Birds Directive.

requirements of the Habitat Regulations such development may therefore require an ‘appropriate assessment’.

## 2.0 Context

- 2.1 Natural England is a statutory consultee to the Council on nature conservation issues. It advises that additional population arising from new residential development within 5 km of the TBHSPA is likely to have an adverse effect on the SPA arising largely from the recreational use of the SPA. Local authorities are obliged therefore to find ways of avoiding this impact before granting planning permission for additional dwellings. This “avoidance” is to be achieved by way of a three pronged approach - provision of SANG to attract people away from the SPA, access management on the SPA to encourage recreation in such a way that it minimised the effect on the ground nesting birds, and by conservation. (See Appendix 2)
- 2.2 European wildlife sites such as the Thames Basin Heathlands are protected by the EC Birds and Habitats Directives, specific provisions of which are applied in the UK by the Conservation (Natural Habitats, &c.) Regulations 1994, commonly known as the Habitats Regulations. These regulations place a particular responsibility on a decision maker in relation to such sites. As competent authorities, Local Authorities must have regard to these requirements, as advised in Circular 06/2005<sup>25</sup> which provides the procedure that should be followed in deciding whether to approve a proposal (a plan or project) that will potentially affect a European wildlife site.
- 2.3 Regulation 48 of the Habitats Regulations requires that any application for development or strategic plan or policy which is likely to significantly affect a European site is subject to an appropriate assessment of the implication of the proposal for the site’s conservation objectives<sup>26</sup>. The planning authority must therefore ascertain that the plan or project will not have an adverse effect on the integrity of the site, alone or in combination with other plans and projects, either directly or indirectly, taking account of any conditions or restrictions that would help ensure no adverse effect, before granting permission or adopting a plan or policy.
- 2.4 The intensification of residential development in the areas around the TBHSPA has placed pressures on these protected heathlands. Various studies<sup>27</sup> have found that public access to lowland heathland, from

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<sup>25</sup> Circular 06/2005: DEFRA Circular 01/2005 to accompany PPS9

<sup>26</sup> A copy of the Conservation Objectives are available on the Council's website.

<sup>27</sup> CLARKE, R.T., LILEY, D., UNDERHILL-DAY, J.C., & ROSE, R.J. (2005). Visitor access patterns on the Dorset Heaths. *Natural England Research Report*.  
LILEY, D., JACKSON, D., & UNDERHILL-DAY, J. C. (2006) Visitor access patterns on the Thames Basin Heaths. *Natural England Research Report*.  
LILEY, D., MALLORD, J., & LOBLEY, M. (2006) The “Quality” of Green Space: features that attract people to open spaces in the Thames Basin Heaths area. *Natural England Research*



nearby residential development, has led to an increase in damaging recreational use, the introduction of incompatible plants and animals, soil erosion, disturbance by humans and pets, and an increase in wild fires, amongst other factors.

- 2.5 This disturbance is most marked in relation to development within 400m of the SPA. Natural England advises that in most cases it will not be possible for a local planning authority undertaking an appropriate assessment in respect of additional residential development within 400m of the SPA, to be certain that any adverse affects could be avoided or alleviated.
- 2.6 In the area between 400m and 5km, measured in a straight line from the SPA boundary, Natural England considers that Local Authorities undertaking Habitat Regulations Assessments will still identify a significant adverse effect in combination with other proposals, but that avoidance or mitigation measures can allow development to be approved. Avoidance of this effect will include i) measures to divert recreational pressure away from the heathlands, mainly by the provision of suitable alternative natural green space (SANG)(See Appendix 3), ii) access management measures, including wardening of the SPA and iii) habitat management of the SPA to ensure the maintenance of suitable conditions for the breeding of rare species.
- 2.7 This Background Paper accompanies the SPA Avoidance Strategy and sets out in more detail the history, context and legal background to the approach, the justification for it, and technical aspects relating to its development and application.

### **3.0 Legislative Background**

- 3.1 The TBHSPA is protected by the Conservation (Natural Habitats, &c.) Regulations 1994 ("the Habitats Regulations") which derive from European Directives 92/43/EEC Conservation of natural habitats and of wild fauna and flora and 79/409/EEC Conservation of wild birds. The Habitat Regulations establish a set of "step wise" procedures for decision-making by "competent authorities" (the Council being one) which are relevant to the determination of applications for planning permission. The requirements of the Habitats Regulations overlay the normal planning consent process and override it to the extent they are applicable. Further guidance is available in the ODPM Circular 06/2005 "Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System" and European Commission guidance "Managing Natural 2000 Sites". The relevant tests to be applied to the Council's decision-making processes are described below.

- 3.2 Regulation 48 of the Habitats Regulations provides that where a competent authority (in this case the Borough Council) decides that a proposed development is likely to have a significant effect on the SPA it must make an Appropriate Assessment of the implications for the site in view of that site's conservation objectives. The Regulation contains further requirements as to consultation and stipulates in sub-paragraph 5 that "in the light of the conclusions of the assessment ... the Authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European Site". The term "plan or project" has a broad definition and includes development proposals.
- 3.3 The effect of the Habitats Regulations is that the Council must, in deciding whether to grant planning permission for any development (which is not directly connected with or necessary to the management of the European Site), apply two tests. These are:
- (1) Whether there is likely to be a significant effect, alone or in combination with other plans and projects; and
  - (2) If this threshold is passed, following an Appropriate Assessment, it is then necessary to determine that the proposal will not have an adverse effect on the integrity of a European Site (here the SPA).
- 3.4 The test at the second stage only needs to be applied if the proposal triggers the first test.
- 3.5 Therefore, applying the tests:

#### Stage 1 Test

- 3.6 If the Council is satisfied that the proposed development is not likely to have a significant effect on the SPA (either alone or in combination with other plans or projects) the Habitats Regulations are not engaged and the Council may proceed to determine the planning application in the usual way. The test sets a low threshold and is to be approached on a precautionary basis. If the screening indicates that the proposal is likely to have a significant effect then step 2 is triggered

#### Stage 2 Test

- 3.7 An Appropriate Assessment must consider the implications for the European Site in view of that site's conservation objectives. All the aspects of the plan or project which can, either individually or in combination with aspects of other plans or projects, affect the conservation objectives of the site must be identified in the light of the best scientific knowledge in the field.
- 3.8 The competent authority must have regard to the manner in which the project is proposed to be carried out or to any conditions or restrictions subject to which it is proposed that the consent, permission or other authorisation should be given. In the light of the conclusions of the

assessment, the competent authority must agree to the project only after having ascertained that it will not adversely affect the integrity of the European Site. If it cannot be ascertained that the project will not adversely affect the integrity of the European Site, the authority must then consider whether there are any alternative solutions.

- 3.9 If there are no alternative solutions, consent or authorisation may be granted for the proposal but only "for imperative reasons of overriding public interest" (IROPI). IROPI may be of a social or economic nature (unless the site hosts a priority natural habitat type or a priority species in which case the considerations are significantly restricted). Even if the authority is satisfied that there are IROPI, notwithstanding a negative assessment of the implications for a European Site the Secretary of State is under a duty to secure that any necessary compensatory measures are taken to ensure that the overall coherence of Natura 2000 is protected.
- 3.10 In practice, up to now the Council has been unable to satisfy itself that proposed developments that would result in additional residential dwellings within 5km of the TBHSPA would not have a significant effect on the SPA and therefore a precautionary approach for planning applications that involve net new dwellings within 5km of the SPA has been applied.

#### **4.0 Policy background**

4.1 Planning Policy Statement 9 (PPS9) Biodiversity and Geological Conservation states:

- a. *"Where a Planning decision would result in significant harm to a (site of) biodiversity and geological interests which cannot be prevented or adequately mitigated against, appropriate compensation measures should be sought. If significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused."*

4.2 South East Plan

- a. Much discussion took place at the Examination in Public into the draft SE Plan and an Assessor was appointed to oversee three days of technical inquiry into issues surrounding the TBHSPA. The assessors report (Feb 2007) influenced the resultant SE Plan policy NRM 6 (See Appendix 4)

4.3 The Guildford Borough Local Plan (2003) Policy NE1 - potential Special Protection Areas (pSPA) and candidate Special Areas of Conservation (cSAC) states that:

- a. *"Planning permission will not be granted for proposals which are*

*likely to destroy or have an adverse effect directly or indirectly on the nature conservation value of potential Special Protection Areas (pSPA) and candidate Special Areas of Conservation (cSAC) as shown on the Proposals Map”.*

4.4 Policy CP26 of the emerging Guildford Development Framework (Core Strategy Consultation document March 2009) states that:

- a. *“Development proposals for residential development that would have a significant adverse impact on the Thames Basin Heaths Special Protection Area (TBHSPA) either individually or in combination with other schemes, will be resisted unless appropriate avoidance is included for their impact.*
- b. *For all other forms of development that are considered to have an adverse effect on the TBHSPA the Borough Council will require mitigation to be provided or contributed, as appropriate.*
- c. *Details of the standards of avoidance required are set out in the Thames basin Heaths Interim Strategy and supporting regional framework”*

## **5.0 Why the Council is preparing this guidance**

5.1 It is anticipated that without an effective Avoidance Strategy the Council will, for the vast majority of applications for residential development within 5 km of the SPA, be unable to satisfy itself and Natural England, that the proposed development will have no likely significant effect on the SPA.

5.2 If Guildford Borough Council and developers are unable to provide measures to avoid the impact of new residential development on the SPA, then the Council as Local Planning Authority is likely to have to refuse applications in both the short and long term. The implications of not granting planning permission for residential development in the longer term are considerable and such a situation is unsustainable - the local economy could suffer, due to a lack of competitiveness and loss of jobs in the development sector, house prices could rise as no new residential units or affordable homes are built, and the SPA would continue to be used and damaged due to the lack of alternative sites for recreation.

## **6.0 Impact of Housing Development on the SPA**

6.1 Natural England, which is a statutory consultee established under the Town and Country Planning (General Development and Procedure) Order 1995 in relation to planning applications concerning SSSIs, has concerns that new residential development within 400m of the SPA

would result in an increase in predation of the birds from domestic cats. It is not considered that this can be overcome by conditions attached to planning permissions and therefore, Natural England considers that no development providing new units of residential accommodation should be permitted within the 400m zone, (exclusion zone).

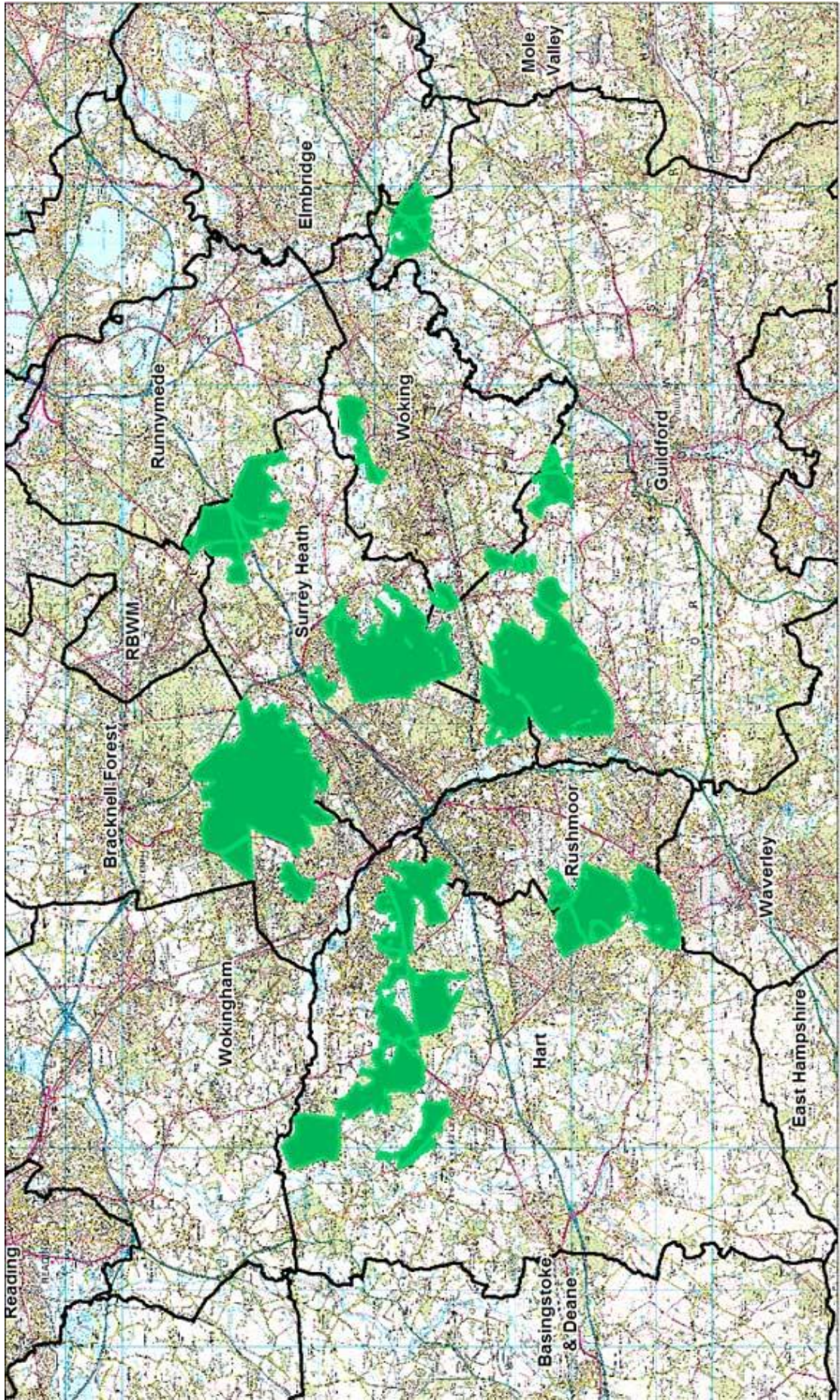
- 6.2 For applications for residential development on sites situated between 400m and 5km from the SPA, Natural England considers that the impact on the natural habitats in the SPA can be avoided by the provision of new open space or improvements to existing open spaces. If new or improved alternative open space is provided in line with agreed standards, Natural England has advised the Council that it will be possible to take the view that residential development would not have a significant effect on the SPA. In such circumstances it would not be necessary to undertake an Appropriate Assessment for each individual planning application. An early draft 'Delivery Plan' prepared by Natural England set out standards of open space provision which it considered would avoid harm to the SPA. These standards formed the basis of the original Guildford Interim SPA Avoidance Strategy 2006. Following the examination in Public of the South East Plan, at which the SPA was the focus of much in depth debate and, after extensive discussion with the affected local authorities and other stakeholders, a revised set of standards has been agreed. These are contained in a Delivery Framework 2008 and are incorporated, as applicable, in this revised guidance.(See Appendix 5)

## **7.0 The work of the Joint Strategic Partnership Board**

- 7.1 The Joint Strategic Partnership is a forum of elected representatives from the 11 SPA affected authorities that surround the SPA, 2 county councils and advisors from key stakeholder groups including the nature conservation sector and the development industry, and major landowners. The work of the JSP Board is guided by a member steering group. Members of the Board have been nominated by their respective authorities on the basis that the Board operates as an informal advisory group. The role of the Board is to oversee the implementation of the delivery of the Strategic Framework and has the ability to make recommendations about actions in the light of progress on delivery and monitoring results. The JSP Board governs the Access Management and Monitoring Project Board which in turn oversees the Strategic Access Management and Monitoring Project. The Terms of Reference of the JSP Board set out in Appendix 6.

# Appendices

## Appendix 1 Location of Thames Basin Heaths SPA in SE region



## **Appendix 2 Natural England explanation of SPA designation (taken from NE website).**

### What are Special Protection Areas (SPAs)?

SPAs are areas which have been identified as being of national and international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.

### What is the Birds Directive?

The Bird's Directive (EC Directive on the conservation of wild birds (79/409/EEC) came into force in April 1979. It covers the protection, management and control of all species of naturally occurring wild birds in the European territory of member states. In particular it requires member states to identify and give special protection to areas for the rare or vulnerable species listed in Annex 1 of the Directive and for regularly occurring migratory species.

### What is the process for designating Special Protection Areas (SPAs)?

The Birds Directive provides no formal criteria for selecting SPAs, so the JNCC, on behalf of the statutory country conservation agencies and government, published SPA Selection Guidelines for use in the UK.

These criteria are:

- If the area is used regularly by 1% or more of the Great Britain population of a species listed in Annex 1 of the Directive.
- If the area is used regularly by 1% or more of the biogeographical population of a regularly occurring migratory species (other than those listed in Annex 1) in any season.
- If the area is used regularly by over 20,000 waterfowl or 20,000 seabirds in any season.
- Various combinations of criteria involving considerations such as population size and density, species range, breeding success, history of occupancy, multi-species areas, naturalness of site, severe weather refuges.

SPAs are also designated as Sites of Special Scientific Interest (SSSI) .

### How might Special Protection Areas (SPAs) affect you?

The legal requirements relating to the management and protection of SPAs in England are set out in the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). All terrestrial SPAs in England have also been notified as Sites of Special Scientific Interest (SSSIs).



Designation of an SPA is unlikely to have a major affect on how SSSIs are already managed to conserve their biodiversity. We will work in partnership with those who own, use and manage land to make any necessary changes in the way in which it is managed. Where necessary, we may be able to help costs of any special management by entering into an agreement with owners or occupiers.

Every SSSI notification contains a list of potentially damaging operations. By law, owners or occupiers must inform us in writing and obtain our permission before carrying out any of these listed operations. There is a right of appeal to Defra if permission is refused.

It is an offence to carry out notified potentially damaging operations on a SSSI without our consent or reasonable excuse. The courts may also require restoration of any damage caused by unauthorized works.

However, it is a reasonable excuse not to obtain our permission if:

- the operation is an emergency;
- or permission has been received from another statutory body which has consulted Natural England first.

Planning authorities can also insist that developments that have been carried out without necessary planning permission are removed.

We have a duty to try and ensure that SPAs are managed favorably for conservation in line with the Habitats Directive. Our experience is that it is usually possible to jointly agree solutions where sustainable land use and wildlife can flourish.

## **Appendix 3 Natural England Guidelines for the creation of Suitable Accessible Natural Greenspace (SANG).**

### Introduction

'Suitable Accessible Natural Green space' (SANG) is the name given to green space that is of a quality and type suitable to be used as mitigation within the Thames Basin Heaths Planning Zone.

Its role is to provide alternative green space to divert visitors from visiting the Thames Basin Heaths Special Protection Area (SPA). SANGs are intended to provide mitigation for the potential impact of residential development on the SPA by preventing an increase in visitor pressure on the SPA. The effectiveness of SANG as mitigation will depend upon the location and design. These must be such that the SANG is more attractive than the SPA to users of the kind that currently visit the SPA.

This document describes the features which have been found to draw visitors to the SPA, which should be replicated in SANG. It provides guidelines on

- the type of site which should be identified as SANG
- measures which can be taken to enhance sites so that they may be used as SANG

These guidelines relate specifically to the means to provide mitigation for housing within the Thames Basin Heaths Planning Zone. They do not address nor preclude the other functions of green space (e.g. provision of disabled access). Other functions may be provided within SANG, as long as this does not conflict with the specific function of mitigating visitor impacts on the SPA.

SANG may be created from:

- existing open space of SANG quality with no existing public access or limited public access, which for the purposes of mitigation could be made fully accessible to the public
- existing open space which is already accessible but which could be changed in character so that it is more attractive to the specific group of visitors who might otherwise visit the SPA
- land in other uses which could be converted into SANG

The identification of SANG should seek to avoid sites of high nature conservation value which are likely to be damaged by increased visitor numbers. Such damage may arise, for example, from increased disturbance, erosion, input of nutrients from dog faeces, and increased incidence of fires. Where sites of high nature conservation value are considered as SANG, the impact on their nature conservation value should be assessed and considered alongside relevant policy in the development plan.

## The Character of the SPA and its Visitors

The Thames Basin Heaths SPA is made up of 13 Sites of Special Scientific Interest, and consists of a mixture of heathland, mire, and woodland habitats. They are essentially 'heathy' in character. The topography is varied and most sites have a large component of trees and some contain streams, ponds and small lakes. Some are freely accessible to the public and most have a degree of public access, though in some areas this is restricted by army, forestry or other operations.

A recent survey showed that more than 83% of visitors to the SPA arrive by car, though access points adjacent to housing estates showed a greater proportion arriving on foot (up to 100% in one case). 70% of those who visited by car had come from within 5km of the access point onto the SPA. A very large proportion of the SPA visitors are dog walkers, many of whom visit the particular site on a regular (more or less daily) basis and spend less than an hour there, walking on average about 2.5km. Almost 50% are retired or part-time workers and the majority are women. Further detailed information on visitors can be found in the reports referenced at the end of this document.

## Guidelines for the Quality of SANG

The quality guidelines have been sub-divided into different aspects of site fabric and structure. They have been compiled from a variety of sources but principally from visitor surveys carried out at heathland sites within the Thames Basin Heaths area or within the Dorset heathlands. These are listed as references at the end of this document.

The principle criteria contained in the Guidelines have also been put into a checklist format which is contained in Appendix 1.

- Accessibility

Most visitors come by car and want the site to be fairly close to home. Unless SANGs are provided for the sole use of a local population living within a 400 metre catchment around the site, then the availability of adequate car parking at sites larger than 10 ha is essential. The amount and nature of parking provision should reflect the anticipated use of the site by visitors and the catchment size of the SANG. It should provide an attractive alternative to parking by the part of SPA for which it is mitigation. Car parks should be clearly signposted and easily accessed.

New parking provision for SANG should be advertised as necessary to ensure that it is known of by potential visitors.

- Target groups of Visitors

This should be viewed from two perspectives, the local use of a site where it is accessed on foot from the visitor's place of residence, and a wider

catchment use where it is accessed by car. Most of the visitors to the SPA come by car and therefore should be considered as a pool of users from beyond the immediate vicinity of the site. All but the smallest SANG should therefore target this type of visitor.

It is apparent from access surveys that a significant proportion of those people who visit the sites on foot, also visit alternative sites on foot and so this smaller but significant group look for local sites. Where large populations are close to the SPA, the provision of SANG should be attractive to visitors on foot.

- Networks of sites

The provision of longer routes within larger SANG is important in determining the effectiveness of the authorities' network of SANG as mitigation, because a large proportion of visitors to the SPA have long walks or run or bicycle rides. The design of routes within sites at the smaller than about 40 ha will be critical to providing routes of sufficient length and attractiveness for mitigation purposes.

Where long routes cannot be accommodated within individual SANG it may be possible to provide them through a network of sites. However, networks are inherently likely to be less attractive to users of the type that visit the SPA, and the more fragmented they are, the less attractive they will be, though this is dependent on the land use which separates each component. For example, visitors are likely to be less put off by green areas between SANG than by urban areas, even if they restrict access to rights of way and require dogs to be kept on leads.

Though networks of SANG may accommodate long visitor routes and this is desirable, they should not be solely relied upon to provide long routes.

Specific guidance on individual SANG is summarised in Appendix 2. An information sheet for individual SANG can also be found in Appendix 4.

- Paths, Roads and Tracks

The findings suggest that SANG should aim to supply a choice of routes of around 2.5km in length with both shorter and longer routes of at least 5km as part of the choice, where space permits. The fact that a considerable proportion of visitors were walking up to 5km and beyond suggests the provision of longer routes should be regarded as a standard, either on-site or through the connection of sites along green corridors.

Paths do not have to be of any particular width, and both vehicular-sized tracks and narrow PRoW type paths are acceptable to visitors.

The majority of visitors are female and safety is one of the primary concerns of site visitors. Paths should be routed so that they are perceived as safe by the users, with some routes being through relatively open (visible) terrain (with

no trees or scrub, or well spaced mature trees, or wide rides with vegetation back from the path), especially those routes which are 1-3 km long.

The routing of tracks along hill tops and ridges where there are views is valued by the majority of visitors.

A substantial number of visitors like to have surfaced but not tarmac paths, particularly where these blend in well with the landscape. This is not necessary for all paths but there should be some more visitor-friendly routes built into the structure of a SANG, particularly those routes which are 1-3 km long.

- Artificial Infrastructure

Little or no artificial infrastructure is found within the SPA at present apart from the provision of some surfaced tracks and car parks. Generally an urban influence is not what people are looking for when they visit the SPA and some people undoubtedly visit the SPA because it has a naturalness about it that would be marred by such features.

However, SANG would be expected to have adequate car parking with good information about the site and the routes available. Some subtle waymarking would also be expected for those visitors not acquainted with the layout of the site.

Other infrastructure would not be expected and should generally be restricted to the vicinity of car parking areas where good information and signs of welcome should be the norm, though discretely placed benches or information boards along some routes would be acceptable.

- Landscape and Vegetation

SANGs do not have to contain heathland or heathy vegetation to provide an effective alternative to the SPA.

Surveys clearly show that woodland or a semi-wooded landscape is a key feature that people appreciate in the sites they visit, particularly those who use the SPA. This is considered to be more attractive than open landscapes or parkland with scattered trees.

A semi-natural looking landscape with plenty of variation was regarded as most desirable by visitors and some paths through quite enclosed woodland scored highly. There is clearly a balance to be struck between what is regarded as an exciting landscape and a safe one and so some element of choice between the two would be highly desirable. The semi-wooded and undulating nature of most of the SPA sites gives them an air of relative wildness, even when there are significant numbers of visitors on site. SANG should aim to reproduce this quality.

Hills do not put people off visiting a site, particularly where these are

associated with good views, but steep hills are not appreciated. An undulating landscape is preferred to a flat one.

Water features, particularly ponds and lakes, act as a focus for visitors for their visit, but are not essential.

- Restrictions on usage

The majority of the people using most of the SPA sites come to walk, with or without dogs. At two or three sites there were also a significant number of cyclists and joggers. A small amount of horse riding also occurs at some sites.

The bulk of visitors to the SPA came to exercise their dogs and so it is imperative that SANG allow for pet owners to let dogs run freely over a significant part of the walk. Access on SANG should be largely unrestricted, with both people and their pets being able to freely roam along the majority of routes. This means that sites where freely roaming dogs will cause a nuisance or where they might be in danger (from traffic or such like) should not be considered for SANG.

It may be that in some areas where dog ownership is low or where the cultural mix includes significant numbers of people sensitive to pets, then the provision of areas where dogs are unrestricted can be reduced. It should also be possible to vary restriction over time according to the specific needs of a community, providing effective mitigation is maintained. SANG proposals which incorporate restrictions on dogs should be in the minority of SANG and would need to be considered on a case by case basis in relation to the need for restrictions.

- Assessment of site enhancement as mitigation

SANG may be provided by the enhancement of existing sites, including those already accessible to the public that have a low level of use and could be enhanced to attract more visitors. The extent of enhancement and the number of extra visitors to be attracted would vary from site to site. Those sites which are enhanced only slightly would be expected to provide less of a mitigation effect than those enhanced greatly, in terms of the number of people they would divert away from the SPA. In order to assess the contribution of enhancement sites in relation to the hectare standards of the Delivery Plan, it is necessary to distinguish between slight and great enhancement.

Methods of enhancement for the purposes of this guidance could include enhanced access through guaranteed long-term availability of the land, creation of a car park or a network of paths.

SANGs which have not previously been open to the public count in full to the standard of providing 8ha of SANG per 1000 people in new development in zone B. SANGs which have an appreciable but clearly low level of public use and can be substantially enhanced to greatly increase the number of visitors also count in full. The identification of these sites should arise from evidence

of low current use. This could be in a variety of forms, for example:

- Experience of managing the site, which gives a clear qualitative picture that few visitors are present
- Quantitative surveys of visitor numbers
- Identified constraints on access, such as lack of gateways at convenient points and lack of parking
- Lack of easily usable routes through the site
- Evidence that the available routes through the site are little used (paths may show little wear, be narrow and encroached on by vegetation)

SANGs with no evidence of a low level of use should not count in full towards the Delivery Plan standards. Information should be collected by the local planning authority to enable assessment of the level of increased use which can be made of the SANG. The area of the site which is counted towards the Delivery Plan standards should be proportional to the increase in use of the site. For example, a site already used to half of its expected capacity should count as half of its area towards the standards.

- Staging of enhancement works

Where it is proposed to separate the enhancement works on a site into separate stages, to deliver incremental increases in visitor use, the proportion of the increase in visitor use arising from each stage should be estimated. This would enable the granting of planning permission for residential development to be staged in parallel to ensure that the amount of housing permitted does not exceed the capacity of SANG to mitigate its effects on the SPA.

- Practicality of enhancement works

The selection of sites for enhancement to be SANG should take into account the variety of stakeholder interests in each site. Consideration should be given to whether any existing use of the site which may continue is compatible with the function of SANG in attracting recreational use that would otherwise take place on the SPA. The enhancement should not result in moving current users off the SANG and onto the SPA. The specific enhancement works proposed should also be considered in relation not only to their effects on the SANG mitigation function but also in relation to their effects on other user groups.

**Appendix 4. South East Plan policy NRM6 Thames Basin Heaths Special Protection Area (The South East Plan. Regional Spatial Strategy for the South East of England. GOSE May 2009)**

Policy NRM6 Thames Basin Heaths Special Protection Area

New residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.

Such measures must be agreed with Natural England.

Priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures. Where mitigation measures are required local planning authorities, as Competent Authorities, should work in partnership to clearly set out clearly and deliver a consistent approach to mitigation, based on the following principles:

- i. a zone of influence set at 5 km linear distance from the SPA boundary will be established where measures must be taken to ensure that the integrity of the SPA is protected.
- ii. within this zone of influence there will be a 400m “exclusion zone” where mitigation measures are unlikely to be capable of protecting the integrity of the SPA. In exceptional circumstances this may vary with the provision of evidence that demonstrates the extent of the area within which it is considered that mitigation measures will be capable of protecting the integrity of the SPA. These small locally determined zones will be set out in local development frameworks (LDFs) and SPA avoidance strategies and agreed with Natural England.
- iii. where development is proposed outside the exclusion zone but within the zone of influence, mitigation measures will be delivered prior to occupation and in perpetuity. Measures may be based on a combination of access management, and the provision of Suitable Accessible Natural Green Space (SANGS)

Where mitigation takes the form of provision of SANG the following standards and arrangements will apply:

- iv. a minimum of 8 hectares of SANGS land (after discounting to account for current access and capacity) should be provided per 1,000 new occupants
- v. developments of fewer than 10 dwellings should not be required to be within a specified distance of SANG land provided it is ensured that a sufficient quantity of SANG land to cater for the consequent increase in residents prior to occupation of the dwellings.
- vi. access management measures will be provided strategically to ensure that adverse impacts on the SPA are avoided and that SANG functions effectively



- vii. authorities should co-operate and work jointly to implement mitigation measures. These may include, inter alia, assistance to those authorities with insufficient SANG land within their own boundaries, cooperation on access management and joint development plan documents
- viii. relevant parties will co-operate with Natural England and landowners and stakeholders in monitoring the effectiveness of avoidance and mitigation measures and monitoring visitor pressure on the SPA and review/amend the approach set out in this policy, as necessary
- ix. local authorities will collect developer contributions towards mitigation measures, including the provision of SANG land joint contributions to the funding of access management and monitoring the effects of mitigation measures across the SPA
- x. large developments may be expected to provide bespoke mitigation that provides a combination of benefits including SANG, biodiversity enhancement, green infrastructure and, potentially, new recreational facilities.

Where further evidence demonstrates that the integrity of the SPA can be protected using different linear thresholds or with alternative mitigation measures (including standards of SANG provision different to those set out in this policy) these must be agreed with Natural England.

The mechanism for this policy is set out in the TBH Delivery Framework by the TBH Joint Strategic Partnership and partners and stakeholders, the principles of which should be incorporated into local authorities' LDFs.

#### Supporting text

The Thames Basin Heaths Special Protection Area (SPA) is designated under European Directive 79/409/EEC because of its populations of three heathland species of birds – Dartford Warbler, Nightjar and Woodlark. This designation covers parts of 15 local authority areas and three counties and is likely to have a major impact upon the potential for development within these areas and others adjoining it.

Natural England has identified that net additional housing development (residential institutions and dwellings) up to 5km from the designated sites is likely to have a significant effect (alone or in combination with other plans or projects) on the integrity of the SPA. Initial advice from Natural England is that an exclusion zone of 400 metre linear distance from the SPA is appropriate. The district level housing allocations for the affected sub-regions presuppose that a workable approach to dealing with the effects of development on the SPA can be found. Local authorities that are affected by the designation should deal, in their Local Development Documents, with the issue of the effects of development on the SPA, and put forward a policy framework to protect the SPA whilst meeting development requirements. The focus of this policy is on avoidance and mitigation of the effects of residential development. This does not obviate the need for possible Habitats Regulation Assessment on other forms of development.

Nor do the provisions of this policy exclude the possibility that some residential schemes (and, in particular, relatively large schemes) either within or outside the 5 km zone might require assessment under the Habitats Regulations due to a likely significant effect, alone or in combination with other plans or projects, and subject to advice from Natural England.

Applications for all non-residential development will need to be subject to Habitats Regulation Assessment where they are likely to have significant adverse impact on the Thames Basin Heaths SPA.

To assist local authorities in the preparation of Local Development Documents, and to enable development to come forward in a timely and efficient manner, Policy NRM6 sets out the extent of mitigation measures required, based on current evidence. The evidence available indicates that effective mitigation measures should comprise a combination of providing suitable areas for recreational use by residents to buffer the SPA and actions on the SPA to manage access and encourage use of alternative sites. Such measures must be operational prior to the occupation of new residential developments to ensure that the interests of the SPA are not damaged. Local Authorities and Natural England will need to co-operate so that the effect of mitigation measures can be monitored across the SPA.

Where developers propose a bespoke solution, this will be assessed on its own merits under the Habitats Regulations. The SANG requirement for bespoke solutions may vary according to the size and proximity of development to the SPA; early consultation with Natural England and the local planning authority is encouraged.

Should it become apparent during the lifetime of this Plan that alternative arrangements may need to apply these must be brought forward with the agreement of Natural England.

One route would be the publication of supplementary guidance to this Plan by Natural England to set out alternative arrangements or further details.

## **Appendix 5 Thames Basin Heaths Delivery Framework as endorsed by Joint Strategic Partnership Board on 12th February 2009**

This Delivery Framework has been endorsed by the Thames Basin Heaths Joint Strategic Partnership and is recommended to the local authorities represented on the Board. The Board encourages local authorities to use the Framework to guide the production or revision of local avoidance and mitigation strategies without delay.

This document has been prepared as a non-statutory document within the context of the South East Plan Proposed Changes published in July 2008 (which, when adopted, will form part of the statutory development plan), and on the basis of regional planning and governance arrangements as of January 2009.

### **1. Aim**

- 1.1 The aim of this Delivery Framework is to set out the Thames Basin Heaths Joint Strategic Partnership Board's recommendations to local authorities within the vicinity of the Special Protection Area (SPA) of measures that can enable the delivery of dwellings in the vicinity of the SPA without that development having a significant effect on the SPA as a whole. It focuses on avoiding the impact of recreation and urbanisation on the SPA habitat and interest features.
- 1.2 Local authorities should refer to this delivery framework in the preparation of local or joint mini-plans, development plan documents (DPDs) and/or supplementary planning documents (SPDs); and should ensure that appropriate references are made to the provision of SPA-related impact avoidance measures in their Local Development Framework (LDF) and supporting implementation documents in line with policy within the South East Plan.
- 1.3 Adopting the framework approach into SPD/DPD does not negate the need to undertake a Habitats Regulations Assessment on that document and in developing planning documents which relate to the SPA, local authorities should satisfy themselves as to whether the document requires a Habitats Regulations Assessment or should be subject to Strategic Environmental Assessment. This document should not be used directly for development control purposes.

### **2. Objectives**

- 2.1 The objectives of the Delivery Framework are:

- i. To recommend a consistent approach to the protection of the SPA from the significant effects of residential development.
  - ii. To recommend the type and extent of residential development that may have a significant effect alone or in combination on the SPA.
  - iii. To recommend key criteria for the delivery of avoidance measures.
- 2.2 The Delivery Framework will be accompanied by a programme of actions for the local and collective delivery and implementation of avoidance measures and a clear strategy for monitoring the SPA.

### **3. Key Principles**

- 3.1 The following key principles summarise the overarching context for the recommendations within this Delivery Framework.
- 3.2 All net new residential development - when considered either alone or in combination with other plans and projects - is likely to have a significant effect on the SPA and should therefore provide or contribute to the provision of avoidance measures.
- 3.3 Development can provide - or make a contribution to the provision of - measures to ensure that they have no likely significant effect on the SPA. In doing so, residential development will not have to undergo an appropriate assessment.<sup>28</sup> The option remains for developers to undertake a habitats regulations screening assessment and where necessary a full appropriate assessment to demonstrate that a proposal will not adversely affect the integrity of the SPA.
- 3.4 A three prong approach to avoiding likely significant effect on the SPA is appropriate<sup>29</sup>, however this framework focuses on the two prongs of SANG (suitable alternative natural greenspace) and Access Management, which the Board currently considers are the most appropriate avoidance measures.<sup>30</sup>
- 3.5 This framework sets out the Board's recommended approach to the provision of avoidance measures. Its key objective is to recommend consistent standards for the application and provision of avoidance measures. However, as a strategic document it cannot address every foreseeable circumstance. It is acknowledged that there may be some exceptional circumstances where local authorities consider that a more or less prescriptive approach needs to be taken, or greater local

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<sup>28</sup> This principle has been established through the High Court Judgement of J Sullivan in Hart DC v SoS for Communities and Local Government [2008].

<sup>29</sup> That is, focusing on (i) provision of suitable alternative natural greenspace (SANG), (ii) access management; and (iii) habitat management)

<sup>30</sup> In the longer term, habitat management may – theoretically - be taken to be an avoidance measure; however, the focus in the short term must be improving the quality of the SPA to favourable condition status. This is a duty of SPA landowners which falls outside the development control system.

specificity is needed, in the light of local circumstances or evidence base, or the detail of the proposed new residential development<sup>31</sup>. Such circumstances should be carefully justified.

- 3.6 It should be noted that the Joint Strategic Partnership Board has no formal control on the planning decisions which are to be made in respect of the Thames Basin nor does it set any formal planning policy. However, the Board will retain an overview of local authority mini-plans, SPDs and DPDs, and will seek to ensure that a consistent approach is being applied and sufficient avoidance measures are being provided.

#### **4. What development is covered?**

- 4.1 This section describes the location, type and scale of development to which it is recommended the Delivery Framework be applied.

##### Location

- 4.2 The avoidance measures recommended in the Delivery Framework should be applied within a 'Zone of Influence'—defined as the area from 400m from the perimeter of the SPA (measured as the crow flies to nearest part of the curtilage of the dwelling) to 5km from the perimeter of the SPA, (measured as the crow flies from the primary point of access to the curtilage of the dwelling).<sup>32</sup>
- 4.3 In exceptional circumstances it may be appropriate for local authorities to modify the extent of this zone to take account of physical obstructions to cat, or human movement or access.
- 4.4 Applications for large scale development proposals beyond the zone of influence should be assessed on an individual basis. Where appropriate a full appropriate assessment may be required to ascertain whether the proposal could have a significant effect on the SPA.<sup>33</sup>
- 4.5 Within 400m of the SPA measured as the crow flies from the SPA perimeter to the point of access on the curtilage of the dwellings) the

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<sup>31</sup> For example, if it can be demonstrated that small scale social housing developments will cater for housing need existing within the zone of influence and will not directly or indirectly lead to an increase in population in the zone of influence.

<sup>32</sup> The South East Plan Technical Assessor ('the Assessor') recommended that a zone of influence should be defined on the basis of travel distance. A travel distance approach was trialled by LAs, however this approach led to increased confusion and uncertainty. The Board therefore recommends that in the interests of certainty and clarity the Zone of Influence of the Delivery Framework approach to provision of avoidance measures is based on a 5km linear distance.

<sup>33</sup> This is in line with the general requirements of the Habitats Regulations and reflects the approach proposed by the Assessor, who recommended that between 5 and 7km from the edge of the SPA residential developments of over 50 houses should be assessed and may be required to provide appropriate mitigation. It is recommended that such cases be considered on a case by case basis.

impact of net new residential development on the SPA is likely to be such that it is not possible to conclude no likely significant effect on the SPA. There should therefore be a presumption against development within this zone – an AA will be needed to demonstrate that any development will not have an adverse effect on the SPA and/or the acceptability of any avoidance measures provided<sup>34</sup>. In exceptional circumstances the 400m distance may be modified by local authorities to take account of physical obstructions to cat movement and human access.

Type of development covered

4.6 The avoidance measures recommended in the Delivery Framework should be sought in relation to the following types of development:

- i) Proposals for 1 or more net new dwelling unit falling within Use Class C3 (residential development).<sup>35</sup>
- ii) Proposals for 1 or more net new units of staff residential accommodation falling within Use Class C1 and C2.<sup>36</sup>

except large residential development proposals which, due to their scale and potential impact and ability to offer their own alternative avoidance measures, should be considered by local authorities on a case-by-case basis. The numerical definition of 'large development proposals', and the ability of large schemes to provide their own avoidance measures, will vary depending on the particular locality of the proposals.

4.7 Small-scale residential developments are likely to have an effect on the SPA in combination with other residential developments, therefore should provide a contribution towards the provision of avoidance measures.

4.8 The recommendations within this Delivery Framework apply only to net new residential development. It is considered that replacement dwellings will not generally lead to increased recreational pressure therefore will have no likely significant effect on the SPA.

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<sup>34</sup> The Assessor recommended the retention of a 400m zone in which no development should be allowed unless it could be demonstrated that it would not lead to further recreational use of the SPA or have any other significant effect on its integrity.

<sup>35</sup> The Assessor recommended that only new residential development of 10 dwellings or more would have an impact on the SPA. The Board considers that this approach fails to recognise the longer term cumulative effect of small-scale developments, however accepts his conclusion that *individually* developments of less than 10 dwellings will not have a significant impact on the SPA. Thus this Delivery Framework recommends a more flexible approach to the provision of SANG in relation to smaller developments. The threshold of 10 is identified on the basis of the definition of major development in the GDPO 1995.

<sup>36</sup> The principal impact on the SPA being dealt with in this framework is that resulting from recreational pressure and urbanisation impacts associated with residential development (eg cat predation). On this basis it is recommended that the delivery framework approach generally be applied to all net new development which provides permanent accommodation. It is recommended that other C1 and C2 uses are assessed on a case by case basis.

- 4.9 All other applications for planning permission for developments in the vicinity of the SPA should be screened to assess whether they will have a likely significant effect (individually or in combination with other plans or projects) and where necessary a full habitats regulations assessment should be undertaken.
- 4.10 The recommendations in this framework should be applied to applications for full or outline planning permission. Reserved matters, discharge of conditions or amendments to existing planning consents should be considered on an individual basis by local authorities.

## **5. Avoidance measures**

- 5.1 This section describes the measures recommended by the Board to avoid any likely significant effect of development on the SPA. The suite of avoidance measures should be provided for in order that it can function in perpetuity<sup>37</sup>.

SANG (Suitable Alternative Natural Greenspace)

- 5.2 The provision of alternative recreational land to attract new residents away from the SPA is a key part of the three pronged approach set out above (para 3.13).
- 5.3 SANG should be delivered by local authorities or groups of local authorities and funded by developer contributions. To meet the requirements of the Habitats Regulations, SANG must be provided in perpetuity.
- 5.4 Joint working between authorities to provide SANG may be appropriate when:
- i) A LPA alone is not able to provide sufficient SANG land to meet its local need.
  - ii) The catchment of a SANG extends into a neighbouring authority.
  - iii) There is the opportunity to add value and/or capacity to individual SANG by developing a network of SANGs across boundaries.
- 5.5 Opportunities for cross boundary working should be explored by local authorities.
- 5.6 SANG provision should be funded by developer contributions, collected at a local or cross authority level; the calculation of costs should take

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<sup>37</sup> Perpetuity means forever and, for the avoidance of doubt, does not mean the estimated design life of the development. Where financial payments form all or part of the avoidance measures, a commuted sum will be paid to allow the avoidance measures to be provided forever through a continual annuity.

account of acquisition costs, upgrading costs, and maintenance and management costs in perpetuity. Alternatively SANG may be provided by developers for individual developments.

- 5.7 Sufficient SANG should be provided in advance of dwelling completion<sup>38</sup> to ensure that there is no likely significant effect on the SPA, however, in exceptional circumstances (to be agreed by Natural England) contributions may need to be pooled to provide for the costs associated with the upgrading or maintenance of SANG
- 5.8 SANG should be provided on new or existing public open space, taking into account the availability of land and its potential for improvement. Where it is proposed to use existing public open space as SANG, the existing patterns and rights of public use must be taken into account and protected. When new land or existing public open space is proposed as SANG, any existing nature conservation interests must be taken into account.
- 5.9 SANG should be provided on the basis of at least 8ha per 1,000 population<sup>39</sup>. The average occupancy rate should be assumed to be 2.4 persons per dwelling unless robust local evidence demonstrates otherwise.<sup>40</sup>
- 5.10 The size of land suitable for use as SANG will depend on the individual site characteristics and location, including its relationship within a wider accessible open space or network of green infrastructure. The preference should be for SANG to be of at least 2ha in size, and located within a wider open space or network of spaces although smaller spaces may form part of a wider SANG network. Across the affected area, a range of types and sizes of SANG should be provided, offering a range of experiences, including large SANG which have the benefit of being able to act at attractor sites.
- 5.11 The catchment of SANG will depend on the individual site characteristics and location, and their location within a wider green infrastructure network. As a guide, it should be assumed that:
- i) SANG of 2-12ha will have a catchment of 2km
  - ii) SANG of 12-20ha will have a catchment of 4km
  - iii) SANG of 20ha+ will have a catchment of 5km<sup>41</sup>
- 5.12 Developments of less than 10 dwellings do not need to be within a specified distance of SANG provided that a sufficient quantity and quality of SANG land to cater for the consequent increase in population is identified and available in that district or agreed in an adjoining district,

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<sup>38</sup> Completion should be defined as when an *individual* dwelling is completed, rather than when a whole development is completed.

<sup>39</sup> Based on the recommendations of the South East Plan Technical Assessor.

<sup>40</sup> Based on the occupancy rate across the 11 affected authorities in 2006.

<sup>41</sup> These catchments are indicative and based on initial research by Natural England as set out in the draft Delivery Plan.



and functional in advance of completion<sup>42</sup>. However, all net new dwellings (including on sites of less than 10 dwellings) will be required to contribute to the provision of avoidance measures. Monitoring of the available capacity of SANG must take account of this requirement.

- 5.13 Regard should be had to the cumulative effect of the small development proposals with other anticipated developments in the vicinity – for example where the local authority receives an application for planning permission for development which forms part of a more substantial proposal on the same land or adjoining land.
- 5.14 In assessing the required quality for new SANG land regard should be had to the guidance published by Natural England.
- 5.15 The Board will retain an overview of SANG provision to ensure that sufficient SANG is delivered to deliver South East Plan housing allocations.

#### Access Management

- 5.16 Access management should be delivered by existing landowners and managers and funded by developer contributions, and provided for in perpetuity.
- 5.17 Access management should be coordinated strategically, by Natural England working with local authority and land managers, in line with an overarching strategy for access management on the SPA and SANGs, which should include:
  - i) A consistent SPA/SANG message - which may include signs, leaflets, educational material, etc;
  - ii) Guidance on access management on the SPA e.g. rangers, seasonal restrictions, campaigns etc;
  - iii) Guidance over access management on SANG e.g. provision of attractive facilities
- 5.18 Access management on the SPA should be funded by ensuring that the charge levied on developer contributions includes an allowance for the cost of this service. The charge collected in relation to access management measures should be pooled for strategic allocation. Alternatively, where a developer is also an SPA land manager, access management measures may be provided by that developer.
- 5.19 Access management should focus on 'soft' measures - where access restriction is proposed for the purposes of the avoidance of recreational

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<sup>42</sup> Whilst the Board considers that SANG is not required to cater for the individual impact of small developments (see footnote 8), in order to provide certainty that the overall (cumulative) impact of all small developments on the SPA is avoided, an appropriate level of SANG should be provided within the vicinity of the SPA as a whole.

impact, this should be as a last resort, and reasons must be clearly identified and restrictions carried out with legal requirements and provisions to protect existing public or open access rights. Care must also be taken to protect other existing nature conservation interests on the SPA including SSSI interest features.

- 5.20 The JSPB will retain an overview of access management provision to ensure that sufficient measures are being taken to protect the SPA.

## **6. Monitoring and review**

- 6.1 Monitoring the success of avoidance/mitigation measures should be carried out by local authorities, Natural England and existing landowners and managers, and funded by ensuring that the charge levied on developer contributions includes an allowance for the cost of this work. The charge collected in relation to monitoring should be pooled for strategic allocation.

- 6.2 This monitoring should address:
- i) Habitat condition and bird numbers (an existing NE responsibility).
  - ii) The provision of SANG and delivery of dwellings
  - iii) Access Management
  - iv) Visitor Surveys

It should be coordinated strategically, in line with a Monitoring Strategy agreed by the Joint Strategic Partnership Board.

- 6.3 Partners, including Natural England, may undertake additional monitoring and research in relation to the SPA and in order to improve the evidence base.

## **7. Review of the delivery framework**

- 7.1 The Joint Strategic Partnership Board will review the results of the monitoring work undertaken on an annual basis. Where necessary the Board will consider amendments to the Delivery Framework that are required to address identified problems. Any amendments agreed by the Board in this way should in turn be considered by individual local planning authorities when updating mini-plans, SPDs or DPDs.

Joint Strategic Partnership Board  
February 2009

## **Appendix 6 Terms of Reference of Joint Strategic Partnership Board**

Agreed at the inaugural meeting on 16 October 2007 (amended Oct 2008)

### Terms of Reference

#### 1. Objectives

- 1.1 The Thames Basin Heaths Joint Strategic Partnership (The Partnership) will provide a vehicle for joint working, liaison and exchange of information between the local authorities and other organisations affected by the Thames Basin Heaths SPA and related planning or land management issues.
- 1.2 The Partnership will address matters relating to the long term protection of the Thames Basin Heaths SPA arising from planning permissions for new residential development, and associated land management and planning issues that are of joint interest to the member organisations.
- 1.3 The Thames Basin Heaths Joint Strategic Partnership Board (The Board) will act as an advisory body for local planning authorities affected by the Thames Basin Heaths SPA. For the avoidance of doubt, the Strategic Partnership Board cannot exercise any of the functions of a planning authority or competent authority, including setting formal planning policy or exerting control over planning decisions, nor can it fetter any decisions made by such bodies, nor the rights and responsibilities of the landowners of the SPA. The Joint Strategic Partnership will recognise and take account of the interests, rights and responsibilities of landowners, users and other stakeholders.

#### 2. Partnership Composition and Relationships

- 2.1 The Partnership will consist of three bodies:
  - a Board, comprising elected Member representatives from the affected planning authorities with voting rights, and representatives of key stakeholder interests without voting rights.
  - an Officer Support Group, consisting of senior officers or representatives from the member organisations and
  - a Stakeholders' Forum, consisting of representatives from organisations with an interest in the management of operations and / or land within the Thames Basin Heaths SPA or areas affected by this.
- 2.2 The Board may receive reports produced by the Officer Support Group and the Stakeholders' Forum and may instruct the Officers' Support Group, who will report to, support and advise The Board.
- 2.3 The Officer Support Group will be represented at meetings of The Board and the Stakeholders' Forum.

2.4 The Stakeholders' Forum will be represented at Officer Support Group meetings and may be invited to be represented at meetings of The Board.

2.5 Mechanisms will be introduced to enable and encourage flow of information and discussion amongst and between the three bodies outside the formal structure of meetings.

### 3. Board Membership

3.1 The following Planning Authority organisations will be invited to be full members of The Board with full voting rights at meetings of the Board:

- Basingstoke & Deane Borough Council\* 1
- Bracknell Forest Borough Council
- East Hampshire District Council\*
- Elmbridge Borough Council
- Guildford Borough Council
- Hampshire County Council
- Hart District Council
- Mole Valley District Council\*
- Royal Borough of Windsor and Maidenhead
- Runnymede Borough Council\*
- Rushmoor Borough Council
- South East England Regional Assembly
- Surrey County Council
- Surrey Heath Borough Council
- Waverley Borough Council
- West Berkshire Council\*
- Woking Borough Council
- Wokingham Borough Council\*

and such other planning authorities who may be affected by matters connected with the Thames Basin Heaths SPA.

3.2 The following will be advisory members of The Board with rights of attendance and participation in discussions at all meetings of The Board but shall not have voting rights.

- Natural England
- Government Office for the South East
- Berkshire Joint Strategic Planning Unit<sup>2</sup>

1 N.B: Authorities marked \* do not include SPA classified land within their boundaries but are either directly affected by falling within the 5 km Zone of Influence surrounding the SPA boundaries or by being within an area that may contribute to the provision of SANG land.

- A representative of the house building industry
- A representative of non-governmental nature conservation interests
- Ministry of Defence (as a major landowner)
- Forestry Commission (as a major landowner)
- A representative of non-governmental recreation and access interests

2 N.B. it is anticipated that the interests of this body in respect of its mineral and waste planning responsibilities will generally be served via representatives from the constituent member unitary planning authorities

3 N.B. In the case of the Regional Assembly this should be a member of the Regional Planning Committee who is also a member of the Assembly but may also be a designated member substitute.

3.3 At the discretion of the Chairman, representatives of other stakeholder organisations that have recognised legitimate interests in the planning or management of land affected by the TBH SPA may be invited to attend, advise and / or speak at meetings of the Board, but shall not have voting rights. A list of prospective stakeholder organisations is included at Appendix A.

#### 4. Board Structure and Procedures

4.1 The Board will comprise one nominated elected member or a nominated deputy from each of the full member organisations. One senior officer from each planning authority may attend meetings of the Board in support of each elected member from a full member organisation. One senior representative from each of the advisory member organisations may attend in support of their member. Additional representatives may attend at the discretion of the Chairman.

4.2 A Chairman and Vice Chairman of the Board will be elected annually from amongst the nominated representatives of member organisations with voting rights.

4.3 Meetings of the Board will be held three times per year, or more if required. The venue will be set by the Chairman and will normally be fixed for at least one year. At least 6 full (elected) members must be present for meetings to be quorate.

4.4 The Board shall have the power to approve the issue of public statements and press releases on behalf of the full (voting) members (but not advisory members) of the Board on matters within its remit.

4.5 Officer support and secretariat services will be provided initially by the South East England Regional Assembly and thence by the organisation chairing the Board or as otherwise agreed.

4.6 Meetings will be held in public. Agendas, reports and minutes of meetings will be circulated to relevant stakeholders and the minutes of meetings will be made publicly available.

## 5. Board Functions

5.1 The Board shall have the following functions:

5.1.1 To act as a point of contact and to disseminate information between member organisations and other stakeholders relating to the Thames Basin Heaths SPA and associated land management and planning issues.

5.1.2 To act on behalf of the member organisations in commissioning studies, surveys and reports or other work on relevant matters, including making bids for joint funding and grants relating to the objectives of the body.

5.1.3 To raise funds from member organisations or other sources as may be required to operate and carry out the agreed functions of the Partnership and to maintain and publish accounts relating to the allocation and expenditure of these. (Detailed arrangements will be needed to be agreed before this function can be implemented).

5.1.4 To instruct the Officer Support Group or such other parties as may be appropriate to undertake work in accordance with an agreed brief or project plan and an agreed work programme or as may otherwise be decided and to undertake such work as appropriate.

5.1.5 To approve and publish documents representing the joint or majority position of the member organisations in relation to the long term protection of the SPA and the delivery of development in affected areas and associated land management and planning issues and to publish minority statements or reports concurrently where requested by voting members.

5.1.6 To provide advice to member and stakeholder organisations, including making non-binding recommendations for a course of action or policy for adoption.

5.1.7 To liaise with stakeholders to monitor and review the effectiveness of measures taken to protect the SPA, and report on this as necessary, and at least annually, to the Government Office for the South East.

5.1.8 To review its terms of reference as may be appropriate.

6. The Officer Support Group
  - 6.1 The Officer Support Group (OSG) will comprise:
    - Relevant senior planning, environmental and / or leisure officers of the member authorities and senior representatives of key stakeholder organisations, including the lead representative or deputy of the Stakeholders' Forum and
    - Officers or technical / professional representatives of stakeholder organisations, by invitation.
  - 6.2 The OSG shall meet at least every 2 months or as considered necessary at a venue to be fixed for a period of at least one year.
  - 6.3 A lead officer and deputy shall be elected annually by The Board. Administrative support will be provided by the lead authority or as otherwise agreed.
  - 6.4 Agendas, papers and minutes will be prepared and maintained for all meetings and circulated to all representatives.
  - 6.5 The OSG shall be responsible, with external support where agreed, for undertaking the following:
    - 6.5.1 Providing technical support to the Board, preparing reports for the Board's consideration and carrying out such actions as may be instructed by the Board.
    - 6.5.2 Preparing an annual Work Programme for the year beginning 1st April, for agreement by the Board.
    - 6.5.3 Undertaking work identified in the annual Work Programme or as otherwise prioritised.
    - 6.5.4 Preparing an annual monitoring report for the year ending 31st March, together with regular updates on progress for the Board.
    - 6.5.5 Preparing and maintaining a three year rolling project plan, based upon the objectives of the Partnership.
  - 6.6 The Group may establish small project or working groups, resourced as necessary, to progress issues related to delivering the agreed Work Programme.
7. The Stakeholder Forum
  - 7.1 The Stakeholder Forum (SF) will comprise one representative from each of those organisations with a recognised interest in the Thames Basin Heaths SPA and land management and planning issues relating to this. Forum membership will be by invitation of the Board, and

additional representatives may be included at the discretion of the Chairman of the Forum.

7.2 The Stakeholder Forum will:

7.2.1 Provide, through its representatives, a first line of consultation for documents or proposals approved by the Board for this purpose.

7.2.2 Provide a vehicle for discussion and debate on the views and concerns of its members on relevant issues

7.2.3 Ensure that relevant information concerning the SPA and related matters is disseminated to the stakeholders' organisations as required and that relevant matters of concern to the stakeholder organisations are reported to the OSG and / or The Board of the JSP.

7.2.4 Liaise with the OSG and the Board to contribute to the preparation and implementation of the Partnership's annual work programme and three year rolling project plan.

7.3 The Stakeholder Forum shall meet at least annually and will use online communications as necessary to ensure effective flow of information.

7.4 A lead representative and deputy will be elected from amongst its members for an agreed period and shall be entitled to one seat at meetings of the OSG to represent stakeholder views.

7.5 The lead representative of the Stakeholder Forum will be responsible for liaising with the lead officer of the OSG, for arranging meetings, for ensuring agendas, reports and minutes are prepared, circulated and recorded and that information is provided to or obtained from representatives of member organisations, as necessary. Administrative support may be provided for this with the agreement of the Board.

Additional organisations may be added at the discretion of the Board

Thames Basin Heaths Joint Strategic Partnership

List of Stakeholder Organisations

(in addition to those represented on the Board or Officer Support Group)

Berks, Bucks and Oxon Wildlife Trust

Blackwater Valley Countryside Partnership

Communities and Local Government



Country Land and Business Owners Association  
County Wildlife Trusts  
CPRE  
Crown Estate  
Defence Estates / Ministry of Defence  
DEFRA  
Federation of Master Builders  
Forest of Eversley  
Forestry Commission / Forest Enterprise  
Hampshire and Isle of Wight Wildlife Trust  
Hampshire / Surrey British Horse Society  
Horsell Common Preservation Society  
Lower Mole Countryside Management Project  
National Farmers Union  
National Trust  
Open Spaces Society  
Oxshott Heath Conservators  
Society for the Preservation of Ascot and its Environs  
Surrey Heathland Project  
Surrey Wildlife Trust  
The Crown Estate Office  
The Heathland Conservation Society

## **Appendix 7 Extract from NE letter dated 19/08/07**

“I am writing to confirm the arrangements that we discussed. Natural England recognises that in order to proceed with the improvements works to the Suitable Accessible Natural Green Spaces (SANGS), substantial funds are required.

We believe that it is essential to maintain the principle that the avoidance measures delivered by the SANGS should be in place before the impacts on the SPA would start to occur, and that recreational behaviour patterns are not established that would be difficult to change. We nevertheless recognise that, in practical terms, the funding and the delivery of the SANGS will not run in perfect synchronisation throughout the programme. There are bound to be times when occupation of houses locally may be running a little ahead of delivery.

Where a Council such as yours has a firm programme for the delivery of SANGS, agreed with Natural England, and that programme is on course to meet its targets, Natural England accepts that, particularly in the early stages, some new residential developments may be occupied prior to all the works being completed on the relevant SANGS.

We are content that this does not undermine the principles of the TBH Delivery Plan, particularly where the Council’s strategy is progressing well and the implementation of works to improve SANGS is ahead of the overall number of dwellings permitted. Where there are large developments (such as the DEFRA site) this should enable you to be able to be ahead of the programme of works on the SANGS. The June monthly return shows nearly £20,000 has already been spent, with other actions planned.

All developments that are contributing to the avoidance strategy on a larger capital project should have this clearly identified in the Section 106 agreement and on the monthly reporting table. An example of this includes the accumulation of contributions towards the car park improvements at Chantry Wood.”