Runnymede Borough Council
Local Plan (2030)

Examination Statement – Matter 10 Infrastructure Provision

Prepared on Behalf of Fairoaks Garden Village Ltd

January 2019
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1. Introduction

1.1. This Examination Statement is submitted on behalf of Fairoaks Garden Village Ltd (FGVL) in response to the Inspector’s further questions in relation to the Runnymede Borough Council (“RBC”) Local Plan 2030. The Statement relates to a proposed new settlement located on the border of Surrey Heath Borough Council (SHBC) and RBC.

1.2. This follows representations submitted in June 2018 on the Regulation 19 of the Local Plan (2030) and Hearing Statements submitted in respect of the Strategic Matters 3 and 4 in November 2018. Notably, during the November 2018 Hearing sessions, RBC were requested to list other potential SANG sites, Fairoaks is included within this list (Ref: RBCLP_09).

1.3. As set out within our previous Hearing Statements, pending planning applications are with both SHBC and RBC (references 18/0642 and RU.18/1615 respectively). The position of FGVL as outlined in the application and supporting plans (notably parameter plans), is that no built development is proposed in RBC. The proposal for RBC is SANG/open spaces (with associated infrastructure), and off-site infrastructure contributions as required. An Illustrative Masterplan is included in Appendix 1 of the 2018 representations, as updated during the formulation of planning application process (Appendix 1 of this Statement includes the updated Land Use Parameter Plan).

1.4. Notably, as part of the consultation on these planning applications, Natural England has confirmed that ‘there is no objection in principle to this development and the SANGs to be provided’, albeit further information has been requested in terms of ecology surveys (see Appendix 2). An ES Addendum is to be submitted shortly to both RBC and SHBC with the necessary updated ecology surveys.

1.5. The representation and Hearing Statements question whether a positively planned approach to the provision of Suitable Alternative Natural Greenspace (SANG) and with respect of the Green Belt generally has been made. The position of FGVL is not to oppose the Local Plan per se, rather to ensure that it is adequately robust to respond to the changing circumstance of a potential planning approval at Fairoaks Garden Village, and the likely positive benefits this has for RBC.
2. **Matter 10: Infrastructure Provision**

10.1 Overall, does the Plan provide an evidence based, integrated and effective policy framework for transport that will support the implementation of the spatial strategy and contribute to sustainable development?

2.1. FGVL has no comment to make in respect of this question.

10.2 With regard to the Plan’s potential effects on the A320 and the strategic road network in particular, are there reasonable prospects that satisfactory mitigation can and will be provided in time, taking account of the proposed phasing of development sites? Are there effective mechanisms to ensure that significant cross boundary impacts are addressed and resolved?

2.2. FGVL note that this Question will be considered at a later date, and therefore do not have any comments to make at this stage.

10.3 Taking account of the Infrastructure Delivery Plan and all the relevant policies of the Runnymede 2030 Plan, is there a reasonable basis for confidence that the other necessary infrastructure will be provided in a timely manner to implement the spatial strategy? How will any cumulative impacts of the proposed scale of development be mitigated?

2.3. As set out within our Matter 3 Statement, the failure to allocate sufficient SANG questions the deliverability of the plan over the plan period, with the delivery of dwellings predicated on SANG to provide mitigation. The SANG evidence presented by RBC as part of their Matter 3 Statement identifies a shortfall in SANGs for 624 dwellings (ref: RBCLP_05a). Whilst RBC have identified a list of potential SANG sites (Ref: RBCLP_09), there is no certainty on the delivery of a number of sites.

2.4. Notably Fairoaks forms part of a pending planning application, SANG could potentially be implemented next year. As recognised by RBC within RBCLP_09 if the application for a new settlement was refused, SANG could still be delivered on this site. Clearly, the delivery of FGV would provide one mechanism to enable the SANGs but not the only. The SANGs equate to a land area of circa 53 hectares.

2.5. The suitability of the SANG proposed at Fairoaks is set out below in answer to Question 10.4.
10.4 With regard to Policy EE10 (subject to the modifications put forward in CD_001A), the site specific policies and the prospects for additional SANGs identified in RBCLP_09, are the Plans provision for the Thames Basin Heaths Special Protection Area sound?

2.6. As identified above in Question 10.3 we would question the deliverability of the plan in respect of the implications of not identifying sufficient SANG to meet housing requirements, which in turn questions the soundness of the Plan in respect of the Thames Basin Heaths SPA. FGVL outlined in the November Hearings our view that Natural England provided ‘conditional support’ to the Plan, on the basis that clearly there needs to be a suite of suitable SANGs. The recognised shortfall in SANG provision does not provide a Local Plan that is based on a strategy to meet objectively assessed development and infrastructure requirements nor that is deliverable over the plan period.

2.7. The inclusion and allocation of FGV for SANG would cater for the identified unmet need as FGV provides additional capacity for the delivery of 1,499 homes (based on 8ha per 1,000 people), and would therefore help ensure the soundness of the Local Plan in respect of SANG and the necessary Thames Basin Heath SPA mitigation.

2.8. Proposed policy EE10 states that “over the lifetime of the Local Plan, should the Council not be able to demonstrate there is sufficient Suitable Alternative Natural Greenspaces capacity for mitigation, the Local Plan will need to be reviewed”. This provides for no guarantee or confidence that the shortfall will be addressed in a timely manner.

2.9. As set out within RBCLP_05a, RBC are proposing to allocate Chertsey Meads as SANG. Chertsey Meads is already fully accessible public open space with parking, a circular park, paths, sign posts and unrestricted access. In total, Chertsey Meads already meets 13 out of 14 essential criteria for SANG and thus is already contributing to public access. It is known from past experience that NE seeks to discount existing use of land in order to ascertain the net ‘additional’ SANG. It is presumed that the figures contained in RBCLP_05a have taken account of this but we would be grateful if RBC could confirm this position.

2.10. It is noted that RBC have produced a list of potential SANG sites (Ref: RBCLP_09). Should the Inspector be minded to provide greater certainty within Policy EE10, Fairoaks provides a suitable site.

2.11. The SANG strategy submitted as part of the planning application confirms that the SANG provided as part of the Fairoaks proposals meets the NE guidelines in respect of ‘must haves’, ‘should haves’ and ‘desirables’
2.12. The table set out in RBCLP_09 refers to positive discussions with NE in respect of Land at Fairoaks. Since the publication of this table, NE have replied formally in respect of the pending planning applications confirming that ‘there is no objection in principle to this development and the SANGs to be provided’ (see Appendix 2), albeit further information is requested. This information will be submitted shortly.

2.13. FGVL therefore request that Policy EE10 is amended specifically to safeguard Land at Fairoaks as SANG with reference made to a key Biodiversity Opportunity Area in Policy EE11 and on the Proposals Map. The alternative as a minimum, could be for Policy EE10 to list the ‘potential SANG sites’, one of which could be Fairoaks. This would add plan effectiveness and would clearly be based on justified evidence.

2.14. Notably, as set out in the Regulation 19 representations (and as recognised by RBC in SD_0161) publicly accessible open space can be a compatible use in the Green Belt, and therefore no amendments to the Green Belt boundaries are sought by FGVL.

2.15. Furthermore, as set out in our Matter 4 Statement, the potential achievable enhancements to the natural environment and biodiversity through adequate SANGs provision has not been realised. The specific Green Belt benefits of safeguarding the land at FGV for SANG are set out within our Matter 4 Statement.

10.5 In the light of other relevant policies and proposals in the Plan, does Policy EE13 provide a justified, effective framework for the minimisation of flood risk and support for strategic flood relief measures?

2.16. FGVL has no comment to make in respect of this question

3. Conclusion

3.1. FGVL respectfully requests that Main Modifications are made to the Plan, as summarised in Appendix 2 of FGVL representations submitted in June 2018 on the Regulation 19 of the Local Plan (2030).
Appendices
Appendix 1 –Land Use Parameter Plan (July 2018)
Appendix 2 – Representation Natural England (December 2018)
Consultation response

From: Huth, Victoria (NE) [mailto:Victoria.Huth@naturalengland.org.uk]
Sent: 21 December 2018 14:37
To: Gemma Fitzpatrick
Cc: Jonathan Partington
Subject: Natural England Response 263081 Fairoaks Airport. (Runnymede & Surrey Heath BC)

Dear Gemma and Jonathan,

Application ref: RU.18/1615 & 18/0642

Our ref: 263081

Thank you for your recent consultation relating to a hybrid application comprising: (a) Full application for means of site accesses (including alterations to existing accesses and a new road junction onto the A320); (b) Outline application (all matters reserved) for the phased development of the site for up to 1,000 residential units (C3) and elderly care (C2); and, a total of 62,675sqm of non-residential floor space, comprising employment (B1, B2, B8), education (D1), retail (A1-A5), leisure and community (D1/D2) and a hotel (C1); and a strategic parkland and Suitable Alternative Natural Greenspace (SANG) with associated car park. The change of use of Blister Hanger (aviation to equestrian), The Pillbox (aviation to D1), Gamekeeper’s Cottage (agricultural to equestrian), the retention of Woking Lodge (C3) and the retention of the Kennels (Sui Generis) and the phased demolition of all other existing buildings. Provision of supporting infrastructure, helipad and associated facilities, re-provision of existing equestrian buildings, open space and landscaping, visitor centre, associated vehicular and other access routes and related highway works at Fairoaks Airport, Chertsey road, Chobham, Woking, GU24 8HU.

Please find attached our response.

Kind regards,

Victoria

Victoria Huth

Lead Adviser
Sustainable Development
Thames Area Team
Natural England
5th Floor, Northgate House, 21-23 Valpy St, Reading RG1 1AF
Landline:
Mob:
www.gov.uk/natural-england

Follow Thames Valley on Twitter: @NE_Thames
We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England’s landscapes are safeguarded for future generations.
Date: 21 December 2018  
Our ref: 263081  
Your ref: RU.18/1615 & 18/0642

Gemma Fitzpatrick & Jonathan Partington  
planning@runnymede.gov.uk & development.control@ surreyheath.gov.uk  

BY EMAIL ONLY

Dear Gemma Fitzpatrick & Jonathan Partington,

Planning consultation: Hybrid application comprising: (a) Full application for means of site accesses (including alterations to existing accesses and a new road junction onto the A320); (b) Outline application (all matters reserved) for the phased development of the site for up to 1,000 residential units (C3) and elderly care (C2); and, a total of 62,675sqm of non-residential floor space, comprising employment (B1, B2, B8), education (D1), retail (A1-A5), leisure and community (D1/D2) and a hotel (C1); and a strategic parkland and Suitable Alternative Natural Greenspace (SANG) with associated car park. The change of use of Blister Hanger (aviation to equestrian), The Pillbox (aviation to D1), Gamekeeper's Cottage (agricultural to equestrian), the retention of Woking Lodge (C3) and the retention of the Kennels (Sui Generis) and the phased demolition of all other existing buildings. Provision of supporting infrastructure, helipad and associated facilities, re-provision of existing equestrian buildings, open space and landscaping, visitor centre, associated vehicular and other access routes and related highway works.

Location: Fairoaks Airport, Chertsey road, Chobham, Woking, GU24 8HU.

Thank you for your consultation on the above dated 27 October 2018 which was received by Natural England on the same day.

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

SUMMARY OF NATURAL ENGLAND’S ADVICE

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES

As submitted, the application could have potential significant effects on Horsell Common Site of Special Scientific Interest (SSSI), which forms part of the Thames Basin Heaths Special Protection Area (SPA) and Chobham Common SSSI which forms part of the Thames Basin Heaths SPA and Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC). Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.

The following information is required:

- A fully up to date Appropriate Assessment

Without this information, Natural England may need to object to the proposal.
Please re-consult Natural England once this information has been obtained.

Natural England's advice on other natural environment issues is set out below.

Additional Information required

Natural England is currently awaiting an updated Appropriate Assessment before issuing final advice. This is expected to be provided in the new year. Natural England has no objections in principle to this development and the SANGs to be provided. Once the Appropriate Assessment has been provided we will resubmit our advice and, if we have no objections, request conditions where necessary.

Other advice

Further general advice on the protected species and other natural environment issues is provided at Annex A.

If you have any queries relating to the advice in this letter please contact me on 02078955424 or at victoria.huth@naturalengland.org.uk.

Should the applicant wish to discuss the further information required and scope for mitigation with Natural England, we would be happy to provide advice through our Discretionary Advice Service.

Please consult us again once the information requested above has been provided.

Yours sincerely,

Victoria Huth
Thames Team
Sustainable Development
Annex A – Additional advice

Natural England offers the following additional advice:

Landscape
Paragraph 170 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the, Landscape Institute Guidelines for Landscape and Visual Impact Assessment for further guidance.

Protected Species
Natural England has produced standing advice\(^1\) to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Local sites and priority habitats and species
You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraph 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found [here](http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/nurwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx).

Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/nurwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx).

Ancient woodland and veteran trees
You should consider any impacts on ancient woodland and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. Natural England and the Forestry Commission have produced standing advice for planning authorities in relation to ancient woodland and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland/veteran trees where they form part of a SSSI or in exceptional circumstances.

Environmental enhancement
Development provides opportunities to secure a net gain for nature and local communities, as outlined in paragraphs 8, 32 and 170 of the NPPF. We advise you to follow the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where on-site measures are not possible, you may wish to consider off-site measures, including sites for biodiversity offsetting. Opportunities for enhancement might include:

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\(^1\) https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals

• Providing a new footpath through the new development to link into existing rights of way.
• Restoring a neglected hedgerow.
• Creating a new pond as an attractive feature on the site.
• Planting trees characteristic to the local area to make a positive contribution to the local landscape.
• Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
• Incorporating swift boxes or bat boxes into the design of new buildings.
• Designing lighting to encourage wildlife.
• Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

• Links to existing greenspace and/or opportunities to enhance and improve access.
• Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
• Planting additional street trees.
• Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
• Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Access and Recreation
Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Rights of Way, Access land, Coastal access and National Trails
Paragraph 98 of the NPPF highlights the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Biodiversity duty
Your authority has a duty to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available here.
Appendix 3 – SANG Strategy
Opa6

(SANG) Strategy and Design

Suitable Alternative Natural Greenspace

Hybrid Planning Application

12 July 2018

Fair Oaks Garden Village Limited
Ottershaw Parkland SANG (and equestrian / ecology area)

Bourne Meadows SANG
(land ecology area)

Sports Hub / Car Park / Visitor Centre
Section 1 - Introduction

1.1 Introduction

The purpose of this SANG Strategy and Design document is to:

• Describe the proposed design of the SANG
• Demonstrate how it complies with prevailing design guidance/requirements
• Identify how the SANG will be managed and maintained
• Confirm how the SANG will be funded and delivered

The purpose of this SANG Strategy and Design document is to provide a summary of the consultation undertaken with key stakeholders.

The SANG Strategy and Design document also provides a summary of the consultation undertaken with key stakeholders.

The SANG Strategy and Design document sets out the design and delivery strategy for the SANG which will be provided in connection with the proposed Fairoaks Garden Village (FGV) - a new community which comprises around 1,000 new homes and employment provision.

The SANG Strategy and Design document also provides a summary of consultation undertaken with Natural England (NE).

The SANG Strategy and Design document also sets out the process by which the SANG will be funded and delivered.

The SANG Strategy and Design document also sets out the process by which the SANG will be managed and maintained.
Section 2 - Context

The Site provides an opportunity to create a link to the network of SANG and open space, drawing visitors away from the TP site.

The Site is located approximately 0.5km to the north of Horsell Common and 1km to the south of Chobham Common, Sites of Special Scientific Interest (SSSIs) which both form part of the TBH SPA, a network of heathland sites which are designated under the European Birds Directive and the Habitats Directive and protected in the UK under the Habitats Regulations.

The SPA provides a habitat for the internationally important bird species of woodlark, nightjar and Dartford warbler. These birds are particularly subject to disturbance from walkers, dog walkers and cat predation because they nest on or near the ground.

As set out above residential development within the Site of the SPA is required to provide mitigation in order to avoid increased visitor pressure on this protected resource.

The Site is located in close proximity to existing SANG and open spaces: namely:

- McLaren Park - this is located immediately south of the Site and accessible via the existing right of way
- Heather Farm SANG - this is located around 200m to the south-west of the Site and accessible via the existing right of way
- Ottershaw Chase SANG - this is located immediately north of the Site and accessible via the existing right of way

A key feature of the Site is its location in close proximity to existing SANG.
Section 2 - Context

2.4 Landscape character

2.3 Ecology and biodiversity

2.2 Land use
New woodland planting along the River Bourne
Woodland clearance to the south and west of Sampsons Wood
Opening up parts of Sampson’s Wood
Loss of South Plantation to Wey Farm
Loss of fish pond within Ottershaw Parkland
Creation of airfield

Section 2 - Context
The site is located on the valley floor and lower valley slopes of The Bourne. The site itself is relatively flat, with no abrupt changes in topography, although there are subtle variations across the site. The high point of the site is in the north, with the low point in the river valley to the south-eastern boundary. From the north, the eastern half of the site slopes to the south-east, with the western half of the site sloping to the west/south-west. The eastern part of the site is also more undulating, with areas of higher ground around Ottershaw Park to the north-east and Wey Farm to the south-east.

The site is generally well contained by boundary vegetation and the buildings within the employment area, that run along Chertsey Road. However, there are open views across the site from the public footpath and from the proposed development.

There are a number of smaller streams extending into the site from the main sources in Windsor Great Park and Swinley Forest. These streams run through the site, providing a network of water bodies that contribute to the site's drainage system. The majority of the site is located in Flood Zone 1, which has a low probability of flooding. However, there are smaller areas in Flood Zones 2 and 3, which have a higher probability of flooding.

The transport assessment has concluded that the proposed access points will have sufficient capacity to accommodate residential uses on the Site, along with employment uses development and recreational users of the SANG arriving by car.

The flood risk assessment has identified the need to create new surface water attenuation features that would drain to the south of the Site, discharging into the River Bourne. These new water bodies could further diversify the proposed SANG.

The development proposals seek to utilise the existing Chertsey Road entrance and create a new access point to the south-east, along the Guildford Road. The transport assessment has concluded that the proposed access points will have sufficient capacity to accommodate residential uses on the Site, along with employment uses development and recreational users of the SANG arriving by car.
Section 2 - Context

The plan opposite illustrates the opportunities presented by the site for:

1. Opportunity to create an area of open space that enhances the connectivity of green infrastructure in the site

2. Opportunity to create a circular walk that connects to the historic parkland character and Ottershaw House as a focal point. The size of the area comfortably allows for a 2.3 - 2.5km circular walk

3. Opportunity for sports area adjacent to the SANG, providing a transition between open space and the built up area. This could include combined parking and visitor facilities

4. Opportunity for equestrian uses, reflecting the popularity of horse riding in the local area and proposed network of bridleways through the site

5. Opportunity to safeguard areas adjacent to the SANG that are primarily for habitat creation and have limited or no public access

6. Opportunity to enhance the network of SANGs, making connections with nearby Ottershaw Chase and Heather Farm, and creating an integrated SANG provision

7. Opportunity to create green / blue corridors running through the built up area, ensuring the SANG is easily accessible to new residents and creating additional green links to the town.

8. Opportunity to create additional open space on the southern edge of the site, providing a transition between open space and the built up area.

9. Opportunity for SANGs in the open land to the east of the site, this could provide a transition between open space and the built up area.

10. Opportunity for SANGs in the open land to the south of the site. This could provide a transition between open space and the built up area.

The local area and proposed network of greenways through the site
Section 3 - Concept

3.1 The Proposal

The proposals include small scale areas for nature conservation / bee keeping that will not be accessible to the public. They will therefore not be part of the area of SANG that will be open to the public / available for public access. These areas will be used for conservation and community benefits. The SANG being created totals 52.78ha. Ottershaw Parkland SANG equates to around 31.78ha, while Bourne Meadows SANG equates to around 21ha. These measurements exclude the proposed ecology / equestrian areas.

The proposals include small scale areas for nature conservation / bee keeping that will not be accessible to the public. They will therefore not be part of the area of SANG that will be open to the public / available for public access. These areas will be used for conservation and community benefits. The SANG being created totals 52.78ha. Ottershaw Parkland SANG equates to around 31.78ha, while Bourne Meadows SANG equates to around 21ha. These measurements exclude the proposed ecology / equestrian areas.

Overall the SANG proposals will...
The SANG strategy and design have been developed with reference to developments taking place within between 400m and 5km of the SPA. The provision of over 20ha will have a catchment of 5km.

The Thames Basin Heath Special Protection Area Avoidance Strategy states that major or large new developments (of over 100 dwellings) will exist “in perpetuity”. SHBC preferred approach is that SANG should be provided on land that is, or could be, owned and managed by organisations that were, or could become, responsible for any development on that land. This includes SHBC and other public bodies, charities or similar bodies. Where such land is not owned by SHBC, the Council, SHBC will seek an interest in the land.

The Thames Basin Heaths Special Protection Area Delivery Framework for Surrey Heath and provides guidance on the standard of 8ha per 1,000 new population, the design of which has been subject to ongoing consultation with NE. The site is not currently publicly accessible and as such it has not been necessary to consider carrying restrictions.

Table 3.2 Policy guidance

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In order to meet the anticipated growth in the Borough, the SPD refers to SHBC’s Community Infrastructure Levy (CIL) and suggests that the Council, SHBC will seek an interest in the land. The provision of SANG – to provide alternative recreational land - is a key component of SHBC’s joint approach to planning within the Borough.

The SPD states that SANGs are expected to be provided and funded for “in perpetuity”. SHBC preferred approach is that SANG should be provided on land that is, or could be, owned and managed by organisations that were, or could become, responsible for any development on that land. This includes SHBC and other public bodies, charities or similar bodies. Where such land is not owned by SHBC, the Council, SHBC will seek an interest in the land.

The SANG provision of over 20ha will have a catchment of 5km. In the case of developments taking place within between 400m and 5km of the SPA, the Sheffield approach to planning within the Borough.

The SPD states that SANGs are expected to be provided and funded for “in perpetuity”. SHBC preferred approach is that SANG should be provided on land that is, or could be, owned and managed by organisations that were, or could become, responsible for any development on that land. This includes SHBC and other public bodies, charities or similar bodies. Where such land is not owned by SHBC, the Council, SHBC will seek an interest in the land.

The provision of SANG – to provide alternative recreational land - is a key component of SHBC’s joint approach to planning within the Borough.

The provision of SANG – to provide alternative recreational land - is a key component of SHBC’s joint approach to planning within the Borough.

Section 3 - Concept
The SANG strategy and design has also been developed in consultation with NE, which has included a site visit in June 2017 and a conference call in April 2018. NE have agreed to the principle of developing the site into SANG, and consider the site to have very high potential for SANG delivery, in particular the ‘regular’ shape of the land parcels. NE have also confirmed it was acceptable to deliver SANG within the flood zone. Specific comments made during the April 2018 site visit included:

**NE ADVICE & REQUIREMENTS**

### FAIROAKS GARDEN VILLAGE SANG

**DELIVERABLE?**

- **Screen planting is proposed along all boundaries with the built-up area, including in the north-east corner of the SANG, near Ottershaw House. Ottershaw House itself is maintained as a focal point.**

- Open spaces have been relocated from the centre to the edge of the village, in part to provide a transition between the SANG and the built-up area.

- **There will be connection points into the adjoining McLaren Park, and a connection to the bridleway which provides a link to Heather Farm SANG, which is not part of the SANG area.**

- **NE encouraged the SANG to be open to all users, including horse riders if appropriate.**

- **The SANG has two circular walks of between 2.3 and 2.5km. In accordance with NE’s design criteria, the majority of routes will be mown paths. Other routes through the SANG include multi-user paths, suitable for pedestrians, cyclists and/or equestrians, which connect to the existing network of PRoW.**

- **NE were happy if there were some areas within the SANG land that are identified for bee keeping, ecology enhancement etc, but any areas that are not publicly accessible would need to be discounted from the overall SANG area calculations.**

- **Grazing is proposed in three discreet areas of the SANG that is easily contained by existing boundary features. Alternative routes are provided around these areas, for people who wish to avoid cattle, and signage will be provided to warn users.**

- **NE advised that the SANG will be delivered in 3 main phases, as set out in this SANG Strategy. Temporary parking will be delivered in Phase 1, with the main car park being delivered in Phase 2. Parking will be provided to the standard of 1 space per ha of SANG.**

- **NE were keen to encourage connectivity between the proposed SANG and the Heather Farm SANG, which is not part of the SANG area.**

- **NE advised that the application for the SANG will need to contain sufficient detail to demonstrate the concept and long term ownership, funding and management arrangements.**

- **NE advised that the delivery of the SANG could be phased provided that sufficient area/parking is delivered to support the population coming forward within each phase of development. NE also advised that parking standards should be approximately one car parking space per ha of SANG delivered.**

- **In order to provide a more sensitive setting for the SANG and reduce the requirement for screening planting, NE advised that it may be beneficial to locate open space uses (such as sport pitches) adjacent to the SANG in order to provide a more sensitive setting for the SANG and reduce the requirement for screening planting.**

- **NE advised that the application for the SANG will need to contain sufficient detail to demonstrate the concept and long term ownership, funding and management arrangements.**

- **NE advised that the delivery of the SANG could be phased provided that sufficient area/parking is delivered to support the population coming forward within each phase of development. NE also advised that parking standards should be approximately one car parking space per ha of SANG delivered.**

- **NE were happy if there were some areas within the SANG land that are identified for bee keeping, ecology enhancement etc, but any areas that are not publicly accessible would need to be discounted from the overall SANG area calculations.**

- **NE were keen to encourage connectivity between the proposed SANG and the Heather Farm SANG, which is not part of the SANG area.**

- **NE advised that the application for the SANG will need to contain sufficient detail to demonstrate the concept and long term ownership, funding and management arrangements.**

- **NE advised that the delivery of the SANG could be phased provided that sufficient area/parking is delivered to support the population coming forward within each phase of development. NE also advised that parking standards should be approximately one car parking space per ha of SANG delivered.**

- **NE were happy that some areas within the SANG land that are identified for bee keeping, ecology enhancement etc, but any areas that are not publicly accessible would need to be discounted from the overall SANG area calculations.**

- **NE were keen to encourage connectivity between the proposed SANG and the Heather Farm SANG, which is not part of the SANG area.**

- **NE advised that the application for the SANG will need to contain sufficient detail to demonstrate the concept and long term ownership, funding and management arrangements.**
### Section 3 - Concept

During the April 2017 site visit, it was agreed that the proposed SANG design document would be developed and submitted as part of the PPGs. In accordance with the PPGs, the design of the SANG should be in keeping with the semi-natural appearance of the Heather Farm SANG, which has timber cladding. Precedent images are provided in this SANG Strategy.

**NE advice & requirements**

| NE confirmed that as the SANG would be within 400m walking distance of FGV, parking would only need to be provided for the remaining capacity, at a standard of 1 space per 1 ha of SANG. | ✓ |
| Parking is provided for the additional SANG capacity, at the prevailing rate. Provision will also be made for overflow parking. | ✓ |
| NE suggested that the visitor centre should be in keeping with the semi-natural appearance of the SANG, although the detail of this could be conditioned. | ✓ |
| The visitor centre is intended as building similar in appearance to the Heather Farm SANG, made for additional parking. | ✓ |
| **DEVELOPABLES** | |
Section 4 - Design

4.1 Introduction

The SANG design should be delivered in accordance with this document and manufactured responsibility for the SNVs.

The following section sets out the design proposals for the Ottershaw Parkland SANG, Bourne Meadows SANG, Car park and visitor centre.

The key elements of the SANG design include:

- The proposed size and extent of the SANG area
- The proposed type and network of pedestrian, cycle and equestrian routes
- The proposed areas of species rich grassland / heathland creation
- The proposed areas of tree and hedgerow retention / removal
- The proposed areas of woodland / woodland edge planting / creation of glades
- The proposed areas of pond and wetland creation / enhancement
- The proposed locations of new and existing footpaths, cycle and equestrian routes
- The proposed location of the SANG

In addition, two plans are included alongside this SNV Strategy and are presented with the section detailing the design proposals:

- Drawing 5644 _SANG_001: Illustrative Design Drawing, which sets out the overall design proposals
- Drawing 5644_SANG_002: Illustrative Design Levels, which sets out the proposed ground levels

Proposals, along with further survey information such as tree survey and design drawings and specifications will be provided to implement these proposals. Assumptions for the SANG proposals are outlined and numbers of cores will be provided as required. References are included within this SNV Strategy. Draft Towns and Villages

Design document

The overall planning application is linked with all matters reserved except means of access. As such, the SANG proposals are outline and further design drawings and specifications will be required to implement these proposals, along with further survey information, such as tree survey and soil testing.

It is anticipated that this information would be prepared by either Fairoaks Garden Village Limited or the Community Trust, who will have ownership and management responsibility for the SANG.
Ottershaw Parkland SANG will open up the eastern part of the site to the public, and safeguard the long term management of the area. The design of the SANG reflects the site’s heritage as former parkland, creating a largely open landscape but interspersed with parkland trees and wooded edges, and with Ottershaw House acting as a focal point. The SANG also restores a number of lost landscape features which remain unrecorded in the National Inventory. 

**Design principles**

- Areas of species rich grassland and heathland
- Predominantly broadleaf woodland and woodland edge planting
- Predominantly timber benches
- Predominantly timber signage
- Mown footpaths to vary in widths
- Combined shared surface pedestrian / cyclist / equestrian route along western boundary, utilising existing track
- Combined shared surface pedestrian / cyclist / equestrian route along northern boundary, creating a potential link with Ottershaw Chase SANG
- Stock proof / estate fencing
- Timber or green plastic dog bins
- Infrastructure

- Timber of green plastic dog bins
- Predominantly timber benches
- Predominantly timber signage

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**Ottershaw Parkland**

Ottershaw Parkland SANG will open up the eastern part of the site to the public.
Section 4 - Design
Open parkland area with internal field boundaries removed. Ottershaw House used as a focal point, and species poor grassland diversified.

1. Restricted ecology area with boundary planting to screen housing (NB - does not count towards SANG provision).

2. Annotated masterplan

3. Restricted ecology area with boundary planting to screen housing (NB - does not count towards SANG provision).

4. Original site for thrashed spoil.

5. Restricted Equestrian area, providing grazing pasture (NB - does not count towards SANG provision).

6. Creation of a variety of mown footpath routes, reflective of the typology of woodland areas and likely desire lines of the site.

7. Retained and enhanced tree avenue, providing habitat link between woodland areas and defining edge of SANG / sports areas.

8. Retention of Sampson’s Wood as key north-south habitat corridor.


10. Retained and enhanced woodland areas, reflecting parkland character.

11. Creation of a variety of mown footpath routes, reflective of the topography of the site and likely desire lines of the site.

12. Shared surface route along the western edge of the SANG, providing opportunities for pedestrians, cyclists and equestrians.

13. Existing access point to Ottershaw Chase.

14. Opportunity to create new access point to Ottershaw Chase.
Section 4 - Design

Woodland planting along open boundaries
Ecology area, with boundary planting proposed to soften view of built development
Thinning / management of boundary woodland
Retain existing track as bridleway / cycleway
Retain and enhance tree avenue along SANG edge
New woodland planting to enhance SANG
Retain and enhance area of rough grassland next to Sampson’s Wood
Maintain open character of parkland with panoramic views of Ottershaw House
Retain and enhance tree avenue along SANG and screen adjoining land uses
New modern planting to enhance SANG
Rural setting with new ponds
Rural setting with new ponds
Rural setting with new ponds
Rural setting with new ponds
4.3 Bourne Meadows

**BOURNE MEADOWS**

Bourne Meadows SANG will open the southern part of the site to the public, and provide access to the river corridor. In contrast to Ottershaw Parkland, Bourne Meadows SANG is more enclosed and offers a diversity of grasslands, woodland, and wetland habitats. This area of SANG links to the existing bridleway and green network, and provides strategic pedestrian protection.

**PLANTING**

- Groups of trees and shrubs
- Woodland glades and grassland
- Small ponds, ditches and escapes

**INFRASTRUCTURE**

- Timber observation points
- Timber bridges
- Timber or green plastic dog bins
- Predominantly timber benches
- Timber or green plastic dog bins

**ROUTES**

- Boardwalk in wetland areas
- Combined shared surface for pedestrian/cyclist/ equestrian routes
- Mown footpaths to vary in widths
- Predominantly timber signage
- Combined shared surface for pedestrian/cyclist/ equestrian routes

**Design principles**

Bourne Meadows SANG is more enclosed and offers a diversity of grasslands.
Design proposals

Key features: River Bourne, wet woodland

Ecology area: 4.8ha

Grassland and meadows, fields and cemeteries, access for circular walk 2.5km

Existing footpath to be retained

Proposed post and wire fence removed

Proposed heathland

Existing vegetation to be retained

Existing fence to be retained

Proposed pond / wetland scrapes

Existing water bodies to be retained

Proposed mown footpaths

Existing drainage ditches to be retained

Proposed tree/shrub planting

Existing vegetation to be removed

Proposed drainage ditches

Existing vegetation to be retained

existing fence to be retained

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Existing vegetation to be retained
New entrance to SANG created at junction with existing bridleway

Removal of existing hard standing and debris along southern boundary, and creation of new woodland block to screening of adjacent employment area and provide better habitat connectivity

Fragmented planted edge, providing some screening but allowing for views and connections from the adjacent residential area

Restricted ecology area, including new wetland scrapes and observation points (NB - does not count towards SANG provision)

Maintain and enhanced grassland areas, contrasting with more open broad woodland parts of the SANG

Retention of existing wet woodland and creation of new glades, enhancing biodiversity and visual interest

Northern section of circular route to comprise a combined route for pedestrians, cyclists and equestrians

Southern section of circular route to comprise mown routes, running through woodland areas and along river corridors

Existing footpath retained and integrated into the network of routes

Existing pillbox and viewing area retained as interesting feature within the SANG

Blister Hanger retained as community space / visitor facility (outside SANG boundary)
Section 4 - Design
4.4 Visitor centre and parking

**Infrastructure**
- Timber seating and shelter
- Timber clad pavilion / visitor centre
- Surfaced car park in muted tones
- Overflow grassed park area
- NEAP and MUGA play facilities

**Routes**
- Informal mown routes around the edges of the sports hub
- Self bound gravel footpath connecting the car park and sports pavilion
- Raised access road in car park
- Timber seating and signage

**Planting**
- Informal mown grass pitches
- Closely mown grass pitches
- Parkland trees located along the road corridor to match the existing avenues of trees adjoining the SANG boundary and west of Ottershaw House
- Parkland trees located along the road corridor to match the existing avenues

**The Sports Hub**
- Shared space for the sports hub and SANG
- Key features are a pavilion / visitor centre, building and car park which provides a shared resource for the sports hub and SANG
- The Sports Hub is located to the east of the development
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The Sports Hub is located to the east of the development and provides a shared resource for the sports hub and SANG. Key features are a pavilion / visitor centre, building and car park which provides a shared resource for the sports hub and SANG. The Sports Hub is located to the east of the development and provides a shared resource for the sports hub and SANG. The Sports Hub is located to the east of the development and provides a shared resource for the sports hub and SANG. The Sports Hub is located to the east of the development and provides a shared resource for the sports hub and SANG.
Section 4 - Design

Combined pavilion / visitor centre, including changing rooms, toilets and community space.

Car park with space for 80 cars, with overflow parking for 40 cars.

Pavilion / visitor centre, including changing rooms, toilets and community space.

Combined pavilion / visitor centre, including changing rooms, toilets and community space.

Retained tree avenue, separating SANG and sports area.

Multi-use games area.

Potential for senior rugby pitch and junior football / rugby pitch.

Neighborhood Equipped Area of Play

Pedestrian access connecting The Ride, Sports Hub and SANG.

Potential for senior rugby pitch and junior football / rugby pitch.

Retained tree avenue, separating SANG and sports area.

Multi-use games area.

Potential for senior rugby pitch and junior football / rugby pitch.

Neighborhood Equipped Area of Play

Pedestrian access connecting The Ride, Sports Hub and SANG.

Multifunctional games area.

Potential for senior rugby pitch and junior football / rugby pitch.

Neighborhood Equipped Area of Play

Pedestrian access connecting The Ride, Sports Hub and SANG.

Retained tree avenue, separating SANG and sports area.

Planted along main access road to frame pitches.

Planting along The Ride extended into Sports Hub to provide gateway and enhance connectivity.

Combined pavilion / visitor centre, including changing rooms, toilets and community space.

Car park with space for 80 cars, with overflow parking for 40 cars.

Pavilion / visitor centre, including changing rooms, toilets and community space.

Combined pavilion / visitor centre, including changing rooms, toilets and community space.

Retained tree avenue, separating SANG and sports area.

Multi-use games area.

Potential for senior rugby pitch and junior football / rugby pitch.

Neighborhood Equipped Area of Play

Pedestrian access connecting The Ride, Sports Hub and SANG.

Potential for senior rugby pitch and junior football / rugby pitch.

Retained tree avenue, separating SANG and sports area.

Planted along main access road to frame pitches.

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Combined pavilion / visitor centre, including changing rooms, toilets and community space.

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Multi-use games area.

Potential for senior rugby pitch and junior football / rugby pitch.

Neighborhood Equipped Area of Play

Pedestrian access connecting The Ride, Sports Hub and SANG.

Potential for senior rugby pitch and junior football / rugby pitch.

Retained tree avenue, separating SANG and sports area.

Planted along main access road to frame pitches.

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Multi-use games area.

Potential for senior rugby pitch and junior football / rugby pitch.

Neighborhood Equipped Area of Play

Pedestrian access connecting The Ride, Sports Hub and SANG.

Potential for senior rugby pitch and junior football / rugby pitch.

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Retained tree avenue, separating SANG and sports area.

Multi-use games area.

Potential for senior rugby pitch and junior football / rugby pitch.

Neighborhood Equipped Area of Play

Pedestrian access connecting The Ride, Sports Hub and SANG.

Potential for senior rugby pitch and junior football / rugby pitch.

Retained tree avenue, separating SANG and sports area.

Planted along main access road to frame pitches.

Planting along The Ride extended into Sports Hub to provide gateway and enhance connectivity.

Combined pavilion / visitor centre, including changing rooms, toilets and community space.

Car park with space for 80 cars, with overflow parking for 40 cars.

Pavilion / visitor centre, including changing rooms, toilets and community space.
It will be necessary to manage growth to prevent competition with conditions.

In order to establish species-rich grassland and heathland, soil conditions should be improved to support the growth of seedlings in suitable areas. The grassland should be cut (or grazed) once a year after (August). Supplementary cuts may also be required in spring and late autumn subject to growth and diversity of the sward.

Species-rich grassland will also be established within areas of the Bourne Meadows SANG. This would typically comprise:

- October. Supplementary cuts may also be required in spring and late autumn subject to growth and diversity of the sward.

### 4.3. Habitat Creation

The currently species poor grassland within the Ottershaw Parkland SANG would be typically cut to 100mm every 6 weeks during growing season for establishment, bringing more nutrient poor sub-soils to the surface. Grazing in the Ecology Areas will be managed to avoid the nesting season for ground-nesting birds. Grazing in the Bourne Meadows SANG area will be typically wet grassland, occurring within the River Bourne floodplain.

Species-rich grassland within the Bourne Meadows SANG includes:

- **Three potential areas of grazing** have been identified, to help maintain the diversity of the understorey. Invasive species, such as Rhododendron, will be removed and controlled through long-term management.

Species-rich grassland will also be established within areas of the Bourne Meadows SANG including cuttings from a field within the site that has a relatively diverse sward, but will form part of residential area. If a suitable donor site is not available, seeding with a commercial seed mix would be the fallback option. For areas of new wet woodland, species-rich grassland, and Ecology Areas will be improved, creating a more diverse grassland and heathland. For ground-nesting birds. Grazing in the Ecology Area will be controlled through long-term management.

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Section 4 - Design

Plan of key habitat areas

Potential source of on-site grass cutting / seed
Horse riders, cyclists and pedestrians. Incidents of real conflict are rare and on investigation are usually found to be perceived rather than actual conflict.

Within Ottershaw Parkland SANG, new fencing post and wire fencing are proposed along the boundary of the SANG to ensure recreational users do not enter where they will be of most benefit to recreational users.

Links will created between proposed routes and existing routes / spaces, as shown on the plan. The primary shared surfaced routes (5m wide) will comprise self bound gravel paths. The routes will also be clearly signposted and with information on who can use the route / code of conduct.

The secondary shared surfaced routes (3m wide) will also comprise self bound gravel paths. The routes will also be clearly signposted and with information on who can use the route / code of conduct.

Mown footpaths - the vast majority of routes through the SANG will be mown footpaths, providing a network of informal routes.

Surfaced routes should be placed at least 2m apart to allow for comfortable passing and pedestrian safety. Bound gravel paths will be free to access the entire SANG area. The primary circular walks are designed for pedestrian and cycle use.

Some bridleways which are less than 3m wide that are shared by horse riders (2m). However, the gravel path is of a sufficient width to accommodate horse riders if the verges become too muddy/water logged during periods of wet weather.

The SANG boundary with the village edge will be generally kept open, regularly mown to ensure there is clear, well defined route. Where these boundaries pass through areas of woodland, the vegetation will be maintained and cut back to ensure there are no obstructions. Other mown footpaths will be mown as required and other desire lines may be created as people find them.

Other infrastructure

- Long, straight sections of path are avoided. Where the primary shared surfaced route passes through areas of woodland and not visually prominent. A new post and wire fence is also proposed along the eastern SANG boundary, where it is enclosed by post and wire fencing is retained, and remnants of estate fencing should be adjusted the alignment of the primary shared surfaced route.

- Other mown footpaths, providing a network of informal routes.

- The Mown footpath will typically be no more than 2m wide, providing a network of informal routes.

- Surfaced routes should be placed at least 2m apart to allow for comfortable passing and pedestrian safety. Bound gravel paths will be free to access the entire SANG area. The primary circular walks are designed for pedestrian and cycle use.

- Surfaced routes should be as level as possible along their length and made with simple material interfaces, contributing to and reinforcing the naturalistic character of the SANG.

- Bound gravel paths. The routes will also be clearly signposted and with information on who can use the route / code of conduct.

- Proposed gates should be stock proof, and provide suitable access for all potential users, such as pedestrians, cyclists, and equestrians. In order to slow cyclists and equestrians – and reduce potential conflict.

- Self bound gravel paths. The routes will also be clearly signposted and with information on who can use the route / code of conduct.
New shared routes along northern Site boundary create direct links with existing bridleway routes to the north of Chertsey Road

Existing woodland and leveret hedge

Features to slow movement

Priority to existing routes

Primary colour palette

Secondary colour palette - all 20% tint

Cross section of primary shared surfaced routes

Cross section of intersection of primary and secondary routes

Section 4 - Design

Plan of existing and proposed routes

Section 4 - Design

Drainage area

3m surfaced path

2m grass verge

Staggered crossing

Features to slow movement

Priority to secondary routes

Crossing area

Cross section of primary shared surfaced routes

Cross section of intersection of primary and secondary routes

New shared route along northern edge of development links to existing bridleway route and creates link to Heather Farm SANG

Existing track used as pedestrian / cycle route and links to footway along the southern edge of the Chertsey Road

Potential to create link between Ottershaw Parkland SANG and Ottershaw Chase SANG

New shared route along the Ride links to existing bridleway route to the Sports Hub and Ottershaw Parkland

New shared routes along northern Site boundary create direct links with existing bridleway routes to the north of Chertsey Road

Existing woodland and leveret hedge

Features to slow movement

Priority to existing routes

Primary colour palette

Secondary colour palette - all 20% tint

Cross section of primary shared surfaced routes

Cross section of intersection of primary and secondary routes
Views to and from the Site are mainly available from along a short section of Chertsey Road, across the airfield towards Woking; and from along section of the public footpath crossing the Site, east across open land and west across the airfield. While these views will be modified as a result of the proposed development, a range of views have been incorporated into the landscape design proposals. Key views and vistas are as follows:

- Views of Ottershaw House from within the SANG. Ottershaw House is a key focal point within the Ottershaw Parkland SANG, and will be visible from the majority of the SANG area, in particular rising land to the south around Wey Farm. Proposed planting within the SANG is mainly kept to the edges to ensure that the character of the SANG remains open and views to Ottershaw House are maintained.

- Views of the spire of Christ Church, Ottershaw. The church spire is visible beyond the SANG, and identifies the location and orientation of Ottershaw. The spire will be visible from much of the SANG, and new planting will be designed to ensure views of the spire are not interrupted.

- Long distance views southwards towards Woking from along The Rills. The ‘Residential Rills’ are orientated north-south, towards Woking, and will allow for long distance views towards the town’s skyline. Planting along the ‘Residential Rills’ and within the SANG will be designed to ensure the central section of the ‘Residential Rills’ remains relatively open, although intermittent views, with some intervening vegetation, are maintained with the local landscape.

- A sequence of short distance views east-west along The Ride, including views towards Ottershaw Parkland SANG at the eastern end.

In addition, existing and proposed planting has been used to ensure the SANGs is perceived as semi-natural, with little intrusion of artificial structure. As set out in relation to ‘habitat creation’, new woodland and woodland edge planting will be created along the south-eastern boundary of the Ottershaw Parkland SANG, providing screening to Wey Farm. Groupings of trees and shrubs are also proposed along the northern boundary of the Bourne Meadows SANG, providing screening to the residential area.
Artist impression of Ottershaw Parkland SANG
**SANG REQUIREMENTS**

**DELIVERABLES**

**FAIROAKS GARDEN VILLAGE SANG**

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<th>MUST HAVES</th>
<th>SHBC THAMES BASIN HEATHS SPA AVOIDANCE STRATEGY SPD</th>
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<td><strong>Must Haves</strong></td>
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<tr>
<td>For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance (400m) of the developments linked to it.</td>
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</tr>
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<td>The SANG is intended for use by the new residents of FGV, along with visitors from the local area, and parking provision is provided. It is proposed that a minimum of 33 spaces will be provided, based on Natural England's guidance of 1 parking space per ha of SANG for the additional SANG capacity (assuming future residents of the Garden Village will not drive to the SANG).</td>
<td>✓</td>
</tr>
<tr>
<td>It should include a circular walk of 2.3-2.5km around the SANGs. On-site or off-site paths should start and finish here.</td>
<td>✓</td>
</tr>
<tr>
<td>Sites of 10ha or more must have adequate parking. These should be clearly signposted and easily accessed by car and should be easily and safely accessible by car and should be clearly signposted.</td>
<td>✓</td>
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<tr>
<td>The SANGs must be designed so that they are perceived to be safe by users, namely sensitive waymarkers and some benches are acceptable.</td>
<td>✓</td>
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<tr>
<td>The SANGs must be perceived as semi-natural spaces with little intrusion of artificial structures except in the immediate vicinity of car parks. Visually sensitive waymarkers and limited benches are acceptable.</td>
<td>✓</td>
</tr>
<tr>
<td>The SANGs must have a safe route of access from footpaths and bridleways. The SANG will be accessed via multiple access points from within the SANG, and short surfaced routes will be provided between the car park and SANG.</td>
<td>✓</td>
</tr>
<tr>
<td>The SANGs will provide a variety of habitats, including parkland, semi-natural grassland, woodland edge, woodland leg, water and wetland.</td>
<td>✓</td>
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</tbody>
</table>

**SHBC THAMES BASIN HEATHS SPA AVOIDANCE STRATEGY SPD**

**SANG REQUIREMENTS**

**DELIVERABLES**

**FAIROAKS GARDEN VILLAGE SANG**

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existing Public Rights of Way, and options are being explored to link to Ottershaw Chase SANG, which adjoins the site to the north-east. Direct connection with McLaren Park, and Heather Farm SANG is accessible within around 100m. Chobham Meadows SANG is accessible via a variety of longer walks will be available utilising the SANG routes and existing footpath and bridleway network. The SANG will have a range of focal points and areas of interest, including the Ottershaw Chase SANG, the Bourne Meadows SANG, and the River Bourne within Ottershaw Parkland SANG. The variations within Ottershaw Parkland SANG help enclose the site, provide visual interest, and create attractive vistas towards Ottershaw House.

The topography of the site varies, with flatter, lower lying ground along the Bourne Meadows SANG, and gently undulating land within Ottershaw Parkland SANG. The variations within Ottershaw Parkland SANG help enclose the site, provide visual interest, and create attractive vistas towards Ottershaw House.

The car park is located on the edge of the SANG, and a short surfaced route will be provided between the car park and SANG area. A large area of open water adjoins the SANG to the east and is visible from within Ottershaw Parkland SANG. A smaller water body will be created near to Ottershaw House, reinstating the former fish pond and other small ponds and scrapes are proposed. A large pond will provide a focal point within the Ottershaw Parkland SANG, along with more distant views towards the spire of Christ Church in Ottershaw. From within the Bourne Meadows SANG, the River Bourne will be a key focal point. A water treatment plant was being considered within the Bourne Meadows SANG area but this is no longer required.

The SANG will be free from unpleasant intrusions (e.g. sewage treatment works smells etc) and be distributed to new homes in the area and be made available within the SANG visitor centre and other community buildings within FGV, such as the Hanger. The SANG could be located on the edge of the site or the entrance points to the SANGs should be clearly sign-posted or advertised in some way.

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The SANG will provide a vast variety of habitats, including parkland, semi-natural grassland, woodland edge, woodland and wet grassland. The majority of sites is desirable created near to Ottershaw House, reinstating the former fish pond and other small ponds and scrapes are proposed. A large pond will provide a focal point within the Ottershaw Parkland SANG, along with more distant views towards the spire of Christ Church in Ottershaw. From within the Bourne Meadows SANG, the River Bourne will be a key focal point. A water treatment plant was being considered within the Bourne Meadows SANG area but this is no longer required. The SANG will be free from unpleasant intrusions (e.g. sewage treatment works smells etc) and be distributed to new homes in the area and be made available within the SANG visitor centre and other community buildings within FGV, such as the Hanger. The SANG could be located on the edge of the site or the entrance points to the SANGs should be clearly sign-posted or advertised in some way.

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Section 5 - Quantum

### 5.1 SANG standard

- Minimum SANG standard of 6 ha per 1,000 residents
- Based on the provision of a Visitor Centre and car park facilities
- Accounts for existing visitors away from the SPA

### 5.2 Proposed quantum

<table>
<thead>
<tr>
<th>Proposed</th>
<th>Population</th>
<th>SANG area (excluding restricted areas)</th>
<th>SANG required @ 10ha/1,000 population</th>
<th>Potential Population</th>
<th>Proposed Number of bedrooms</th>
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<tbody>
<tr>
<td>652</td>
<td>2,500</td>
<td>666</td>
<td>3.70</td>
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<tr>
<td>957</td>
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<td>4,000</td>
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<td>542</td>
<td>4</td>
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<tr>
<td>2</td>
<td>100</td>
<td>84</td>
<td>1</td>
<td>1</td>
<td>84</td>
</tr>
</tbody>
</table>

### 5.3 Analysis

- Estimated population of 2,400 people (based on 2.4 people/dwelling)
- Potential population of 2,400 residents as a ‘worst case’ scenario
- Proposed Quantum of 1,000 dwellings
- Sufficient capacity within the FGV SANG car park and creating a 2km walking route
- Including new ‘village centre’ in close proximity to the Visitor Centre
- In order to encourage FGV residents to remain on the SANG
- Within the site, and centrally located between the Ottershaw Park and Bourne Common

### 5.4 Discussion

- Given that new FGV residents would need to walk at least 1km to access the new SANG
- In addition, as set out above, the SANG land and associated facilities must be provided
- On site: 5.1 SANG standard
- Off site: 5.2 Proposed quantum
- Horsell Common is difficult to access/exit and the track to it is rutted

### 5.5 Conclusion

- The provision of clear directional signage from the Chertsey Road / Guildford Road to the FGV SANG and car park facilities
- Trees and shrubs within the SANG
- Provision of additional information to ensure all FGV SANG areas are observable
- Potential impact on existing species and habitats
- Provision of information in public guidance materials and on the internet
- The TBMG will be updated in response to visitor feedback
6.1 Network of SANG

The edge of Chobham in the north-east.

The network of SANGs would be located in between Chobham Common and Hoar Hill Common extending from the edge of Hoar Hill in the north-east to the north of the Site.

section 6 - Additional Benefits

The network can connect to existing paths and provide enhanced habitat and recreational networks. The network can accommodate existing paths and provide a link between the existing networks.

The network can provide a unique opportunity to not only create a key feature of the proposed SANG but also connects to other SANGs in close proximity to the site.
Section 6 - Additional Benefits

6.2 Facilitating Growth

...
The management of hedges include:
- Where appropriate, cut hedges on a rotational 2-3 year cycle (twice in every 5 years). On each trim reduce height but allow incremental height increase (10cm per year), allowing bushy growth to develop down to base.
- Where appropriate, grass at the base of hedges should be allowed to grow long and be cut twice a year in autumn and early spring.
- Any areas adjacent to paths should be cut back annually to ensure no obstruction occurs to paths.
- Ensure no damage occurs to any trees within hedges. All pruning works should take place outside the bird nesting season.
- Roadside edges to be clipped twice per year in February and October to preserve roadside visibility and safe use of existing pavements along the road.
- If becoming gappy/leggy hedges should be managed using a range of techniques as appropriate, i.e. by trimming, laying, coppicing, bulking up, etc. to maintain a dense hedge. Works are to be agreed with the adjacent landowner if ownership of the hedge is unclear.
- Refirm plants after high winds and frosts.
- Maintain mulched surrounds - top up mulch if necessary e.g. after two years.
- Maintain the inside of guards, if used, in a weed-free condition by hand weeding.
- Water regularly and as necessary during the first two years until established.
- Removal of inappropriate weed species including climbers by hand in March, June, September and December.
- Replant/bulk up as required to ensure a dense vigorous screen is retained.
- Remove tree stakes, guards and ties in Year 5, or when no longer required.

The objectives for the management of existing and proposed trees and hedgerows are to establish and maintain the planting in a healthy, functional and visually attractive condition, retaining and enhancing the visual and biodiversity amenity.

The management of trees includes:
- Prune annually outside of the bird nesting season to ensure appropriate habit/form, remove obstructions to footpaths/cycle-paths/roads/gardens, and remove dead/diseased/damaged wood;
- Replace any trees which have been removed, uprooted, destroyed or dies within 5 years after planting with trees of the same species and size as the originally planted at the same place;
- Tree surgery works are to be preceded by an assessment of potential impacts to roosting bats to be undertaken by a suitably qualified bat ecologist, and guidance provided on bat-related constraints and recommendations, in line with legal requirements;
- Carry out twice annual visits, and after high winds, to adjust tree ties and staking/guying systems;
- Maintain mulched tree surrounds in a weed-free condition, and with neat edges to amenity grass areas, and allow for topping up mulch when required e.g. after two years;
- Water immediately on planting and regularly throughout the growing season until established;
- Inspect annually when trees are in full leaf and after storms to monitor health of trees;
- Carry out any works as required for health and safety immediately;
- Remove tree stakes, guards and ties in Year 5, or when no longer required.

The objectives for the management of existing and proposed woodland planting are to establish and maintain the planting in a healthy, functional and visually attractive condition and to maintain its wildlife value and screening value.

The management of the woodland areas includes:
- Regular visits by the appointed management body to all woodland areas to assess work to be carried out;
- Initial clearing of existing woodland dense understorey with selective thinning and pruning to improve the woodland structure and create and enhance habitat diversity and amenity value;
- Removal of any dangerous/overhanging branches as identified in the annual tree inspection or after storm events.
- Allow natural understorey regeneration as thinning proceeds. To be reviewed every 5 years to ensure appropriate and effective management.
- Monitoring of the growth of scrub and saplings adjacent to footpaths and any other areas of regular pedestrian activity and trimming back to prevent obstruction or to maintain appropriate visibility;
- Standing deadwood within the woodland to be retained in situ wherever possible unless causing a health and safety issue.
- Log piles comprising timber in excess of 150mm diameter will be created within the woodland following any felling/corrective surgery. This will benefit saproxilic invertebrates. All other arisings to be retained on site in informal piles.
- Cutting should be undertaken using hand held tools to maintain scrub and trees at the extent established in Year 1 of the plan. Any works should be carried out outside the bird nesting season and preferably in September to avoid harm to hibernating reptiles.
- Removal of litter and disposal away from the site.

The management of woodland:
Section 7 - Management
It will be necessary to manage grass growth to prevent competition with wildflower seedlings. In the first year, new grassland should be cut to 100mm every 6 weeks during growing season for establishment, and the grass cuttings removed. Grazing can also be used to reduce the growth of the grasses. After the first year, the grassland should be cut (or grazed) once a year after (August - October).

The objective for the management of wetland areas is to promote diversity of amenity and habitats across the SANG creating a more species-rich native flora.

The management of the wetland areas include:

- Annual clearing of excessive aquatic vegetation to maintain areas of open water. Place removed material on the banks of waterbodies for 2 days prior to removal off site to allow aquatic fauna opportunity to return to the pond;
- Dredging may be required at long-term intervals if and when sediment build-up becomes problematic and detrimental to the quality of the aquatic habitat;
- Scrapes and temporary water bodies to be mown long / strimmed annually when dry or as appropriate;
- Remove any accumulated debris/litter that is present;
- Selective thinning, clearance work should be undertaken using handheld tools, cutting back vegetation approximately 200mm above ground level;
- Subject to approval, the wildlife pond/attenuation basin should have a varied profile, incorporating a series of marginal shelves at varying depths to maximise habitat opportunities. The margins will be gently sloping to allow safe and easy access for newts and other wildlife.

The objective for the management of visitors is to create and sustain land in good condition with a high quality recreational and ecological amenity value.

The management for visitors include:

- Weekly collection of litter and dog bins installed at key locations throughout the SANG as indicated on the strategy plan (refer to Figure 1: SANG Strategy Plan);
- Provision and maintenance of car parking areas adjacent to the SANG to allow safe and direct access for visitors;
- Provision of information boards displaying walking routes and features, and wayfinding signage to aid interpretation, guide users along circular routes, and enjoyment. The design of the board and display unit will be agreed in advance with interested parties, such as Council Officers and/or local wildlife groups, as appropriate.
- Footpaths, cycleways and bridleways will be inspected twice a year and regularly maintained to ensure safe use.

The objective of monitoring is to ensure the Management Plan is successful in delivering the aims and objectives of the SANG as set out earlier, and that as the SANG matures, management reflects its evolving requirements.

Monitoring will include:

- A review of the management plan every 5 years to ensure the objectives of the SANG are successfully met and provide continuous improvement of the SANG;
- Periodic collection of water and sediment samples to assess the status of the SANG and provide information on future management needs;
- In-depth review of the SANG and adjacent areas at regular intervals to assess the progress towards the objectives of the SANG;
The open space and SANG will be delivered in three broad phases, in line with the build out of the residential development. The broad phases are as follows, and are illustrated on the plans opposite.

• Phase 1: Ottershaw Parkland SANG, The Ride, eastern 'Habitat' Rill and drainage channels
• Phase 2: Remaining Rills, Village Green and Sports Hub
• Phase 3: Bourne Meadows SANG

A timetable for the delivery of the precise delivery of the open space and SANG will be produced in discussion with SHBC.

The establishment of responsibilities will lie with the owners of the site, and indicative capital 'set-up' costs for the SANG are provided in Appendix 1.

### Phase 1 - approx 240 dwellings

<table>
<thead>
<tr>
<th>Type</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village Edges and other incidental open space within and around built up area</td>
<td>Provide attractive setting for development and accessible open space for new residents</td>
</tr>
<tr>
<td>The Ride</td>
<td>Provide early planting (ahead of Phases 2 and 3) to mitigate landscape and visual impact, and provide connectivity between bridleway and SANG</td>
</tr>
</tbody>
</table>
| Ottershaw Parkland SANG, including ecology and equestrian areas | The delivery of the entire SANG area enables the circular walk to easily be achieved. The SANG area also brings about early landscape, visual, heritage and ecological benefits. Key features to deliver include:  
- Temporary car park  
- Routes  
- Signage and furniture  
- Edge planting to screen intrusions, including woodland planting around Wey Farm  
- Removal of internal field boundaries to provide open access  
- Initial establishment of areas of species rich grassland and heath land  
Certain features would be delivered in later phases:  
- Additional tree planting with the parkland  
- Thinning of existing woodland  
- Creation of fish pond |
| Eastern 'Habitat' Rill | Provide early planting (ahead of Phases 2 and 3) along existing footpath to mitigate landscape and visual impacts. Also establishes important habitat link between existing woodland to the north and south of the Site. |
| Drainage features along all other Rills and extending into Bourne Meadows SANG | This will provide necessary SUDS capacity. Planting, routes and other infrastructure will be delivered in later phases. |
Section 8 - Delivery

### Phase 2 - Approx 420 Dwellings

<table>
<thead>
<tr>
<th>Type</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village Green and other incidental open space within and around built up area</td>
<td>Provide attractive setting for development and accessible open space for new residents</td>
</tr>
<tr>
<td>Sports Hub</td>
<td>Provide appropriate sports provision for new residents and deliver the SANG visitor centre and (permanent) car parking.</td>
</tr>
<tr>
<td>Northern section of The Rill</td>
<td>Drainage features already delivered in Phase 1, but deliver associated planting, routes and infrastructure (in line with the residential build out)</td>
</tr>
<tr>
<td>Bourne Meadows SANG</td>
<td>Provide early planting (in advance of Phase 3) along southern development edge, link road, and along the edge of the McLaren Technology Park to provide screening of built form</td>
</tr>
</tbody>
</table>

### Phase 3 - Approx 340 Dwellings

<table>
<thead>
<tr>
<th>Type</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Incidental open space within and around built up area</td>
<td>Provide attractive setting for development and accessible open space for new residents</td>
</tr>
<tr>
<td>Southern section of The Rills</td>
<td>Drainage features already delivered in Phase 1, but deliver associated routes and landscaping</td>
</tr>
<tr>
<td>Bourne Meadows SANG, including ecology area</td>
<td>Deliver remaining features within Bourne Meadows</td>
</tr>
</tbody>
</table>

### SAMM Cost

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>Suggested Tariff</th>
<th>Number of Houses</th>
<th>SAMM Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>£399</td>
<td>60</td>
<td>£23,940.00</td>
</tr>
<tr>
<td>2</td>
<td>£526</td>
<td>360</td>
<td>£189,360.00</td>
</tr>
<tr>
<td>3</td>
<td>£711</td>
<td>320</td>
<td>£227,520.00</td>
</tr>
<tr>
<td>4</td>
<td>£807</td>
<td>190</td>
<td>£153,330.00</td>
</tr>
<tr>
<td>5+</td>
<td>£1,052</td>
<td>70</td>
<td>£73,640.00</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>£667,790.00</td>
</tr>
</tbody>
</table>

The Avoidance Strategy includes an additional tariff relating specifically to the Strategic Access Management and Monitoring of the SPA. It is agreed that the Section 106 of the proposed development at FGV will allow for the payment of the SAMMS tariff. The exact contribution will be agreed with SHBC / RBC, but indicative costs are based on the prevailing SHBC guidance. It is noted that RBC guidance suggest a rate of £630 per dwelling, which equates to £630,000.00.
FGVL will set up a charitable Community Trust to own and be responsible for key community assets, including the SANG. The Trust will also be responsible for creating a strong sense of community through community development activities, and for implementing plans to achieve the stated aspirations for local employment and resident involvement.

The model of a charitable limited company has been chosen for the Trust as it provides a sufficiently robust but dynamic organisation structure with the necessary legal framework for the ownership of assets and responsibility for resources, whilst also ensuring strong management and accountability for service delivery and demonstrable public benefit.

The Community Trust will be governed by a board of Trustees made up of key partners and local residents, with key partners being FGVL, the Borough Council, and other key stakeholders. The day to day activities will be delivered by paid staff with the experience and skills to do all that is required to the highest standard.

A financial model has been prepared that is designed to ensure financial self-sufficiency in the long term through income derived from endowed community assets and an annual levy from residents and businesses of the new development at Fairoaks. A hybrid mechanism is proposed to secure funding in perpetuity, including:

- An endowment to the Community Trust made by the owners of the site
- Annual service charge payments from each of the 1,000 residential units and commercial owners.

The Community Trust will be awarded rights within the Title Deeds of each residential and commercial freehold and leasehold ownership to collect the SANG contribution from residents. This will ensure that, if residents or commercial owners do not make their SANG contribution payments, the amount owed will be recovered at the time when the property is sold. The Community Trust will also be endowed with suitable income generating assets to generate sufficient additional income to meet all its liabilities, and in particular the long term maintenance costs of the SANG.

The annual budget provided by the funding makes provision for the in-perpetuity management and maintenance of the entire SANG, including the periodic capital replacement of all furniture and access infrastructure. Indicative maintenance costs for the SANG are provided in Appendix A.

The tables opposite provide detail of how the Community Trust will manage the SANG, and also present alternative options in the unlikely event that the Community Trust ceases to exist or does not get established. Potential 3rd party organisations who may have an interest in managing the SANG may include the Land Trust, Horsell Common Preservation Society, and Surrey Wildlife Trust. Initial meetings have been held with the Land Trust to consider their potential involvement and they have indicated that the proposed SANG shows sufficient opportunity to deliver against the Trust's objectives to provide a sound business case that is likely to be accepted by their Board of Trustees.

While the precise detail of the Community Trust and associated funding is still to be determined, the commitment to establish the SANG and manage it in perpetuity will be secured by the planning permission and relevant agreements and conditions.
Section 8 - Delivery

Option 1: Community Trust Owned and Managed

Overview
A charitable Community Trust will be established, owning all the community assets within the FGV, and managing them for the benefit of the local community. This would include all public open space, play areas, community facilities, and the SANG. The Community Trust is the preferred model for the long term ownership of the SANG, ensuring that the SANG and other public open spaces throughout the development are integrated and managed as a single entity for the benefit of residents within and nearby Fairoaks who will enjoy the benefit and access the SANG.

Ownership
Following the establishment of the SANG, the SANG will be transferred into the ownership of the Community Trust.

Management
The Community Trust will appoint either its own suitably qualified staff or an appropriately qualified local organisation to undertake the management of the SANG under a Service Level Agreement. The Charter for the Community Trust will ensure that appointed staff/organisation has the necessary experience and expertise for SANG/open space management. The Board of Trustees will govern the Community Trust and the Charter will require that at least one Director has experience of landscape management and associated ecology.

Step in Rights
SHBC and/or RBC would be awarded first option on Step in Rights in the unlikely event that the Community Trust should cease to exist.

Option 2: Community Trust Owned and 3rd Party Managed

Overview
A charitable Community Trust will be established, owning all the community assets within the FGV, and managing them for the benefit of the local community. This would include all public open space, play areas, community facilities, and the SANG. The Community Trust is the preferred model for the long term ownership of the SANG, ensuring that the SANG and other public open spaces throughout the development are integrated and managed as a single entity for the benefit of residents within and nearby Fairoaks who will enjoy the benefit and access the SANG.

Ownership
Following the establishment of the SANG, the SANG will be transferred into the ownership of the Community Trust.

Management
In the event that the Community Trust cannot procure suitably qualified staff or an appropriately qualified local organisation to undertake the management of the SANG (and other public open space), they will engage with a 3rd Party organisation to manage the SANG under a Lease arrangement. The Charter for the Community Trust will ensure that appointed organisation has the necessarily experience and expertise for SANG/open space management.

Step in Rights
SHBC and/or RBC would be awarded first option on Step in Rights in the unlikely event that the Community Trust should cease to exist.

Option 3: 3rd Party Owned and Managed

Overview
In the event that a Community Trust is not established, the ownership and management of the SANG would be transferred entirely to a 3rd Party organisation and managed independently of the other community assets.

Ownership
Following the establishment of the SANG, the SANG will be transferred into the ownership of a 3rd Party organisation.

Management
The appointed 3rd Party organisation will manage the SANG in perpetuity.

Step in Rights
SHBC and/or RBC would be awarded first option on Step in Rights in the unlikely event that the 3rd party organisation should cease to exist.
9. Conclusion

Fairoaks Garden Village offers a unique opportunity to create a significant new public open space, which will provide a range of facilities and amenities for the local community. The provision of the SANG will not only enhance the visual appeal of the site but will also provide a much-needed recreational area for the local community. The SANG will be carefully designed to meet the needs of the local population and to complement the overall landscape of the area. The design of the SANG has been informed by a detailed understanding of the site and its surroundings, and careful consideration has been given to how it relates to other areas of green infrastructure, such as the Rides and Rills, and sports pitches.

The need to create bespoke SANG provision was identified in the context of the overall development strategy for the Fairoaks Development. The proposal for the SANG on the Fairoaks site is consistent with the need to create new public open space in the area, and it is intended to provide a significant new public open space for the local community.

The need to create bespoke SANG provision fully complements the overall development strategy for the Fairoaks Development. The proposal for the SANG on the Fairoaks site is consistent with the need to create new public open space in the area, and it is intended to provide a significant new public open space for the local community.
Appendix 1: Indicative Costs
<table>
<thead>
<tr>
<th>Description</th>
<th>Indicative Cost / Unit (£)</th>
<th>Area/Length/No</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation and management of new fish pond</td>
<td>3,000.00</td>
<td>17.5</td>
<td></td>
</tr>
<tr>
<td>Assumptions: 3,500 m sq pond. Set up cost includes for lining and marginal/submerged planting. Maintenance cost includes for removing unwanted vegetation and debris.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Creation and management of areas of new species rich wet grassland / meadow</td>
<td>750.00</td>
<td>180 m</td>
<td></td>
</tr>
<tr>
<td>Maintenance allows for regular inspection and repairs.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Creation and management of new ponds / scrapes</td>
<td>3,000.00</td>
<td>1250 m</td>
<td></td>
</tr>
<tr>
<td>Excludes excavation. Maintenance cost includes for removing unwanted vegetation and debris.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Creation of bridleway / cycle path / footpath</td>
<td>2,000.00</td>
<td>500</td>
<td></td>
</tr>
<tr>
<td>Assumes 400 m² facility. Maintenance based on 5% of capital costs, but excludes operating costs.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Management of existing hedgerows</td>
<td>1,000.00</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Initial understorey clearance followed by regular management to clear unwanted vegetation and debris.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Management of existing woodland, including creation of glades</td>
<td>4,000.00</td>
<td>1250 m</td>
<td></td>
</tr>
<tr>
<td>1 tree per 2.5 - 3 sqm with stakes and guard. Maintenance includes pruning, weed control.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Management of existing boundary fencing</td>
<td>1,000.00</td>
<td>1600 m</td>
<td></td>
</tr>
<tr>
<td>Allows for installation of new fencing and gates. Maintenance allows for regular inspection and repairs.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Creation and management of areas of new species rich grassland / meadow</td>
<td>750.00</td>
<td>180 m</td>
<td></td>
</tr>
<tr>
<td>Assumptions: 3,500 m sq pond. Set up cost includes for lining and marginal/submerged planting. Maintenance cost includes for removing unwanted vegetation and debris.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Creation of glade areas followed by regular management to clear unwanted vegetation.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provision of dog and litter bins</td>
<td>700.00</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>Creation and management of ponds / scrapes</td>
<td>7,925.00</td>
<td>28</td>
<td></td>
</tr>
<tr>
<td>Excludes excavation. Maintenance cost includes for removing unwanted vegetation and debris.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provision of benches</td>
<td>2,000.00</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>Provision of intrepreation boards</td>
<td>1,000.00</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Provision of benches</td>
<td>2,000.00</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>Provision of intrepreation boards</td>
<td>1,000.00</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

Assumptions and Limitations:

1. All measurements / area calculations are indicative only.
2. No allowance is made for removal of hard standing, ground reprofiling or ground preparation.
3. All cost are indicative and prepared as a guide only. A QS or suitably qualified contractor should be appointed to provide more accurate costings.
4. All indicative costs are based on the most current Market Data available at the time of writing. The indicative costs are intended to provide guidance as to the likely order of magnitude that may be expected to be involved in the promotion of each element. The indicative costs may not accurately reflect the costs that may be required for the actual works on site. The indicative costs may not be current and do not include any element of contingency. The indicative costs may not include any element of profit or overhead. The indicative costs may not include any element of value added tax. The indicative costs may not include any element of insurance. The indicative costs may not include any element of plant hire. The indicative costs may not include any element of labour. The indicative costs may not include any element of materials. The indicative costs may not include any element of any other element that may be required to be included in the actual works on site.
5. All indicative costs are based on the most current Market Data available at the time of writing. The indicative costs are intended to provide guidance as to the likely order of magnitude that may be expected to be involved in the promotion of each element. The indicative costs may not accurately reflect the costs that may be required for the actual works on site. The indicative costs may not be current and do not include any element of contingency. The indicative costs may not include any element of profit or overhead. The indicative costs may not include any element of value added tax. The indicative costs may not include any element of insurance. The indicative costs may not include any element of plant hire. The indicative costs may not include any element of labour. The indicative costs may not include any element of materials. The indicative costs may not include any element of any other element that may be required to be included in the actual works on site.
Examination Statement – Matter 10 Infrastructure Provision
Runnymede 2030 Draft Local Plan

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Associate Director

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