



GUILDFORD  
BOROUGH

**Guildford Borough Council**  
**Draft Thames Basin Heaths Special Protection**  
**Area Strategy**

**Supplementary Planning Document**

**September 2016**

## **Preface**

The purpose of the draft Thames Basin Heath Special Protection Area Strategy Supplementary Planning Document (the strategy) is to provide guidance to developers when making planning applications for new housing and other developments which may have an effect on the Thames Basin Heaths Special Protection Area, and to set out how the Council intends to deliver measures that ensure development does not have a significant effect on the SPA. The measures set out in the strategy provide mitigation for the effect of a net increase in population within 5 kilometres of the Thames Basin Heaths Special Protection Area on the SPA's conservation interests, and enable the Council to discharge its legal obligations under the Conservation of Habitats and Species Regulations 2010.

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## Summary

### Background

The Thames Basin Heaths Special Protection Area (SPA) is a network of heathland sites that covers 8,274 hectares of Berkshire, Hampshire and Surrey within nine local authority areas (see **Appendix 1**). It has a zone of influence that spans 11 local authorities. Within the borough of Guildford, the SPA comprises the Ash to Brookwood Heaths, Whitmoor Common, and Ockham and Wisley Commons.

The SPA provides a habitat for the internationally important bird species of woodlark, nightjar and Dartford warbler. These birds nest on or near the ground and, as a result, are very susceptible to predation by cats, rats and crows, and to disturbance from informal recreational use, especially walking and dog walking.

The SPA is protected from adverse effects under European and UK law. Under the Conservation of Habitats and Species Regulations 2010, the Council is the “competent authority” and must consider whether applications for development “are likely to have a significant effect” on the SPA.

### Relevant policy

The main purpose of the Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2016 (the strategy) is to provide guidance to ensure that new development delivers the provisions of the following adopted policies, or successor policies:

- Saved South East Plan policy NRM6 Thames Basin Heaths Special Protection Areas, and
- Guildford Local Plan 2003 policy NE1 Potential Special Protection Areas (pSPA) and Candidate Special Areas of Conservation (cSAC).

Policy NRM6 requires the SPA to be protected from new residential development which is likely to have a significant effect on the ecological integrity of the SPA, and specifies an approach to avoidance and mitigation (See Appendix 2). Policy NE1 states that permission will not be granted for proposals which are likely to destroy or have an adverse effect on the nature conservation value of the potential SPA (now the SPA). Both policies will be superseded in due course by one or more policies in the Council’s new Local Plan (currently in development) once it has been adopted.

This strategy is a material consideration in planning applications.

### The approach to avoiding significant effects on the SPA

A core principle of the approach is the existence of three buffer zones around the SPA:

- the “exclusion zone” between zero and 400 metres from the SPA boundary
- the zone of influence between 400 metres and five kilometres from the SPA boundary, and
- the five to seven kilometre zone between five to seven kilometres from the SPA boundary.

See **Appendix 1** for a map of the boundaries.

Within the exclusion zone there is a presumption against net new residential development. All development within this zone must undertake Appropriate Assessment to demonstrate that any adverse effects on the SPA will be avoided or mitigated.

Where net new residential development is proposed within the zone of influence, avoidance measures must be provided in the form of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM).

Residential development of at least 50 net new dwellings that falls between five and seven kilometres from the SPA may be required to provide avoidance and mitigation measures, assessed on a case-by-case basis.

### **SAMM**

The SAMM project provides for access management and monitoring of the SPA. Access management of the SPA is coordinated strategically by Natural England working with the Council and other SPA affected authorities, landowners and land managers. The overarching strategy for access management focuses on “soft” measures such as information and education, guidance on access management and wardening.

### **SANGs**

SANGs avoid increased recreational pressure on the SPA from new residential development by providing alternative recreation areas that provide a similar experience to the SPA. SANGs have a catchment within which they can provide avoidance as follows:

- SANGs of 2-12 hectares have a catchment of two kilometres.
- SANGs of 12-20 hectares have a catchment of four kilometres.
- SANGs of 20 or more hectares have a catchment of five kilometres.
- Where SANGs do not have a parking area, the catchment is limited to 400 metres.

Developments that require SANG must fall within the catchment of the SANG that they use, except small developments of nine homes or fewer.

### **Tariffs**

Where development requires SANG and does not provide its own, a payment may be made in order to use the capacity in SANGs provided by the Council. The Council charges a tariff for both SANG and SAMM, as set out in the table below. Developments that provide bespoke SANG will not need to pay the SANG tariff, but must still pay the SAMM tariff.

**Table 1: Summary of tariffs**

Potential bedrooms*	SANG tariff	SAMM tariff	Total tariff
<b>1 bedroom</b>	£3,471.29	£411.01	£3,882.30
<b>2 bedrooms</b>	£4,874.58	£577.16	£5,451.74
<b>3 bedrooms</b>	£6,228.63	£737.48	£6,966.11
<b>4 bedrooms</b>	£7,361.11	£871.56	£8,232.67
<b>5 or more bedrooms</b>	£8,444.35	£999.82	£9,444.17

\* When calculating the number of bedrooms in a dwellinghouse, any room at first floor level and above with an external window (excluding bathrooms) and with a floor area greater than 6.5 sqm that can realistically be used as a bedroom will be counted as a bedroom for the purposes of calculating the tariff.

The SANG tariff may be collected through a s106 agreement or a legal agreement, but may also be incorporated into the Community Infrastructure Levy (CIL). The Council is currently considering these options. At time of writing, the SANG tariff is collected through a s106 agreement, and this arrangement will continue until replaced. The SAMM tariff will be collected through a s106 agreement. There are additional fees of £650 for legal costs and £500 for monitoring (per point in time monitored).

Any monies for SANG or SAMM must be paid to the Council on or before the commencement of development. This will allow the Council time to implement any required works before the development is occupied. Financial contributions from developers will be used to deliver new SANG sites or improve existing SANG land, providing infrastructure and site maintenance and covering staff costs associated with management.

### **SANG position and delivery of new SANGs**

There is presently a large amount of SANG capacity to mitigate development in Guildford urban area. There is currently no SANG capacity in the west of the borough. There is a large amount of SANG capacity in the east of the borough, but this SANG has a catchment limited to 400 metres around the SANG (Effingham Common). In areas without SANG capacity, developments of 10 homes or greater cannot be built or occupied. The SANG position is updated annually through the Monitoring Report.

In the west of the borough, the Council is working to deliver a new SANG or SANGs and is currently reassessing the capacity of Lakeside Nature Reserve SANG in Ash. In the east of the borough, the Council is looking for a parking area for Effingham and/or a new SANG

Whilst Guildford town currently has adequate SANGs provision, it is anticipated that further SANG(s) will be needed around Guildford to support the new Local Plan, and the Council is considering options.

Where landowners propose SANGs on private land, these should meet Natural England's SANG guidelines (see **Appendix 4**) and must be agreed with Natural England. The Council will need to see evidence that the SANGs will be secured and maintained at the appropriate standard in perpetuity.



## 1. Introduction and background

### The Thames Basin Heath Special Protection Area

- 1.1 The Thames Basin Heaths Special Protection Area (SPA) is a network of heathland sites that covers 8,274 hectares of Berkshire, Hampshire and Surrey across 13 Sites of Special Scientific Interest (SSSIs) within nine local authority areas (see **Appendix 1**). It has a zone of influence that spans 11 local authorities. Within the borough of Guildford, the SPA comprises the Ash to Brookwood Heaths, Whitmoor Common, and Ockham and Wisley Commons. These heathlands all lie in the north of the borough and extend across the borough boundaries.
- 1.2 The SPA provides a habitat for the internationally important bird species of woodlark, nightjar and Dartford warbler. These birds nest on or near the ground and, as a result, are very susceptible to predation by cats, rats and crows, and to disturbance from informal recreational use, especially walking and dog walking.
- 1.3 In view of its location only 30 miles to the south west of London on the M3/A3 corridor, the SPA has historically been subject to high development pressure and over the last century has been significantly fragmented and reduced in size. Research demonstrates that all three bird species are vulnerable to impacts on breeding success from surrounding urban pressures, particularly recreational disturbance. Therefore, planning for any increase in housing around the SPA will require effective and appropriate avoidance and mitigation measures to prevent adverse effects on the habitat and the bird populations.
- 1.4 The SPA was designated in March 2005 and is protected from adverse effects under European and UK law through the Conservation of Habitats and Species Regulations 2010, Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (codified version). The designated site is referred to as a “European Site” in the Habitats Regulations and as a Special Protection Area under the European Birds Directive.
- 1.5 Under the Habitats Regulations, the Council is the “competent authority” and must consider whether applications for development “are likely to have a significant effect” on designated European sites such as the SPA.

### The SPA Avoidance Strategy

#### *Purpose of the strategy*

- 1.6 The main purpose of the draft Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2016 (the strategy) is to provide guidance to ensure that new development delivers the provisions of the following adopted policies, or successor policies:
  - Saved South East Plan policy NRM6 Thames Basin Heaths Special Protection Areas, and
  - Guildford Local Plan 2003 policy NE1 Potential Special Protection Areas (pSPA) and Candidate Special Areas of Conservation (cSAC).

Policy NRM6 requires the SPA to be protected from new residential development which is likely to have a significant effect on the ecological integrity of the SPA, and specifies an

approach to avoidance and mitigation (See **Appendix 2**). Policy NE1 states that permission will not be granted for proposals which are likely to destroy or have an adverse effect on the nature conservation value of the potential SPA (now the SPA). Both policies will be superseded in due course by one or more policies in the Council's new Local Plan (currently in development) once it has been adopted.

- 1.7 This document sets out an avoidance and mitigation strategy that primarily demonstrates how the effects of new residential developments on the SPA should be avoided and mitigated. It also provides guidance for non-residential development. It supersedes the Thames Basin Heaths Special Protection Area Avoidance Strategy 2009-2016.

### ***Development of the strategy***

- 1.8 In May 2006 Natural England (NE), the government's adviser for the natural environment in England<sup>1</sup>, published the Draft Delivery Plan which set out the principle of using SANG (see 3.5) and access management to avoid any significant effect from new residential development on the SPA. The Council adopted an Interim SPA Avoidance Strategy in September 2006 that incorporated the approach and was agreed with NE. This strategy enabled residential development to take place across most of the borough whilst at the same time offering protection to the SPA. Simultaneously, work was undertaken at the strategic level to find an acceptable approach which could be applied consistently across the whole SPA affected area.
- 1.9 In order to be sure of a consistent approach across the area, and on the advice of the Technical Advisor at the South East Plan Examination in Public (November/December 2007), a Joint Strategic Partnership (JSP) Board was set up in 2007 to provide a vehicle for joint working, liaison and exchange of information between local authorities and other organisations affected by the SPA. The JSP Board addresses matters relating to the long term protection of the SPA arising from planning permissions for new residential development and associated land management and planning issues that are of joint interest to the member organisations. The JSP Board acts in an advisory role to local planning authorities but does not exercise any of the functions of a planning authority, nor can it fetter any decisions made by such bodies, nor the rights and responsibilities of the landowners of the SPA. The JSP Board also governs the Access Management and Monitoring Project Board which in turn oversees the Strategic Access Management and Monitoring (SAMM) Project (see paragraph 3.72 onwards).
- 1.10 In February 2009, the JSP Board adopted guidelines in the form of a Strategic Delivery Framework which enable the delivery of residential development in the vicinity of the SPA without that development having a significant effect on the SPA as a whole. The South East Plan was adopted in May 2009 and included policy NRM6<sup>2</sup>, which codified the approach into policy. These two documents provided the strategic framework for the SPA and set out the basis for the approach and, together with the identification by the Council of new SANG, necessitated a review of the Council's Interim Strategy.

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<sup>1</sup> Natural England is a statutory consultee (a body which must be consulted on certain planning matters) and a prescribed body (for the Duty to Cooperate, set out in the Town and Country Planning (Local Planning) (England) Regulations 2012).

<sup>2</sup> The South East Plan has been revoked, but policy NRM6 was saved and remains in force.

1.11 The Thames Basin Heaths Special Protection Area Avoidance Strategy 2009-2014 was adopted in February 2010 and delivered the approach set out in the framework and policy NRM6. In January 2015, and with agreement from NE, the strategy was extended to 2016 to allow work on the new Local Plan to progress further before a full review was undertaken.

### ***The SPA avoidance strategy 2016 Supplementary Planning Document***

1.12 This strategy updates and replaces the previous Thames Basin Heaths Special Protection Area Avoidance Strategy 2009-2016. This strategy differs from the previous strategy in a number of key areas as follows.

- The mechanism by which the SANG tariff is secured is under review and the current approach of using s106 agreements may be replaced by a legal agreement or the Community Infrastructure Levy (CIL).
- The cost of the SANG tariff has been recalculated so that it more accurately reflects the expected occupancy of dwellings (from the 2011 national census), and in order to ensure the tariff covers the true cost of SANG provision.
- The available capacity in current SANGs and information about ongoing work to identify potential SANGs has been updated.
- The SAMM tariff has been updated in line with guidance published by Natural England.
- It is an SPD. The 2009 strategy had the status and purpose of an SPD but was not titled as such.
- It includes additional guidance on the delivery of private and bespoke SANGs and on proposals for the Council to take over and manage SANGs.

1.13 This strategy was endorsed by NE on [date to be inserted] (see **Appendix 3**).

1.14 The need to review the strategy and the changes made are primarily a result of the following factors.

- The approach has now been in place since 2006 and the experience gained since this time means the Council has developed a better understanding of costs and work involved in delivering, managing and maintaining SANGs.
- The Council has identified new potential SANGs.
- There have been changes to national policy and legislation, notably the introduction of the Community Infrastructure Levy (CIL), exemptions from CIL for certain types of development and a restriction placed on the pooling of more than five s106 contributions for the provision of infrastructure.
- Work on the Local Plan has advanced, with a consultation on a pre-submission Local Plan taking place in June/July 2016. The draft Local Plan identifies a spatial strategy which the SPA strategy must reflect in order to demonstrate that the Local Plan can be delivered.
- There have been a number of proposals for SANGs on land not owned by the Council.

### ***Consultation on the strategy***

1.15 This strategy is the subject of a public consultation for four weeks between 19 September 2016 (midday) and 17 October (11.59pm) 2016. The responses received during the consultation will be analysed and amendments made to the document where appropriate, in line with regulation 11 of The Town and Country Planning (Local Planning) (England) Regulations 2012.

### ***Strategic Environmental Assessment***

- 1.16 In accordance with the European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment” (SEA Directive), as transposed into law by The Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations), local authorities are obliged to undertake a Strategic Environmental Assessment (SEA) on any plan or programme prepared for town and country planning or land use which sets the framework for future development consent of certain projects (which includes development sites over 0.5 hectares).
- 1.17 Under Article 3(3) and 3(4) of the SEA Directive, SEA is required for plans and programmes which “determine the use of small areas at a local level” or which only propose “minor modifications to plans” to plans and programmes, and which would otherwise require SEA, only where they are determined to be likely to have significant environmental effects. In screening to consider the likely extent of the strategy effect on the environment, the screening opinion concluded that a full Strategic Environmental Assessment was not required.

### ***Habitat Regulations Assessment***

- 1.18 The Council is required to consider the impact of the strategy on protected Natura 2000 sites. Within Guildford Borough, this includes Special Protection Areas (SPA) and Special Areas of Conservation (SAC). Screening was carried out in accordance with legislation and guidance, and concluded that the strategy is not directly connected with or necessary to the management of the site, and is not likely to have a significant effect on a European Site (in combination with other plans or projects).

### ***Equalities Impact Assessment***

- 1.19 All public authorities are required by the Equalities Act 2010 to specifically consider the likely impact of their policy, procedure or practice on certain groups in the society. These groups (sometimes referred to as protected characteristics) are defined by the 2010 Act as age, disability, gender (sex), race, sexual orientation, religion or belief, gender reassignment, marriage and civil partnership, pregnancy and maternity. It is the Council’s responsibility to ensure that its policies, procedures and service delivery do not discriminate, including indirectly, on any sector of society. In order to anticipate likely differential impact on these groups, screening of the potential differential impact was carried out. The screening opinion concluded that a full Equalities Impact Assessment was not required.

## **2. The Approach**

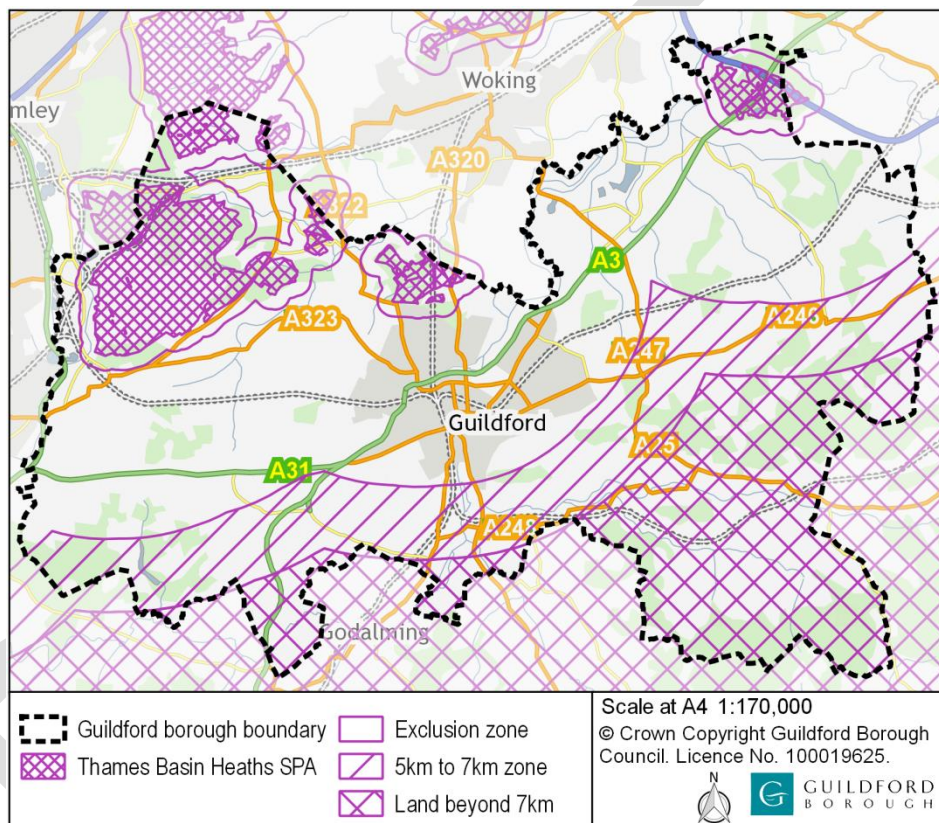
- 2.1 NE has advised that a three pronged approach is needed to overcome the adverse effects on the SPA which arise mainly from recreational use by local people. The three “prongs” identified are:
- the provision of Suitable Alternative Natural Greenspace (SANG) to attract people away from the SPA and hence reduce pressure on it
  - access management measures on, and monitoring of, the SPA to reduce the impact of people who visit the SPA, and
  - habitat management of the SPA which will improve the habitat for the ground nesting birds.

2.2 This strategy focuses on the first two bullet points and sets out how these will be achieved and administered within the borough. The third bullet is the duty of SPA landowners and falls outside the development management system.

### Buffer zones

2.3 A core principle of the approach is the existence of three buffer zones around the SPA, set out below.

- Exclusion zone.
- Zone of influence.
- Five to seven kilometre zone.



**Figure 1: SPA zones**

See **Appendix 1** for a detailed map.

### Exclusion zone

2.4 The "exclusion zone" is set at zero to 400 metres linear distance from the SPA boundary. There is a presumption against development that results in a net increase in residential units within this zone. The impact of net new residential development so close to the SPA is likely to be such that it is not possible to conclude no likely significant effect. The use of conditions prohibiting the keeping of pets would be unreasonable, unenforceable and therefore be inappropriate, making it extremely unlikely that any net new residential development within the exclusion zone would be acceptable.

2.5 All proposals for any type of development within this zone will be required to undertake an Appropriate Assessment to demonstrate (a) that they will not have an adverse effect on the

SPA and/or (b) the acceptability of any avoidance and/or mitigation measures provided. The Council and NE will need to be satisfied that any such development will not lead to further recreational use of the SPA or have any other significant effect on its integrity.

- 2.6 In exceptional circumstances it may be appropriate to modify the extent of this zone to take account of physical obstructions to access to the SPA. Barriers such as railway lines, waterways and major roads may restrict cat movement and human access to the SPA, allowing the exclusion zone boundary to be adjusted marginally. In these circumstances each application will be considered individually on its merits and in consultation with NE. Whilst barriers such as railway lines may restrict human movements there is no evidence that they restrict cat movements.

### ***Zone of influence***

- 2.7 The "zone of influence" is set between 400 metres and five kilometres linear distance from the SPA boundary. Where net new residential development is proposed within the zone of influence (including the curtilage of the new dwelling), avoidance measures must be delivered prior to occupation of new dwellings and provided in perpetuity. Measures must be based on a combination of Strategic Access Management and Monitoring (SAMM) and the provision and/or improvement and/or maintenance of Suitable Alternative Natural Greenspace (SANG).

### ***Five to seven kilometre zone***

- 2.8 Residential development of at least 50 net new dwellings that falls between five and seven kilometres from the SPA may be required to provide avoidance and mitigation measures. This will be assessed on a case-by-case basis and agreed with NE.

### **Types of development covered**

- 2.9 The main impact on the SPA dealt with by this strategy is that resulting from recreational pressure and urbanisation associated with residential development (e.g. cat predation, dog walking). On this basis, the strategy applies to all net new development which provides permanent accommodation. Sheltered accommodation, accommodation for elderly, communal homes, hostels, and affordable housing are included within the provisions of this strategy. Permissions for temporary accommodation (including temporary traveller accommodation) will be considered on a case-by-case basis.
- 2.10 Reflecting the precautionary principle and the need to consider the in-combination effects of development, this strategy applies to proposals for net new development of the following types:
- units falling within Use Classes C3 (dwellinghouses) and houses of multiple occupation (Use Classes C4 and sui generis)
  - units of staff residential accommodation falling within with Use Classes C1 and C2 and
  - traveller accommodation units (Use Class sui generis).
- 2.11 The strategy may also apply to proposals for net new development of the following types, to be assessed on a case-by-case basis in consultation with NE:
- student accommodation, and
  - accommodation of types not covered above.

### ***Class C1***

- 2.12 Residential staff accommodation in Class C1 development (hotels, boarding and guest houses) will be considered likely to have a significant adverse effect in combination with other dwellings and will be required to contribute to avoidance measures. Non-staff accommodation will be assessed on a case-by-case basis under advice from NE.

### ***Class C2***

- 2.13 Residential staff accommodation in Class C2 development (residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres) will be considered in the same way as staff accommodation in Class C1. Non-staff accommodation will be considered on a case-by-case basis under advice from NE. The level of care required by the residents, the likelihood of residents to visit the SPA and the likelihood of pet ownership in these establishments will be taken into account.

### ***Houses in multiple occupation (HMO)***

- 2.14 Appropriate levels of avoidance and/or mitigation will be sought depending on expected occupancy. HMOs are assumed to have an occupancy equivalent to the number of bedrooms in the dwelling. The occupancy rates which have been used to calculate the tariffs include homes of all tenures, and therefore the figures take account of the high occupancy rate within HMOs. HMOs of one to five bedrooms will therefore be counted as a normal five-bed home.
- 2.15 Occupancy data for homes larger than five bedrooms is not available. Where HMOs have six bedrooms or more, it will be assumed that each additional bedroom beyond five will accommodate an additional person and an appropriate sum will be sought, unless it can be clearly demonstrated that occupancy is likely to be lower or higher.

### ***Student accommodation***

- 2.16 Self-contained units of student accommodation may be counted as single dwellings in accordance with the strategy and should contribute an appropriate level of avoidance and/or mitigation measures, to be decided on a case-by case basis under advice from NE.

### ***Replacement dwellings***

- 2.17 Replacement dwellings will not generally lead to increased recreational pressure and therefore will have no likely significant effect on the SPA (as set out in the Strategic Delivery Framework) and will not generally be required to make a contribution to the provision of avoidance or mitigation measures.
- 2.18 The Council acknowledges that it is possible that dwellings may be replaced with larger dwellings with more bedrooms, and that this could lead to an increase in occupants who may visit the SPA. These will be judged on a case-by case basis.

### ***Significantly large residential development***

- 2.19 Significantly large residential development proposals which, on account of their scale and potential impact on the SPA, their ability to offer their own alternative avoidance measures, and the availability of strategic SANG, may be expected to provide bespoke SANG that provides a combination of benefits including SANG, biodiversity enhancement, green

infrastructure and potentially, new recreational facilities. This will be considered on a case-by-case basis.

- 2.20 The definition of “significantly large residential development proposals” and their ability to provide their own avoidance measures may vary depending on their type, character and specific location. The requirement for SANGs to include a minimum 2.3 kilometre circular walk means it can generally be difficult to create a SANG on a site smaller than 10 hectares. 10 hectares of SANG provides avoidance for around 500 homes, depending on the size of the homes. Therefore, and as a starting point only, the provision of bespoke SANG may be considered appropriate for developments of 500 homes or greater. This should not be considered a hard and fast rule, and smaller developments should consider the feasibility of providing bespoke SANG.

#### ***All other types of development***

- 2.21 The Council's duty to consider the impact of development on the SPA applies also to non-residential development applications which will need to be considered on their individual merits. All other applications for planning permission for developments in the vicinity of the SPA which on account of the proposed use, or scale of development, will be screened to assess whether they will have a likely significant effect (individually or in combination with other plans or projects) and where necessary a full Habitats Regulations assessment will be undertaken. NE will be consulted on the following commercial applications as these could have an impact on the SPA.

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

#### ***Planning applications***

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

#### ***Developments that do not require planning permission***

- 2.23 Some types of development do not require planning permission. These include developments covered by prior approval, permitted development, permission in principle and technical consents. These developments must be compliant with the Habitats Regulations as a matter of law and therefore must adhere to the principles set out in this strategy. Where avoidance and/or mitigation measures are required, these should be provided in line with the approach set out in this strategy. The Council will enter into an agreement with anyone undertaking such developments to provide avoidance and mitigation measures in line with this strategy where appropriate.



### 3. Avoidance and mitigation measures

- 3.1 Any net increase in residential dwellings within the zone of influence (see 2.3 onwards) is likely to have a significant effect on the SPA, either alone or in combination with others falling within the zone. Consequently, every proposal for net additional dwellings within this zone must make provision to avoid and/or mitigate the potential effect on the SPA. If developments provide or contribute towards the measures set out in this strategy, they can avoid the effects of the development proposal and an Appropriate Assessment will not be required. The option remains for developers to undertake a habitats regulations screening assessment and where necessary a full Appropriate Assessment to demonstrate that a proposal will not adversely affect the integrity of the SPA.
- 3.2 There is an absence of up-to-date guidance on Appropriate Assessments. However, the draft guidance document *Planning for the Protection of European Sites: Appropriate Assessment* produced by the Department for Communities and Local Government in 2006 is commonly used in practice. Where Appropriate Assessment is undertaken, the assessment should be robust, proportionate to the plan or programme, and follow established best practice. The assessment should follow the process set out in the guidance as follows.
1. Identify likely significant effects.
  2. Appropriate assessment and ascertaining the effect on site integrity.
  3. Identify and evaluate mitigation options and alternative solutions.
- 3.3 Where the Council is required to carry out an Appropriate Assessment we will require a detailed appraisal from the developer addressing these issues. In the absence of this information an Appropriate Assessment will not be possible and it is likely that planning permission would be refused.
- 3.4 The two primary avoidance and mitigation measures are:
- Suitable Alternative Natural Greenspace (SANG), and
  - Strategic Access Management and Monitoring (SAMM).

#### **Suitable Alternative Natural Greenspace (SANG)**

- 3.5 SANGs are attractive natural green spaces that function as an alternative to the SPA for recreation, and therefore allow development to proceed whilst avoiding any impact on the SPA from increased recreational pressure. **Appendix 4** sets out NE's Guidelines for the creation of new SANGs. SANGs can be created from:
- existing open space of SANGS quality with no existing public access or limited public access, which for the purposes of avoidance could be made fully accessible to the public,
  - existing open space which is already accessible but which could be changed in character so that it is more attractive to the specific group of visitors who might otherwise visit the SPA, and
  - land in other uses which could be converted into SANGS.
- 3.6 It should be noted that SANG provision is distinct from, and additional to, formal open space which is required in relation to new residential development.
- 3.7 Where SANG is required, it must be provided on the basis of at least 8 hectares per 1,000 expected occupants in new residential developments.

### ***SANG catchments***

- 3.8 The catchment of any SANG (the area within which it can provide avoidance) depends on the overall size of the site, current recreational use, individual site characteristics, location, access points and accessibility, and relationship within a wider green infrastructure network. The following list provides a guide to SANG catchments.
- SANGs of 2-12 hectares have a catchment of two kilometres.
  - SANGs of 12-20 hectares have a catchment of four kilometres.
  - SANGs of 20 or more hectares have a catchment of five kilometres.
  - Where SANGs do not have a parking area, the catchment is limited to 400 metres.
- 3.9 Following negotiations with NE it is agreed that sites at or over 20 hectares which undergo discounting (see paragraph 3.19) in terms of capacity can still have a five kilometres buffer/catchment, as the discounting does not affect their total physical area and therefore they retain the same draw to visitors as sites which have not undergone any discounting.
- 3.10 SANGs without a parking area have a catchment limited to 400 metres. The level of car parking needed for a SANG will be established in consultation with NE. However, as a guide, car parking should be provided on the basis of one parking space per hectare of SANG.
- 3.11 Where SANG is required, developments will be allocated to a specific SANG and must fall within that SANG's catchment. The exceptions to this are developments of fewer than 10 dwellings which, under the terms of the Policy NRM6, can be allocated to any SANG in the borough (or in an adjoining district with agreement with the relevant local authority) that has sufficient capacity to cater for the consequent increase in population. However, all net new dwellings, including on sites of fewer than 10 dwellings, are required to contribute to the provision of avoidance and mitigation measures (SANG and SAMM).

### ***Delivery of new SANGs***

- 3.12 Sufficient SANG must be delivered (identified and functional) in advance of dwelling completion to ensure that there is no likely significant effect on the SPA. "Completion" means when an individual dwelling is completed, rather than when a whole development is completed. The Council will aim to ensure there is adequate SANG across the borough area.
- 3.13 The Council will deliver SANGs, the cost of which will be funded by developer contributions. This means the SPA itself is not "starved" of finances with the result that its quality and value suffers. The SPA sites will continue to be managed as at present, benefitting from funding arising from the access management and monitoring measures referred to in paragraph 3.73.
- 3.14 The Council may work with other councils to deliver new SANGs. Joint working between the Council and other SPA affected councils may be appropriate when:
- the Council alone cannot provide sufficient SANG to meet its need
  - the catchment of a SANG extends into a neighbouring authority, and/or
  - there is an opportunity to add value and/or capacity to individual SANG by developing a network of SANG across local authority boundaries.
- 3.15 The aim for each SANG site is to identify works that will improve its overall "quality" as a natural or semi natural space in-line with the SANG guidelines (see **Appendix 4**). This does not mean the provision of facilities such as cafes and play areas that would more usually be associated with parks and other formal open spaces. Works must enhance its capacity for

recreation, make it more attractive to users, and increase residents' choice of sites to visit, thereby providing a range of sites of comparable interest and quality to the SPA.

- 3.16 When any land is proposed as SANG, existing nature conservation interests must be taken into account. All works on SANGs must be designed sensitively to balance the needs of access, landscape character and wildlife. The delivery of SANGs must avoid the "urbanisation" of the countryside as it is recognised that thriving biodiversity and naturalness are significant "pull" factors in a resident's decision to visit a site.
- 3.17 The design and capital enhancement works should, wherever possible and where compatible with the SANG guidelines, follow best practice on accessibility, incorporating measures such as a proportion of wider parking bays, and kissing gates and paths that can accommodate visitors in wheelchairs.
- 3.18 Provision of SANGs on agricultural land may represent a material change of use which requires planning permission. The use would be defined in each specific case; for example, SANG could be provided as a nature reserve or as public space. After the provision of the land and the required initial works, developer contributions may then be used to improve the SANG through the implementation of works onsite or to refund any initial development works which may have been required to make the SANG operational. Planning permission will be required for any operational development to facilitate the SANG, such as a car park.
- 3.19 Where it is proposed to use existing public open space as SANG, the existing patterns and rights of public use must be taken into account and protected, and a degree of discounting must be applied to reflect this. Discounting means the SANG capacity of the site is reduced because some of the visitor capacity is already used, and proposed improvements to the land and accessibility will only attract a limited number of new visitors. The level of discounting should be established using robust evidence.
- 3.20 This does not mean that SANG sites will be "swamped" by visitors who would normally visit the SPA. Only sites that the Council, in consultation with NE, considers are not used to their full capacity and have scope for improvement will be considered appropriate. Regular monitoring including visitor surveys of both the SPA and the SANG sites will ensure the effectiveness of SANGs and the effect on the SPA itself are kept under review.
- 3.21 SANGs may be provided by developers and private landowners, subject to meeting the requirements set out in this strategy and receiving approval from NE. Where SANGs are proposed on privately owned land, as part of the approval process, and to ensure that the site is secured in perpetuity, these sites are required to be transferred into enduring ownership with adequate, ring fenced funding provided for the life of the SANG. Enduring ownership means they will be owned and managed by organisations that will exist in law to all intents and purposes "in perpetuity". The Council considers perpetuity to mean at least 80 years, and 125 years in some cases (see 3.23).
- 3.22 NE's preference is for SANGs to be on land owned and managed by local authorities, by charities with a dedicated land management function or by similar bodies. Where such land is not owned by the Council, it will seek an interest in the land to ensure that the SANG endures and the funding is used as set out in the SANG agreements. For land that is not owned by the Council, Natural England may require the Council to agree 'Step-in Rights' either for itself or an approved and named organisation to ensure that mitigation is secure. Where the implementation of Step-in Rights could result in the Council taking on land and a financial

liability for it in perpetuity, authority will need to be sought in-line with the Council's constitution and will likely require a decision by the Council's Executive or by Full Council, depending on the details of the proposal.

3.23 In order to grant planning permission for developments that rely on SANGs that are not within Council ownership, the Council will consider a number of factors, including the following.

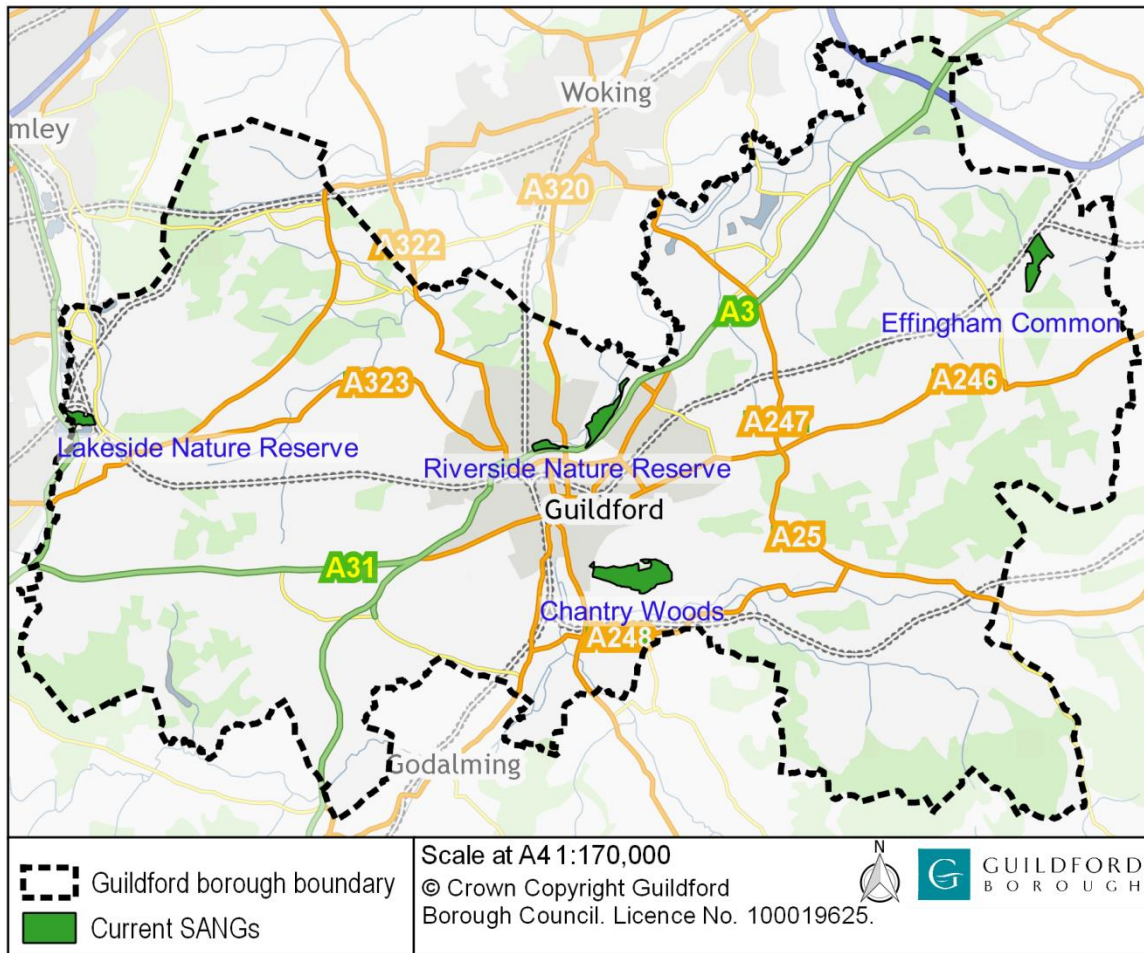
- Whether it has been demonstrated that the SANG has been secured in perpetuity. Sufficient funding must be demonstrated using calculations for funding that are based on approved forecasts. This includes ensuring that costs can be covered at any point in the life of the SANG and works completed as required, the interest rates used are evidence based, allocation predictions are appropriate and inflation is set at 2% as the long term average for England. It is the preference of the Council to maintain SANGs beyond the minimum period of at least 80 years, and, where annual costs are less than average, a longer period up to 125 years for perpetuity will be used.
- Whether it has been demonstrated that the SANG will be maintained and managed to the required standard, including elements known to be necessary or beneficial to the success of a SANG such as landscape maintenance, staffing, management, contingency, visitor surveys, replacement of infrastructure and may also include the enhancement and conservation of existing biodiversity.
- As the Planning Authority remains responsible for ensuring that appropriate mitigation is in place before, and remains after, the completion of development, in the event of unacceptable uncertainty over the provision of sufficient funding the Council may require the additional security of a bond
- If at the end of the process local authorities are still not certain that harm, or "a significant adverse effect on site integrity", will not occur then they are legally obliged not to approve the proposed plan or project, subject to the procedure outlined in Article 6(4) of the EC Habitats Directive regarding imperative reasons of overriding public interest.

### **Current strategic SANGs**

3.24 Strategic SANGs provide avoidance for developments that cannot provide their own SANG. These are generally smaller developments for which the provision of bespoke SANG is not viable. Strategic SANGs will be provided by the Council but may also be provided by another organisation or individual.

3.25 The Council has the following strategic SANGs on Council owned land.

- Riverside Nature Reserve (including Parsonage Watermeadows).
- Chantry Woods.
- Effingham Common.
- Lakeside Nature Reserve.



**Figure 2: Current SANGs**

See **Appendix 1** for detailed maps of current SANGs.

***Riverside Nature Reserve (including Parsonage Watermeadows), Guildford***

3.26 An extensive linear wetland and meadow area owned and managed by the Council which projects into the Guildford urban area. This SANG provides avoidance mainly for development arising within the Guildford urban area and settlements to the east, up to five kilometres from the SANG boundary. Initially limited to the eastern land parcel, the western parcel (Parsonage Watermeadows) has been incorporated into the SANG as an extension, with agreement from NE.

***Chantry Wood, Guildford***

3.27 A large woodland area owned and managed by the Council to the south of Guildford. This SANG provides avoidance mainly for development arising within the Guildford urban area and settlements to the south, up to five kilometres from the SANG boundary.

***Effingham Common, Effingham***

3.28 Open countryside and Registered Common Land with a mixture of habitat types largely owned and managed by the Council. This SANG provides avoidance for development arising up to 400m from the SANG boundary as it does not have a parking area. A site for a car park to

serve this area is being investigated. If a car park is delivered, the area around the SANG for which avoidance will be provided will be extended to five kilometres.

**Lakeside Nature Reserve, Ash Vale**

3.29 A variety of habitat types including significant water areas owned and managed by the Council. This SANG provides avoidance for development arising in the Ash/Ash Vale urban area and settlements to the east, up to four kilometres from the SANG boundary.

**The current SANG position**

3.30 The table below gives the current position as at July 2016. SANG capacity is allocated to development when they are granted permission. If developments are later not built out, the capacity will be reclaimed.

**Table 2: Current SANG capacity**

SANG	Total site size (ha)	Discount (see para. 3.19)	Size after discounting (ha)	Capacity allocated (ha)	Remaining capacity (ha)
Riverside NR	30	50%	15	12.75	2.25
Parsonage Wm	9	0%	9	4.24	4.76
Chantry Woods	76	50%	38	10.09	27.91
Effingham Common	34	0%	34	5.05	28.95
Lakeside NR	16	75%	4	3.9	0.1

3.31 There is presently a large amount of SANG capacity to provide avoidance for development in Guildford urban area. There is currently no SANG capacity in the west of the borough. There is a large amount of SANG capacity in the east of the borough, but this SANG has a catchment limited to 400 metres. In areas without SANG capacity, developments of 10 homes or greater cannot be built or occupied.

3.32 The management plans for the Council’s existing SANGs can be seen at **Appendix 5**.

**Work to increase SANG capacity**

3.33 Given the situation described above, the Council is working to deliver a new SANG or SANGs for the West of the borough, and a parking area for Effingham and/or a new SANG to provide avoidance in the east of the borough. The Council is also currently reassessing the capacity of Lakeside Nature Reserve SANG in Ash. This may result in more SANG capacity for Ash and Ash Vale.

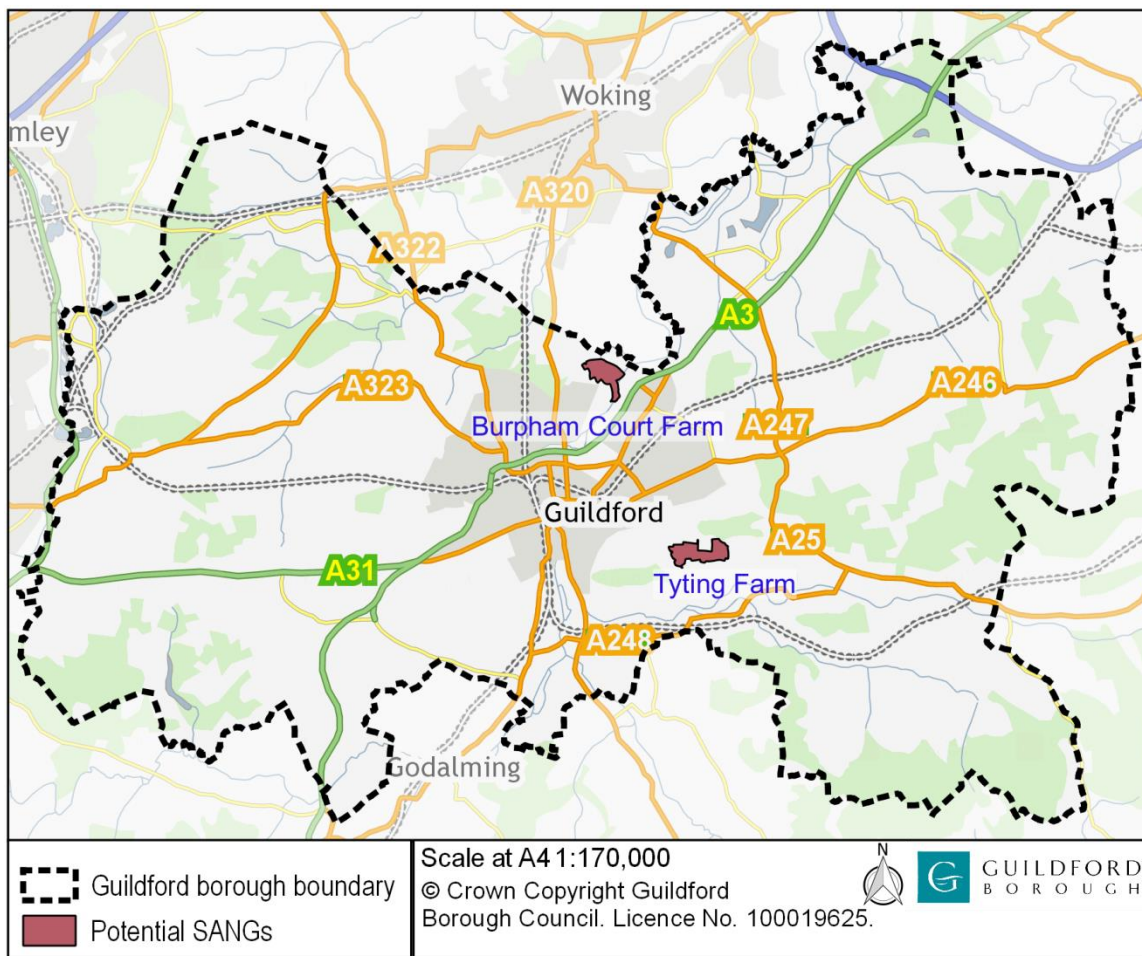
3.34 Whilst Guildford town currently has adequate SANGs provision, the evidence base supporting work on the new local plan indicates that the borough has a high housing need and that Guildford urban area is a sustainable location for new homes. Therefore, it is anticipated that further SANG capacity will be needed around Guildford.

3.35 Information on the current SANG position will be updated through the annual Monitoring Report.

### Potential strategic SANGs on Council owned land

3.36 The Council has identified potential options for new strategic SANGs on the following Council owned sites:

- Tyting Farm
- Burpham Court Farm



**Figure 3: Potential SANGs on Council owned land**

See **Appendix 1** for a detailed map of potential strategic SANGs on Council owned land.

#### ***Tyting Farm, south east of Guildford***

3.37 Tyting Farm is an attractive site of 43 hectares with a good variety of semi natural habitats and a number of conservation interests. NE have agreed to the provision of SANG at this site in principle. A layout and management plan for the site is currently being produced.

3.38 Tyting Farm was identified as a highly suitable location for a SANG in a study undertaken in June 2006<sup>3</sup> by English Nature (now NE). The site would have a five kilometre catchment and would primarily provide avoidance for developments in Guildford town.

***Burpham Court Farm, northern Guildford***

3.39 Burpham Court Farm, a site of 38 hectares which adjoins Riverside Nature Reserve, has been identified as potential SANG site for the Slyfield Area Regeneration Project (SARP). NE has confirmed in principle that Burpham Court Farm can meet the criteria for SANG. The Council is currently considering a number of uses at the site and will produce a proposal. As a result, the exact boundary of the SANG and the amount of SANG capacity it will provide are not yet known.

3.40 The site was identified as a potential SANG in the 2009 SPA Avoidance Strategy. If it is brought forward as an extension to Riverside Nature Reserve, or is 20 hectares or greater in size, it will have a five kilometre catchment covering Guildford town and some nearby settlements.

**Potential strategic SANGs on land outside Council ownership**

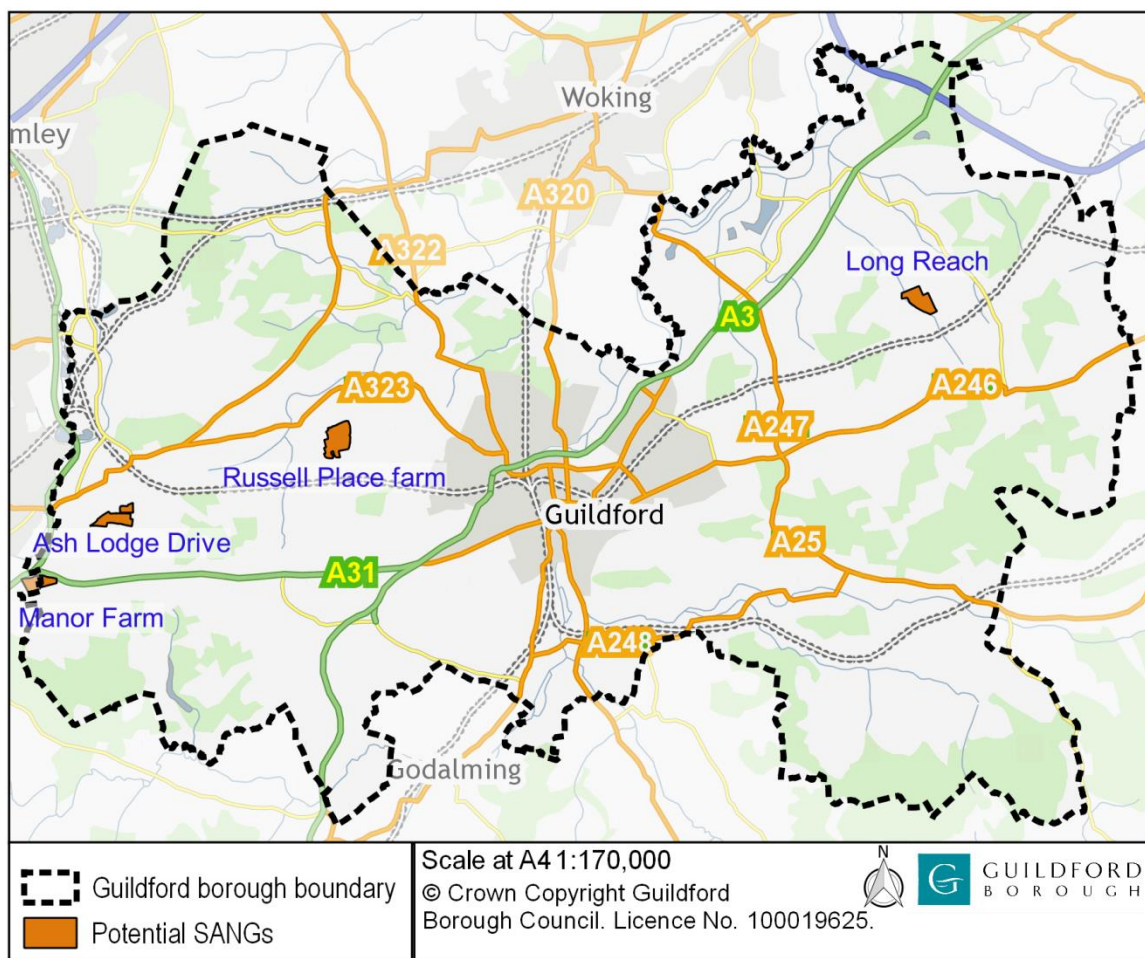
3.41 The following sites on privately owned land have been put forward as potential SANGs through planning applications.

- Ash Lodge Drive, Ash.
- Long Reach, West Horsley.
- Russell Place Farm, Worplesdon.
- Manor Farm, south of Tongham.

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<sup>3</sup> See Appendix 2 of the Thames Basin Heaths Special Protection Area Interim SPA Avoidance Strategy September 2006 available at [www.guildford.gov.uk/tbhspa](http://www.guildford.gov.uk/tbhspa)





See **Appendix 1** for a detailed map.

### ***Ash Lodge Drive, Ash***

3.42 The 24 hectare site at Ash Lodge Drive was proposed as a SANG by the developer of a nearby residential development. The SANG and the development already have outline planning permission (planning application 12/P/01973). Eight hectares of this SANG have been set aside to provide bespoke SANG for the 400 homes included in this permission. The owner of the site has agreed that the remaining 16 hectares will be available as strategic SANG for other developments. The Council is currently working with the developer to agree the mechanism for allocating the extra SANG capacity to other developments.

3.43 The SANG will have a five kilometre catchment covering the area in and around Ash and Tongham.

### ***Long Reach, West Horsley***

3.44 The site at Long Reach has been proposed as a SANG through a planning application (planning application ref. 16/P/01459). This planning application is currently awaiting determination. NE have agreed with the principle that the site can be used as a SANG. A small part of the SANG is proposed to be used as bespoke mitigation for the applicant's own development and the landowner has agreed that remaining capacity will be available as mitigation for other developments.

3.45 The application is currently awaiting determination and, if it receives permission, would have a five kilometre catchment and provide avoidance for most of the east of the borough.

#### ***Russell Place Farm, Worplesdon***

3.46 Russell Place Farm has been proposed as a SANG through a planning application (planning application ref. 13/P/01453). The application was refused by the Council's planning committee in July 2016 and the landowner has indicated that they intend to appeal the decision. The Council will monitor events. The landowner has previously agreed to make the SANG available as mitigation for developments and if it receives permission it would have a five kilometre catchment that could provide mitigation from Ash to Guildford town centre.

#### ***Manor Farm, south of Tongham***

- 3.47 Manor Farm, south of Tongham, has been proposed as a SANG through a planning application (planning application ref. 16/P/00222). The application is currently awaiting determination. A part of the SANG would be required to provide bespoke mitigation for the applicant's own development and the application states that there is potential for the remaining SANG mitigation to be provided to other developments in the area. The proposed SANG extends across the borough boundary into Waverley.
- 3.48 The SANG would be over 17 hectares and could have a four kilometre catchment covering the southern part of Ash and Tongham and parts of Waverley, subject to considerations of access.

#### **Further options for new SANGs**

- 3.49 The following options for strategic SANGs have been considered in the past and remain potential options, but are not currently considered preferable.
- Broad Street and Backside Common and Stringers Common, Worplesdon.
  - Tongham Pools, Tongham.

#### ***Broad Street and Backside Common and Stringers Common***

- 3.50 Informal agreement was reached at officer level between the relevant parties that land at Broad Street and Backside Common (128 ha) and Stringers Common (29.6ha) can be designated as SANGs. The land, which is Registered Common Land, is owned by Surrey County Council (SCC) and managed by the Surrey Wildlife Trust. NE has agreed in principle that the land meets its criteria for SANG and a programme of improvement works has been identified.
- 3.51 SCC adopted a policy in 2012 which requires developments that use SANGs on land owned by SCC contribute an additional fee over and above any SANG tariff paid. It is not clear at this stage whether this additional fee would be viable or could jeopardise the delivery of other benefits, such as affordable housing.
- 3.52 The Council has a preference to deliver SANGs on new public open space, rather than existing public open spaces like the commons, where this is possible.

#### ***Tongham Pools, Tongham***

3.53 NE have agreed in principle that a SANG can be provided at this 16 hectare site. The site is currently in SCC ownership and would have to operate under the policy described above.

### **Bespoke and private SANGs**

- 3.54 Bespoke SANGs are provided by developers for their own developments. Private SANGs are SANGs provided and run by organisations or individuals other than the Council that are not tied to a particular development.
- 3.55 As with all SANGs, the land should be of appropriate character and meet the SANG guidelines set out in **Appendix 4**. The Council will consult with NE and if it is agreed that the proposed development will successfully avoid all potential impacts on the SPA through delivery of an appropriate bespoke SANG, the Council can conclude that there would be no likely significant effect and an Appropriate Assessment is not required.
- 3.56 Landowners or developers considering a SANG proposal should engage with NE through their Discretionary Advice Service.
- 3.57 Bespoke and private SANG land must be secured as SANG in perpetuity (see 3.21 and 3.23). In order to grant permission for developments relying on bespoke and private SANGs for mitigation, the Council will need to be certain that the long term provision of the SANG is secure.
- 3.58 In some circumstances, the Council may agree to take over the management or ownership of bespoke and private SANG land. This will be negotiated with landowners on a case-by-case basis. Where the Council takes over responsibility for a SANG, it may not expect to receive a sum based on the total value of SANG tariffs that the SANG could attract, but will expect to receive (or, for private SANGs, be able to collect) sufficient funding to cover all the costs required to maintain it in perpetuity. It will need to be clearly demonstrated that the proposed level of funding is sufficient, and funding mechanisms are reliable, workable and enforceable, providing sufficient funding for the proper long term management of the SANG in perpetuity. This should include robust evidence for any interest rates used to demonstrate financial security.
- 3.59 In order to take on new SANG land, whether through ownership or an agreement to manage the land (including Step-in Rights, see 3.22), authority will need to be sought in line with the Council's constitution. Depending on the details of the proposal, this is likely to require a decision either by the Council's Executive or by Full Council.
- 3.60 Maintenance must be appropriate for the site and reflect the Council's experience of what may be required to create and maintain a SANG successfully.
- 3.61 For all private SANGs, the Council will need to be able to monitor the allocation of SANG to new developments to ensure that the capacity of the site will not be exceeded. The Council will also need to monitor the cost of SANG provision to developers in order to monitor development viability. An effective mechanism for this process must be agreed with the Council and a monitoring fee may be charged.

### **SANG Tariff**

- 3.62 Where developments require SANG and do not propose to provide their own bespoke SANG, developers can pay a tariff to secure SANG mitigation from the Council's strategic SANGs (subject to availability).
- 3.63 The tariff represents three parts as follows.
- Initial capital enhancement (ICE) at up to five per cent of the tariff.
  - Maintenance and replacement of infrastructure in perpetuity at 55 per cent of the tariff less the amount spent on ICE.
  - Lastly a sum representing the cost of the constraints that the Council will be placing on its land, in terms of keeping the land available for public access while it is being used as a SANG and the value added to land by facilitating development. This part will be spent on the associated costs of managing SANG, the provision and maintenance of desirable works on the site and the future cost of potentially managing the site beyond the duration of 80 or 125 years.
- 3.64 In all cases the split within the tariff may vary depending on the specific costs of maintenance and capital work on each SANG site and the value of the land. The split set out above should be regarded as guidance only.
- 3.65 Monies collected will be held within one account for each SANG. Initial capital enhancement will be paid by a Pump Fund loaned from the Council which will subsequently be paid back when the SANG is operational and developer contributions are collected.
- 3.66 Maintenance schedule spending plans are part of a suite of tools used as indicative guides to ensure that the tariff is correct and that sufficient funds are available to secure a SANG in perpetuity. Additional capital works may continue on a SANG in line with the future evolution of the SANG as knowledge of the challenges and opportunities on each site continues to develop.
- 3.67 The SANG tariff is based on the Council's experience of the cost of delivering and operating SANGs. The tariff sets a differential rate based on dwelling size (number of potential bedrooms) as a fair reflection of the number of additional residents likely to arise, based on the costs of delivering and maintaining SANG. It charges a flat mitigation cost of £2,461.91 for each expected occupant. The data and workings out for this cost and the occupancy rates can be seen at **Appendix 6**.
- 3.68 The table below sets out the SANG tariff for the year 2016/2017, which takes effect from the date this strategy is adopted. This will be updated each year on 1 April and will increase in line with the Retail Price Index (RPI) measure of inflation. Occupancy rates are based on data from the 2011 census.

**Table 3: SANG tariff**

Potential bedrooms	Expected occupancy	SANG tariff 2016/17
<b>Cost per occupant</b>		£2,461.91
<b>1 bedroom</b>	1.41	£3,471.29
<b>2 bedrooms</b>	1.98	£4,874.58
<b>3 bedrooms</b>	2.53	£6,228.63
<b>4 bedrooms</b>	2.99	£7,361.11
<b>5 or more bedrooms</b>	3.43	£8,444.35

3.69 When calculating the number of bedrooms in a dwellinghouse, any room at first floor level and above with an external window (excluding bathrooms) and with a floor area greater than 6.5 square metres that can realistically be used as a bedroom will be counted as a bedroom for the purposes of calculating the tariff.

#### ***SANG tariff funding mechanism***

3.70 Where a financial contribution to secure SANG is required, the Council currently collects the tariff through a s106 agreement. However, this is under review and may be secured through a legal agreement between the Council and an individual whereby the Council provides an appropriate amount of SANG capacity in return for a fee. The Council may also incorporate some or all of the tariff into the CIL when it is introduced.

3.71 The Council is considering mechanisms for the funding of SANG other than CIL because there are a number of developments that are exempt from CIL, most notably affordable and self-build housing. If the Council is unable to fund the provision of SANG for these developments, it will be unable to grant permission for them as impacts on the SPA could not be avoided. The provision of affordable housing is one of the priorities of the Guildford Housing Strategy 2015-20.

#### **Strategic Access Management and Monitoring (SAMM)**

3.72 In June 2009, the Joint Strategic Partnership Board (JSP Board) agreed an Outline Business Plan which identified the resources required to provide an effective Strategic Access Management and Monitoring (SAMM) project. This included revenue funding for staff and project work, together with long-term investment to fund the project in perpetuity, funded by contributions from all new additional residential dwellings within five kilometres of the SPA boundary. Whereas SANG contributions are collected individually by each local authority, the JSP Board endorsed the principle of a separate single tariff to fund SAMM measures, to be collected centrally and used strategically across the SPA.

3.73 Access management of the SPA is coordinated strategically by NE working with the Council and other SPA affected authorities, landowners and land managers. The overarching strategy for access management includes:

- a consistent SPA/SANG “message” – signs, leaflets, educational material etc.
- guidance on access management on the SPA e.g. rangers
- the provision of wardens on the SPA
- seasonal restrictions, campaigns etc., and
- guidance over access management on SANG e.g. provision of attractive facilities.

3.74 Access management of the SPA focuses on “soft” measures i.e. wardening, signage, leaflets and educational material. Where access restriction is proposed for the purposes of avoiding a recreational impact, this will be as a last resort, the reasons will be clearly identified and restrictions will be carried out with legal requirements and provisions to protect existing public or open access rights. Care will also be taken to protect other existing nature conservation interests on the SPA.

3.75 SAMM should be provided for in perpetuity. A contribution towards the SAMM project will be required from all affected new net residential development, regardless of whether SANG provision is bespoke or provided through payment of the Council’s tariff. The charge collected in relation to SAMM will be pooled with other SPA affected authorities for strategic allocation. This will ensure that visitor management on the SPA is co-ordinated across the whole area, so that displacement of visitors from one area of the SPA to another is avoided.

3.76 The table below shows the SAMM tariff. The calculations and methodology can be seen in **Appendix 7**.

**Table 4: SAMM tariff**

Potential bedrooms (see 3.69)	Expected occupancy	SAMM tariff 2016/17
<b>1 bedroom</b>	1.41	£411.01
<b>2 bedrooms</b>	1.98	£577.16
<b>3 bedrooms</b>	2.53	£737.48
<b>4 bedrooms</b>	2.99	£871.56
<b>5 or more bedrooms</b>	3.43	£999.82

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

***SAMM tariff funding mechanism***

3.78 Payments for SAMM will be collected through a s106 agreement.

**Temporary permissions for travellers’ sites**

3.79 Where temporary permission is granted for traveller accommodation and contributions for SAMM and/or SANG are required, a contribution based on a proportion of the tariff(s) will be sought.

## **Other costs**

- 3.80 The developer will be required to pay the Council's minimum legal costs (currently £650) and the cost of monitoring the planning obligation (currently £500 per point in time monitored). These are set out in the Council's Planning Contributions SPD and will be secured through a section 106 agreement.

## **Timing of contributions**

- 3.81 Any monies for SANG or SAMM must be paid to the Council on or before the commencement of development. This will allow the Council time to implement any required works before the development is occupied.

## **4. Implementation, monitoring and review**

- 4.1 This strategy will be a material consideration in determining planning applications. All applications for residential planning permission must be determined on a case-by-case basis and assessed against any concerns of adverse effect on the SPA identified by NE. When submitting an application for residential development, applicants need to consider how any impacts of their development on the SPA can be avoided.

## **Spending**

- 4.2 Financial contributions from developers will be used to deliver new SANG sites or improve existing SANG land, providing infrastructure and site maintenance. NE agrees that any capital or land management works, including replacement of capital funded items e.g. stock fencing, bridges and habitat restoration, can be funded again from future development if such works are required. This is deemed necessary to meet the SANG criteria that a SANG must continue to provide a similar quality of experience as the SPA.
- 4.3 The Council will use SANG funding to cover staff costs associated with the delivery, management and maintenance of SANGs. This may include funding a full or part time SANG Officer post.
- 4.4 In order to meet the Habitats Regulations tests, planning proposals must be linked to specific avoidance works within a timetable, and the avoidance works associated with that development must be carried out when development commences and ideally be completed before the occupants move in. Where a SANG exists and is functioning as a SANG, capital and commuted monies can be collected towards improvement, maintenance and management of that SANG. In this instance the monies will be deemed as spent and on completion of a development it can be immediately occupied.
- 4.5 Some areas of the Borough are served by more than one SANG site as the catchment areas overlap. This means that the impact of developments proposed in any of the overlapping catchment areas can be avoided through financial contributions to works at either of the sites. Officers, during negotiations, will identify the site most appropriate for avoidance works. The financial contribution for each application will set out which site is being used as SANG. There may be occasions when the Council may want to split the contribution between two different SANGs. This approach is acceptable to NE.

## **Monitoring**

- 4.6 Two levels of monitoring will be undertaken. The first, monitoring the success of avoidance/mitigation measures, will be carried out by the JSP Board, the affected local authorities, NE and existing landowners and managers and funded by ensuring the charge levied on developer contributions includes an allowance for the cost of this work. The charge collected in relation to monitoring will be pooled for strategic allocation.
- 4.7 This monitoring, coordinated at a strategic level and in line with a Monitoring Strategy will address:
- habitat condition and bird numbers (an existing NE responsibility)
  - the provision of SANGs and delivery of dwellings
  - access management, and
  - visitor surveys.
- 4.8 The Council also undertakes its own monitoring. It reports annually to the JSP Board on SANG delivery within the borough, housing provision in the inner exclusion zone and zone of influence, and on its programme for future provision of SANG. It submits monitoring data relating to SANG finances quarterly to the JSP Board.
- 4.9 The Council prepares a Monitoring Report each year. This report typically includes an analysis of the implementation of the strategy over the preceding year including the cash flow situation, consideration of the need for additional SANG and an outline of the work towards their provision.

## **Review**

- 4.10 The Council monitors the availability of SANG in the borough to ensure there is sufficient capacity in the right places to provide mitigation for new dwellings. This needs to take account of current need, but also expected future development. The Council does not currently have an up to date housing target within an adopted Development Plan. The interim housing number of 322 homes a year (agreed in May 2012) does not take account of an up to date assessment of the objectively assessed housing need (as required by the NPPF at paragraph 47). The West Surrey Strategic Housing Market Assessment 2015 (SHMA) indicates that the objectively assessed housing need for Guildford borough is 693 homes per year (2013 – 2033). This includes an uplift for affordability, economic factors and student growth. The SHMA does not take account of land supply or development constraints within the borough and the figure is not considered a housing target, though the SHMA is the starting point for the setting of a housing target through the emerging local plan. Given the lack of certainty over the future quantum and location of development, the Council will review this strategy at appropriate points as needed.
- 4.11 Financial contributions will be updated on an annual basis on 1 April to reflect inflation based on the Retail Price Index.
- 4.12 The tariff will be reviewed when relevant data is updated, for example, when the national census is undertaken and new data indicates that household occupancy rates have changed. The tariff may also be reviewed where monitoring indicates that it is not set at the right amount to fund delivery and maintenance of SANGs in the long term.

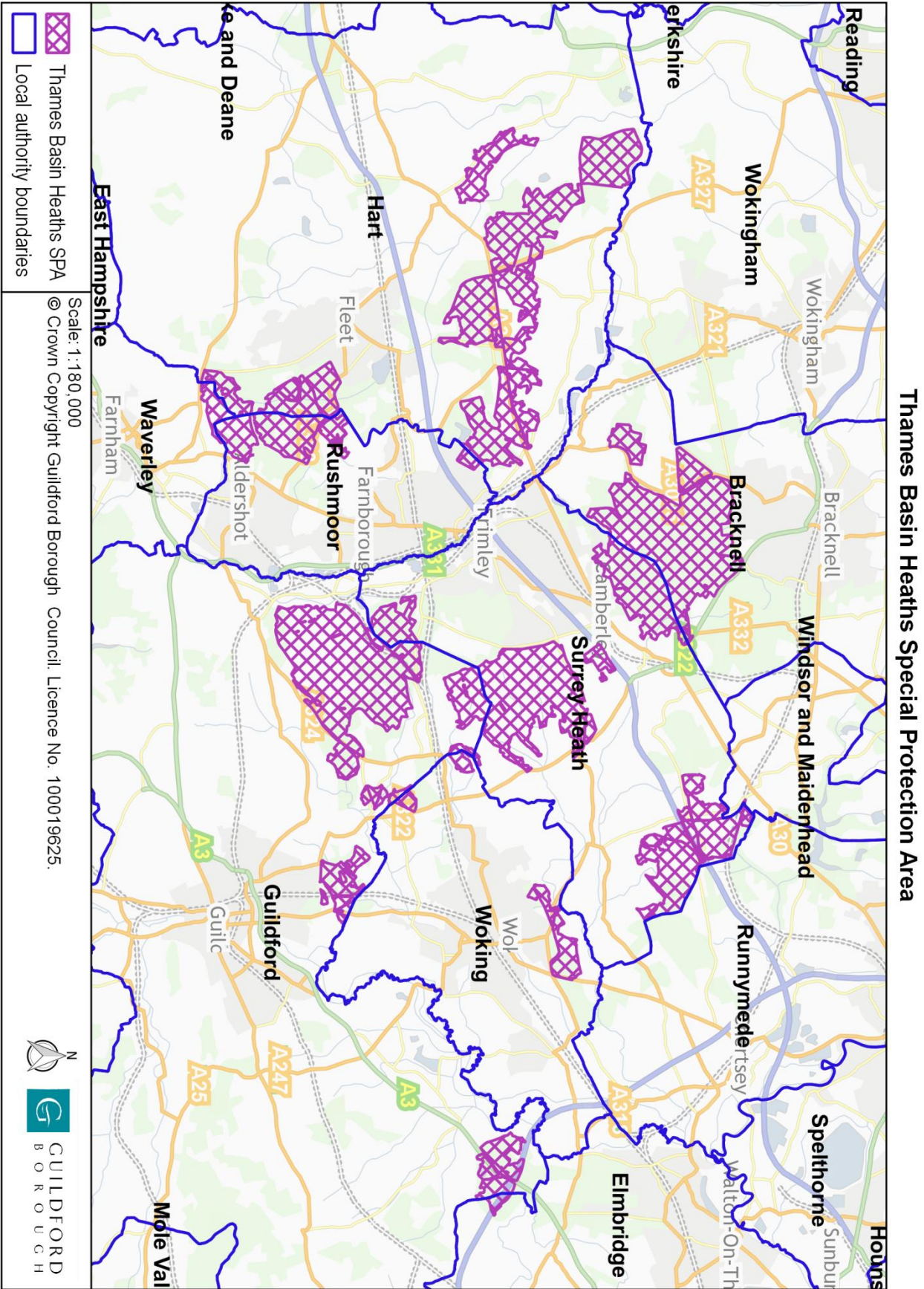


4.13 The JSP Board will review the results of the monitoring work undertaken on an annual basis and amendments will be recommended by the Board to address identified problems, which will be considered by individual SPA affected authorities. Amendments may be made to this strategy in accordance with the above, if considered necessary or desirable.

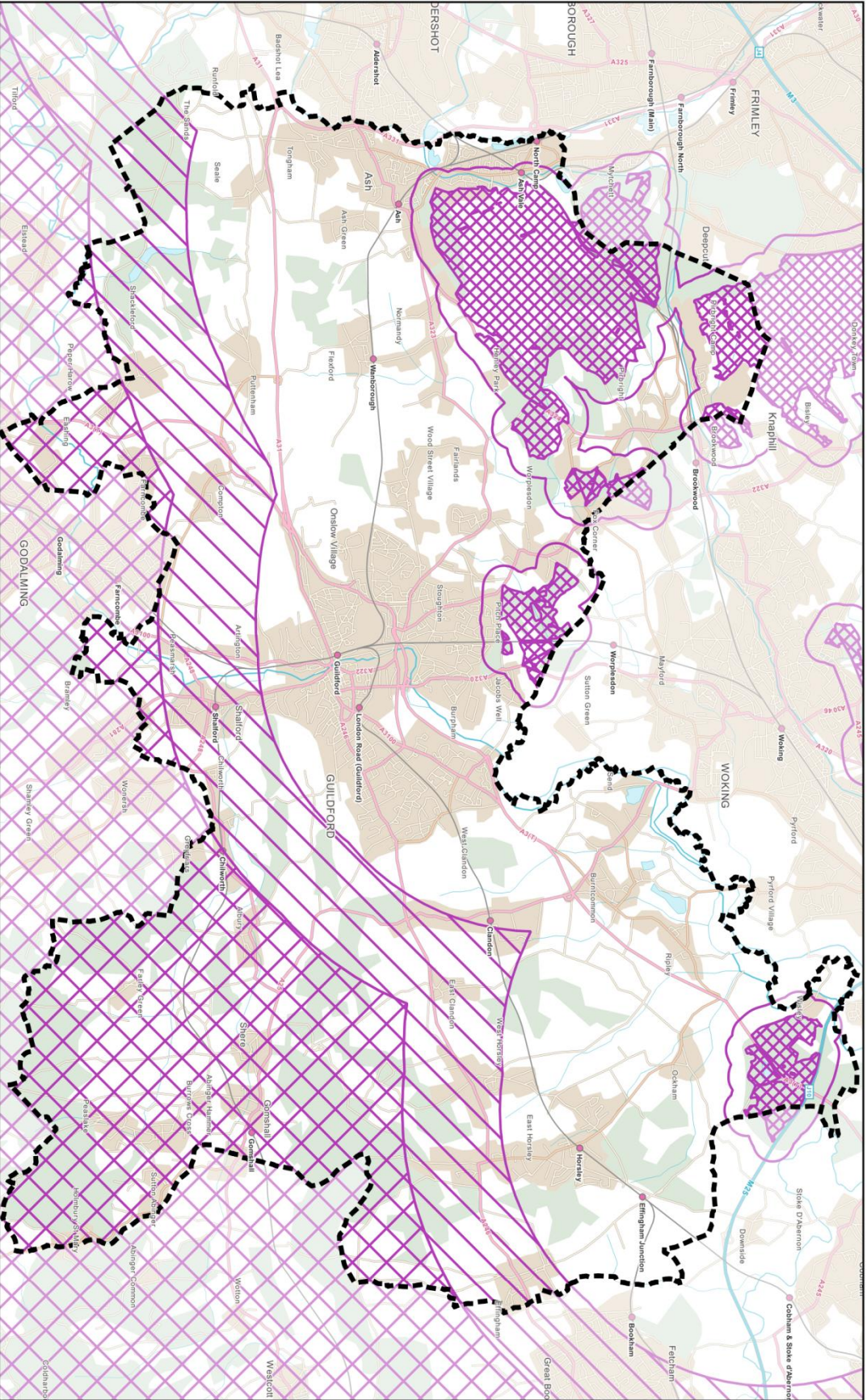
## 5. Appendices

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Appendix 1: Maps



# SPA zones in Guildford borough

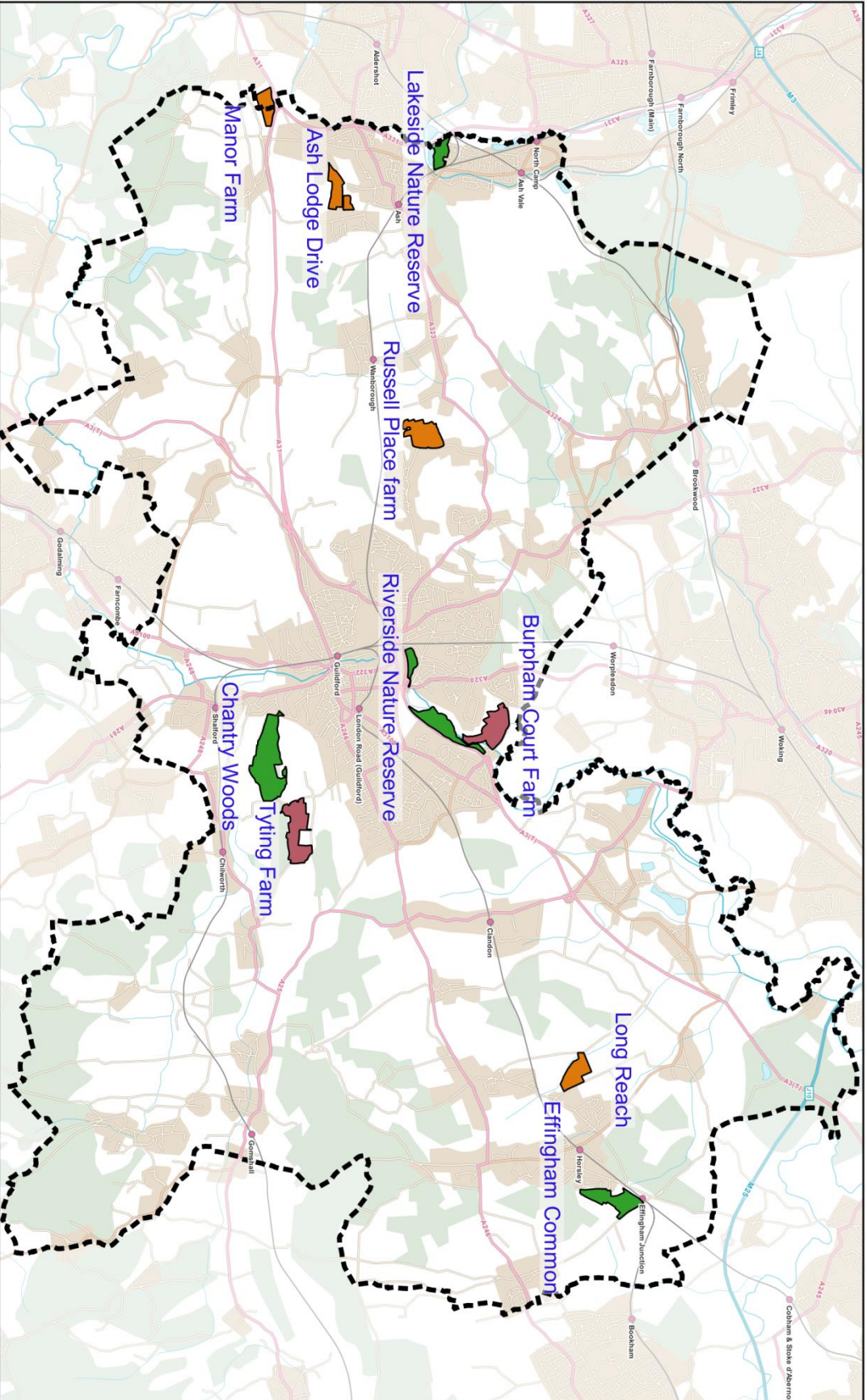






-  Guildford borough boundary
-  Exclusion zone
-  Land beyond 7km
-  Thames Basin Heaths SPA
-  5km to 7km zone

Scale at A4: 1:125,000  
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# Existing and potential SANGs

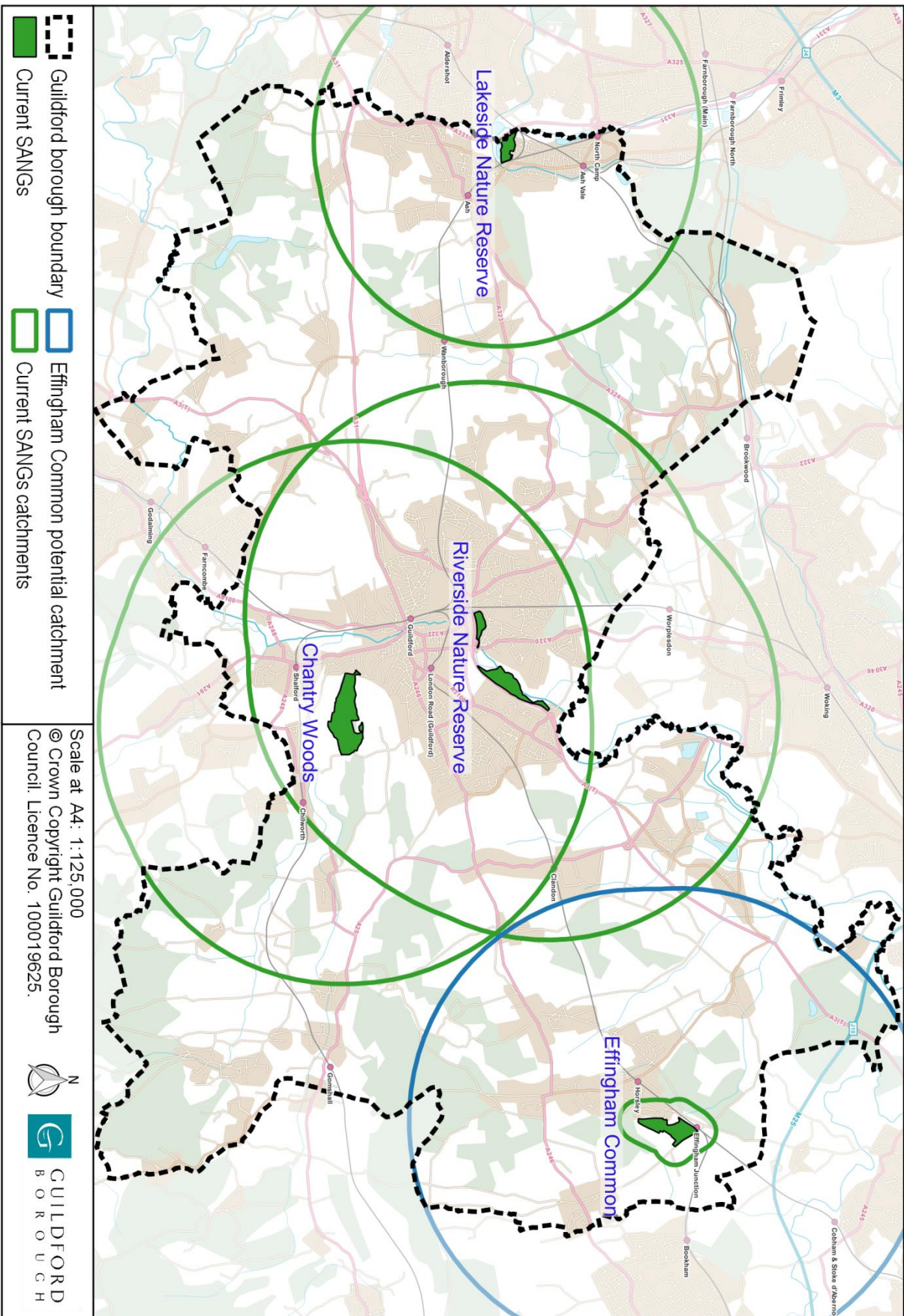


-  Guildford borough boundary
-  Potential SANGs on Council land
-  Existing SANGs
-  Potential SANGs on private land

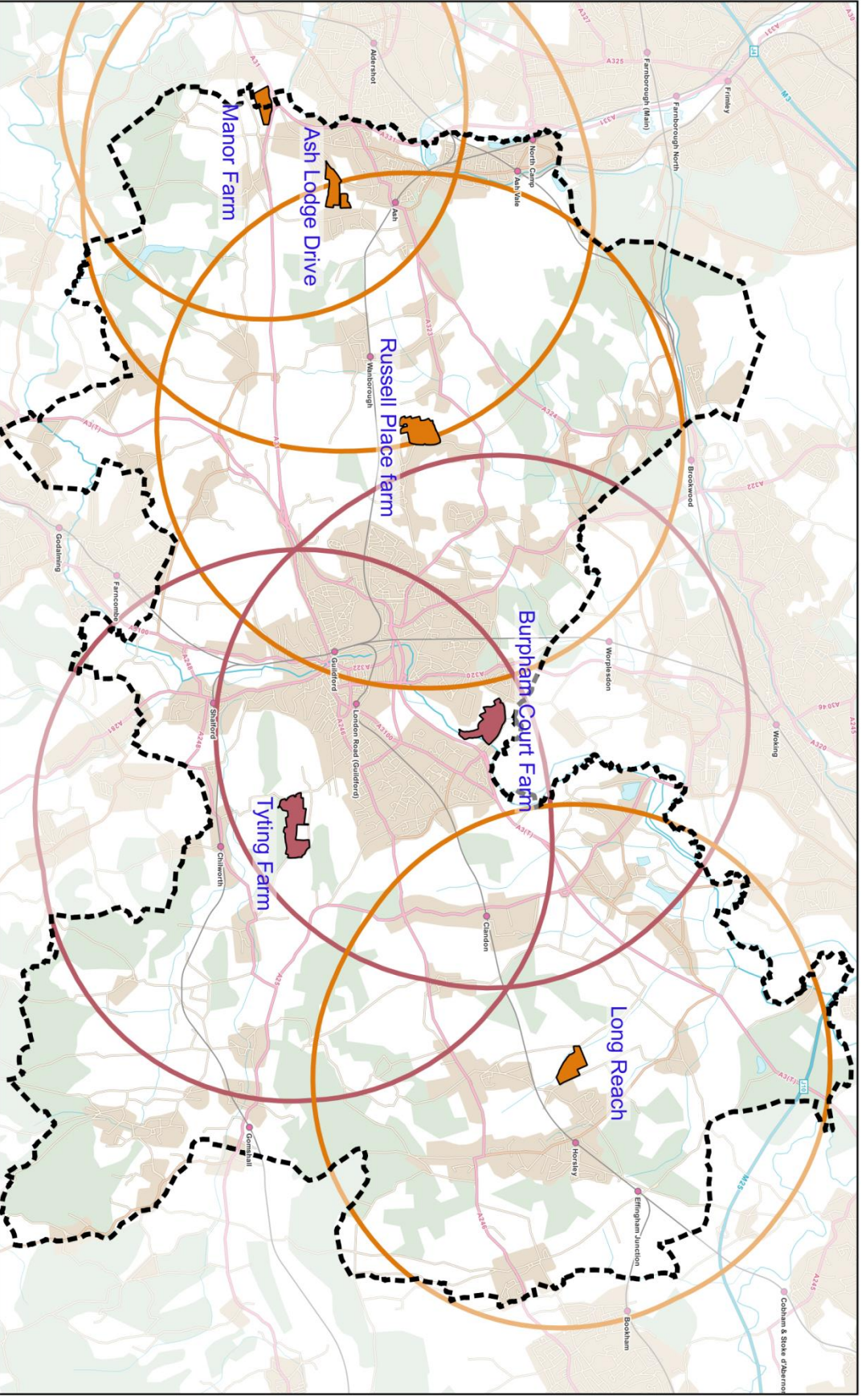
Scale at A4: 1:125,000  
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# Current SANGs and potential catchments



# Potential SANGs and catchments





-  Guildford borough boundary
-  Proposed SANGs on private land
-  Proposed SANGs on Council land
-  SANG catchments

Scale at A4: 1:125,000  
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-  SANG boundary
-  Guildford borough boundary

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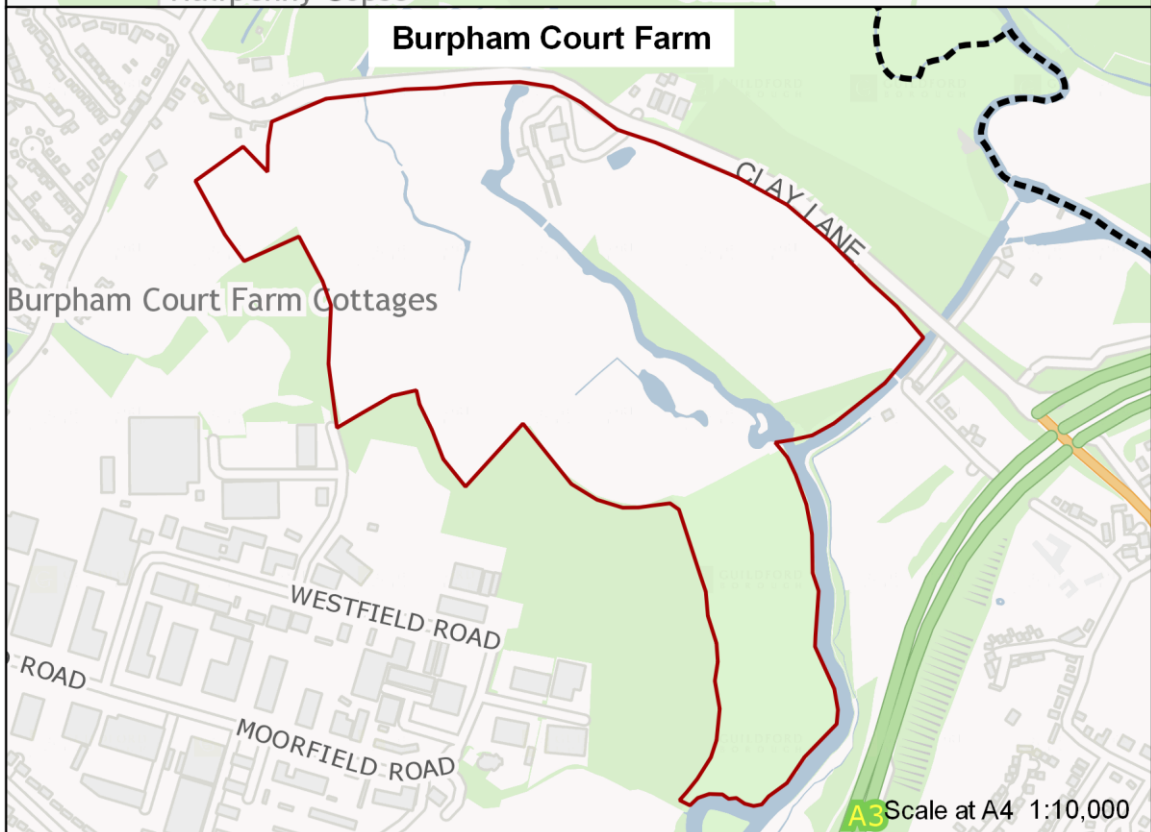






 SANG boundary

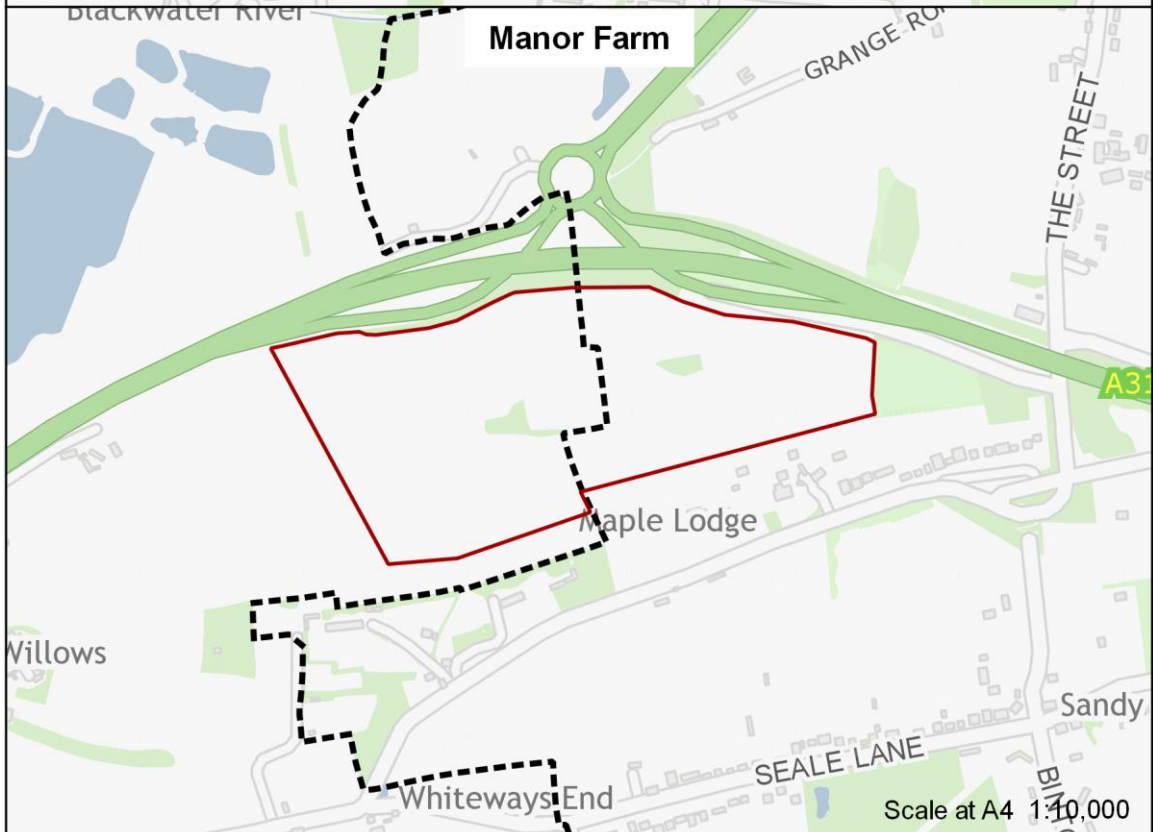
© Crown Copyright Guildford Borough Council. Licence No. 100019625.









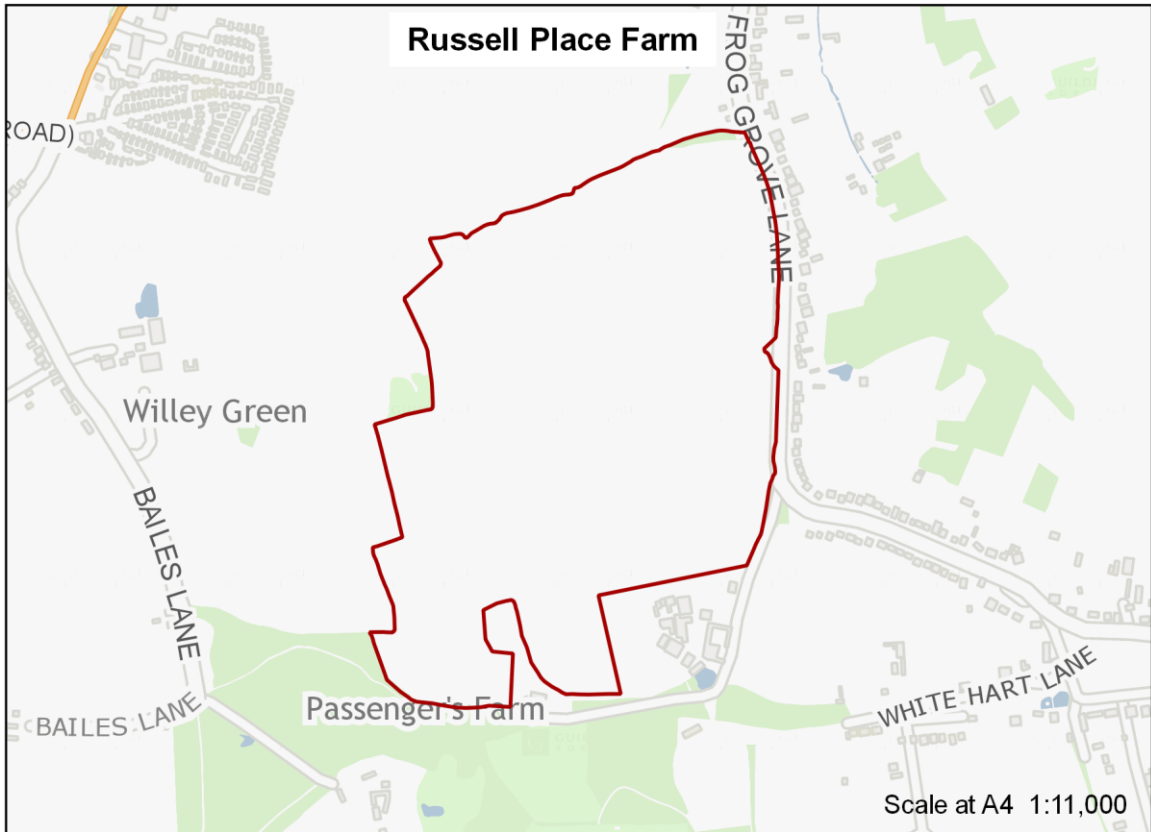
<p> SANG boundary</p> <p> Guildford borough boundary</p>	<p>© Crown Copyright Guildford Borough Council. Licence No. 100019625.</p>	<p> N</p> <p> GUILDFORD BOROUGH</p>
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-  SANG boundary
-  Guildford borough boundary

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 SANG boundary

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## **Appendix 2: South East Plan saved policy NRM6 Thames Basin Heaths Special Protection Area**

(The South East Plan, Regional Spatial Strategy for the South East of England, GOSE May 2009)

### **POLICY NRM6: THAMES BASIN HEATHS SPECIAL PROTECTION AREA**

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

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

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

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

- iv. a minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) should be provided per 1,000 new occupants
- v. developments of fewer than 10 dwellings should not be required to be within a specified distance of SANG land provided it is ensured that a sufficient quantity of SANG land is in place to cater for the consequent increase in residents prior to occupation of the dwellings
- vi. access management measures will be provided strategically to ensure that adverse impacts on the SPA are avoided and that SANG functions effectively
- vii. authorities should co-operate and work jointly to implement mitigation measures. These may include, inter alia, assistance to those authorities with insufficient SANG land within their own boundaries, co-operation on access management and joint development plan documents
- viii. relevant parties will co-operate with Natural England and landowners and stakeholders in monitoring the effectiveness of avoidance and mitigation measures and monitoring visitor pressure on the SPA and review/amend the approach set out in this policy, as necessary
- ix. local authorities will collect developer contributions towards mitigation measures, including the provision of SANG land and joint contributions to the funding of access management and monitoring the effects of mitigation measures across the SPA
- x. large developments may be expected to provide bespoke mitigation that provides a combination of benefits including SANG, biodiversity enhancement, green infrastructure and, potentially, new recreational facilities.

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

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

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**Appendix 3: Sign of letter from Natural England**

[SIGN OFF LETTER FROM NATURAL ENGLAND TO BE INSERTED ]

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## **Appendix 4: Natural England guidelines for the creation of Suitable Alternative Natural Greenspace (SANG)**

### Introduction

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

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

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

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

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

SANG may be created from:

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

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

### The Character of the SPA and its Visitors

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

A recent survey showed that more than 83% of visitors to the SPA arrive by car, though access points adjacent to housing estates showed a greater proportion arriving on foot (up to 100% in one case). 70% of those who visited by car had come from within 5km of the access point onto the SPA. A very large proportion of the SPA visitors are dog walkers, many of whom visit the particular site on a regular (more or less daily) basis and spend less than an hour there, walking on average about

2.5km. Almost 50% are retired or part-time workers and the majority are women. Further detailed information on visitors can be found in the reports referenced at the end of this document.

### Guidelines for the Quality of SANG

The quality guidelines have been sub-divided into different aspects of site fabric and structure. They have been compiled from a variety of sources but principally from visitor surveys carried out at heathland sites within the Thames Basin Heaths area or within the Dorset heathlands. These are listed as references at the end of this document. The principle criteria contained in the Guidelines have also been put into a checklist format which is contained in Annexe 1.

- Accessibility

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

- Target groups of Visitors

This should be viewed from two perspectives, the local use of a site where it is accessed on foot from the visitor's place of residence, and a wider catchment use where it is accessed by car. Most of the visitors to the SPA come by car and therefore should be considered as a pool of users from beyond the immediate vicinity of the site. All but the smallest SANG should therefore target this type of visitor. It is apparent from access surveys that a significant proportion of those people who visit the sites on foot, also visit alternative sites on foot and so this smaller but significant group look for local sites. Where large populations are close to the SPA, the provision of SANG should be attractive to visitors on foot.

- Networks of sites

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

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

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

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

- Paths, Roads and Tracks



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

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

The majority of visitors are female and safety is one of the primary concerns of site visitors. Paths should be routed so that they are perceived as safe by the users, with some routes being through relatively open (visible) terrain (with no trees or scrub, or well spaced mature trees, or wide rides with vegetation back from the path), especially those routes which are 1-3 km long.

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

- Artificial Infrastructure

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

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

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

- Landscape and Vegetation

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

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

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

Hills do not put people off visiting a site, particularly where these are associated with good views, but steep hills are not appreciated. An undulating landscape is preferred to a flat one.

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

- Restrictions on usage

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

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

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

- Assessment of site enhancement as mitigation

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

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

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

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

SANGs with no evidence of a low level of use should not count in full towards the Delivery Plan standards. Information should be collected by the local planning authority to enable assessment of the level of increased use which can be made of the SANG. The area of the site which is counted

towards the Delivery Plan standards should be proportional to the increase in use of the site. For example, a site already used to half of its expected capacity should count as half of its area towards the standards.

- Staging of enhancement works

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

- Practicality of enhancement works

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

## Annexe 1: Site Quality Checklist – for a suite of SANGS

This guidance is designed as an Appendix to the full guidance on Suitable Accessible Natural Greenspaces (SANGS) to be used as mitigation (or avoidance) land to reduce recreational use of the Thames Basin Heaths SPA.

The wording in the list below is precise and has the following meaning:

- Requirements referred to as “must” are essential in **all** SANGS
- Those requirements referred to as “should have” should all be represented **within the suite** of SANGS, but do not all have to be represented in every site.
- All SANGS should have at least one of the “desirable” features.

### Must have

- 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. The amount of car parking space should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANGS and the SPA.
- It should be possible to complete a circular walk of 2.3-2.5km around the SANGS.
- Car parks must be easily and safely accessible by car and should be clearly sign posted.
- The accessibility of the site must include access points appropriate for the particular visitor use the SANGS is intended to cater for.
- The SANGS must have a safe route of access on foot from the nearest car park and/or footpath/s
- All SANGS with car parks must have a circular walk which starts and finishes at the car park.
- SANGS must be designed so that they are perceived to be safe by users; they must not have tree and scrub cover along parts of the walking routes
- Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming too urban in feel.
- SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures, except in the immediate vicinity of car parks. Visually-sensitive way-markers and some benches are acceptable.
- All SANGS larger than 12 ha must aim to provide a variety of habitats for users to experience.
- Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.
- SANGS must be free from unpleasant intrusions (e.g. sewage treatment works smells etc.).

### Should have

- SANGS should be clearly sign-posted or advertised in some way.
- SANGS should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and car parks.

### Desirable

- It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.
- Where possible it is desirable to choose sites with a gently undulating topography for SANGS
- It is desirable for access points to have signage outlining the layout of the SANGS and the routes available to visitors.
- It is desirable that SANGS provide a naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water on part, but not the majority of sites is desirable.
- Where possible it is desirable to have a focal point such as a view point, monument etc. within the SANGS.

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## **Annexe 2: Site Quality Checklist – for an individual SANGS**

The wording in the list below is precise and has the following meaning:

- Requirements referred to as “must” or “should have” are essential
- The SANGS should have at least one of the “desirable” features.

### **Must/ Should have**

- 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. The amount of car parking space should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANGS and the SPA.
- It should be possible to complete a circular walk of 2.3-2.5km around the SANGS.
- Car parks must be easily and safely accessible by car and should be clearly sign posted.
- The accessibility of the site must include access points appropriate for the particular visitor use the SANGS is intended to cater for.
- The SANGS must have a safe route of access on foot from the nearest car park and/or footpath/s.
- All SANGS with car parks must have a circular walk which starts and finishes at the car park.
- SANGS must be designed so that they are perceived to be safe by users; they must not have tree and scrub covering parts of the walking routes.
- Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming too urban in feel.
- SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures, except in the immediate vicinity of car parks. Visually-sensitive way-markers and some benches are acceptable.
- All SANGS larger than 12 ha must aim to provide a variety of habitats for users to experience.
- Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.
- SANGS must be free from unpleasant intrusions (e.g. sewage treatment works smells etc.).
- SANGS should be clearly sign-posted or advertised in some way.
- SANGS should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and car parks.

### **Desirable**

- It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.
- Where possible it is desirable to choose sites with a gently undulating topography for SANGS
- It is desirable for access points to have signage outlining the layout of the SANGS and the routes available to visitors.
- 
- It is desirable that SANGS provide a naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water on part, but not the majority of sites is desirable.

- Where possible it is desirable to have a focal point such as a view point, monument etc. within the SANGS.

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### **Annexe 3: Background**

The Thames Basin Heaths SPA was designated in 2005 under the Habitats Regulations 1994 to protect the populations of three internationally-threatened bird species that use the heathlands: woodlark, nightjar and Dartford warbler. One of the principle threats to these species is disturbance during their breeding period which collectively extends from February to August. Freely roaming dogs hugely exacerbate the disturbance caused by people visiting the sites.

The Thames Basin Heaths area is much urbanised with little green space available to people apart from the designated areas of heathland. The whole area is also under pressure for more housing.

The Habitats Regulations require an 'appropriate assessment' to be carried out for any plan or project (including housing developments) which may affect the designated interest, either alone or in combination with other plans or projects. The result is that each new planning application within the Thames Basin Heaths Planning Zone would have to be assessed in combination with all the other extant applications. A solution to this situation (which would cause a log jam in the planning system) is the Thames Basin Heaths Delivery Plan.

The Thames Basin Heaths Delivery Framework, which is monitored by the TBH Joint Strategic Partnership Board, provides the framework for addressing new residential development in the Thames Basin Heaths Planning Zone.

The need to provide green space for the community was incorporated into planning policy through PPG 17, originally published in 1991 and revised in 2003. It requires local authorities to set green space standards locally but that these should include aspects of quantity, quality and accessibility. PPG17 illustrates the breadth of type and use of public open spaces that are encompassed by the guidelines. SANGS fit into a small proportion of these. Local authorities may look at provision of SANGS in relation to other public open space provision within their area and identify potential SANGS as part of their audit of green space.



#### Annexe 4: SANGS Information Form

This form is designed to help you gather information about any potential SANGS. For more guidance on the creation of SANGS, please also refer to the relevant Borough Council's Thames Basin Heaths SPA Interim Avoidance Plan.

Natural England, Local Planning Authorities, and other organisations will then be able to consider the potential suitability of the proposed SANGS based on this initial information.

#### Background information

<b>Name and location of proposed SANGS</b>	<b>Name:</b> <b>Address:</b> <b>Grid reference:</b> <b>(Please attach a map of the site with the boundaries clearly marked)</b>
<b>Size of the proposed SANGS (hectares), excluding water features</b>	
<b>Any current designations on land - e.g. LNR / SNCI</b>	
<b>Current owners name and address. (If there is more than one owner then please attach a map)</b>	
<b>Who manages the land?</b>	
<b>Legal arrangements for the land – e.g. how long is the lease?</b>	
<b>Is there a management plan for the site? (if so, please attach)</b>	
<b>Is the site currently accessible to the public?</b>	
<b>Does the site have open access?</b>	
<b>Has there been a visitor survey of the site? (If so, please attach)</b>	
<b>If there has been no visitor survey, please give an indication of the current visitor levels on site</b>	High / Medium / Low
<b>Does the site have existing car parking?</b>	Yes / No <b>How many car parks?</b> <b>How many car parking spaces?</b> <b>(Please mark car parks and numbers of car parking spaces on the site map)</b>
<b>Are there any existing routes or paths on the site?</b>	Yes / No <b>(Please mark these on the map)</b>
<b>Are there signs to direct people to the site? (Please indicate where and what type of sign)</b>	

## Site quality checklist

This checklist is intended to help identify what is already present on the site and what needs to be developed for the SANGS to be suitable. This information is taken from Annexe 2 – please refer to Annexe 2 for more details.

<b>Must/should haves – these criteria are essential for all SANGS</b>			
	<b>Criteria</b>	<b>Current</b>	<b>Future</b>
1	Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)		
2	Circular walk of 2.3-2.5km		
3	Car parks easily and safely accessible by car and clearly sign posted		
4	Access points appropriate for particular visitor use the SANGS is intended to cater for		
5	Safe access route on foot from nearest car park and/or footpath		
6	Circular walk which starts and finishes at the car park		
7	Perceived as safe – no tree and scrub cover along part of walking routes		
8	Paths easily used and well maintained but mostly unsurfaced		
9	Perceived as semi-natural with little intrusion of artificial structures		
10	If larger than 12 ha then a range of habitats should be present		
11	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead		
12	No unpleasant intrusions (e.g. sewage treatment smells etc.)		
13	Clearly sign posted or advertised in some way		
14	Leaflets or website advertising their location to potential users (distributed to homes and made available at entrance points and car parks)		
<b>Desirable features</b>			
15	Can dog owners take dogs from the car park to the SANGS safely off the lead		
16	Gently undulating topography		
17	Access points with signage outlining the layout of the SANGS and routes available to visitors		
18	Naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. Provision of open water is desirable		
19	Focal point such as a view point or monument within the SANGS		

## Appendix 5: SANG management plans

### Lakeside Nature Reserve

Item	Cost	per Unit	Quantity	Cost (£)
<b>Capital items</b>				
Access - Bridge	£20,000.00		£1.00	£20,000.00
Access - Footpath - upgrade	£20.00	m <sup>2</sup>	£1,900.00	£38,000.00
Bins - Dog	£600.00		£3.00	£1,800.00
Bins - Litter	£600.00		£3.00	£1,800.00
Car park - Security barrier	£7,500.00		£1.00	£7,500.00
Ditch creation	£5.00	m	£150.00	£750.00
Ditch restoration	£2.00	m	£637.00	£1,274.00
Furniture - benches	£600.00		£5.00	£3,000.00
Management - Grassland restoration	£500.00	ha	£0.47	£235.00
Management - Hedgerow planting	£13.50	m	£160.00	£2,160.00
Management - Pond restoration	£15.00	m <sup>2</sup>	£4,450.00	£66,750.00
Management - Ponds - marginal planting	£35.00	m	£400.00	£14,000.00
Management - Scrub clearance	£5,000.00	ha	£3.00	£15,000.00
Management - Scrub restoration	£5,000.00	ha	£4.00	£20,000.00
Management - Wet Woodland tree - felling	£10,000.00	ha	£2.00	£20,000.00
Management - Woodland planting	£2,200.00	ha	£3.00	£6,600.00
Signage - Interpretation panels	£1,200.00		£6.00	£7,200.00
Signage - Site entrance boards	£1,500.00		£4.00	£6,000.00
Signage - Waymarker	£50.00		£25.00	£1,250.00
Site promotion	£10,000.00		£1.00	£10,000.00
Surveys - Ecological - Initial	£20,000.00		£1.00	£20,000.00
Surveys - Visitors - Data loggers	£2,000.00		£6.00	£12,000.00
<b>Total cost</b>				<b>£275,319.00</b>

Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs.)	Cost over 80 years (index linked @ 2%p.a.)
<b>Land management</b>						
Access - Bridge	£20,000.00		£1.00	£20,000.00	20	£232,361.90
Access - Footpath - upgrade	£20.00	m <sup>2</sup>	£1,900.00	£38,000.00	20	£441,487.61
Bins - Dog	£600.00		£3.00	£1,800.00	5	£72,547.67
Bins - Litter	£600.00		£3.00	£1,800.00	5	£72,547.67
Car park - Security barrier	£7,500.00		£1.00	£7,500.00	20	£87,135.71
Car park - Upgrade	£3,000.00		£1.00	£3,000.00	10	£63,446.94
Ditch management	£2.00	m	£637.00	£1,274.00	5	£51,347.63
Furniture - benches	£600.00		£5.00	£3,000.00	5	£120,912.79
Management - Conservation mowing	£200.00	ha	£0.47	£94.00	1	£18,214.56
Management - Hedgerow maintenance	£5.00	m	£160.00	£800.00	5	£32,243.41
Management - Noxious weeds control	£150.00	ha	£1.00	£150.00	3	£9,398.38
Management - Ponds	£15.00	m <sup>2</sup>	£4,450.00	£66,750.00	10	£1,411,694.39
Management - Ponds - marginal planting	£35.00	m	£400.00	£14,000.00	10	£296,085.72
Management - Scrub	£2,500.00	ha	£5.00	£12,500.00	5	£503,803.28
Management - Wet Woodland tree - felling	£10,000.00	ha	£2.00	£20,000.00	10	£422,979.59
Management - Woodland planting	£2,200.00	ha	£2.00	£4,400.00	20	£51,119.62
Signage - Interpretation panels	£1,200.00		£6.00	£7,200.00	5	£290,190.69
Signage - Site entrance boards	£1,500.00		£4.00	£6,000.00	5	£241,825.57
Signage - Waymarker	£50.00		£25.00	£1,250.00	10	£26,436.22
Site promotion	£7,000.00		£1.00	£7,000.00	5	£282,129.84
Surveys - Ecological - Ongoing	£20,000.00		£1.00	£20,000.00	10	£422,979.59
Surveys - Visitor surveys	£3,000.00		£1.00	£3,000.00	1	£581,315.87
Surveys - Visitors - Data loggers	£2,000.00		£6.00	£12,000.00	20	£139,417.14
Surveys - Visitors - Data loggers (annual maintenance)	£150.00		£6.00	£900.00	1	£174,394.76
Contingency and additional management and staff costs	tbc					tbc
<b>Total cost</b>						<b>£6,046,016.57</b>
<b>Total cost of Capital works &amp; Land management over 80 years*</b>						<b>£6,321,335.57</b>

\* 2009 Spending Schedules do not show recently identified costs including management, staff on-costs and 10% contingency.

## Riverside Nature Reserve

Item	Cost	per Unit	Quantity	Cost (£)
<b>Capital items</b>				
Access - Boardwalk - creation	£100.00	m <sup>2</sup>	£750.00	£75,000.00
Access - Birdhide - creation	£4,000.00		£1.00	£4,000.00
Access - Footpath - upgrade	£20.00	m <sup>2</sup>	£50.00	£1,000.00
Bins - Dog	£600.00		£1.00	£600.00
Bins - Litter	£600.00		£2.00	£1,200.00
Car park - Security barrier	£7,500.00		£1.00	£7,500.00
Ditch restoration	£2.00	m	£3,258.00	£6,516.00
Furniture - benches	£600.00		£3.00	£1,800.00
Management - Grassland restoration	£200.00	ha	£13.00	£2,600.00
Management - Hedgerow planting	£13.50	m	£200.00	£2,700.00
Management - Hedgerow restoration	£5.00	m	£780.00	£3,900.00
Management - Pond restoration	£15.00	m <sup>2</sup>	£962.00	£14,430.00
Management - Ponds - marginal planting	£35.00	m	£200.00	£7,000.00
Management - Scrub clearance	£5,000.00	ha	£2.00	£10,000.00
Management - Scrub restoration	£5,000.00	ha	£1.00	£5,000.00
Management - Wet Woodland tree - felling	£10,000.00	ha	£3.00	£30,000.00
Management - Woodland planting	£2,200.00	ha	£0.50	£1,100.00
Management - Woodland tree - felling	£7,500.00	ha	£0.50	£3,750.00
Signage - Interpretation panels	£1,200.00		£7.00	£8,400.00
Signage - Site entrance boards	£1,500.00		£2.00	£3,000.00
Signage - Waymarker	£50.00		£20.00	£1,000.00
Site promotion	£10,000.00		£1.00	£10,000.00
Surveys - Ecological - Initial	£10,000.00		£1.00	£10,000.00
<b>Total cost</b>				<b>£210,496.00</b>

Item	Cost	per Unit	Amount	Initial Cost	Management cycle (years)	Cost over 80 years (index linked @ 2%p.a.)
<b>Land management</b>						
Access - Boardwalk - creation	£100.00	m <sup>2</sup>	750.00	£75,000.00	20	£871,357.13
Access - Birdhide - creation	£4,000.00		1.00	£4,000.00	20	£46,472.38
Access - Footpath - upgrade	£20.00	m <sup>2</sup>	150.00	£3,000.00	20	£34,854.29
Access - Gates	£200.00		6.00	£1,200.00	10	£25,378.78
Bins - Dog	£600.00		4.00	£2,400.00	5	£96,730.23
Bins - Litter	£600.00		2.00	£1,200.00	5	£48,365.11
Car park - Security barrier	£7,500.00		1.00	£7,500.00	20	£87,135.71
Car park - Upgrade	£3,000.00		1.00	£3,000.00	20	£34,854.29
Ditch management	£2.00	m	3258.00	£6,516.00	5	£262,622.57
Furniture - benches	£600.00		3.00	£1,800.00	5	£72,547.67
Management - Conservation mowing	£200.00	ha	13.00	£2,600.00	1	£503,807.09
Management - Hedgerow maintenance	£5.00	m	500.00	£2,500.00	5	£100,760.66
Management - Noxious weeds control	£150.00	ha	7.00	£1,050.00	3	£65,788.64
Management - Ponds	£15.00	m <sup>2</sup>	481.00	£7,215.00	10	£152,589.89
Management - Ponds - marginal planting	£35.00	m	200.00	£7,000.00	10	£148,042.86
Management - Scrub	£2,500.00	ha	5.00	£12,500.00	3	£783,198.10
Management - Wet Woodland tree - felling	£6,000.00	ha	3.00	£18,000.00	10	£380,681.63
Management - Woodland planting	£2,200.00	ha	1.00	£2,200.00	20	£25,559.81
Management - Woodland tree - felling	£7,500.00	ha	1.00	£7,500.00	20	£87,135.71
Signage - Interpretation panels	£1,200.00		7.00	£8,400.00	5	£338,555.80
Signage - Site entrance boards	£1,500.00		2.00	£3,000.00	5	£120,912.79
Signage - Waymarker	£50.00		20.00	£1,000.00	10	£21,148.98
Site promotion	£7,000.00		1.00	£7,000.00	5	£282,129.84
Surveys - Ecological - Ongoing	£20,000.00		1.00	£20,000.00	10	£422,979.59
Surveys - Visitor surveys	£3,000.00		1.00	£3,000.00	1	£581,315.87
Surveys - Visitors - Data loggers	£2,000.00		4.00	£8,000.00	20	£92,944.76
Surveys - Visitors - Data loggers (annual maintenance)	£150.00		4.00	£600.00	1	£116,263.17
Contingency and additional management and staff costs						tbc
<b>Total cost</b>						<b>£5,804,133.36</b>
<b>Total cost of Capital works &amp; Land management over 80 years*</b>						<b>£6,014,629.36</b>

\* 2009 Spending Schedules do not show recently identified costs including management, staff on-costs and 10% contingency.

## Parsonage Watermeadows

Item	Cost	per Unit	Quantity	Cost (£)
<b>Capital items</b>				
Access - Boardwalk - creation	£100.00	m <sup>2</sup>	598.00	£59,800.00
Access - Birdhide - creation	£4,000.00		1.00	£4,000.00
Access - Footpath - upgrade	£5.00	m <sup>2</sup>	300.00	£1,500.00
Access - Gates	£350.00		5.00	£1,750.00
Bins - Dog	£600.00		1.00	£600.00
Bins - Litter	£600.00		1.00	£600.00
Furniture - benches	£600.00		3.00	£1,800.00
Management - Wetland restoration	£500.00	ha	8.80	£4,400.00
Management - Wet Woodland tree - felling	£10,000.00	ha	0.10	£1,000.00
Signage - Interpretation panels	£1,200.00		4.00	£4,800.00
Signage - Site entrance boards	£1,500.00		2.00	£3,000.00
Signage - Waymarker	£50.00		10.00	£500.00
Site promotion	£2,000.00		1.00	£2,000.00
Surveys - Ecological - Initial	£10,000.00		1.00	£10,000.00
Surveys - Visitors - Data loggers	£2,000.00		4.00	£8,000.00
<b>Total cost</b>				<b>£103,750.00</b>

Item	Cost	per Unit	Amount	Initial Cost	Management cycle (years)	Cost over 80 years (index linked @ 2%p.a.)
<b>Land management</b>						
Access - Boardwalk - creation	£100.00	m <sup>2</sup>	598.00	£59,800.00	20	£694,762.09
Access - Birdhide - creation	£4,000.00		1.00	£4,000.00	20	£46,472.38
Access - Footpath - upgrade	£5.00	m <sup>2</sup>	1053.00	£5,265.00	20	£61,169.27
Access - Fords	£1,000.00		3.00	£3,000.00	20	£34,854.29
Access - Gates	£350.00		5.00	£1,750.00	10	£37,010.71
Bins - Dog	£600.00		1.00	£600.00	5	£24,182.56
Bins - Litter	£600.00		1.00	£600.00	5	£24,182.56
Ditch management	£2.00	m	2252.00	£4,504.00	5	£181,530.40
Furniture - benches	£600.00		3.00	£1,800.00	5	£72,547.67
Management - Wet Woodland tree - felling	£10,000.00	ha	0.10	£1,000.00	7	£27,223.15
Management - Ponds	£15.00	m <sup>2</sup>	648.00	£9,720.00	15	£126,664.47
Management - Conservation mowing	£200.00	ha	4.46	£892.00	1	£172,844.59
Management - Hedgerow maintenance	£5.00	m	757.00	£3,785.00	5	£152,551.63
Management - Noxious weeds control	£150.00	ha	3.00	£450.00	3	£28,195.13
Management - Scrub	£2,500.00	ha	0.50	£1,250.00	5	£50,380.33
Signage - Interpretation panels	£1,200.00		4.00	£4,800.00	5	£193,460.46
Signage - Site entrance boards	£1,500.00		2.00	£3,000.00	5	£120,912.79
Signage - Waymarker	£50.00		10.00	£500.00	10	£10,574.49
Site promotion	£2,000.00		1.00	£2,000.00	5	£80,608.52
Surveys - Ecological - Ongoing	£10,000.00		1.00	£10,000.00	10	£211,489.80
Surveys - Visitor surveys	£3,000.00		1.00	£3,000.00	1	£581,315.87
Surveys - Visitors - Data loggers	£2,000.00		4.00	£8,000.00	20	£92,944.76
Surveys - Visitors - Data loggers (annual maintenance)	£150.00		4.00	£600.00	1	£116,263.17
Contingency and additional management and staff costs						tbc
<b>Total cost</b>						<b>£3,142,141.08</b>
<b>Total cost of Capital works &amp; Land management over 80 years*</b>						<b>£3,245,891.08</b>

\* 2009 Spending Schedules do not show recently identified costs including management, staff on-costs and 10% contingency.



**Chantry woods**

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

Item	Cost	per Unit	Amount	Initial Cost	Management cycle (years)	Cost over 80 years (index linked @ 2%p.a.)
<b>Land management</b>						
Access - Bridlepath - upgrade	£20.00	m <sup>2</sup>	2215	£44,300.00	20	£514,681.61
Access - Field gates	£300.00		7	£2,100.00	20	£24,398.00
Access - Footpath - upgrade	£20.00	m <sup>2</sup>	2500	£50,000.00	20	£580,904.76
Access - Kissing gates	£200.00		12	£2,400.00	20	£27,883.43
Access - Vehicular track - repair	£25.00	m <sup>2</sup>	925	£23,125.00	20	£268,668.45
Bins - Dog	£600.00		1	£600.00	5	£24,182.56
Bins - Litter	£600.00		1	£600.00	5	£24,182.56
Car park - Upgrade	£7,500.00		1	£7,500.00	20	£87,135.71
Ditch management	£2.00	m	286	£572.00	5	£23,054.04
Furniture - benches	£600.00		20	£12,000.00	5	£483,651.15
Management - Conservation mowing	£200.00	ha	10	£2,000.00	1	£387,543.92
Management - Hedgerow maintenance	£5.00	m	950	£4,750.00	5	£191,445.25
Management - Noxious weeds control	£150.00	ha	5	£750.00	3	£46,991.89
Management - Ponds	£15.00	m <sup>2</sup>	540	£8,100.00	10	£171,306.74
Management - Ponds - marginal planting	£35.00	m	128	£4,480.00	10	£94,747.43
Management - Scrub	£2,500.00	ha	8	£20,000.00	5	£806,085.24
Management - Stock fencing	£8.00	m	2500	£20,000.00	15	£260,626.48
Management - Woodland planting	£2,200.00	ha	5	£11,000.00	10	£232,638.78
Management - Woodland tree - felling	£7,500.00	ha	5	£37,500.00	10	£793,086.74
Management - tree disease	£600.00	ha	6	£3,600.00	1	£653,771.67
Signage - Interpretation panels	£1,200.00		7	£8,400.00	5	£338,555.80
Signage - Site entrance boards	£1,500.00		2	£3,000.00	5	£120,912.79
Signage - Waymarker	£50.00		80	£4,000.00	10	£84,595.92
Site promotion	£7,000.00		1	£7,000.00	5	£282,129.84
Surveys - Ecological - Ongoing	£20,000.00		1	£20,000.00	10	£422,979.59
Surveys - Visitor surveys	£3,000.00		1	£3,000.00	1	£581,315.87
Surveys - Visitors - Data loggers	£2,000.00		8	£16,000.00	20	£185,889.52
Surveys - Visitors - Data loggers (annual maintenance)	£150.00		8	£1,200.00	1	£232,526.35
Contingency and additional management and staff costs						tbc
<b>Total cost</b>						<b>£7,945,892.06</b>
<b>Total cost of Capital works &amp; Land management over 80 years*</b>						<b>£8,362,302.06</b>

\* 2009 Spending Schedules do not show recently identified costs including management, staff on-costs and 10% contingency.

## Effingham Common

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

Item	Cost	per Unit	Amount	Initial Cost	Management cycle (years)	Cost over 20 years (index linked @ 2%p.a.)
<b>Land management</b>						
Access - Bridlepath - upgrade	£20.00	m <sup>2</sup>	1600.00	£32,000.00	20	£371,779.04
Access - Footpath - upgrade	£20.00	m <sup>2</sup>	600.00	£12,000.00	20	£139,417.14
Access - Pedestrian bridge	£500.00		4.00	£2,000.00	20	£23,236.19
Access - Vehicular track - upgrade	£25.00	m <sup>2</sup>	550.00	£13,750.00	20	£159,748.81
Bins - Dog	£600.00		1.00	£600.00	5	£24,182.56
Bins - Litter	£600.00		1.00	£600.00	5	£24,182.56
Car park - High/low barrier	£2,000.00		1.00	£2,000.00	20	£23,236.19
Car park - Upgrade	£7,500.00		1.00	£7,500.00	20	£87,135.71
Ditch management	£2.00	m	2170.00	£4,340.00	5	£174,920.50
Furniture - benches	£600.00		4.00	£2,400.00	5	£96,730.23
Management - Conservation mowing	£200.00	ha	28.00	£5,600.00	1	£1,085,122.96
Management - Hedgerow maintenance	£5.00	m	630.00	£3,150.00	5	£126,958.43
Management - Noxious weeds control	£150.00	ha	12.00	£1,800.00	3	£112,780.53
Management - Ponds	£15.00	m <sup>2</sup>	958.00	£14,370.00	10	£303,910.84
Management - Ponds - marginal planting	£35.00	m	200.00	£7,000.00	10	£148,042.86
Management - Scrub	£2,500.00	ha	3.00	£7,500.00	3	£469,918.86
Management - Wet woodland - felling	£10,000.00	ha	2.00	£20,000.00	10	£422,979.59
Management - Woodland planting	£2,200.00	ha	1.00	£2,200.00	10	£46,527.76
Management - Woodland tree - felling	£7,500.00	ha	2.00	£15,000.00	10	£317,234.70
Management - Tree Disease	£600.00	ha	0.80	£480.00	1	£87,754.67
Signage - Interpretation panels	£1,200.00		6.00	£7,200.00	5	£290,190.69
Signage - Site entrance boards	£1,500.00		3.00	£4,500.00	5	£181,369.18
Signage - Waymarker	£50.00		20.00	£1,000.00	10	£21,148.98
Site promotion	£7,000.00		1.00	£7,000.00	5	£282,129.84
Surveys - Ecological - Ongoing	£20,000.00		1.00	£20,000.00	10	£422,979.59
Surveys - Visitor surveys	£3,000.00		1.00	£3,000.00	1	£581,315.87
Surveys - Visitors - Data loggers	£2,000.00		7.00	£14,000.00	20	£162,653.33
Surveys - Visitors - Data loggers (annual maintenance)	£150.00		7.00	£1,050.00	1	£203,460.56
Contingency and additional management and staff costs						tbc
<b>Total cost</b>						<b>£6,391,048.15</b>
<b>Total cost of Capital works &amp; Land management over 80 years*</b>						<b>£6,635,108.15</b>

\* 2009 Spending Schedules do not show recently identified costs including management, staff on-costs and 10% contingency.

## Appendix 6: Calculations for SANG tariff

The SANG tariff has been calculated to cover the cost of delivering and maintaining SANGs for a minimum of 80 years. The following table sets out the remaining costs on the Council's existing SANGs and the remaining capacity. The tariff consists of three elements:

- initial capital enhancement (ICE)
- maintenance and replacement of infrastructure in perpetuity, and
- a sum representing the cost of the constraints that the Council will be placing on its land, the value of SANG and maintenance costs beyond 80 years.

The table below shows the expected costs for delivering the remaining capacity based on the number of people for which avoidance can still be provided. All costs associated with securing SANG mitigation in perpetuity are apportioned on a pro-rata basis, providing an accurate picture of the costs incurred per-person for the life of a SANG.

As part of a range of tests, this information is used by the Council to assess the SANG tariff.

The costs are derived from the management plans for these SANGs (see **Appendix 5**).

	Remaining Capacity (Hectares)	ICE* and 80 years maintenance	Plus £80k per hectare **	Cost per person for remaining capacity
Lakeside NR	0.1	£158,033.39	£166,033.39	£13,282.67
Chantry Wood	27.91	£6,141,890.80	£8,374,690.80	£2,400.48
Riverside NR	2.25	£902,194.40	£1,082,194.40	£3,847.80
Effingham Common	28.95	£5,649,599.44	£7,965,599.44	£2,201.20
Parsonage WM	4.76	£1,716,715.73	£2,097,515.73	£3,525.24
<b>Total</b>		<b>£14,568,433.76</b>	<b>£19,686,033.76</b>	
<b>Average cost of SANG mitigation per person</b>				<b>£2,461.91</b>

\* Initial Capital Enhancement

\*\* The additional £80,000 per hectare represents 35% of the tariff, calculated per person on the basis that 1000 people require eight hectares of SANG. This fee represents the cost to the Council, based on experience, for placing a constraint on its land for the period of perpetuity, the value added to land by providing mitigation for development and awareness that the land may require maintenance beyond the minimum period of 80 years. This sum remains ring-fenced for the development, provision, management and maintenance of SANG and may increase in relation to increasing land and development values.

## Appendix 7: Calculation for SAMM tariff

The SAMM tariff was set at a standard £630 per dwelling by the JSP Board in 2009 based on the number of homes likely to be built in the SPA affected area and the amount of money needed to deliver the SAMM project across the SPA (set out in the JSP Board Outline Business Plan). Details of this calculation can be seen in the [Strategic Access Management and Monitoring Project Tariff Guidance from Natural England](#) published in March 2011. The Council has previously rolled this tariff forward by the Retail Price Index each year. However, this is not a requirement and several boroughs have kept the SAMM tariff at £630. The Council has chosen to do the same in order to reduce the upward pressure on house prices.

The Natural England guidance recommends that a proportional tariff is calculated based on occupancy and an enabling adjustment based on the mix of housing predicted to be delivered, to ensure that across all homes the average home delivers the required £630 sum:

$$\text{Tariff} = (\text{Occupancy} \times \text{Standard Cost}) + \text{Enabling Adjustment}$$

The approach assumes that across the SPA affected area as a whole, the average housing occupancy rate will be 2.4 people per dwelling. Therefore, the £630 tariff breaks down to £262.50 per person (referred to in the guidance as the “standard cost”). Based on current occupancy rates derived from the 2011 census, the tariff would be adjusted as in the following table.

Potential bedrooms	Occupancy rate	Tariff (occupancy x £262.50)
<b>1 bedroom</b>	1.41	£370.13
<b>2 bedrooms</b>	1.98	£519.75
<b>3 bedrooms</b>	2.53	£664.14
<b>4 bedrooms</b>	2.99	£784.84
<b>5 or more bedrooms</b>	3.43	£900.38

An enabling adjustment must be applied to this to ensure that homes return £630 pounds on average. When applying the enabling adjustment, the guidance cautions that the information used should be recent and reflect experience of market delivery rather than housing need. Therefore, the enabling adjustment is based on data for housing commencements and completions since June 2012, rather than the mix we would expect to see if emerging local plan policies on housing mix are implemented. The SAMM tariff calculation will be reviewed if it is considered that the Council’s new Local Plan (once adopted) has had an impact on the housing delivery mix.

June 2012 is taken as the base date because the NPPF was introduced in March 2012, ushering in the present planning policy regime. June is around eight weeks after March, which is the length of time planning applications submitted under the previous planning policy regime would have taken to pass through the planning system. Therefore, the period from June 2012 up to the present (August 2016) is considered to both represent recent delivery and provide an indication about future delivery. The table below sets out the mix of houses in planning applications that have commenced or been completed between June 2012 and August 2016.

	No. delivered	Tariff	Total tariff	Enabling adjustment	Adjusted tariff	Total adjusted tariff
<b>1 bed</b>	211	£630	£78,096.38	11.045%	£411.01	£86,722.12
<b>2 bed</b>	307	£630	£159,563.25	11.045%	£577.16	£177,187.01
<b>3 bed</b>	160	£630	£106,260.00	11.045%	£737.48	£117,996.42
<b>4 bed</b>	149	£630	£116,946.38	11.045%	£871.56	£129,863.10
<b>5+ bed</b>	25	£630	£22,509.38	11.045%	£999.82	£24,995.54
<b>Total</b>	<b>852</b>		<b>£483,375.38</b>			<b>£536,764.19</b>
<b>Average tariff (tariff / homes)</b>			<b>£567.34</b>			<b>£630</b>

Based on the mix of houses expected to be delivered, the average house would pay a SAMM tariff of £567.34 if the tariff is calculated on occupancy alone. Therefore, the SAMM tariff is adjusted by 11.045 per cent to ensure that the average home will contribute £630.00 to the SAMM project. The SAMM tariff is set as follows:

- One bed home: £411.01
- Two bed home: £577.16
- Three bed home: £737.48
- Four bed home: £871.56
- Five or more bed home £999.82

## Glossary and abbreviations

<b>Appropriate Assessment</b>	An assessment, required under the Habitats Directive, if a plan or project is judged as likely to have a significant effect on a Natura 2000 site.
<b>Competent Authority</b>	The decision maker under the Habitats and Species Regulations 2010: often the local authority, but could be a planning inspector or other body responsible for assessing a plan or project. The Regulations require competent authorities to consider or review planning permission, applied for or granted, affecting a European site, and, subject to certain exceptions, restrict or revoke permission where the integrity of the site would be adversely affected.
<b>Community Infrastructure Levy (CIL)</b>	A tariff allowing councils to raise funds from the owners or developers of land undertaking new building projects in their area. The Council agreed the principle of preparing a CIL for Guildford borough in September 2011
<b>Development Plan</b>	A set of documents, currently comprising the Guildford Borough Local Plan 2003, any adopted neighbourhood plans in the Guildford borough area, the Surrey Waste and Minerals Plans, and the saved policies in the South East Plan. Section 54A of the Town and County Planning Act 1990 requires that planning applications and appeals be determined in accordance with the Development Plan unless material considerations indicate otherwise.
<b>Local Plan</b>	A Local Plan forms part of the development plan system set out in the Town and County Planning Act 1990. Local Plans set out a vision and a framework for the future development of an area, addressing housing, the economy, community facilities and infrastructure, the environment, adapting to climate change and securing good design. Local Plans (together with any neighbourhood plans that have been made) are the starting-point for considering whether planning applications can be approved.
<b>Monitoring Report</b>	An annual report, the primary purpose of which is to share information about the Local Plan and new development in Guildford borough. The report includes information as to the availability of SANG.
<b>National Planning Policy Framework NPPF</b>	A document that sets out the governments planning policies for England. It guides planning decisions and sets the framework for the production of planning documents at the local level.
<b>Natura 2000 Sites</b>	An ecological network of sites (SPAs and SACs) established under the Habitats Directive to provide a strong protection for Europe's wildlife areas.



<b>Natural England (NE)</b>	A non-departmental public body that advises the government on the natural environment for England. NE is responsible for ensuring that England's natural environment, including its land, flora and fauna, freshwater and marine environments, geology and soils, are protected and improved. It also has a responsibility to help people enjoy, understand and access the natural environment.
<b>Section 106 Agreement (s106)</b>	A legal agreement between planning authorities and developers, described at section 106 of the Town and Country Planning Act 1990 as amended. S106 agreements secure planning obligations (such as financial contributions or infrastructure) that are required to make a development acceptable in planning terms.
<b>Site of Special Scientific Interest (SSSI)</b>	A conservation designation, the SSSI designation provides statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. It also underpins other national and international nature conservation designations, such as national nature reserves, SPAs and SACs.
<b>Special Area of Conservation (SAC)</b>	A nature conservation site designated under the Habitats Directive for its habitat or species interest.
<b>Special Protection Area (SPA)</b>	A nature conservation site designated for its bird interest under the Birds Directive, but subject to the assessment procedure set out in the Habitats Directive.
<b>Strategic Access Management and Monitoring Project (SAMM)</b>	A project overseen by Natural England and Hampshire County Council. It implements standard messages, wardening, education and access management across the Thames Basin Heaths SPA to avoid and mitigate impacts on the SPA from recreational pressure.
<b>Suitable Alternative Natural Greenspace (SANG)</b>	Attractive natural/semi-natural green spaces that function as an alternative to the SPA for recreation. SANGs help to avoid adverse impacts on the SPA from increased recreational pressure brought by new residential development within the vicinity of the SPA by providing alternative sites for recreation.
<b>Supplementary Planning Document (SPD)</b>	A planning document produced at the local level to build upon and provide more detailed advice or guidance on local policies.
<b>Thames Basin Heaths Joint Strategic Partnership (JSP)</b>	A partnership of Thames Basin Heaths-affected Local Authorities and key stakeholders, which oversees the implementation of sub-regional guidance and plans for the long term protection of the SPA. The JSP is advised by a number of bodies including Natural England, the Royal Society for the Protection of Birds and Wildlife Trusts in the

	South East.
<b>Thames Basin Heaths Special Protection Area Delivery Framework</b>	A document produced by the JSP, the Delivery Framework guides the production and revision of local authorities' Thames Basin Heaths SPA Strategies.

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