



# **Core Strategy Submission**

## Christchurch Urban Extension SANG Strategy

### **FD4**



Prepared by Christchurch Borough Council and  
East Dorset District Council

**October 2012**

**SUITABLE ALTERNATIVE NATURAL GREENSPACE STRATEGY  
TO SERVE THE PROPOSED NEW NEIGHBOURHOOD  
AT ROESHOT HILL**

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## SANG Strategy for Roeshot Hill –Executive Summary

This SANG strategy has been prepared by Meyrick Estate Management Limited ('MEM') with the support of Jackson Planning Limited. The strategy describes the provision of suitable alternative natural greenspace ('SANG') to act as heathland mitigation to serve the development of the proposed new neighbourhood at Roeshot Hill. This strategy is mirrored in a statement of common ground agreed between MEM, Natural England (NE), Christchurch Borough Council (CBC) and supported by the developers of the new neighbourhood, Taylor Wimpey, and the New Forest District Council and New Forest National Park Authority whose areas will host the SANG sites, and Hampshire County Council and Dorset County Council who are the respective mineral planning authorities.

MEM tabled a discussion paper which examines the basis for SANG as Heathland mitigation drawing on the relevant evidence base, and in particular the research carried out by Footprint Ecology (attached as appendix A) and have had negotiations with Natural England (NE) and Christchurch Borough Council (CBC) to agree a specification for the SANG to serve the proposed new neighbourhood. Discussions included a site visit to Town Common, Chewton Common, the area north of the railway and a review of access to the New Forest and Burton Common. NE has confirmed that their expectation is that SANG will be located off-site and can exploit existing links from the site.

This report sets out how the SANG strategy for the new neighbourhood will provide the required mitigation looking at each element of the Strategy in turn. It concludes with an assessment of the SANG proposed against NE criteria as revised by Footprint Ecology. The Strategy is supported by a SANG masterplan showing the SANG links and the physical SANG site provision.

The following strategy is proposed as part of the 'suite' of SANG provision rather than as single stand-alone SANG entity. This reflects the specific issues discovered from the research by Footprint Ecology which suggests that in Dorset:

*“Local authorities will need to propose a suite of SANGS “which will, taken together, mitigate the potential effects on the SPA from new residential development in their area.”<sup>i</sup>*

1. SANG - Creating additional local SANG sites located east, west and centrally in relation to the new neighbourhood using mature landscape elements (where these exist) and exploiting existing public rights of way to create linked routes.
2. Heathland Support - Making dual use of SANG for Roeshot to act as a Heathland Support Area for Burton Common SSSI coupled with hard and soft access management measures on Burton Common.

3. Links to New Forest - Improved but sensitive access to the New Forest through traffic management measures
4. Using SANG as part of a wider Green Infrastructure Network to address open space and biodiversity requirements at a landscape scale.

## Coastal Links

- 1.1 Recent research by European Centre for Environment and Human Health (ECEHH) and Peninsula College of Medicine and Dentistry, and the School of Psychology, University of Plymouth, confirmed that all outdoor locations were associated with positive feelings (enjoyment, calmness, refreshment), but that visits to the coast were most beneficial and visits to urban parks least beneficial
- 1.2 This evidence was a result of data from 2,750 respondents drawn from Natural England's two-year study of people's engagement with the natural environment – and from the data they looked at people who had visited urban parks, and also the countryside and the coast.
- 1.3 The use of the coast is recognised as a key theme of the Dorset Green Infrastructure Strategy and supported by research by Footprint Ecology as an important opportunity to divert heathland trips associated with the new neighbourhood and has strong advantages in terms of:
  - Proximity - coastal sites are within less than 1.5km of the site
  - Coastal sites (including Steamer Point, Highcliffe and Chewton Bunny) have capacity to absorb additional trips and have mature landscapes akin to heathland
  - The key coastal locations within easiest reach of Roeshot Hill do not have European or higher order biodiversity designations
  - The 'coast close' principle which has been established by Footprint Ecology as statistically demonstrable as a diverter of heathland trips
  - The greater use of the coast as a year round destination fits within the Dorset Green Infrastructure (GI) Strategy
  - GI Links south from the site are possible through the Lower Mude Valley and Verno Lane
- 1.4 The masterplan for the site produced by Broadway Malyan has indicated links to the lower Mude Valley (page 31). This is supported in policy CN1.

## Implementation

- 1.5 Provision of links south of the site to the coast will mainly rest with CBC for delivery. This could be delivered through the Heathland Planning Framework SPD projects, or the successor Heathland DPD. The principles should be included as policy in the Core Strategy and as part of Green Infrastructure implementation by the Council.

- 1.6 New access links to the coast should avoid any increase in access to Stanpit Marsh.

## 2. Suitable Alternative Natural Greenspaces

- 2.1 Additional SANG capacity in the form of new sites is favoured by NE as the principle solution for mitigation for the new neighbourhood. This is based on experience from the Thames Basin Heaths (TBH) which has similar qualities to the Dorset SPA. The TBH standard varies between districts but is set at a minimum level of 8ha SANG per 1000 population, based on occupancy of 2.4 persons per unit.
- 2.2 The additional capacity provided locally to the urban extension will serve to absorb some existing trips and divert new potential trips to European Heathland sites as well as managing immediate (non SPA/SAC) impacts on Burton Common. The research has shown the principle use of such areas is by dog walkers.
- 2.3 Three new SANG sites are proposed as the principle components of the suite of mitigation. At this stage the external boundaries of the SANG sites are firm, but the internal design and layout is conceptual. The problems of a strongly linear form to the Urban Extension are addressed by split provision. The proposal includes two main SANG circuits to the east and west of the River Mude with three main SANG sites. Each SANG site and its circuit are described below.
- 2.4 The specific details of SANG provision will depend on ecological survey and further research into local user patterns (which will be completed in advance of any detailed plans) NE/ CBC support and community consultation.
- 2.5 The commercial and intensive nature of agricultural land in the vicinity of the proposed SANG sites would suggest there are unlikely to be significant impacts. The area is intensive mixed farmland with recent perimeter hedging around all the fields. The rigorous trimming they receive has reduced their value to birds by keeping many of them open and low, without the depth and variety needed by wildlife.
- 2.6 The majority of the fields across the whole area are very poor ecologically. They are largely intensively farmed on an arable/grass ley rotation and there are no areas of unimproved habitats left with little botanical interest other than the usual selection of farmland and hedgerow plants.
- 2.7 Protected species would need to be considered before any scheme was drawn up. However, surveys on land found little evidence within the field structure of any protected species, although the Mude hosts a population of Southern Damselfly.
- 2.8 The landscape treatment of the SANG and any landscape/planting mitigation required for the development could provide the

opportunity for considerable enhancement of the biodiversity from its current intensively farmed condition.

- 2.9 The provision of new open spaces close to the site is commonly understood to be a model for mitigation based on experience in the Thames Basin Heaths; However, work by Footprint Ecology has adapted the well established criteria for provision for Dorset. The table in section 6 compares the provision against the Footprint Ecology criteria.

### Eastern SANG

2.10 This contains the principal or eastern SANG of approximately 12.4 hectares. The eastern SANG comprises of two main areas:-

1. West of the bridleway – which is in effect a northern extension of Verno Lane, this is a mature landscape with some parkland trees and small areas of woodland with some small paddocks. This area does afford some longer views from the higher ground across to Christchurch Priory. This area is known as Gus in memory of a hamlet, now abandoned.
2. To the east of the bridleway is an arable field that is contained by woodland on the northern boundary and the Pick Your Own site to the south, and extends to a small

lake to the east. This area is known as Roeshot in memory of a now demolished farm. It is proposed that the Roeshot component of the eastern SANG would be screened from the A35 and the proposed mineral haul route by a planted noise bund. It is proposed that this area will be fenced and laid out to facilitate dog walking for residents of the new neighbourhood. This area can be subject to farmed management.

2.11 At around 12.4ha the SANG meets the size criteria for a large SANG, and it contains a variety of potential routes and habitat types. It has been a deliberate decision not to provide a car park for the eastern SANG. This position is supported by Natural England and New Forest National Park Authority for the following reasons:

- A car park would be in close proximity to the vulnerable heathland SSSI features at Burton Common SSSI.
- There is potential for car parking with SANG provision at the western end of the Urban Extension well away from SSSI (and closer to a larger population in existing urban area which may further intercept travel to Town Common).
- There is potential to design in car parking (road side or otherwise) at the centre of the Urban Extension and so

easily accessible from all the development) linking with walking routes under railway arches along the Mude Stream (or south down valley) subject to SANG provision along these paths beside the Mude streams.

- 2.12 Pedestrian/ cycle access: The main pedestrian link will be directly from the Roeshot Urban Extension along the Bridleway (to the north of Verno Lane). Links to the eastern SANG are proposed to accommodate both pedestrian/ cycle access.
- 2.13 An extension to the SANG to support longer walking routes would be along Watery Lane as a SANG link. At about 20m wide, as part of an existing Green Lane, with hedge/tree planting and surface improvements it will provide for longer walks within SANG leading to the Mude and central SANG and directly to the Urban Extension. It is suggested that links into the eastern SANG from Watery Lane, at the eastern end are made more apparent to discourage walkers using Burton Common by creating a direct desire line.
- 2.14 Locating the principal SANG in this area to the south of Burton Common serves two main purposes: first, to act as SANG for pedestrians from the Urban Extension, connecting along the SANG link at Watery Lane to provide a variety of circular walking routes that link back to the Mude

Valley; and secondly, to act as a diversion to potential use of Burton Common - see section 3 below.

- 2.15 The SANG at Roeshot fulfils the criteria which supports the concept of focal points and views from within the SANG. Long distance views towards Christchurch Priory are available from the elevated areas and could be enhanced with selected tree management.

### Central SANG

- 2.16 A central SANG site is proposed adjacent to the Mude, north of the railway embankment (refer to attached SANG masterplan). This site of nearly 5.5ha offers immediate pedestrian access from a large proportion of the population of the Urban Extension. The concept is to provide an area large enough for circular walks with links to the longer walks along the Mude or eastwards on Watery Lane along the SANG link, or westwards along Hill Lane.
- 2.17 The western bank of the Mude is already open to pedestrians as a footpath, and this would be enhanced as part of the SANG site. The eastern bank of the Mude has no direct access and therefore can be enhanced for nature conservation. The layout of the SANG site would recognise this in detailed design but allow crossing points to allow full integration of the river environment within the SANG. This

generous SANG is proposed to extend between 50 and 150 metres across and 700m in length.

- 2.18 Access north along the Mude between the central SANG and the new neighbourhood is proposed to be enhanced as a generous open space corridor of between 30-40m to allow spreading room.
- 2.19 Access for mineral working will be required to be protected between the railway embankment and the proposed central SANG. This corridor also accommodates 33KV overhead power lines and an easement for a gas pipeline.
- 2.20 During periods of active minerals operations (where these are adjacent to the central SANGS sites), mitigation in the form of the SANG will be mobile so as to allow extra buffering to screen and distance SANG users from the intrusion from extraction or infill operations, but so as not to sterilise the minerals resource. It is envisaged that this mobile/ temporary SANG buffer would be planted to provide a visual screen and be up to 25 metres wide.
- 2.21 Views across Burton to Christchurch Priory offer the attractive environment that is included as a desirable feature of the SANG. The river environment again is a desirable feature and offers a range of habitat types for users to experience.

## Western SANG

- 2.22 The western SANG circuit complements the eastern circuit with the main focus along the Mude and Hawthorn Road. (refer to attached masterplan) The SANG site area runs adjacent to/along Hawthorn Road. At around 2.8ha this is the smaller SANG site, but meets the minimum size criteria for SANG provision for dogs off the lead. In addition Natural England have acknowledged that provision of SANG to the west may also may further intercept travel to Town Common as it is closer to a larger population in the existing urban area. It is possible that the SANG can also link to the Avon Valley footpath secured through the development of land south of Burton.
- 2.23 Natural England have advised that this section of SANG would need to be significantly enhanced by vehicular restrictions in the section of Hawthorn Road running between Ambury Lane and Summers Lane to become an effective SANG. SANG provision could be extended as far as Hill Lane if the highway authority supported a change in priority of road user. This change in road priority user would also serve to improve links from the Town to the New Forest (see section 4). The change in status of this section of Hawthorn Road should form part of the transport and

access strategy for the development of the urban extension. It is proposed that this is secured using powers under s248 of the 1990 Town and Country Planning Act.

- 2.24 Vehicular access and parking to this part of the SANG suite is proposed to be located on the unrestricted part of Hawthorn Road immediately north of the railway embankment with immediate access to the SANG site for dog walkers with a dogs off lead area. A car park of 15 spaces is proposed to serve the SANG.
- 2.25 The SANG links between the site shown of the masterplan offer an additional 2.5ha of SANG space. These substantial links would be suitable for walking a dog off the lead.
- 2.26 The SANG site provision described above and shown in the masterplan and attached concept sketches would offer SANG sites of around 20.6ha in total. With the SANG links this gives a total area capacity of 23.2 ha. This gives a capacity of 11 ha per 1000 population this is based upon the masterplan work by CBC gives a capacity figure of the urban extension at around 850 units. given an occupation multiplier of 2.4. As a minimum this population would generate a requirement of a minimum of 16.3ha of SANG, this provision exceeds the minimum requirement by 6.9 ha.

### 3. Heathland Support Area-Management of Burton Common

- 3.1 Burton Common SSSI is located in close proximity to the proposed new neighbourhood at Roeshot but does not enjoy the protection offered to the Dorset Heaths SPA sites. Burton Common falls within Hampshire County and within the New Forest National Park boundary. Burton Common has qualities similar to the Dorset Heaths and is a significant attractive open space within easy walking distance of parts of the Urban Extension. There is currently a small car park at the north of Burton Common that receives relatively low level use by dog walkers.
- 3.2 Research by Footprint Ecology has evaluated the concept of Heathland Support Areas<sup>ii</sup>. These are areas of limited ecological value adjacent to the heaths that are provided to act as a diversion to heathland visits as they are located between the urban population and the heath. Research at Sunnyside Farm (which is contiguous with Stoborough Heath National Nature Reserve) by Footprint Ecology has demonstrated that the Heathland Support Areas reduce the length and time spent on the protected heathland sites. In particular, dog walkers spent longer on the Heathland Support Area than they did on the heath.
- 3.3 A meeting was held with the New Forest National Park Planning Authority on 31 May 2012 and they confirmed that they support the concept of a SANG to act as a buffer to the National Park and saw this as a potential model project.
- 3.4 The proposed principal (eastern) SANG site is designed to act as a Heathland Support Area for Burton Common as it is located between the new population and the SSSI. This should divert trips or reduce the length of trips to Burton Common SSSI by providing an alternative to using Burton Common that is closer to the population. Further diversion can be supported by appropriate signage and access management measures described below.
- 3.5 Heathland Support Areas would be more effective if coupled with hard and soft management measures on Burton Common which might include closure/limitation of the existing informal parking area to the north; appropriate fencing; and dog control to reduce dog walkers on the SSSI and divert them to the SANG area. Funding through the Heathland SPD framework to support both physical works and warden control could support this management regime. The woodland edges to the perimeter of the Urban Extension, the eastern SANG site and Burton Common offer elements of mature landscape which are a requirement of

SANG, and, over time, the eastern SANG will be a very attractive alternative to Burton Common.

- 3.6 The ability to complete circular walks on the SANG is an important factor for most dog walking events. Circular walks on Burton Common from the Urban Extension or from the car park at Salisbury Road are sufficiently distant from Burton Common to be less attractive than circular walks on the SANG.
- 3.7 Natural England have advised that it is possible that land to the west of the Bridleway within the designated site at Burton Common may be made available as an additional 'dogs off lead' area if fencing secures the main Burton Common SSSI to the east of the bridleway with fencing to contain the area for walking with dogs on leads only.
- 3.8 In addition an area south of the stream, a well-wooded slope, could be fenced to provide a further area for dogs off lead that would provide a further diversion to entering the heathland area of Burton Common.
- 3.9 The advice from Natural England that dedicated car parking for the eastern SANG site would be potentially detrimental to Burton Common SSSI (see 2.6) reinforces the role of the eastern SANG as a Heathland Support Area.

## 4. Links to the New Forest

- 4.1 The proximity of the Urban Extension to the New Forest needs to be dealt with in a considered manner. The New Forest contains European habitats with SPA and SAC designations.
- 4.2 Given that the distances to the European sites in the New Forest are significant, residents from the Urban Extension would travel to the New Forest primarily by car. In creating a SANG strategy, access management to the New Forest should form part of the suite of measures.
- 4.3 It is not possible to impede vehicular journeys from the Urban Extension along the A35 as it is a trunk route.
- 4.4 However, it is currently possible to gain access to the New Forest from the site of the Urban Extension through the minor road network that lies to the north of the railway embankment and to the east of Burton. In addition, if an all-movements junction is provided at Staple Cross, the potential to use the minor road network to access the New Forest will be greatly increased.
- 4.5 In short, these minor roads are currently lightly used by vehicles but heavily used by walkers, joggers, dog walkers, cyclists and horse riders. Consequently, there is high potential for these roads to act as a rat run to the leisure locations in the New Forest and/or a general bypass to Somerford and Hinton. It is, therefore, proposed as part of the suite of measures to support the SANG strategy that traffic management measures are implemented to make the route less attractive for vehicles and more attractive for pedestrians and cyclists.
- 4.6 The SANG suite therefore includes the promotion of a Town/ Forest link utilising the SANG along Hawthorn Road and using the 'old' Lyndhurst Road. This would provide a high quality non-vehicular link from Staple Cross to Holmsley (which lies on the boundary of the New Forest perambulation), and will also serve to reduce pressure on Burton Common by diverting users beyond the SSSI.
- 4.7 The extended pedestrian/ cycle priority network described above would add considerably to the attractiveness of the western SANG with the traffic management of Hawthorn Road giving immediate access to the urban extension.
- 4.8 This proposal is supported in principle by both Christchurch Borough Council and Dorset County Council who could use powers under s248 of the Town and Country Planning Act to change the priority of the road users.

## 5. Management of SANG

- 5.1 The wildlife on site is of intrinsic value for the role of SANG as it adds colour, movement and interest for the user. Increasing visitor use may cause some disturbance. However most of wildlife on site will not be detrimentally affected by increased visitor pressure if correct management is applied. The proposed management plan will include items for visitor management and monitoring of wildlife to assess the effectiveness of these measures.
- 5.2 MEM Ltd and/or associates will manage the Roeshot the SANG (and other SANG sites). Co-ordinated management plans will be prepared for approval by Natural England/CBC to ensure the combined site is effective as a suite of SANGs as part of the planning application for the developments.
- 5.3 The management plan will include specific measures to improve the attractiveness of the site to visitors and are in accordance with the Natural England SANG criteria. Interpretation boards and new-signed footpaths will assist users to allow a variety of circular walks primarily for dog walkers.
- 5.4 The management plan will also include measures to limit or offset damage to the wildlife of the site due to increased visitor pressure, by providing and maintaining varied habitats both for their own sake and to improve attractiveness of the site to visitors.
- 5.5 Some non-physical work will be included that is essential, including promotion of the site so it fulfils its role of heathland mitigation and assessing the success of the work programme via visitor and biodiversity monitoring to allow for future refinement of the SANG solution.
- 5.6 The management plan will also include elements to protect the SANG during mineral working and restoration including use of temporary mobile SANG buffers. The phasing of work and the implementation details of each SANG site project would be provided in the individual site management plans.
- 5.7 The SANG will be provided in advance of occupation of the new neighbourhood in stages commensurate with occupation to be secured by agreement with Christchurch Borough Council through a s106/ unilateral undertaking in relation to the grant of planning consent (or alternative mechanism of similar effect) for the development which relies on the SANG for mitigation. The phasing of provision will reflect expected user patterns in relation to the phasing of the development of the new neighbourhood



## 6. Review of SANG Strategy against NE specification as revised by Footprint Ecology

<b>Description/ Criteria for SANG</b>	<b>Western SANG</b>	<b>Central SANG</b>	<b>Eastern SANG</b>
<i>Location</i>	Adjacent to Summers Road and Hawthorn Road	Adjacent R. Mude north of railway embankment	South of Burton Common incorporating Roeshot Copse and supported by SANG link along Watery Lane
<i>Size (approximate)</i>	2.7 ha	5.5ha	12.4ha
<i>Purpose</i>	High accessible with car park, serves western end of urban extension also serves existing urban population provides non vehicular link to wider footpath network	Immediate access from urban extension as dog walking area	Principal SANG and heathland support area for Burton Common.
<b>MUST HAVES</b>			
<i>Can SANG offer features below without compromise to function due to shape, size, location topography or other inherent feature</i>	Yes	Yes	Yes – although proximity to SSSI precludes car park provision
<i>Adequate Car Parks for visitors Unless the site is intended for local use (within 400m) walking distance of the developments linked to it Amount of car parking related to anticipated use</i>	Car Park for 15 spaces accessed from Hawthorn Road, South with immediate access to SANG	Majority of the Urban Extension is within 400m of either SANG. However, given linear nature of the Urban Extension some residents will be slightly beyond the threshold.	No car park provided see 2.6 and 3.7 above.
<i>Pedestrian only sites must have excellent access for people arriving on foot with range of access points directly linking housing and SANG</i>	Link through site from Hawthorn Road under railway arch. Hawthorn Road to Summers Road and possibly Hill Lane must be subject to traffic management to reduce vehicular conflict to pedestrians/ cyclists	This is accessed from the site through railway arch on to a BOAT. The site layout needs to prevent vehicular access south of the railway embankment	Link by foot from site along bridleway, attractive mature landscape on route to eastern SANG from site.
<i>SANGS with car parks must have circular walk which starts and finishes in car park</i>	Car park is start/ finish of circular walk(s)	NA	NA
<i>Circular routes of 2.3- 2.5Km around SANGS. Larger SANGS variety of walks</i>	Circular walk from car park on western circuit 2.6km.	Short circular walk of less than 1km on central SANG but with direct link to SANG circuits east and west	Circuits of between 2.3- 2.5 Km and longer walks on eastern SANG site

<b>Description/ Criteria for SANG</b>	<b>Western SANG</b>	<b>Central SANG</b>	<b>Eastern SANG</b>
<i>Car Parks must be easily and safely accessible by car and should be signposted</i>	Car Park accessible from Hawthorn Road at western end of urban extension	NA	NA
<i>Accessibility must address all site users</i>	Access points are safe, level and of sufficient width to cope with all users	Access points are safe, level and of sufficient width to cope with all users	Access points are safe, level and of sufficient width to cope with all users
<i>Access points should have signs outlining routes available</i>	Promotion and information possible at all access points	Promotion and information possible at all access points	Promotion and information possible at all access points
<i>Safe access from car parks or footpath for pedestrians</i>	Access from car park will be pedestrian priority area	Access from urban extension would be via traffic-free route if vehicles prevented south of railway.	Access from site would be via existing bridleway, attractive safe route.
<i>SANGS must be designed to be perceived as safe, no trees or scrub covering walking routes</i>	Western SANG is open landscape which give safe routes	Central SANG is open landscape for safe walking routes	Some mature tree cover on bridleway, this adds to the experience. Route is safe.
<i>Paths must be easily used and maintained but should remain unsurfaced routes, but all weather routes</i>	All routes can remain unsurfaced as at present with gravel/ hoggin paths.	All routes can remain unsurfaced as at present with gravel/ hoggin paths.	All routes can remain unsurfaced as at present with gravel/ hoggin paths.
<i>SANGS must be perceived as semi-natural spaces without intrusive features</i>	This SANG is located in the open landscape east of Burton. Traffic management on Hawthorn Road will improve the perception of semi natural space. The proposed use of the adjacent land for allotments is consistent with SANG.	This is located in the wide open landscape north of the railway embankment, the more intimate environment of the river Mude is central to the quality of this SANG	This is a mature landscape area that forms a buffer between the urban edge and the New Forest. Part is located within the National Park.
<i>12ha+ sites must aim to have variety of habitat types for users to experience</i>	NA	NA	Eastern site –approx 12.4 ha contains woodland, scrub, lake, wetland margins, ditches and open grassland areas.

<b>Description/ Criteria for SANG</b>	<b>Western SANG</b>	<b>Central SANG</b>	<b>Eastern SANG</b>
<i>Access within the SANGS must be largely unrestricted with plenty of space where it is possible for dogs to exercise freely and safely off lead.</i>	This SANG is unconstrained and has a large areas for dogs off lead	This SANG is unconstrained and has a large areas for dogs off lead, the eastern bank of the river lends itself to nature conservation	This has potential as an extensive area for dog exercise.
<i>SANG must be free from intrusions, visual, noise, smell, built development, traffic noise, industry, sports grounds.</i>	Temporary use of the adjacent site for mineral extraction will be subject to safety and biodiversity margins with planting and bunds where appropriate and will be subject to restoration conditions on planning consent No permanent disturbance from noise, smell, traffic, industry, built development or sports grounds	Temporary use of the adjacent site for mineral extraction will be subject to safety and biodiversity margins with planting and bunds where appropriate and will be subject to restoration conditions on planning consent. No permanent disturbance from noise, smell, traffic, industry, built development or sports grounds	Temporary use of the adjacent site for mineral extraction will be subject to safety and biodiversity margins with planting and bunds where appropriate and will be subject to restoration conditions on planning consent No permanent disturbance from noise, smell, traffic, industry, built development or sports grounds
<i>SANGS must be clearly sign posted or advertised in some way</i>	Signage and publicity secured through management agreement	Signage and publicity secured through management agreement	Signage and publicity secured through management agreement
<i>SANGS must have website, and publicity material</i>	Signage and publicity secured through management agreement	Signage and publicity secured through management agreement	Signage and publicity secured through management agreement
<b>DESIRABLE</b>			
<i>Dogs off lead safely from car park</i>	Dogs off lead areas available from western SANG car park	NA – but dogs can be off lead in this area	NA – but dogs can be off lead in this area
<i>Provide naturalistic space with areas of open non-wooded countryside and deciduous woodland and water features</i>	Open non-wooded countryside	Open non-wooded countryside and river corridor	Eastern site contains woodland margins and woodland approach, the small lake, the SANG links contain river corridor and open field spaces.
<i>Choose site with gently undulating topography</i>	Site is flat	Site is flat	Site is undulating
<i>Focal point / monument desirable</i>	None	None	Existing long distance views are good from the elevated parts of the site and could be further improved with appropriate tree management
<i>Smaller SANGS do not have grazing stock. Larger SANGS to always have areas free from grazing stock</i>	No grazing within SANG	No grazing within SANG	Grazing possible in parts of SANG as part of rotational farm management

<sup>i</sup> Footprint Ecology, June 2011, Analysis and presentation of IPF monitoring and projects to inform the Heathland DPD Final Report

<sup>ii</sup> Footprint Ecology, January 2010, Evaluating the public use and effectiveness of Sunnyside Farm, Report



- KEY**
- POLICY CNZ SITE
  - REVISED CNZ SITE
  - PROPOSED CNZ SANG
  - PROPOSED CNZ SANG
  - PROPOSED SANG LINK
  - PROPOSED SWALE/LINEAR WETLAND (POST EXTRACTION)
  - PROPOSED HEATHLAND RESTORATION (POST EXTRACTION)
  - PROPOSED WOODLAND PLANTING

**Meyrick Estate Management Ltd.**

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**SANG Masterplan Sketch**

SCALE: NTS	DATE: August 2012	
MAP FILE REFERENCE: Burton, Burton Green & Waters Farms.mpd		
<small>Produced by Peat Technology Services Ltd.        www.peattechnology.co.uk 01425 272777        Based on Ordnance Survey 1:25000 Large Scale data with        the permission of the Controller of HMSO. © Crown Copyright.</small>		