



# Dorset Green SANGs Report

April 2012

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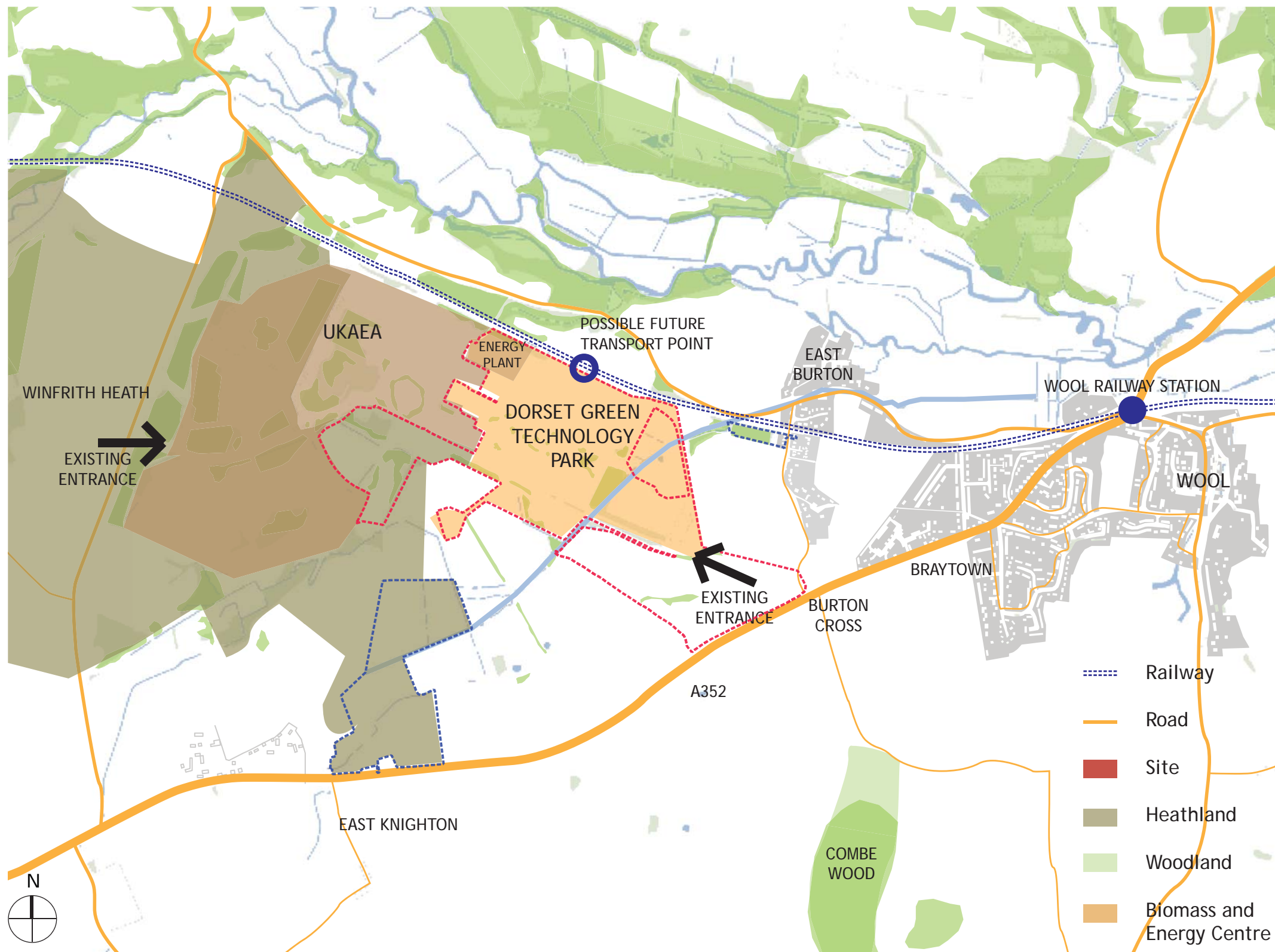
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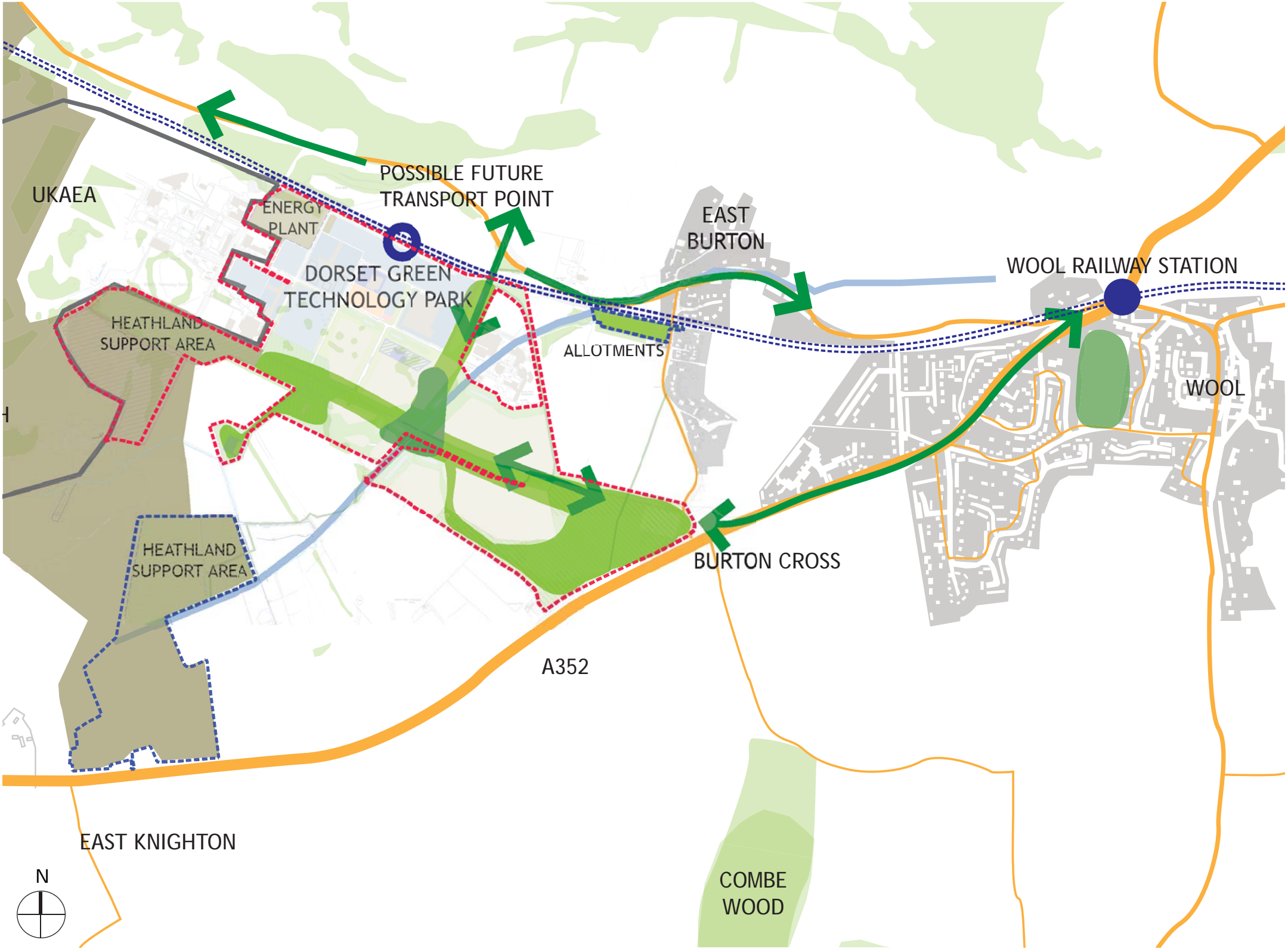
# Introduction 1.0



- Site previously employed 4000 as UKAEA and now employs 1000
- Site needs investment to secure future and potential for transition
- Consented biomass plant is located on site enabling low carbon heat and power to be provided to the site

• The 51ha DGTP site is one of the largest **brownfield** sites in Purbeck

# Accessible Green Spaces 1.1



Improve the amount and quality and of publicly accessible green spaces

Provide a Suitable Alternative Natural Green spaces (SANGS) to mitigate potential impacts on protected heathland

Create new recreation sports pitches and spaces for the needs of new development



# SANGs Objectives 2.0

A SANGS will be provided to mitigate the impact of development within 5km of the protected heaths

Buffer areas to the designated heathland

Biodiversity enhancement



Areas for active recreation

Areas for dog walking

## SANGs Provision

# 28 ha

### Wetland and pond areas

- Reed beds
- Ponds for amphibians and invertebrates
- Bird hide

### Woodland

- Enhanced water course of the River Win

### Open land

- Dog activity area
- Trim trail
- It will contribute significantly to the landscape of the surrounding area

### Wildflower meadow and grassland areas

Heathland re-creation in Heathland Support

### Village green

- MUGA
- Adventure play area
- Picnic area
- Country Walk
- Heritage walk
- Village Walk
- The Grand Walk

### Car Park



- SANGs Village Green
- SANGs Heritage Country Park
- SANGs Ecology Park
- SANGs Proposed Support Heathland
- SANGs Public Amenity
- Residential Streetscape
- MUGA / Adventure Play
- Playing Fields
- Allotments

# Ecology Park 2.2



Ponds for amphibians & invertebrates



Reedbeds



Natural Habitats



Birdhide



Boardwalk

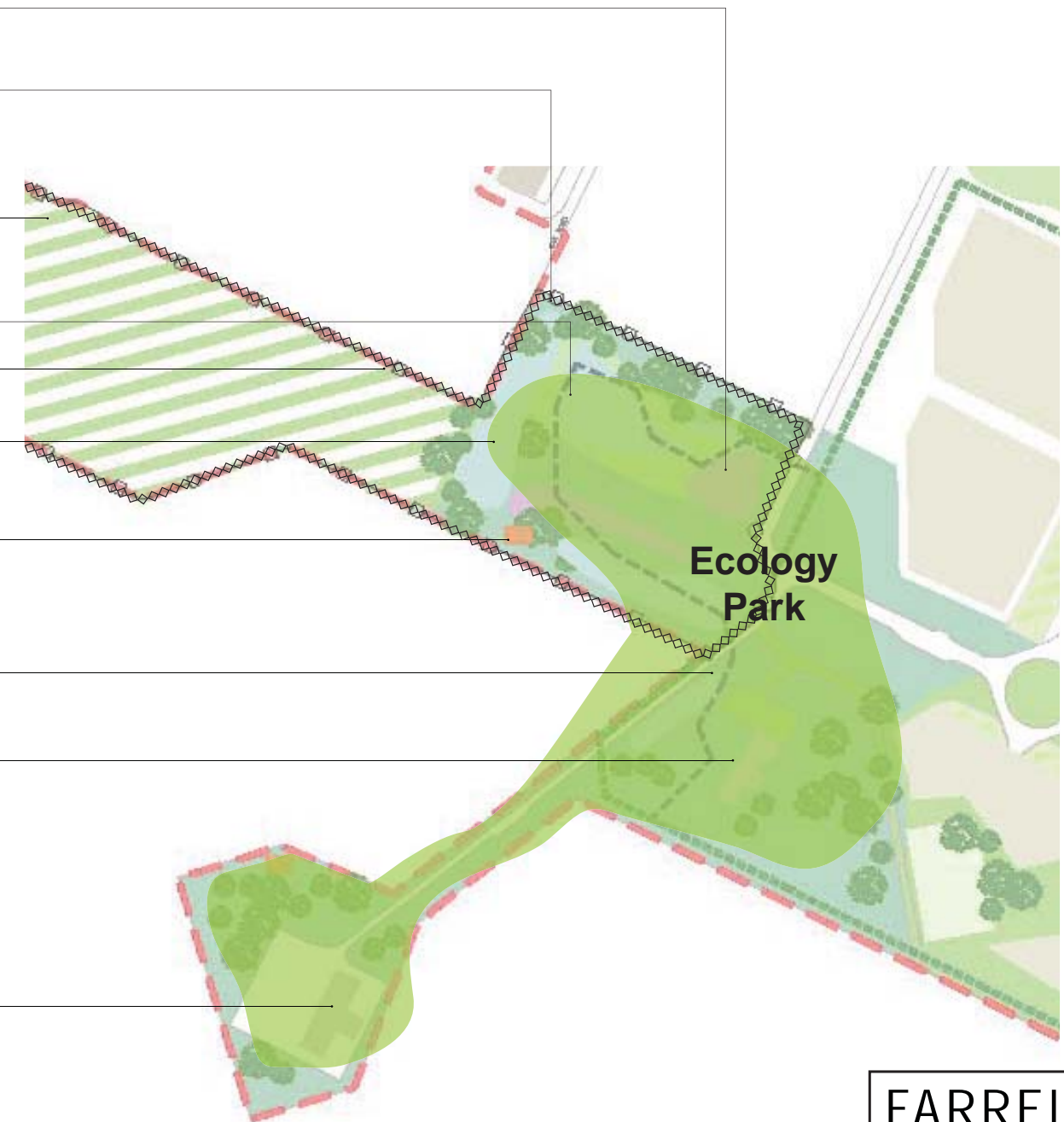


Enhancing the existing building with green walls and roofs



Existing building  
Visitor Centre

- wildflower areas
- fence and gate to UKAEA
- heathland support area
- reedbeds
- fence around ecology area
- ponds for amphibians & invertebrates
- birdhide
- boardwalk
- bouldering / climbing centre
- Visitor Centre for Ecology / Jurassic Coast / Green Energy



# Village Green 2.3



Village Green



Picnic Area



Cycle Routes

cycleways



Enhanced planting along River Win

enhanced planting along River Win

re-profiling the banks of the River Win

enhancements for water vole, otter and fish along the River Win



Attenuation Features

attenuation features

picnic area



Allotments

allotments

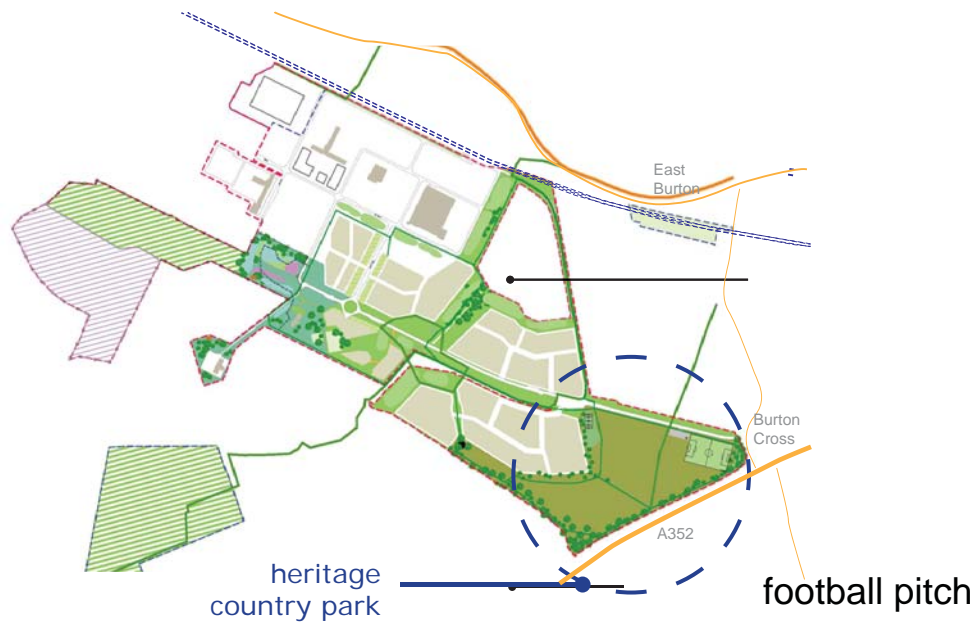


Village Green





# Heritage Country Park 2.4



Fitness



Dog Walking



Community Sport Facilities



Playgrounds



Foot paths



Open space for walking

MUGA & adventure playground

car park

scheduled ancient monument

fitness trail

dog gym

dog walking route

open grassland area with footpaths

buffer treatment to A352 - mounds & planting

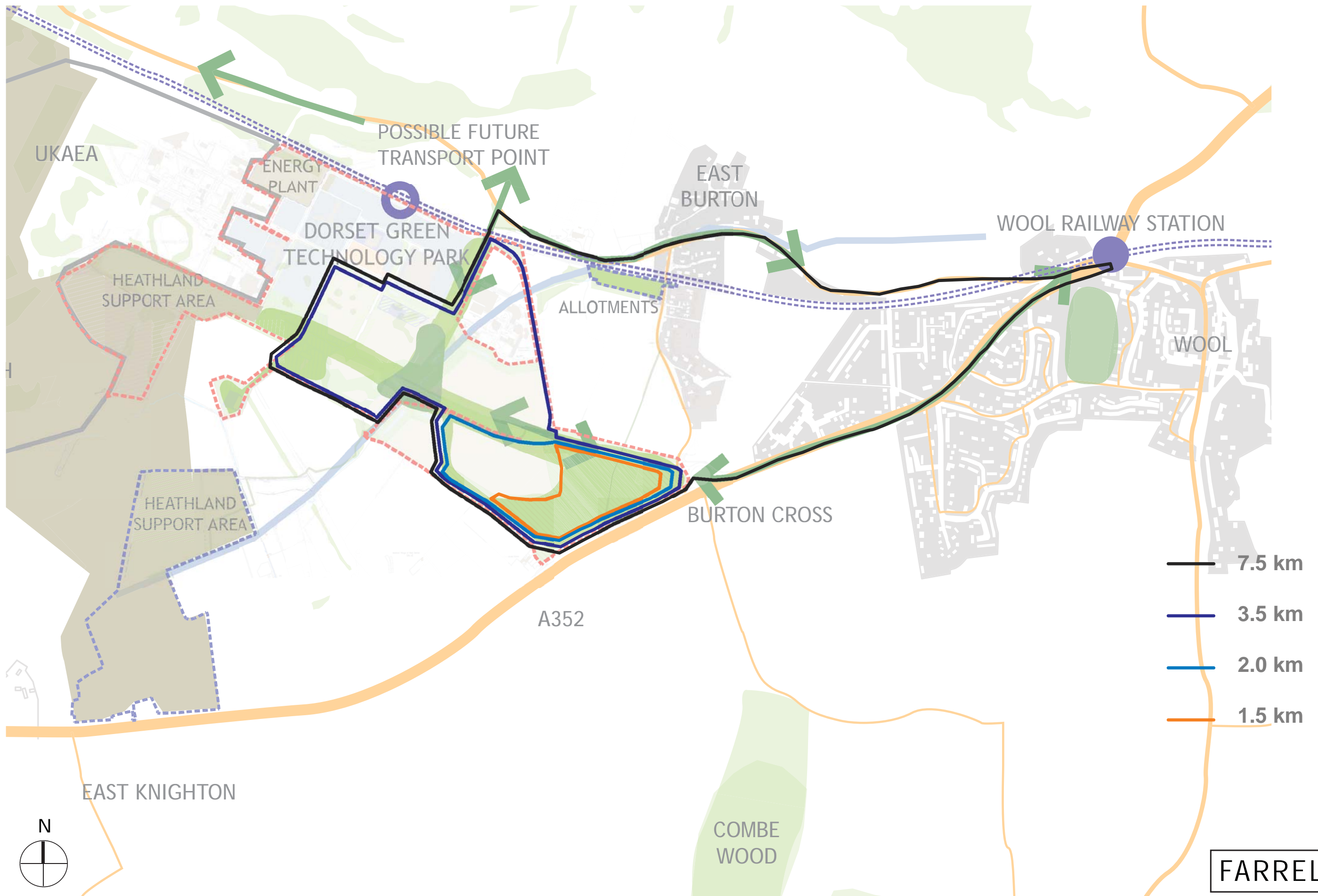
woodland



# Dorset Green SANGs Masterplan 2.5



# Circular Walks 3.0



## OPTION 1

*SANGs Detached from Main Development*

# 21 ha

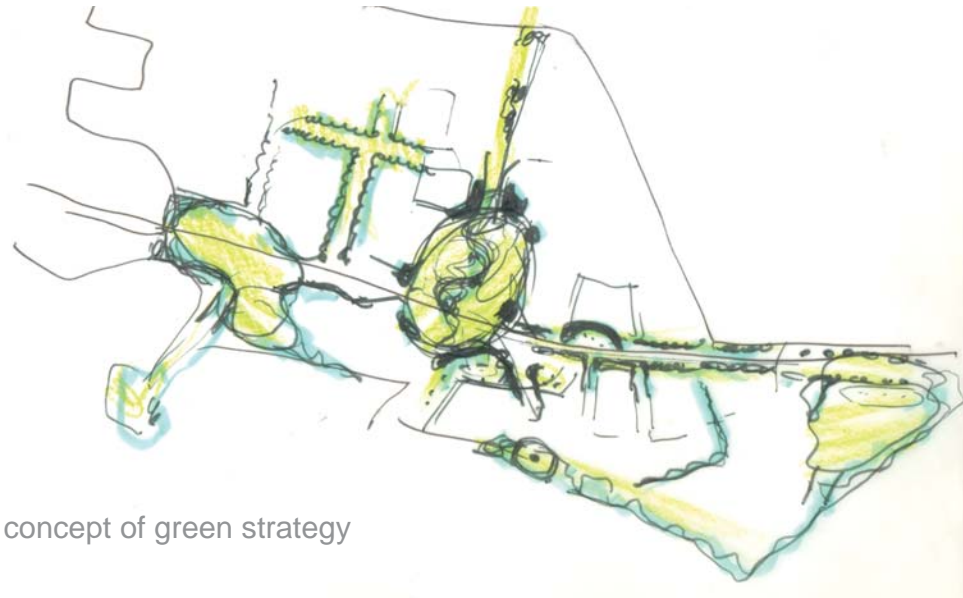
- provides one consolidated area for active recreation
- next to heathland potentially disturbing the wildlife
- insufficient area for active recreation
- encourages use of public right of way leading to the designated heathland



## OPTION 2

*Integration of SANGs within the Development*

**26 ha**



- large active village green where main active recreation is located
- area for biodiversity enhancement close to the designated heathland
- proposed heathland support
- SANGs is divided into 3 areas with no significant difference in size



## OPTION 3

*Integration of SANGs within the Development  
with one large Heritage Country Park*

**28 ha**

- largest area for active recreation in the east of the site allows easy accessibility to surrounding areas
- increased SANGs
- area of Heritage Country Park has increased as a result of consultation with Natural England, Dorset Wildlife Trust and RSPB



# SANGs Checklist 5.0

The following provides a list of relevant factors in considering a space's suitability to meet SANG criteria.

	Criteria	Must, Should, Desirable
1	The SANG site must be developed not only to mitigate for impacts to designated sites within 5km as a result of the proposed residential development but also to provide enhancements for protected species specific to the local area.	M
2	The SANG must be of a high enough quality to provide a reasonable alternative to the designated sites for new residents and the existing community.	M
3	The SANG must be of an appropriate size and aim to achieve 16ha/1000 residents.	M
4	The SANG should be connected to or within close proximity to existing public rights of way and existing infrastructure from surrounding settlements. The SANG should provide links to other informal open spaces within the proposed development and information boards regarding other SANG sites in the local area.	S
5	Off-site public rights of way should receive investment to improve connectivity to the SANG site.	S
6	Adequate provision for vehicle parking must be supplied to invite the local community and tourists into the SANG site. Provision determined by the anticipated use reflecting visitor catchments.	M
7	The SANG must provide provisions and facilities for leisure activities including dog walking (at least one circular walk of 2.3-2.5km), dog gym, fitness including cycling and green gyms trim trails / fitness circuit.	M
8	SANG should be supported by signage and wayfinders to ensure easy access and navigation as well as information boards regarding the ecology of the SANG to aid appreciation and education.	S
9	The SANG should be promoted within the local community through leaflets, activities, signage etc.	S
10	Some areas of the SANG should be fenced off from public access to provide disturbance free habitats for wildlife.	S
11	Retention of existing habitat features on the SANG site should be promoted, to improve their potential carrying capacity for protected species and other characteristic wildlife in perpetuity.	S
14	SANG must be designed so that they are perceived to be safe by the users.	M
15	SANG should have tree and scrub cover along parts of the walking route.	D
16	Paths must be easily used and well maintained, but most should remain unsurfaced to avoid the site becoming too urban in feel.	D
17	SANG 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.	D
18	SANG must be free from unpleasant intrusions (e.g. sewage treatment works, smells etc.).	D
19	A Landscape and Biodiversity Strategy for the site must be promoted incorporating a management and maintenance plan for the SANG for the life of the development and public access provisions. This would include fire management and arson risk management. The management plans would be regularly reviewed.	M
20	Appropriate mechanisms to ensure funding for the management and maintenance of the SANG will need to be secured.	M

- 28 ha of SANGs positioned furthest east on site from the designated heathland to mitigate against any harmful impacts upon it
- high quality landscape design incorporating openland, woodland and wetlands
- 28 ha of SANGs = 17 ha/1000 residents
- the SANGs connects to 2 existing PROWs and a National Cycle Route
- the SANGs connects to 2 existing PROWs and a National Cycle Route
- visitor car park with adequate provision for parking
- multiple circular routes up to 3.5km on site / fitness trail / dog gym / cycle routes
- good signage and wayfinding to discourage use of the existing PROW to the designated heathland
- fencing around part of the Ecology Park to provide disturbance free habitats
- enhanced planting along the River Win, enhancements for otter / water vole and fish and reprofiling of the banks
- areas of woodland and openland enhance circular walks
- areas of openland recreate sense of heathland in the Heritage Country Park
- located outside any development restraint areas around sewage works and other sources of unpleasant emissions