

# Taylor Wimpey


Former Wisley Airfield

Community Liaison Group  
Meeting 4

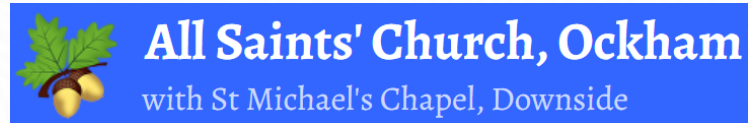
Topic: SANG, Landscaping and Biodiversity Net Gain

22<sup>nd</sup> October 2020

# Agenda

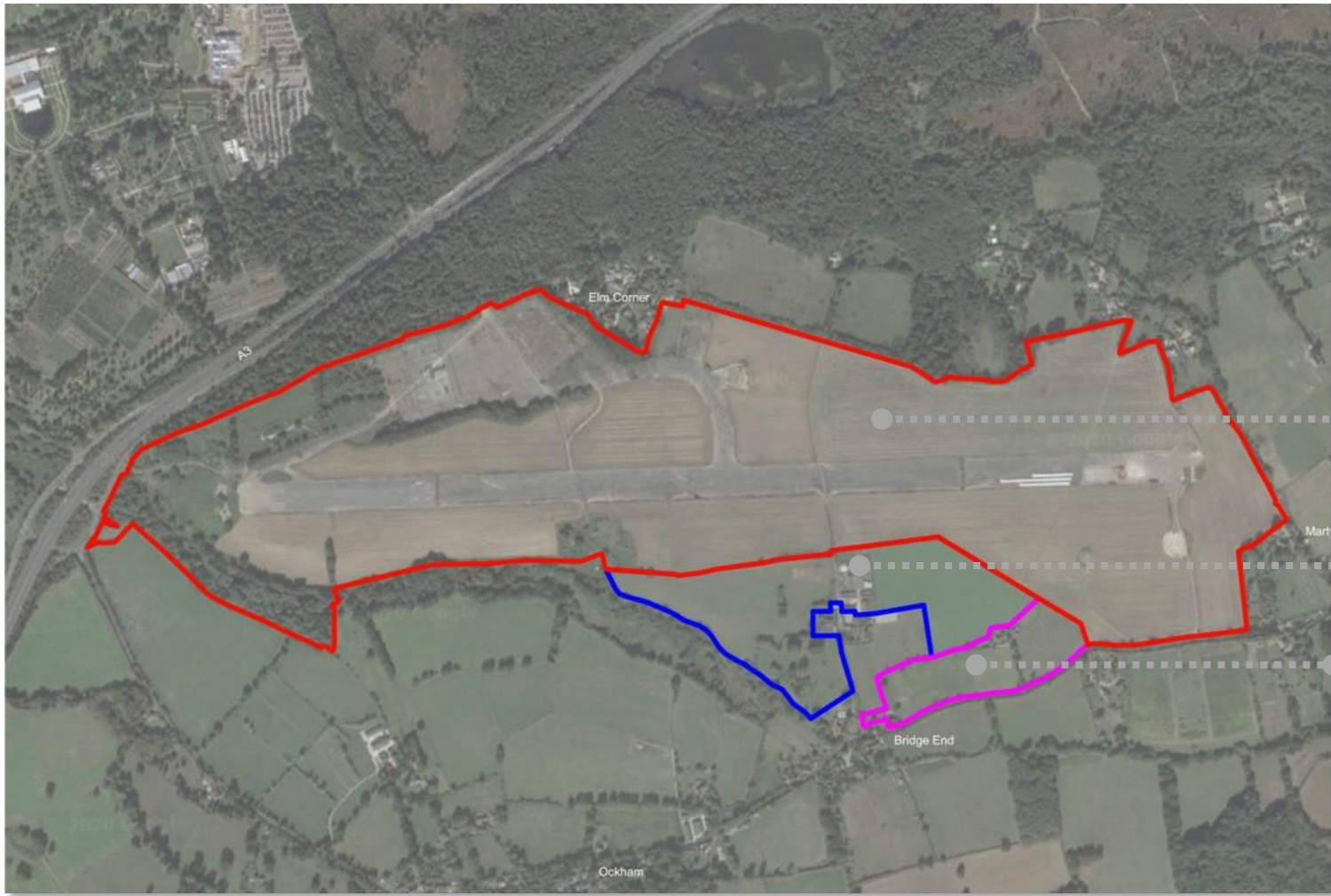
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- —● Introductions
  - —● Our Site
  - —● SANG and Landscaping
  - —● Biodiversity Net Gain
  - —● Stakeholder Feedback
  - —● Q&As

# Introductions



# Our Site

# Masterplan Area



**Taylor  
Wimpey**

**CBRE**



# SANG and Landscaping

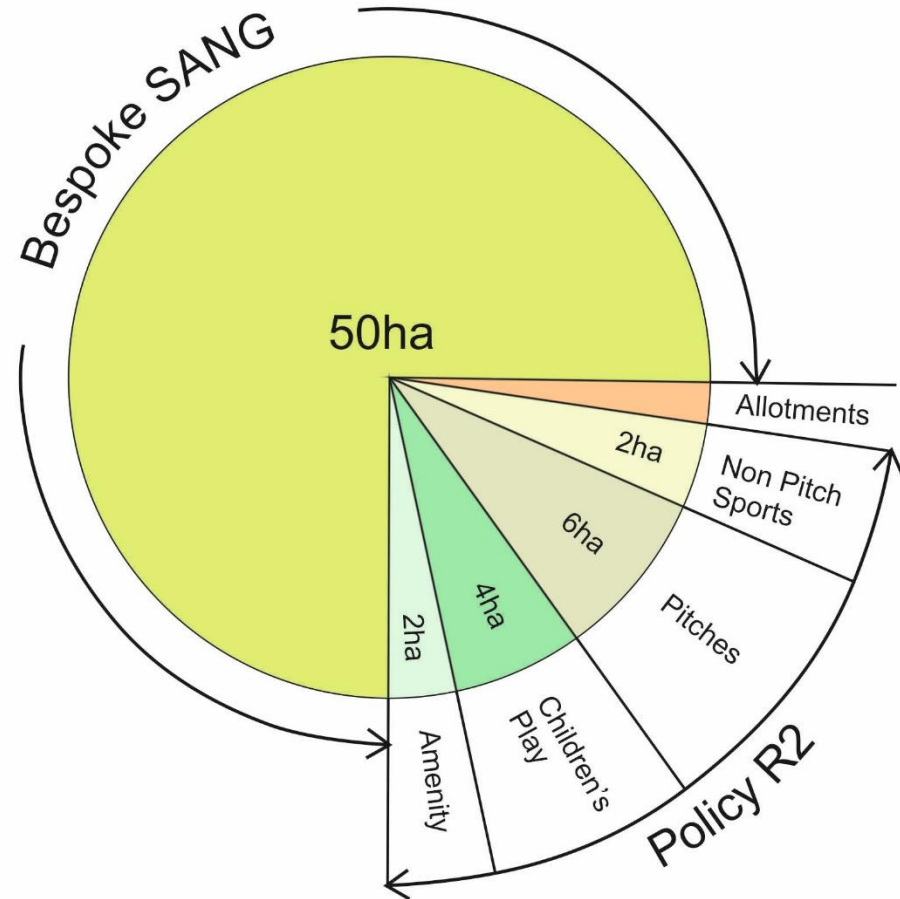
# Landscape Design Principles

## Open Space Typologies

Policy P5 sets out an approach to the protection of the Thames Basin Heaths. The FWA will provide a bespoke SANG of 50ha:

Local Plan saved Policy R2 requires us to provide a minimum of 14 ha of different open space types.

In addition we are aiming to provide facilities where there may be a shortfall in the area and would encourage the community to engage in outdoor activities.



# What Is Our Landscape Vision

## Connecting People With Nature

We should all have contact with nature for our mental and physical well-being. Our landscape strategy builds on the rich history of parkland and commons landscapes that are a key characteristic of the surrounding countryside, reinterpreted for the 21st century as a model of sustainable and exemplar landscape design.

This will be provided through a network of inter-connected multi-functional green infrastructure with access for all.

A predominantly naturalised landscape with a range of new diverse habitats and features that celebrates the beauty of the countryside and helps to protect our native flora and fauna.

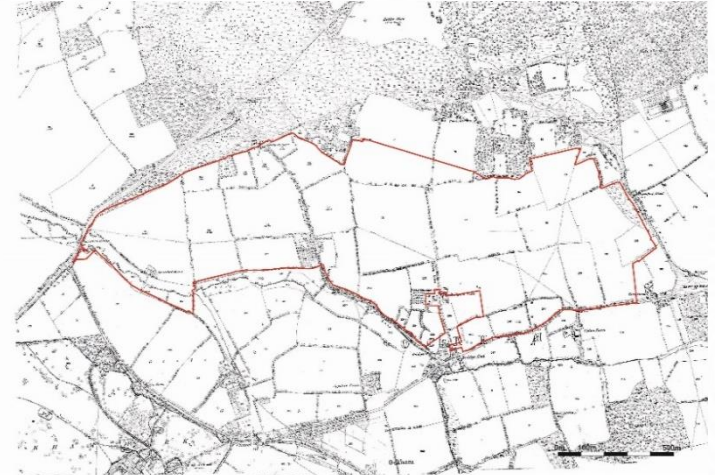




# What Are The Aims of The Landscape Strategy

## Restoring Landscape Character

To restore landscape character we must understand what was there before and what remains now.



1870 OS Map



Existing Site Features

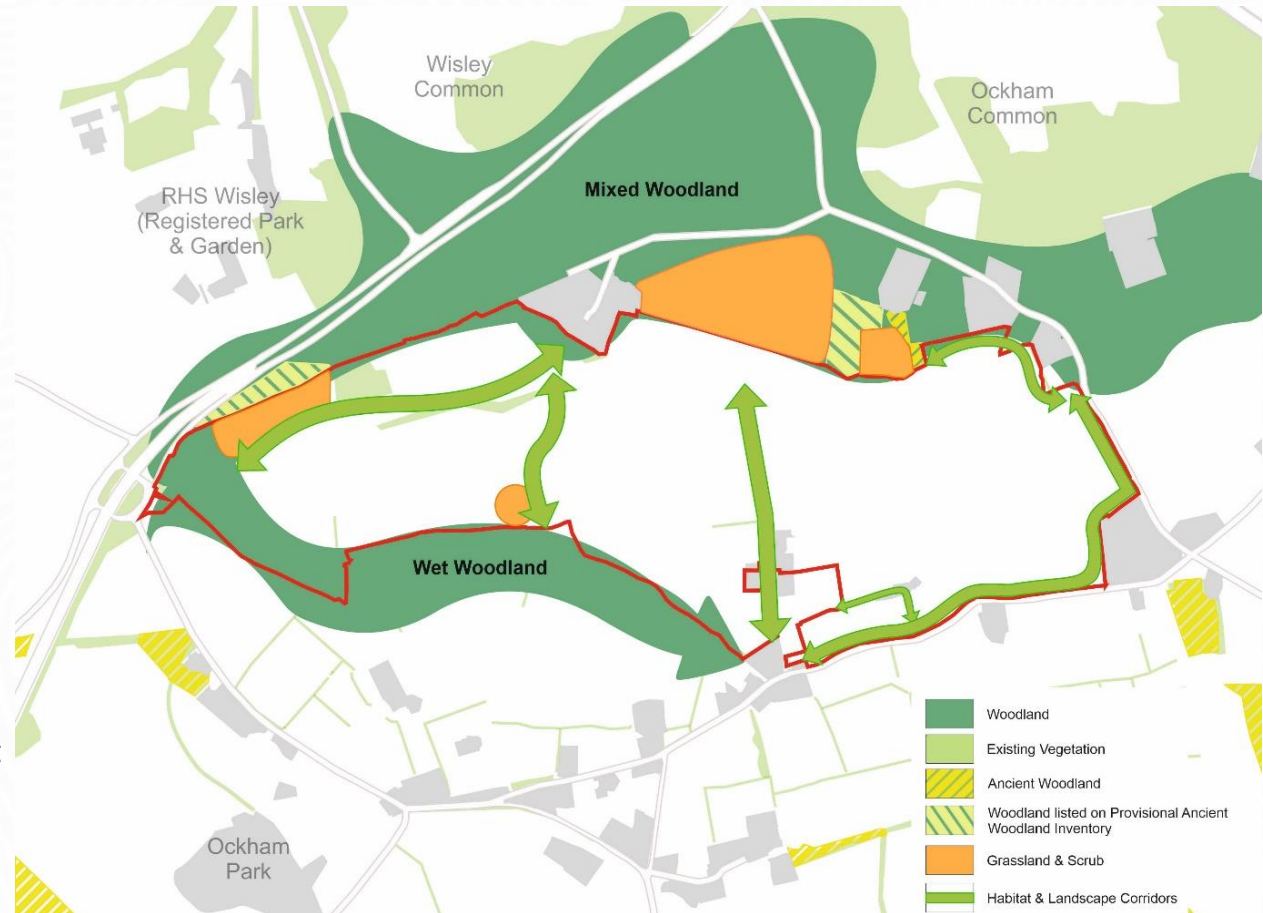
### Key Retained Landscape Features:

- Remnant hedgerow trees to the south east and west;
- A TPO woodland bordering Elm Corner;
- A strip of young woodland between the airfield and sunken hangar area;
- An attractive wet wooded stream corridor along Stratford Brook that extends towards Hyde Lane and Ockham Lane to the south;
- Mature parkland trees around Bridge End Farm; and
- A Great Crested Newt breeding pond to the south of Bridge End Farm.

# Landscape Design Principles

## Protect, Restore, Enhance and Reconnect

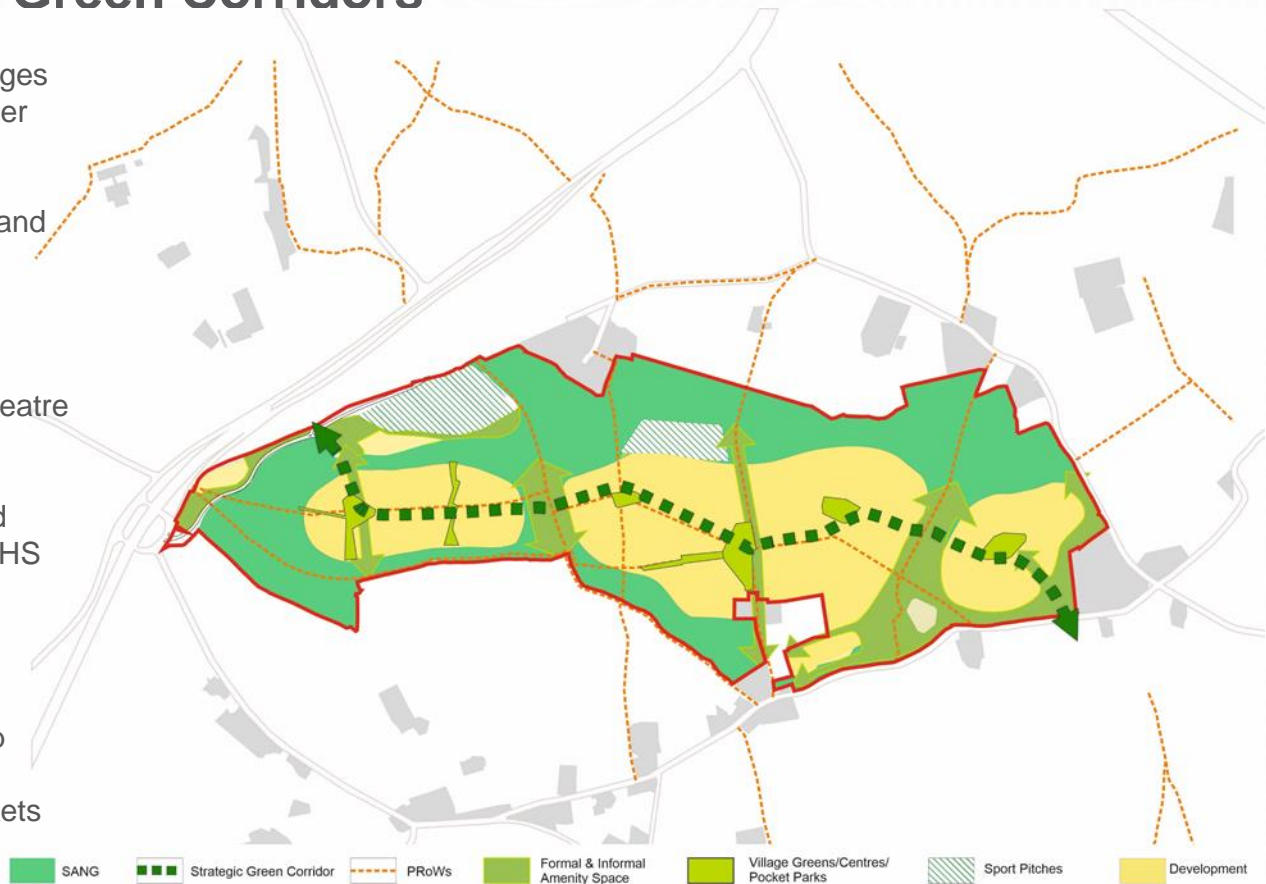
- Protect important features;
- Replant and manage defunct and poor-quality hedgerows;
- Connect the wet woodland to the south with the TPO woodland through new tree belts and scrub;
- Hatch Lane will become a cycle/pedestrian 'Green Lane' link and important connection with Ockham to the south;
- Manage and enhance the wet wooded corridor to the southeast; and
- Reinforce the weak green belt boundaries to the south east and east.



# Landscape Design Principles

## Create New Strategic Green Corridors

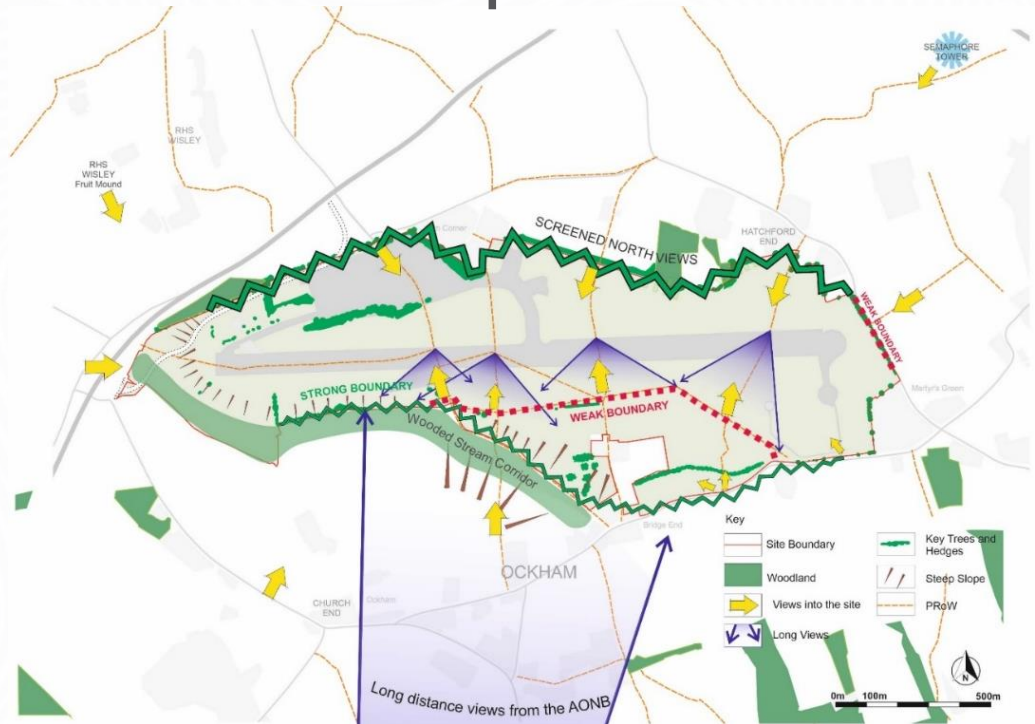
- Divide the allocation into smaller villages or neighbourhoods, more in character with the surrounding landscape;
- Accommodate multifunctional green and blue infrastructure;
- Formal and informal play;
- Integrating the community through theatre art, dance and sculpture;
- Become an educational resource and establish a strong relationship with RHS Wisley;
- Encourage social interaction;
- Provide productive spaces for pop up restaurants, orchards, raised beds, foraging trails, living walls, food markets and school gardens;
- Create shelter and improve air quality; and
- Improve air quality, create sheltered micro-climates and reduce noise from the A3.



# Landscape Design Principles

## Assimilate The Development Into The Landscape

- Break up the linear form of development into three villages when seen in longer views from the AONB;
- Use strategic planting within the green corridors to break up views;
- Use tree planting along streets, pocket parks and squares to break up the roofscape within the development when seen from elevated views in the AONB;
- Reinforce the weaker boundaries to the south east;
- Reduce scale and density on the southern margins of the site;
- Avoid tall buildings on the highest parts of the site to the east;
- Use building materials that merge with the hues and tones of the landscape rather than contrast with it.
- Maintain long views to the Downs from key locations within green corridors.

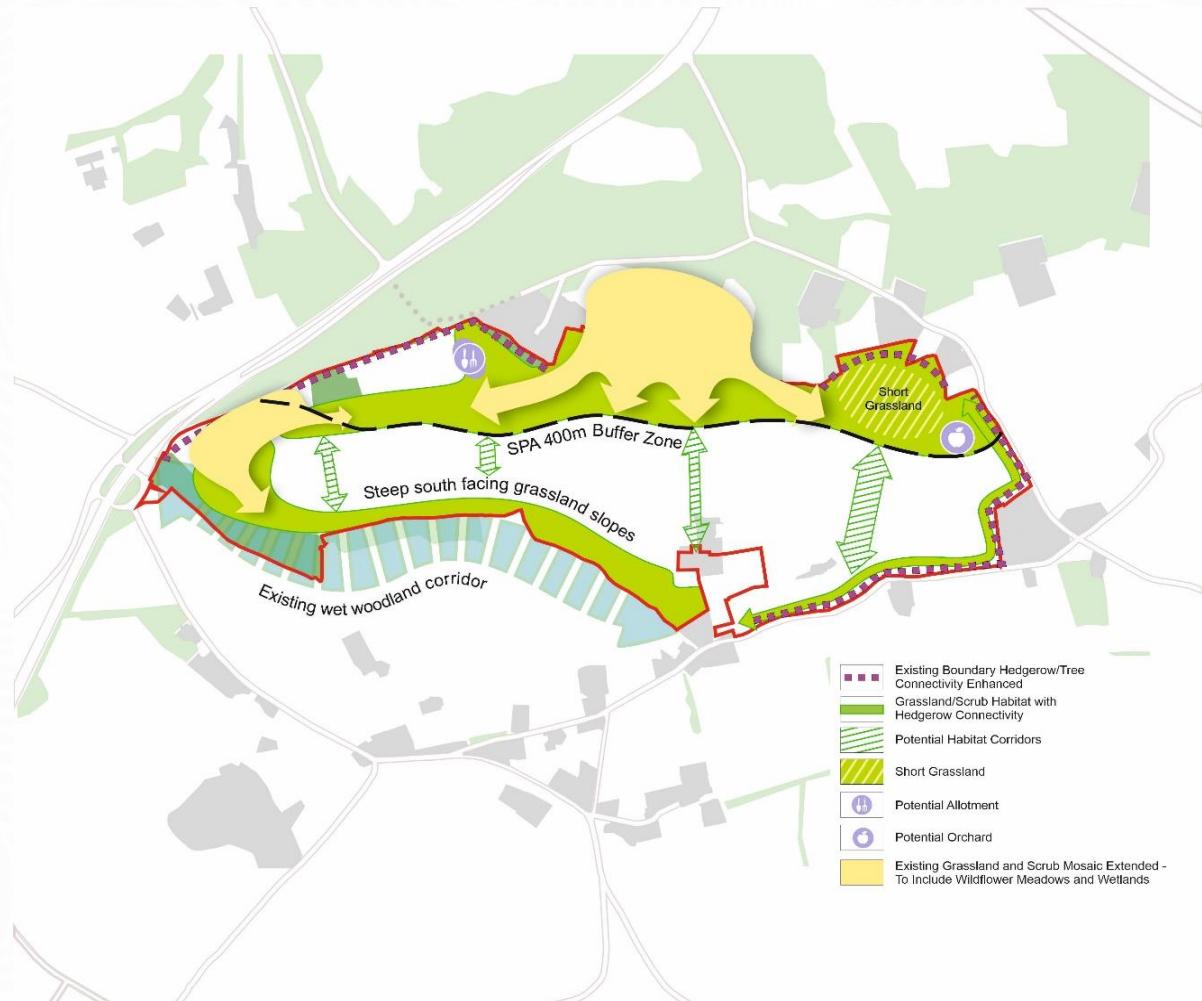


# Landscape Design Principles

## Connecting People With Nature Through New Diverse Habitats

Key opportunities to:

- Create an inter-connected biodiverse naturalized parkland landscape that surrounds and permeates the development areas providing doorstep access to nature;
- Provide a range of native habitats including woodland, hedgerows, wildflower meadows, marshy grassland and scrub mosaics;
- An adaptable, robust landscape framework, resilient against the effects of climate change; and
- A distinct and beautiful setting for the three villages with doorstep access to nature.



# Landscape Design Principles

## Encourage Cycling and Walking

- Network of circular routes through green networks and corridors with connections to off site routes;
- Short medium and long circular routes up to 9.5km;
- Some shared footpath and cycleways constructed in self-binding aggregates for all year use; and
- Trim trails and art installations established to provide additional points of interest to encourage health and physical fitness.



# Landscape Design Principles

## A Network of Interconnected Blue Infrastructure

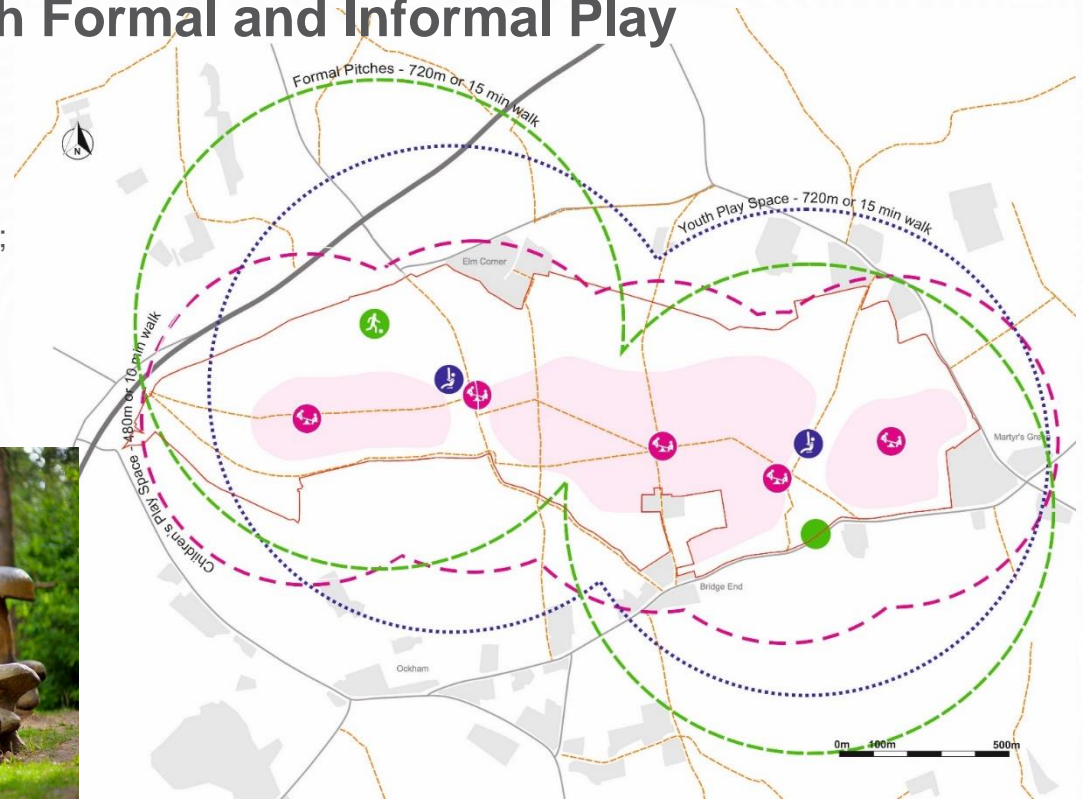
- Manage flood risk in a positive way, celebrating water and its value as a precious resource, not to be wasted;
- Enhance biodiversity and create beautiful features that draw people such as ponds, ditches, swales, rain gardens, biofiltration beds;
- Capture and filter water from roads and pavements;
- Allow features to be used for art, play and education; and
- Harvest and irrigate public spaces.



# Landscape Design Principles

## Engaging Children Through Formal and Informal Play

- Mainly through naturalized play encouraging interaction with natural materials;
- More natural equipped play in green corridors; and
- Benefiting all age groups.



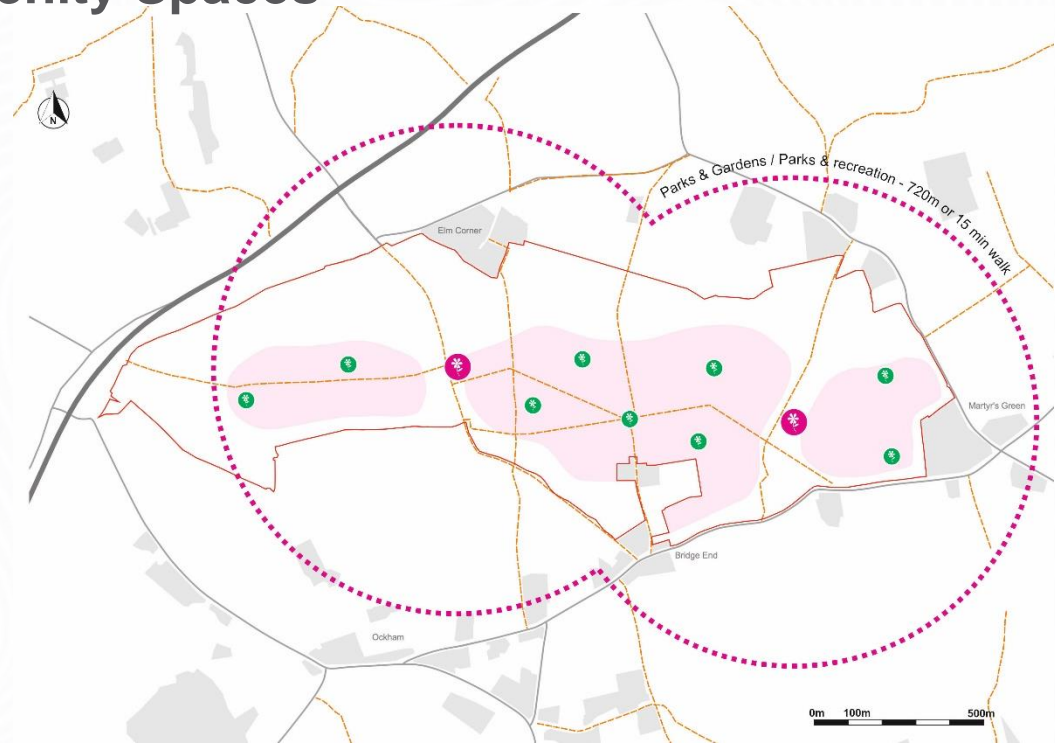


# Landscape Design Principles

## Local Parks and Other Amenity Spaces

Open space for other activities such as:

- Informal ball games;
- Pocket squares and small parks;
- Food production such as raised planters and edible green walls;
- Sustainable green transport corridors;
- Orchards;
- Seating areas and event spaces; and
- Spaces to encourage social interaction.



Spaces should be multifunctional wherever possible providing landscape, biodiversity, health and physical well-being benefits.



# Landscape Design Principles

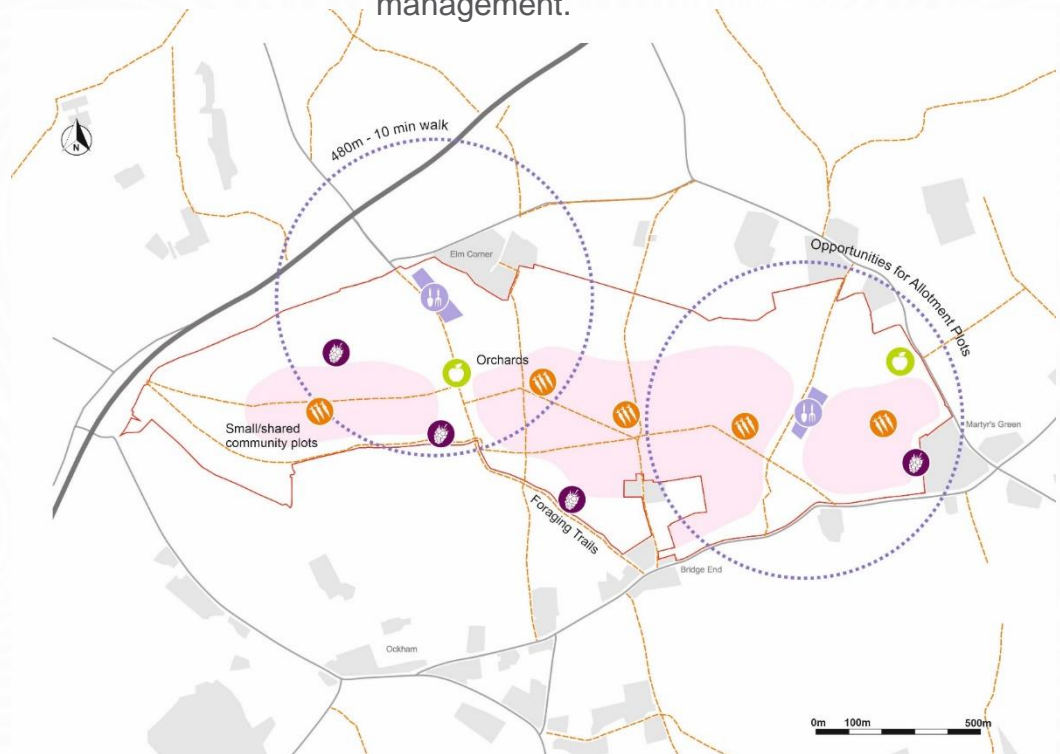
## Food Production and Edible Landscapes

Harness the mental and physical welfare benefits that growing food can bring and food production to people's doorsteps.

Larger sized community allotments as well as smaller more localised opportunities for edible landscapes such as:

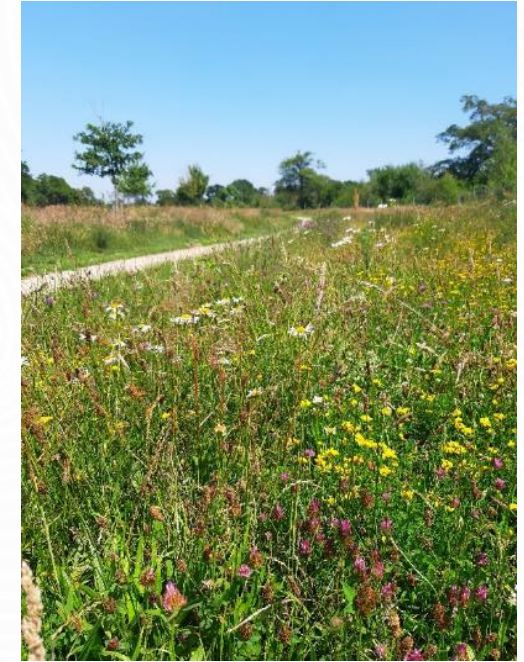
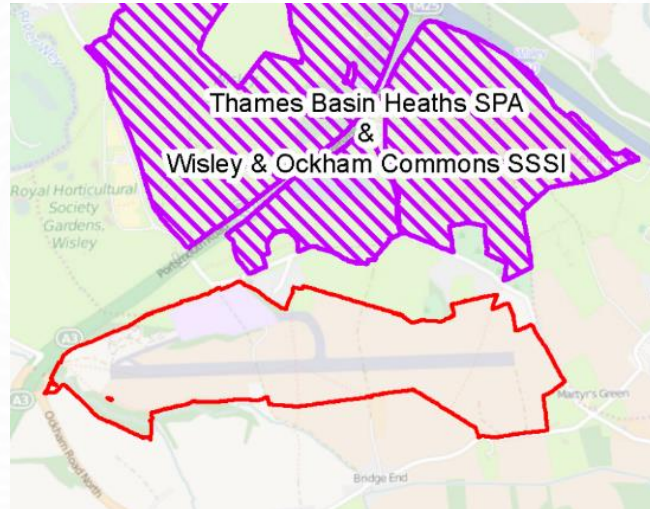
- Raised beds within pocket parks and squares;
- Small enclosed growing areas in rear gardens;
- Foraging routes within SANGS and SANG links;
- community orchards;
- edible walls;
- roof gardens on apartments; and
- school gardens.

Work closely with RHS Wisley and benefit from their innovation and research into plant selection and management.



# What is SANG?

## Suitable Alternative Natural Greenspace



The aim: to divert visitors away from the heaths....



...by providing an attractive alternative

# Natural England's SANG Quality Guidelines

## Site Quality Checklist – 'must have' & 'desirable' features



Semi-natural

Variety

Circular walk

Safe

Signage

Education



Accessible

Dog off lead exercise



# Do SANGs Work?

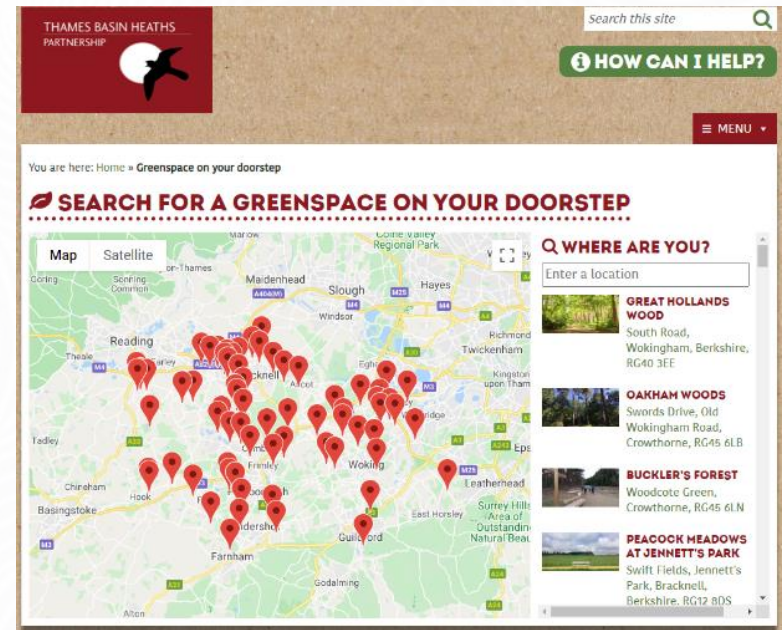
## The SANG story so far.....

Approximately 56 SANGs now open across the SPA, with c.1453 ha greenspace.

EPR SPA visitor monitoring survey 2018

SANG catchments capture 99.5% of all dwellings in SPA 5km 'zone of influence'.

Statistically significant drop in visitor numbers since 2005, despite a concurrent 13% increase in housing numbers.



Date: October 2020

Publication: ENDS Report

**ENDS**  
REPORT

### The debrief

## How new green spaces are easing pressure on sensitive heathlands

The provision of a series of new green spaces has delivered a statistically significant drop in visitors to a special protection area over a period when housing numbers have grown by 13%

Words: Michael Donnelly

# SANG Design Principles

## SANG

The northern SANG will provide an effective buffer zone to the SPA through a range of new native habitats and features that will deflect the need to walk to the SPA further north.

The Southern SANG capitalizes on the attractive Stratford Brook corridor and associated steeper slopes to the southwest and will be linked to the northern SANG through circular walks.

A SANG car park will be provided with easy access off the Wisley Lane diversion.



Riverside Walk Guildford 61.5ha



# Landscape Design Principles

## Landscape Character Areas- Northern SANG

- A naturalised landscape and wildlife haven that will draw people into it and be a positive resource for the whole of the local community;
- New landforms will be created to add interest and visual separation between footpath/cycle-links;
- Ponds and linear swales will be created for intrigue and wildlife; and
- Raised earth-mounds to provide longer views across the landscape.



Northern SANG Landscape Strategy – Typical Section

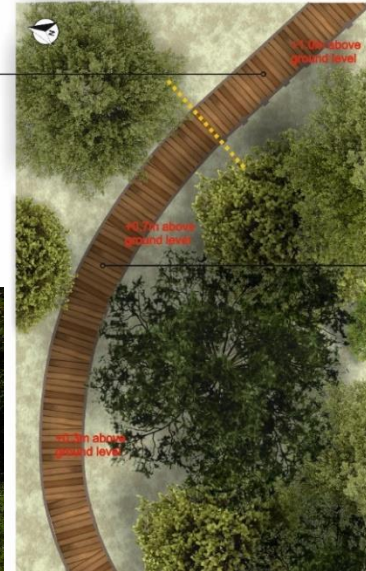
# Landscape Design Principles

## Landscape Character Areas - Southern SANG

- Capitalise on the existing mature wooded Stratford Brook corridor;
- Create a boardwalk providing access to marshy grassland and bluebell areas;
- Species rich grassland on the steeper grassy slopes to the south;
- SUD's features for additional interest and biodiversity; and
- Capture key views of the Downs to the south around Bridgend Farm.



Typical section through boardwalk above 0.9m in height (includes Handrail)



Typical section through boardwalk below 0.9m in height





# Stakeholder Feedback

What do you think?

# Biodiversity Net Gain

# Biodiversity

What do we mean by biodiversity?



***“.....biodiversity is the variety and variability of life on Earth”***



# Biodiversity Net Gain

## What is Biodiversity Net Gain?

National and local planning policy has introduced a requirement for biodiversity net gain, and soon to be enshrined in law.

Increase in habitat area, diversity, connectivity and/or condition – and in turn the plant and animal species supported.

Often measured using a ‘metric’ – a calculation tool which estimates a % gain (or loss).

**Demonstrating biodiversity gains with more than just ‘hearsay’.**



# How do we secure Biodiversity Net Gain?

## Step 1: Understand what is there before

Extensive survey work across FWA since 2006

The vast majority of site: intensive arable and hardstanding of limited ecological value

Part of the site is a Site of Nature Conservation Importance (SNCI)

Supports areas of rough grassland, woodland and scrub, which support foraging bats, reptiles, nesting birds, Badgers, and Great Crested Newts



# How do we secure Biodiversity Net Gain?

## Step 2: Build biodiversity through design

Over 50ha of SANG and green corridors,  
managed for biodiversity in the long-term.

Designed to protect and enhance existing  
features of value, and to create new features.

Large areas of interconnected habitat - wildflower  
grasslands, banks, ponds, trees and woodland.

Native species planting and wildlife  
nesting/roosting features integrated into the built  
environment.

Benefits for whole ecosystem - insects, birds,  
amphibians, reptiles, mammals....



# How do we secure Biodiversity Net Gain?

## Step 3: Quantify the gain

Defra 2.0 Biodiversity Metric: Hypothetical example!

**BEFORE**

A-1 Site Habitat Baseline									
Condense / Show Columns			Condense / Show Rows						
Main Menu			Instructions						
Habitats and areas				Habitat distinctiveness	Habitat condition	Ecological connectivity	Strategic significance		Ecological baseline
Ref	Broad Habitat	Habitat type	Area (hectares)	Distinctiveness	Condition	Ecological connectivity	Strategic significance	Suggested action to address habitat losses	Total habitat units
1	Urban	Urban - Developed land; sealed surface	1	V.Low	N/A - Other	N/A	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
2	Urban	Urban - Amenity grassland	5	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	10.00
3	Heathland and shrub	Heathland and shrub - Mixed scrub	2	Medium	Moderate	Medium	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	19.36
4	Woodland and forest	Woodland and forest - Other woodland; mixed	1	Medium	Good	High	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	15.87
5									
6									
7									
8									
9									
Total site area ha			9.00						
								Total Site baseline	45.23

**....AFTER**

A-2 Site Habitat Creation										
Condense / Show Columns			Condense / Show Rows							
Main Menu			Instructions							
Post development/ post intervention habitats										
Proposed habitat	Area (hectares)	Distinctiveness	Condition	Ecological		Strategic significance		Temporal	Difficulty	Habitat units delivered
				Ecological connectivity	Strategic significance	Time to target condition/years	Difficulty of creation category			
Grassland - Lowland meadows	2	V.High	Good	High	Within area formally identified in local strategy	15	High	12.28		
Urban - Suburban/ mosaic of developed/ natural surface	3	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	1	Low	5.79		
Heathland and shrub - Mixed scrub	2	Medium	Good	Medium	Location ecologically desirable but not in local strategy	7	Low	22.63		
Lakes - Ponds (Priority Habitat)	0.5	High	Good	Medium	Location ecologically desirable but not in local strategy	10	Medium	5.11		
Urban - Allotments	0.5	Medium	Moderate	Low	Location ecologically desirable but not in local strategy	1	Low	4.25		
Woodland and forest - Other woodland; mixed	1	Medium	Moderate	High	Within area formally identified in local strategy	25	Medium	2.91		
Totals	9.00							52.96		

# Stakeholder Feedback

What do you think?





# Next Topic

Next Meeting Date – Thursday 5<sup>th</sup> November 2020

Topic: Sustainability, Transport and Community Liaison Group  
Feedback Review



Thank You

# Iconography



# Iconography

