

Appendix A Ecology Report

Green Belt Review of Woking Borough

Considerations relating to
international designated sites (SPA
and SAC)

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	Name	Position	Date
Originated	Dr Peter Shepherd	Partner	12 July 2013
Reviewed	Dr Peter Shepherd	Partner	12 July 2013
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1 Background

- 1.1 This note has been prepared to provide information and advice to Peter Brett Associates who have been commissioned by Woking Borough Council to undertake a review of the Green Belt within the Borough with the aim of identifying land for future development to meet predicted future housing needs.
- 1.2 Within and adjacent to the Borough are a number of sites that are subject to international and national nature conservation designations made under the European Birds Directive and European Habitats Directive. In particular there are a number of component parts of the Thames Basin Heaths Special Protection Area (SPA) and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC) in and close to Woking Borough. Both of these designations comprise a number separate blocks of land each of which is individually designated as a Site of Special Scientific Interest, but collectively form the sites of international importance (SPA and SAC).
- 1.3 The presence of these sites within and close to Woking Borough presents potential constraints on development and where future development should be located as it is recognised that such development may have a diverse impacts on the special interest of the designated sites. Where such impacts are considered likely the competent authority (Woking Borough Council) is required to make an assessment of these and to weigh the implications in the carrying out of their functions as a planning authority. As such any determination of where potential future development should be located and the nature of such development will need to consider the potential impacts on the internationally designated sites.

2 International sites

Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC)

- 2.1 This site is designated for the presence of three habitat types listed under Annex 1 of the Habitats Directive: North Atlantic wet heaths with *Erica tetralix* (cross-leaved heath); European dry heaths; and depressions on peat substrates of the *Rhynchosporion*. The description of these habitat types provided on the JNCC website is as follows:

Northern Atlantic wet heaths with *Erica tetralix*

- 2.2 This site represents lowland northern Atlantic wet heaths in south-east England. The wet heath at Thursley is NVC type M16 *Erica tetralix* – *Sphagnum compactum* and contains several rare plants, including great sundew *Drosera anglica*, bog h air-grass *Deschampsia setacea*, bog orchid *Hammarbya paludosa* and brown beak-sedge *Rhynchospora fusca*. There are transitions to valley bog and dry heath. Thursley Common is an important site for invertebrates, including the nationally rare white-faced darter *Leucorhinia dubia*.

European dry heaths

- 2.3 This south-east England site contains a series of large fragments of once-continuous heathland. It is selected as a key representative of NVC type H2 *Calluna vulgaris* – *Ulex minor* dry heathland. This heath type has a marked south-eastern and southern distribution. There are transitions to wet heath and valley mire, scrub, woodland and acid grassland, including types rich in annual plants. The European dry heaths support an important assemblage of animal species, including numerous rare and local invertebrate species, European nightjar *Caprimulgus europaeus*, Dartford warbler *Sylvia undata*, sand lizard *Lacerta agilis* and smooth snake *Coronella austriaca*.

Depressions on peat substrates of the *Rhynchosporion*

- 2.4 This site contains examples of Depressions on peat substrates of the *Rhynchosporion* in south-east England, where it occurs as part of a mosaic associated with valley bog and wet heath. The vegetation is found in natural bog pools of patterned valley mire and in disturbed peat of trackways and former peat-cuttings.
- 2.5 The SAC comprises 4 separate SSSIs covering an area of 5138 ha across Surrey, Berkshire and Hampshire. The SSSIs are Ash to Brookwood Heaths SSSI, Colony Bog and Bagshot Heath SSSI, Chobham Common SSSI and Thursley, Hankley and Frensham Commons SSSI.
- 2.6 Two of these SSSIs partly occur within the Borough boundary and Chobham Common SSSI is located between 2 and 6.7km to the north of the Borough.
- 2.7 Part of the Ash to Brookwood Heaths SSSI (Pirbright Common Brookwood) located immediately south of Brookwood Cemetery occurs within the Borough with the rest of the Brookwood Heath section of the SSSI abutting the Borough boundary. The remainder of the Ash to Brookwood Heaths SSSI is located between 1.5 and 7.2 km to the south east of the Borough Boundary.
- 2.8 Part of the Colony Bog and Bagshot Heaths SSSI (Sheets Heath) also occurs within the Borough boundary just to the north of Brookwood Cemetery. The rest of the SSSI is located between 0.7 and 5.5 km from the Borough Boundary to the north east.
- 2.9 The Thursley, Hankley and Frensham Commons SSSI is located some 13 km to the south east of the Borough beyond Godalming.

Thames Basin Heaths Special Protection Area (SPA)

- 2.10 This site is designated for the populations of three breeding birds listed in Annex 1 to the Birds Directive: Dartford Warbler, woodlark and nightjar.

- 2.11 The site comprises areas of heathland, woodland and commercial forestry across 13 SSSIs in Surrey, Hampshire and Berkshire, covering 11 different local authorities, including Woking Borough. The area of the SPA is 8275 ha. Six of the SSSIs that comprise the SPA occur in, adjacent to, or within 5 kilometres of Woking Borough. These are Horsell Common SSSI, Ockham and Wisley SSSI, Whitmoor Common SSSI, Ash to Brookwood Heaths SSSI, Colony Bog and Bagshot Heaths SSSI and Chobham Common SSSI.
- 2.12 Horsell Common SSSI is located entirely within the Borough and two SSSIs occur partly within the Borough.
- 2.13 Part of the Ash to Brookwood Heaths SSSI (Pirbright Common Brookwood) located immediately south of Brookwood Cemetery occurs within the Borough with the rest of the Brookwood Heath section of the SSSI abutting the Borough boundary. The remainder of the Ash to Brookwood Heaths SSSI is located between 1.5 and 7.2 km to the south east of the Borough Boundary.
- 2.14 Part of the Colony Bog and Bagshot Heaths SSSI (Sheets Heath) also occurs within the Borough boundary just to the north of Brookwood Cemetery. The rest of the SSSI is located between 0.7 and 5.5 km from the Borough Boundary to the north east.
- 2.15 Whitmoor Common SSSI is located adjacent to the south eastern boundary of the Borough and Ockham and Wisley SSSI is located within 200 metres of the eastern boundary. Chobham Common SSSI is located between 2 and 6.7km to the north of the Borough.

3 Impacts on the SPA arising from increased housing

- 3.1 A range of potential adverse impacts on the SPA and SAC have been identified as potentially arising from proposed development in and around the SPA and SAC. Most attention has focussed on the SPA and in particular impacts on the special interest arising from increased housing and the subsequent increase in visitor pressure, dog walking and cat predation on the SPA. These effects occur from new housing up to 5 kilometres from the SPA which alone or in combination with other housing developments can have an adverse impact on the special interest of the SPA.
- 3.2 Natural England and the local planning authorities have agreed a Delivery Framework for the SPA to meet the requirements of the Habitats Regulations. The framework sets a number of objectives including developing a consistent approach to the protection of the SPA from impacts of residential development; defining the type and extent of housing that may have a significant effect on the SPA; setting out criteria for the delivery of avoidance measures; setting out a programme of action and the development of a strategy for monitoring the SPA.
- 3.3 As a result all new housing developments between 400 metres and 5km of the SPA are subject to close scrutiny and their impacts assessed. Natural England consider that without the implementation of measures which avoid any additional adverse effect on the SPA all additional residential development could cause or contribute to an adverse impact on the integrity of the site. For any residential development within 400 metres of the SPA, Natural England considers avoidance of adverse effects is not possible and as such effectively there is a ban on all residential development within 400 metres of the SPA.
- 3.4 To assist planning authorities and to develop a coordinated approach to avoiding harm to the SPA arising from new housing Natural England has advised that a three pronged approach to addressing the effects of new housing on the SPA is required. These are: (a) Provision and maintenance of Suitable Alternative Natural Green Space (SANG). The aim of this provision is to provide new open spaces that will attract local people away from the SPA; (b) Strategic Access Management and Monitoring (SAMM) to monitor and manage the impact of people that do choose to visit the SPA; and (c) Habitat management of the SPA to improve the habitats for the bird species that comprise the special interest of the SPA.
- 3.5 Natural England consider that implementing this package of avoidance measures related to new housing provision between 400 metres and 5 km then such development can be assessed as not likely to have a significant effect on the SPA.
- 3.6 Woking Borough Council has published an Avoidance Strategy for the period 2010 to 2015 which sets out guidance on how to achieve these mitigation measures. This strategy applies to all new development that provides permanent accommodation and includes accommodation falling into Use Classes C1, C2 and C3.
- 3.7 The Avoidance Strategy document complements the Council's existing strategy for the provision and maintenance of SANGs which has been in operation since June 2006 and which identifies at 3 SANGs and a further 3 potential SANGS.
- 3.8 SANGs are delivered through provision of new green space as part of a development delivered by the developer or by the Council to which developers would be expected to make a financial contribution based on an agreed and regularly reviewed tariff. The size of the SANG has an effect on the catchment area a SANG is considered able to service. This is set out in the Delivery Framework for the SPA which states that a SANG of 1 to 12 ha has a catchment of 2km, a SANG of 12 to 20 ha has a catchment of 4 km and one of more than 20 ha has a catchment of 5 km. The Delivery Framework also sets out the area of SANG required as 8 ha of new open space per 1000 new population. Two of the SANGs at Horsell Common and Brookwood Country Park are large enough to provide a catchment of 5 km. The other at White Rose Lane provides a catchment of 2km.
- 3.9 The SAMMs will be implemented through financial contributions from developers based on an agreed and regularly reviewed tariff.

- 3.10 Implementation of the appropriate management of the SPA will continue to be delivered by the Council as a land owner.

4 Other impacts arising from development

- 4.1 Other impacts on the special interest of the SPA and SAC have also been identified in various documents including: Habitats Regulations Assessments carried out for projects and plans affecting other parts of the SAC and SPA, the Standard Data Forms for the SAC and SPA on the JNCC web site. These include in addition to recreational disturbance arising from increased housing: changes in air quality in particular nitrogen deposition and particulate deposition; changes in hydrology, both surface and groundwater supply and quality; and effects of general urbanisation
- 4.2 As such as well as new residential provision other development can impact the SPA and SAC and each development will need to be assessed on its own merits to determine if there is likely to be an adverse effect wither alone or in-combination with other developments.

5 Implications for the green belt review

- 5.1 The presence of parts of the SPA and SAC within or close to Woking Borough has a number of implications for the review of the green belt in order to release land for future development. These are set out below:
- 5.2 Net new residential accommodation (Use Classes C1, C2 and C3) cannot be developed within 400 metres of the designated sites and as such release of the green belt in these areas for this purpose should be avoided. Other development types could be located within the 400 metre buffer, but such close proximity to the designated sites is likely to generate a need for a Habitats Regulations Assessment and as such should be avoided if there are other suitable alternatives.
- 5.3 The release of green belt should take account of the catchment area of the agreed SANGs and potential SANGs within the Borough and also SANGs outside but close to the Borough boundary. Releasing green belt areas within the catchment of the established SANGs will provide greater certainty in the ability to deliver the required avoidance measures. However, consideration should be given to the capacity of each SANG.
- 5.4 Preference should be given to releasing green belt that is distant from the SPA or SAC and close to established SANGs as this is likely to maximise the use of the SANG.
- 5.5 Where the housing provision cannot be supported by an approved SANG provision preference should be given to land that is within the catchment of known potential SANGs or to locations with potential for development to provide a new SANG.
- 5.6 In terms of effects upon the special interest of the SAC green belt release should consider additional impacts to those generated by increased visitor pressure from new housing development. In particular new housing and other developments will generate increased traffic volumes with subsequent increase in localised nitrogen deposition. Extensive sealing of land surfaces through urban development may also affect water supply (quantity and rate of flow) and quality to wetland communities within the SAC. As such the green belt review should consider the potential for increased traffic flows close to designated sites and the hydrological catchment of the SAC components on the western side of the Borough at Sheets Heath and Pirbright Common Brookwood.

Appendix B List of Constraints

Stage 1 list: - strategic level constraints

- Common land
- Conservation Area
- Flood zone 3
- SSSI
- SPA, SAC and 400m buffer

Stage 2 list – considered at level of parcel assessment

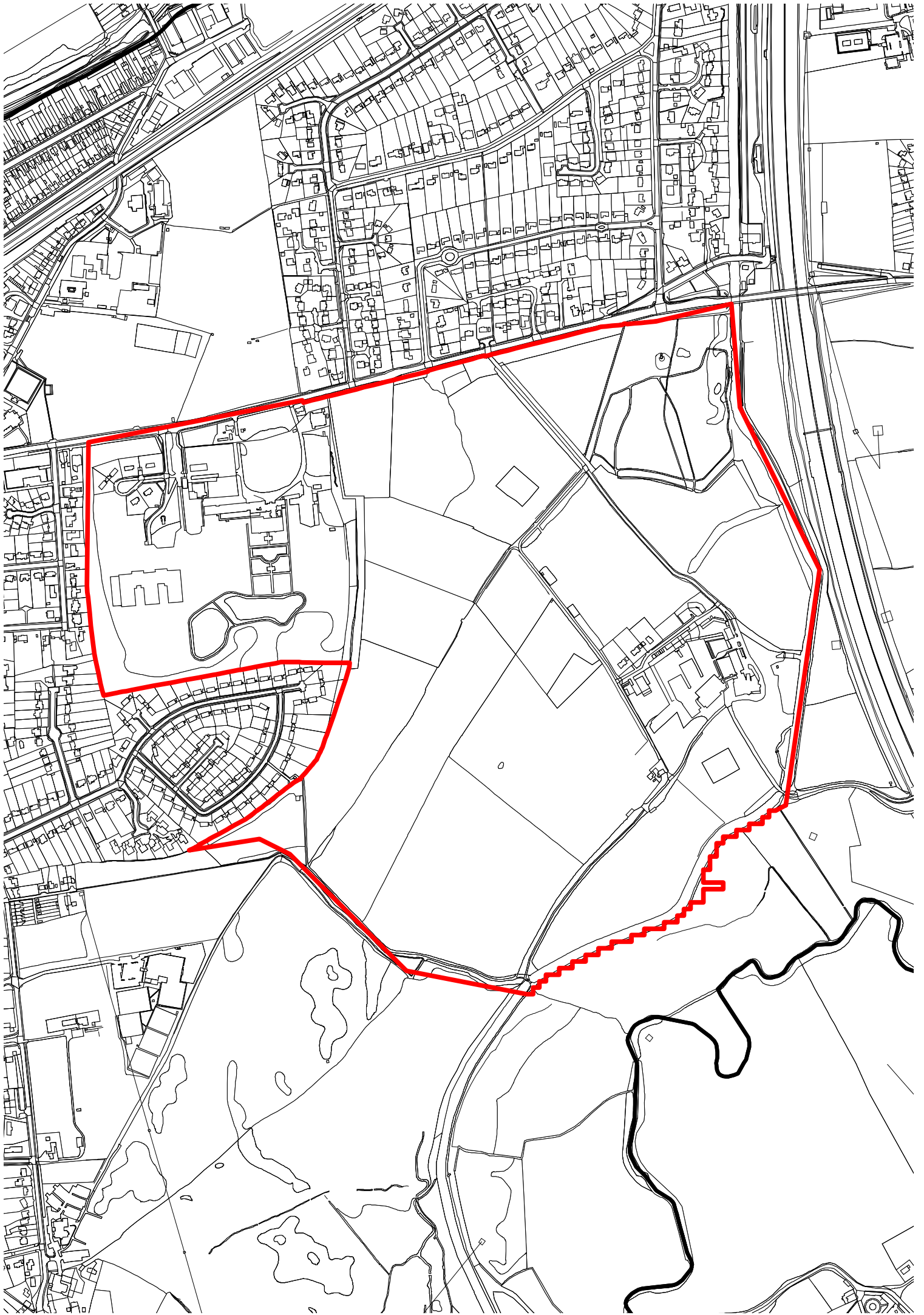
- Safeguarded for mineral resources
- Flood zone 2 and 3
- Steep slopes / escarpment policy
- Agricultural land classification
- SSSI
- SNCI
- LNR
- Ancient woodland
- Biodiversity Opportunity Area
- Common Land
- Conservation Area
- Scheduled Ancient Monuments
- Areas of high archaeological potential
- Registered parks and gardens
- Land with potential for contamination
- SAC

Stage 3 List – Considered at Level of Individual Site

- All of the above constraints considered. In addition, presence of listed buildings is considered as this may affect the development potential of a specific site.

Appendix C Accepted Sites

Site ref	SHLAA refs	Call for sites refs	Site Area		
WGB004			77.63703		
Suitability summary					
Availability summary					
Achievability summary					
Yield 30 dph	Yield 40 dph	Yield 50 dph	Appropriate density level	Notional yield (net)	Area available for housing
Density level reason					
Conclusion					
<p>Parcel reference - not a site. The Green Belt assessment found that it had 'very low' suitability for removal from the Green Belt. The Sustainability Assessment found that it had potential for a high level of sustainability compared with other parcels. It was considered to have little or no capacity for change in terms of landscape character and sensitivity. Whilst this parcel was initially considered inappropriate on landscape and Green Belt grounds, its high sustainability credentials meant that it has been recommended as sufficient alternative sites could not be found elsewhere. Due to its sensitive nature however, only part of the parcel is considered suitable for removal from the Green Belt, with the rest retained as Green Infrastructure to create a new suitable boundary as well as retain some of the most sensitive landscape features on the site.</p>					



Site ref	SHLAA refs	Call for sites refs	Site Area
WGB004a	SHLAAWB019b	25	30

Suitability summary

The site itself encompasses large areas of woodland, and there are significant landscape concerns. Notwithstanding this, it would be otherwise suitable for relatively high density development given its easy integration with the existing urban area. Biodiversity and flooding constraints would need a sensitive design approach to create a new Green Belt boundary. Remediation may also be required for potential contamination. Note that the Highways authority has not been consulted in this study, but SHLAA notes a need for significant highways and access improvements.

Availability summary

Entire site promoted in 2011 SHLAA but only part of the area promoted in 2013 call for sites (seeWGB004c). Availability of larger site was re-confirmed by the agent at the stakeholder event.

Achievability summary

Agent confirms that the intention would be to deliver over 500dwg on the entire SHLAAWB019b site.

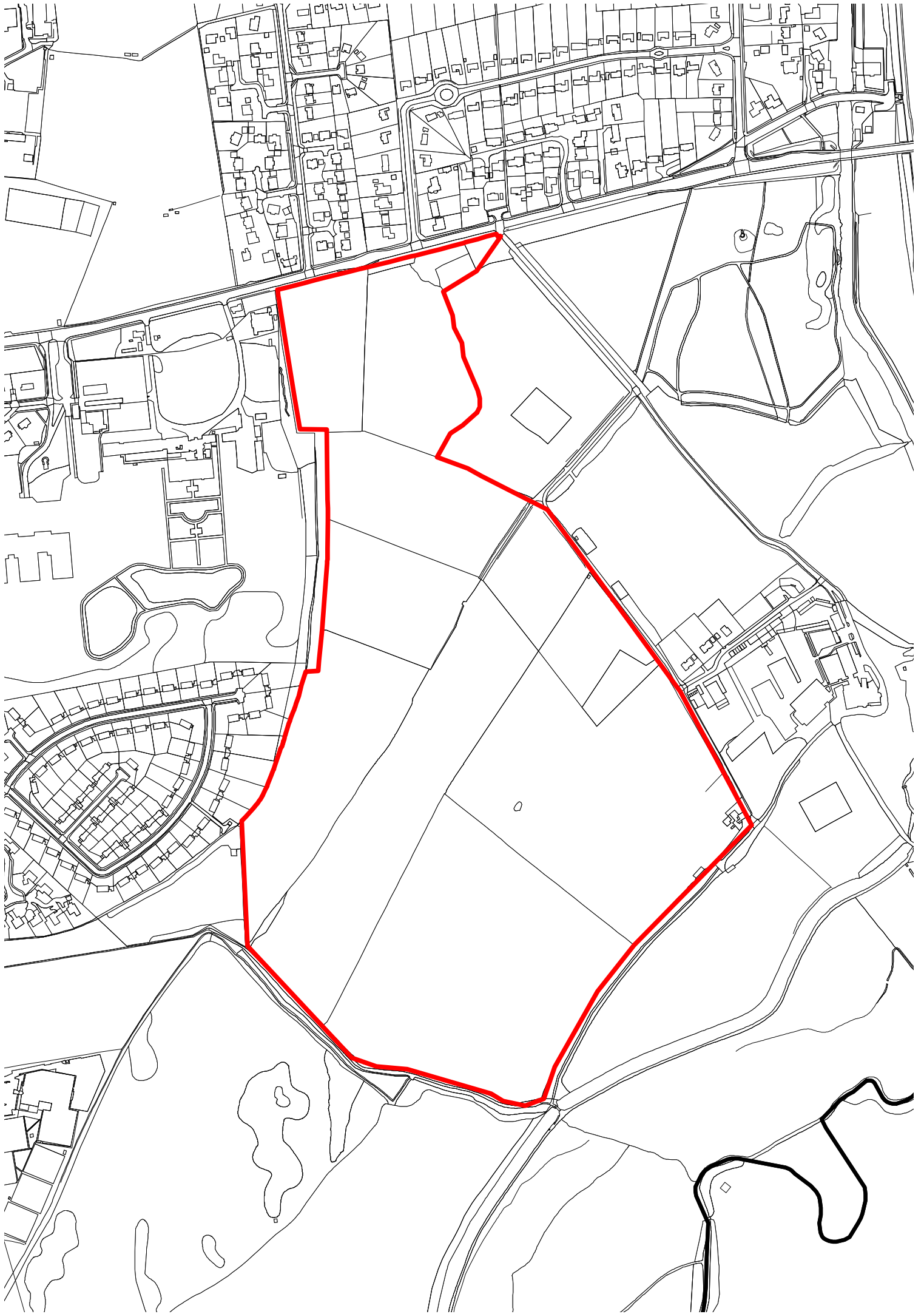
Yield 30 dph	Yield 40 dph	Yield 50 dph	Appropriate density level	Notional yield (net)	Area available for housing
444	592	740	40	592	14.8

Density level reason

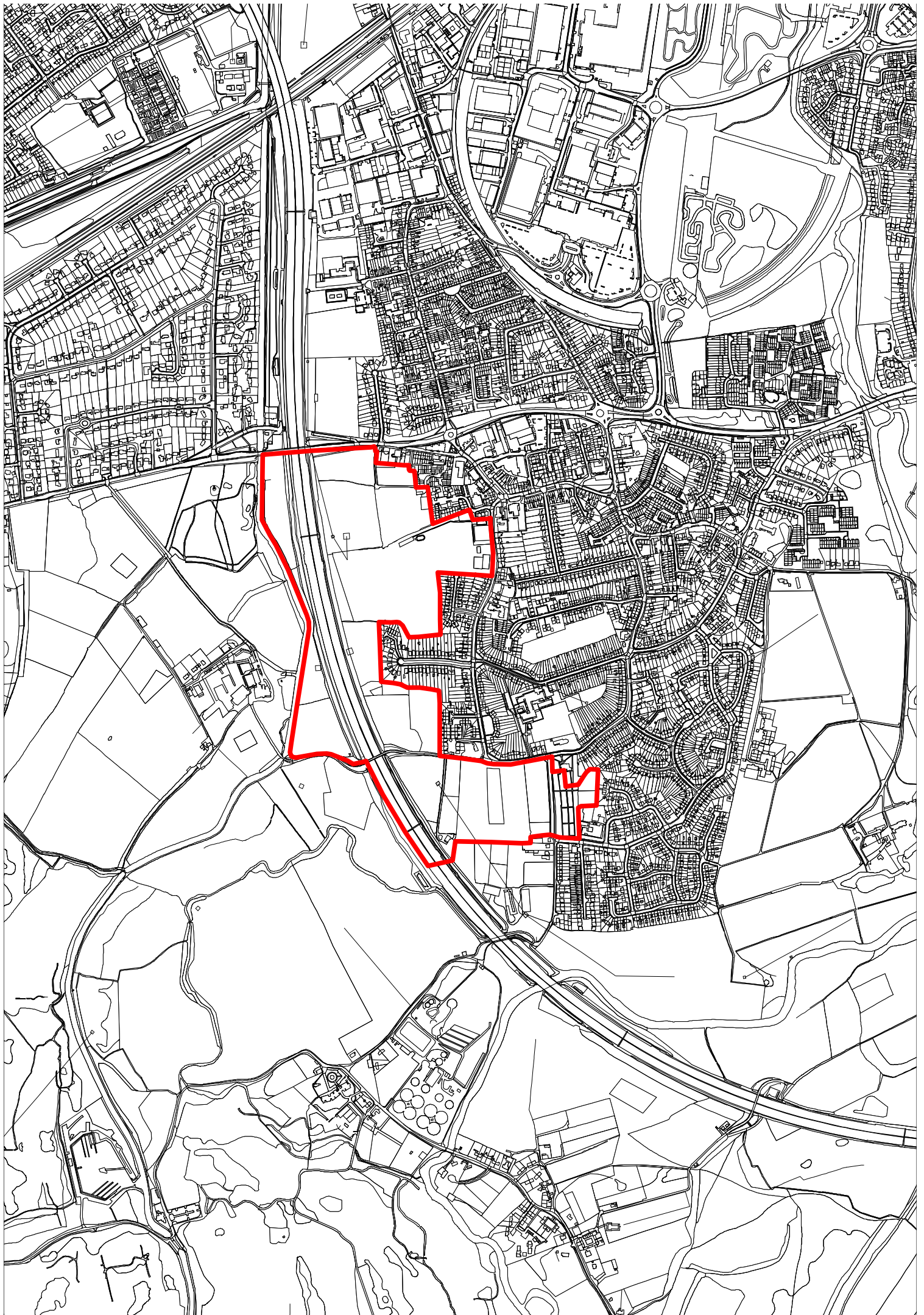
This site is close to West Byfleet and has good sustainability credentials which means that its density should be towards the higher end of the scale. However, the landscape setting means that this is slightly reduced.

Conclusion

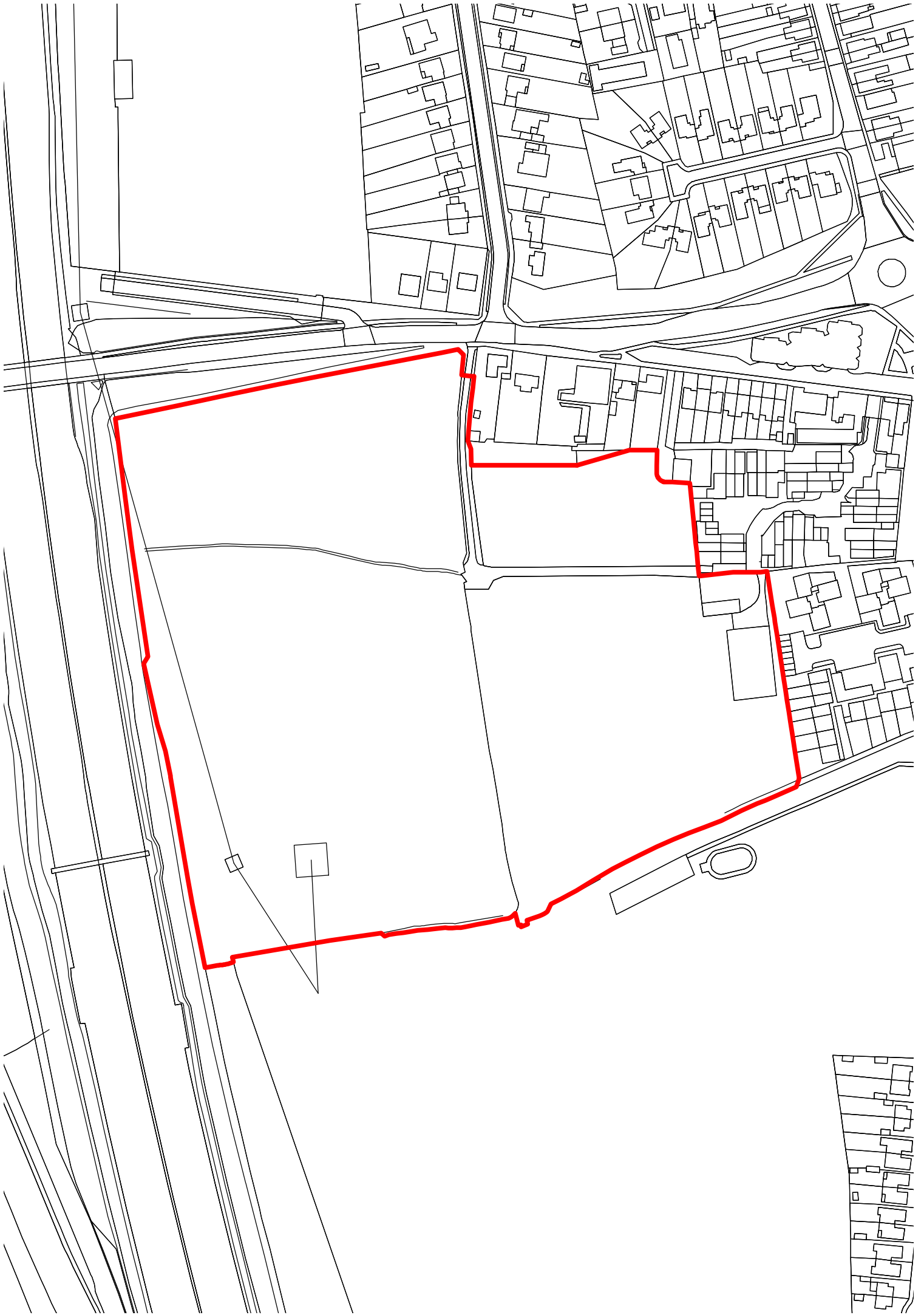
This parcel is considered to be extremely sensitive as a location for new development on landscape and Green Belt grounds. However, its high sustainability credentials mean that it has been included as an area recommended for removal from the green belt. A site has been identified by PBA within a wider promoted site which could be removed from the Green Belt and provides 14.8hectares of net developable land for housing and an additional 1ha for a Gypsy and Traveller site if required. This area is adjacent to the existing urban area and west of the residential home. It allows for significant areas of landscaping to create an appropriate boundary to the Green Belt in this location and conserve as much of the landscape setting as possible.



Site ref	SHLAA refs	Call for sites refs	Site Area		
WGB006			39.75238		
Suitability summary					
Availability summary					
Achievability summary					
Yield 30 dph	Yield 40 dph	Yield 50 dph	Appropriate density level	Notional yield (net)	Area available for housing
Density level reason					
Conclusion					
<p>Parcel reference - not a site. This parcel was accepted as a preferred parcel for further investigation for strategic development during the stage 2 review. It was considered to have high suitability for removal from the Green Belt, and low potential for sustainable development. It is also considered to have moderate capacity for change based on landscape character and sensitivity. This parcel is partly constrained by motorway noise, high voltage electricity wires, and some flooding potential in the south. There are several sites, however, that may be considered suitable for development (see site assessments).</p>					



Site ref	SHLAA refs	Call for sites refs	Site Area		
WGB006a	SHLAABY043	44	5.57262		
Suitability summary					
Western part of site constrained by high voltage power lines and noise from proximity to motorway. Eastern fields suitable for housing development. SHLAA reports that access is inadequate and major highway works will be required. Agent reports that access would be taken through the recreation ground, with existing car park re-configured. Good accessibility to Byfleet village centre.					
Availability summary					
promoted in 2011 SHLAA and 2013 call for sites					
Achievability summary					
The eastern part of the site could be developed at a density of 50dph to provide a range of homes including 1 - 4 bed, flats and homes for the elderly. However the SHLAA update 2011 identified that this site could be developed at 75dph which would yield 128 dwg.					
Yield 30 dph	Yield 40 dph	Yield 50 dph	Appropriate density level	Notional yield (net)	Area available for housing
51	68	85	50 dph	85	1.7
Density level reason					
Core Strategy policy CS10 requires densities of at least 40dph generally and between 30 - 50 on Green Belt release sites. Initial masterplanning work indicates that density levels towards the higher end of this range can be achieved on this site which is close to the village centre and therefore in an appropriate location for this level of density.					
Conclusion					
This parcel was accepted as a preferred parcel for further investigation for strategic development during the stage 2 review. It was considered to have high suitability for removal from the Green Belt, and low potential for sustainable development. It is also considered to have moderate capacity for change based on landscape character and sensitivity. SHLAABY043 (C44) is close to Byfleet local centre with good access to shops. There are significant constraints, but the eastern part of the site south of the existing building line is considered to be developable. May come forward as larger masterplanned site with remaining areas of parcel 6 to include community / recreational development and a possible traveller site between two housing sites.					



Site ref	SHLAA refs	Call for sites refs	Site Area
WGB006b	SHLAABY044	45	3.36008

Suitability summary

Average accessibility - approx 800m as crow flies from Byfleet village centre. High Voltage power lines exist in the south-west corner, and noise from the nearby motorway would need to be mitigated. SHLAA review 2011 indicates that major highways works are likely to be needed to create a suitable access, and issues of flood risk will need to be considered (although the site is not within flood zone 2 but adjacent). There is an area of high archaeological potential (recreation area) to the east. Notwithstanding above, this is a flat relatively easy site to develop.

Availability summary

promoted in 2013 call for sites and 2011 SHLAA.

Achievability summary

Site yield would be affected by presence of power lines, although this area could accommodate some green space. Green space may not be available on land to north-west, so may need to be accommodated on site, or improvements made to the adjacent recreation area. A range of dwelling types could be accommodated in this location from 1 - 4 bedroom housing.

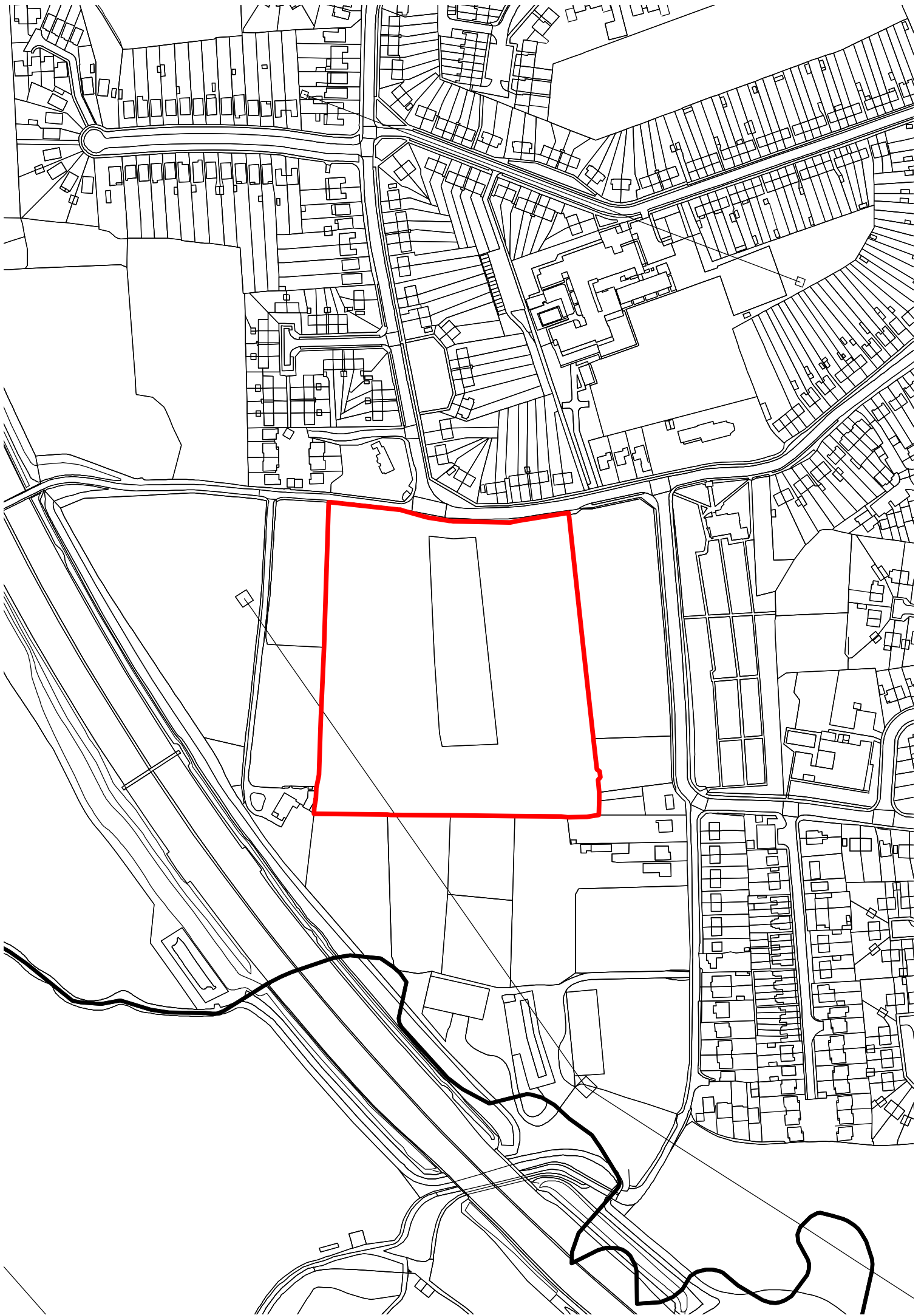
Yield 30 dph	Yield 40 dph	Yield 50 dph	Appropriate density level	Notional yield (net)	Area available for housing
90	120	150	45 dph	135	3

Density level reason

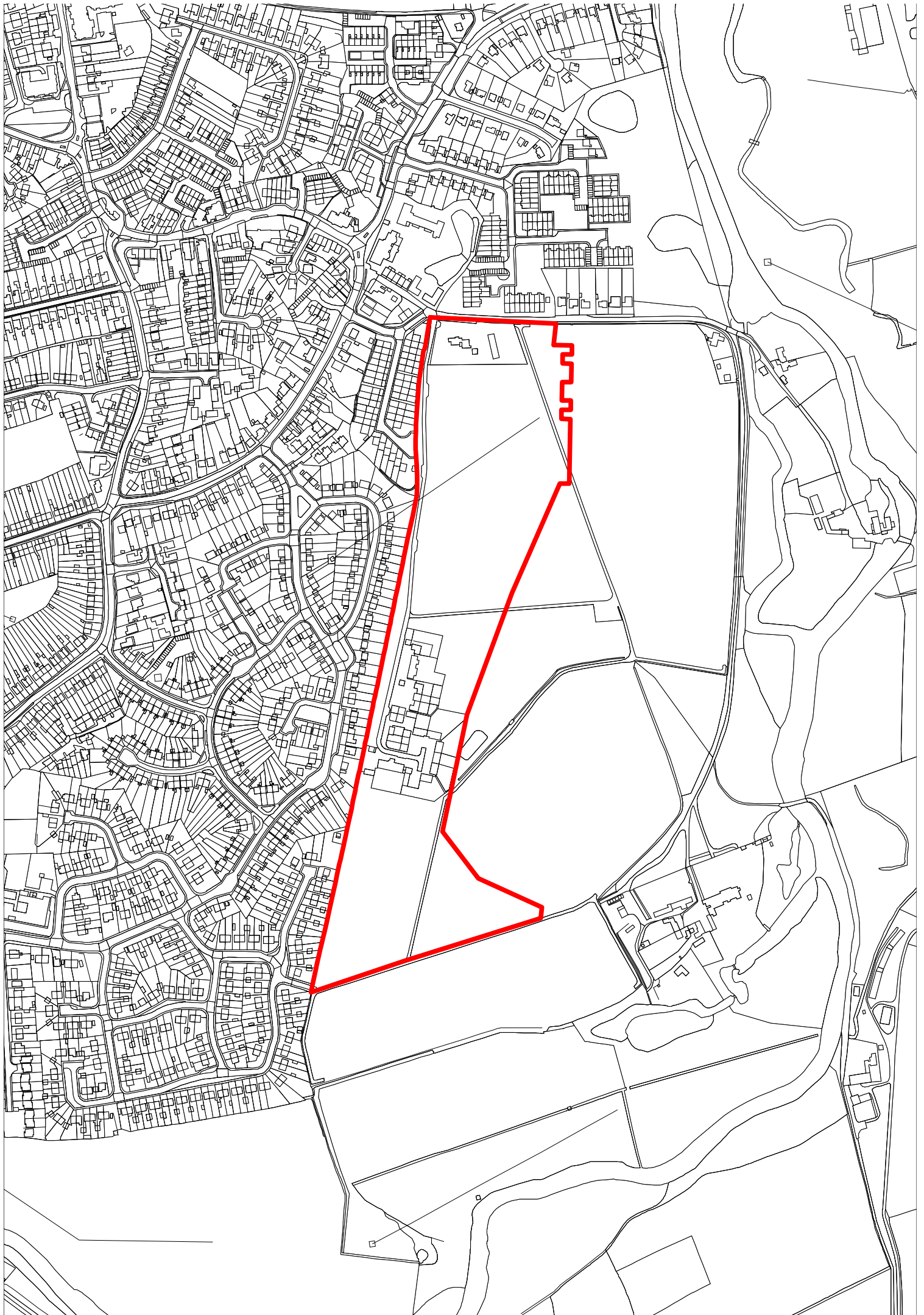
The local context is of an area relatively densely developed, with an accessible village centre. Core Strategy policy CS10 requires densities of at least 40dph generally and between 30 - 50 on Green Belt release sites. Initial masterplanning work indicates that density levels towards the higher end of this range can be achieved on this site.

Conclusion

This parcel was accepted as a preferred parcel for further investigation for strategic development during the stage 2 review. It was considered to have high suitability for removal from the Green Belt, and low potential for sustainable development. It is also considered to have moderate capacity for change based on landscape character and sensitivity. SHLAABY044 (C45) has access to shops at Byfleet (within 800m). The south-western part is constrained by High Voltage power lines and noise but the remaining area is considered to be developable. May come forward as larger masterplanned site with remaining areas of parcel 6 to include community / recreational development and a possible traveller site between two housing sites.



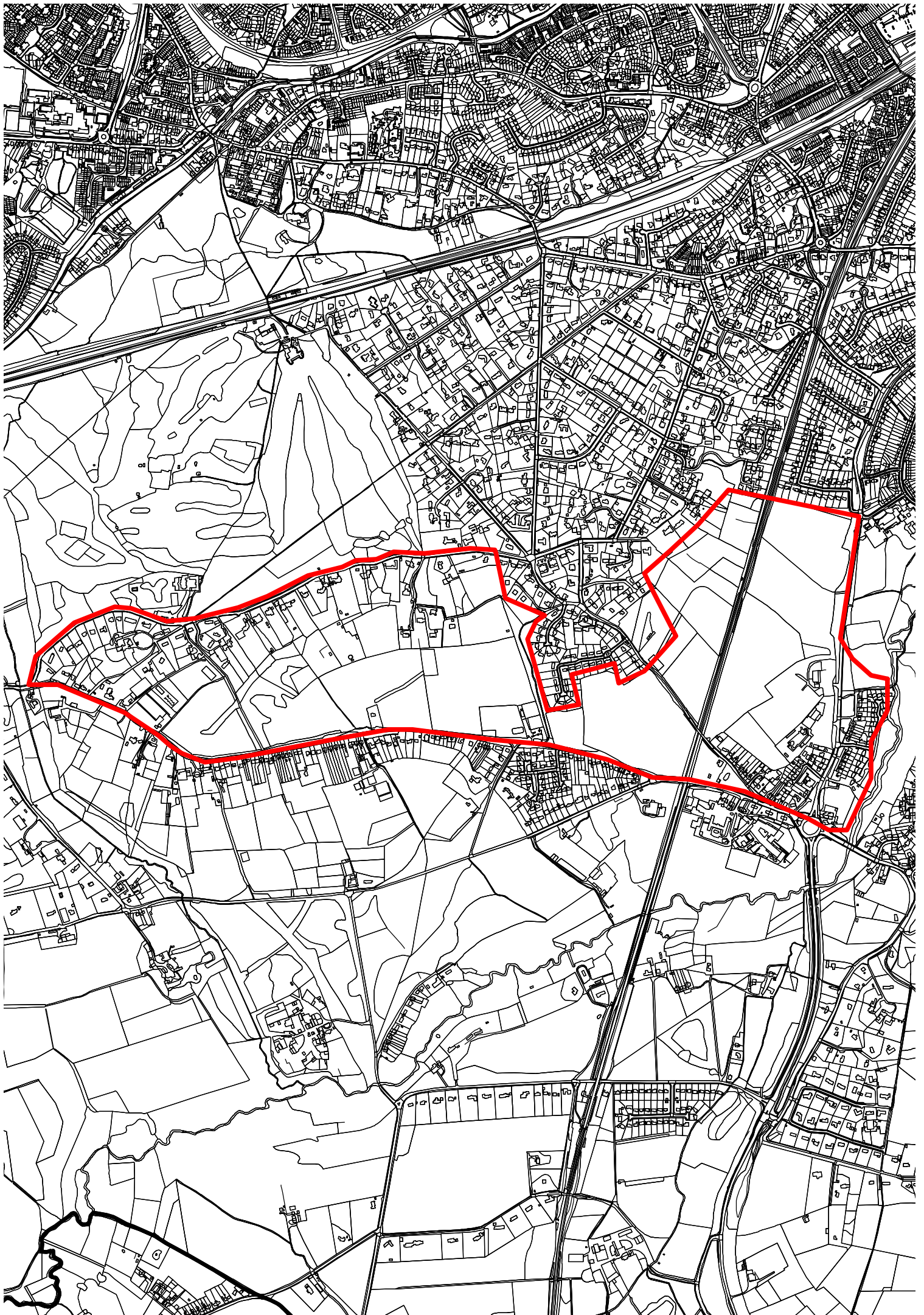
Site ref	SHLAA refs	Call for sites refs	Site Area		
WGB007			9.75014		
Suitability summary					
sites within this parcel are considered suitable for development, adjacent to the urban area.					
Availability summary					
not currently available - no information and not promoted					
Achievability summary					
Yield 30 dph	Yield 40 dph	Yield 50 dph	Appropriate density level	Notional yield (net)	Area available for housing
111	148	185	35	130	3.7
Density level reason					
Conclusion					
Parcel reference - not a site. This parcel was considered to be suitable as a strategic location for new development following the stage 2 assessment. It was considered to have moderate suitability for removal from the Green Belt, and moderate potential for sustainable development, although it was poor in terms of strategic accessibility. It was considered to have moderate capacity for change based on landscape character and sensitivify. However this parcel has no promoted sites within it. It is therefore seen as having potential for removal from the Green Belt, and a notional yield has been identified based on identifiable areas of land that could be developed close to the urban edge.					



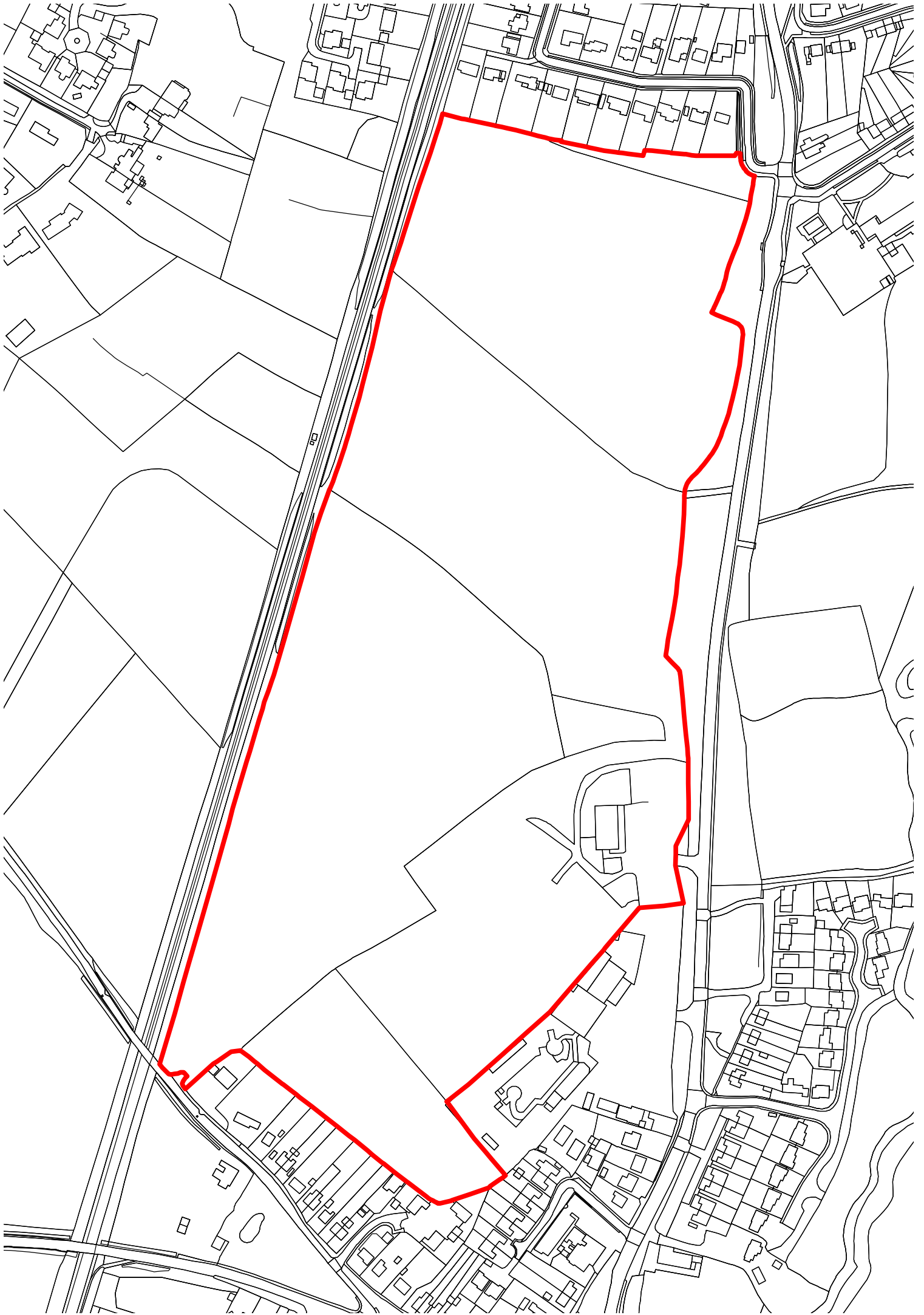
Site ref	SHLAA refs	Call for sites refs	Site Area		
WGB009a	SHLAAPY004	36	11.43071		
Suitability summary					
<p>The site has no constraints internally. It lies close to community facilities including village hall, school and nursery, and approximately 500m from the local centre. Therefore this site has better potential for sustainable development than the parcel as a whole. The 2011 SHLAA notes that significant access and highways investment would be required. There is a registered park and garden to the south, a Conservation area, SNCI and listed buildings close to the site, and these may affect it's potential.</p>					
Availability summary					
<p>As the site has been put forward by an agent of behalf of the landowner in the 2013 call for sites and was promoted in the SHLAA in 2011, it is considered that the site is available for development.</p>					
Achievability summary					
<p>The site has a low existing use value and is development is likely to be economically viable at a low density. Development of the site for residential use is considered to provide an opportunity for significant affordable family housing, but any proposals would be expected to include open space within the site.</p>					
Yield 30 dph	Yield 40 dph	Yield 50 dph	Appropriate density level	Notional yield (net)	Area available for housing
223	297	372	30 dph	223	7.43
Density level reason					
<p>This site lies close to protected buildings and areas, but also close to a village centre. It is assumed that 35% of the site will provide GI, open space and a buffer to the protected areas. The relative proximity to local services suggests that it may be possible to develop the remainder of the site at 40dph net.</p>					
Conclusion					
<p>This parcel was rejected during the stage 2 review as a strategic location for new development. It was considered to have low suitability for removal from the Green Belt, and High potential for sustainable development. It is considered to have low capacity for change based on landscape character and sensitivity. However the landscape assessment notes that this site is more discreet, partly contained by trees, and set beyond the prominent slopes to the east. This site is under consideration for release from the GB as it is in a sustainable location and a comprehensive development of the site could provide a mix of housing including family housing.</p>					



Site ref	SHLAA refs	Call for sites refs	Site Area		
WGB020			102.66334		
Suitability summary					
Availability summary					
Achievability summary					
Yield 30 dph	Yield 40 dph	Yield 50 dph	Appropriate density level	Notional yield (net)	Area available for housing
Density level reason					
Conclusion					
<p>Parcel reference - not a site. This parcel was accepted as a preferred parcel for further investigation for strategic development during the stage 2 review. It was considered to have low to very low suitability for removal from the Green Belt, and this is largely due to the relationship of Mayford with the main urban area of Woking. It was considered to have high potential for sustainable development. It is also considered to have moderate capacity for change based on landscape character and sensitivivity. Despite the escarpment, it is our view that significant areas of this parcel could be developed whilst retaining the integrity of the policy and without unacceptably compromising the purposes of Green Belt. (see site assessments). Sites in this parcel should be planned comprehensively together to bring forward housing, Green Infrastructure, a school and local centre, which can all be accommodated in the parcel.</p>					



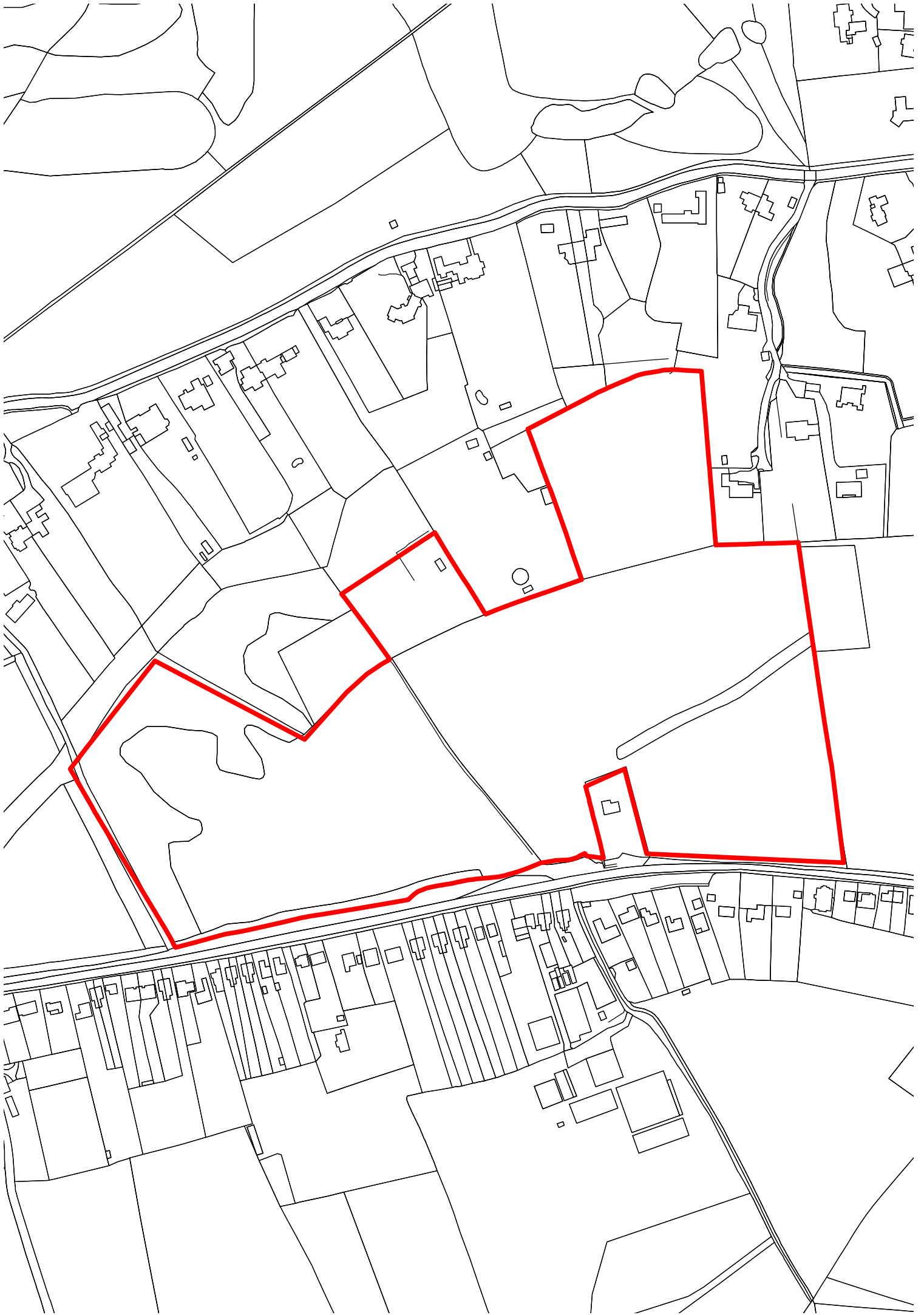
Site ref	SHLAA refs	Call for sites refs	Site Area			
WGB020a	SHLAAMSG009	62	17.26171			
Suitability summary						
<p>This is a sensitive location for development in Green Belt terms. Whilst it is very sustainable in strategic terms, there is a risk that the gap between Mayford and Woking will be compromised. However, it is considered that the northern part of this site could be developed for housing, with the remaining area suitable for a comprehensive school. The buildings would need to be located to the north, and the playing fields to the south, thus retaining a visual break between Woking and Mayford. The school use would allow a wide landscaped verge to be retained along Egley Rd, helping to enhance this sense of separation. It should be noted that the rising ground of the escarpment in parcel 20, which impacted on the sustainability assessment for this parcel, does not begin at this site. Our landscape assessment has shown that this part of the parcel is relatively flat. Access to local services is also available, although there is not at present a local centre. However this could come forward as part of development on an adjacent site. According to the SHLAA, the Environment Agency has raised concerns regarding the risk of flooding on the eastern part of the site and also regarding the need to carry out ecological surveys to address concerns regarding the impact of any development on the nearby environmental designations.</p>						
Availability summary						
<p>As the site has been promoted in the 2011 SHLAA and the 2013 call for sites, it is considered that the site is available for development.</p>						
Achievability summary						
<p>The site has a low existing use value and residential development is likely to be economically viable. There is also an identified need for a comprehensive school in the area south of Woking.</p>						
Yield 30 dph	Yield 40 dph	Yield 50 dph	Appropriate density level	Notional yield (net)	Area available for housing	
141	188	235	40	188	4.7	
Density level reason						
<p>Due to its excellent location relatively close to Woking town centre, and close to a potentially enhanced local centre (see WGB020e), this site could be developed towards the upper end of the density range identified in the core strategy.</p>						
Conclusion						
<p>This parcel was accepted as a preferred parcel for further investigation for strategic development during the stage 2 review. This site is also considered suitable for development, provided that a visual sense of a gap between Woking and Mayford can be retained. Therefore a verge will be needed along Egley Road. A school would also allow an area of undeveloped green fields to remain between the two settlements. The redundant nursery buildings and associated land could be appropriate for a variety of uses: part of the school, a Gypsy and Traveller site, or a local centre (if WGB020e did not come forward as a local centre). Sites in this parcel should be planned comprehensively together to bring forward housing, Green Infrastructure, a school and local centre, which can all be accommodated in the parcel.</p>						



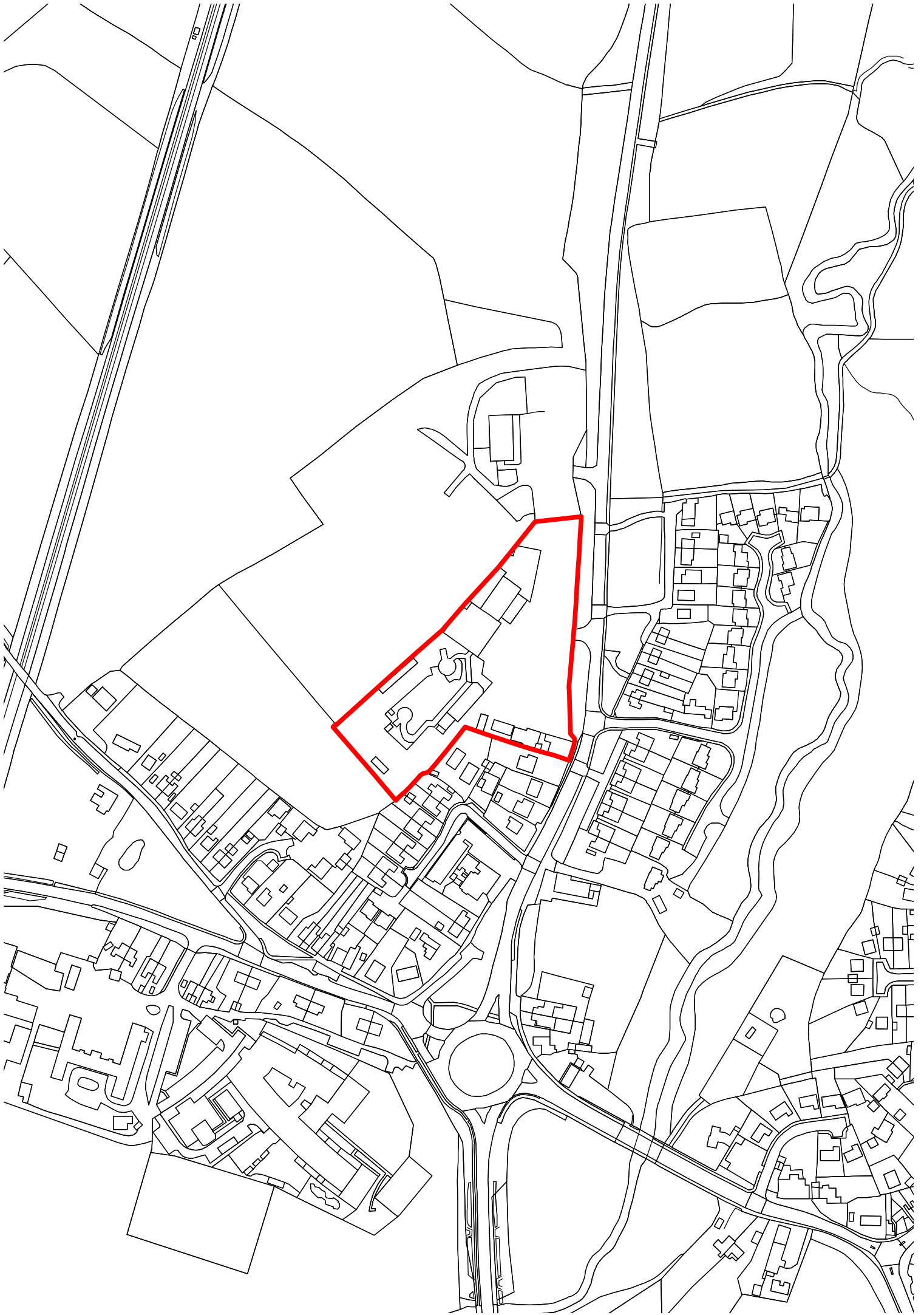
Site ref	SHLAA refs	Call for sites refs	Site Area		
WGB020c	SHLAAMSG016	47	7.5647		
Suitability summary					
<p>This site is considered suitable for development. Whilst it is subject to the policy relating to protection of the escarpment (which impacted on the sustainability assessment), it should be noted that the rising ground of the escarpment , begins in the north-west of the site. Our landscape assessment has shown that the remainder of the site is relatively flat, and this flat area could be developed without compromising the integrity of the escarpment. Access to local services is also available, although there is not at present a local centre. However this could come forward as part of development elsewhere in the parcel. There may be a need for highways infrastructure and improvements, although the SHLAA did not specify any problems with the adjacent railway bridge.</p>					
Availability summary					
<p>As the site has been promoted in the 2011 SHLAA and the 2013 call for sites, it is considered that the site is available for development.</p>					
Achievability summary					
<p>The site has a low existing use value and residential development is likely to be economically viable at a low density.</p>					
Yield 30 dph	Yield 40 dph	Yield 50 dph	Appropriate density level	Notional yield (net)	Area available for housing
171	228	285	30	171	5.7
Density level reason					
<p>Adjacent development is relatively low density. This site would be close to the edge of the urban area, but also relatively close to Woking Town Centre and potentially close to a consolidated local centre elsewhere in the parcel.</p>					
Conclusion					
<p>This parcel was accepted as a preferred parcel for further investigation for strategic development during the stage 2 review. The site is adjacent to the railway line and an existing bridge. Sites in this parcel should be planned comprehensively together to bring forward housing, Green Infrastructure, a school and local centre, which can all be accommodated in the parcel.</p>					



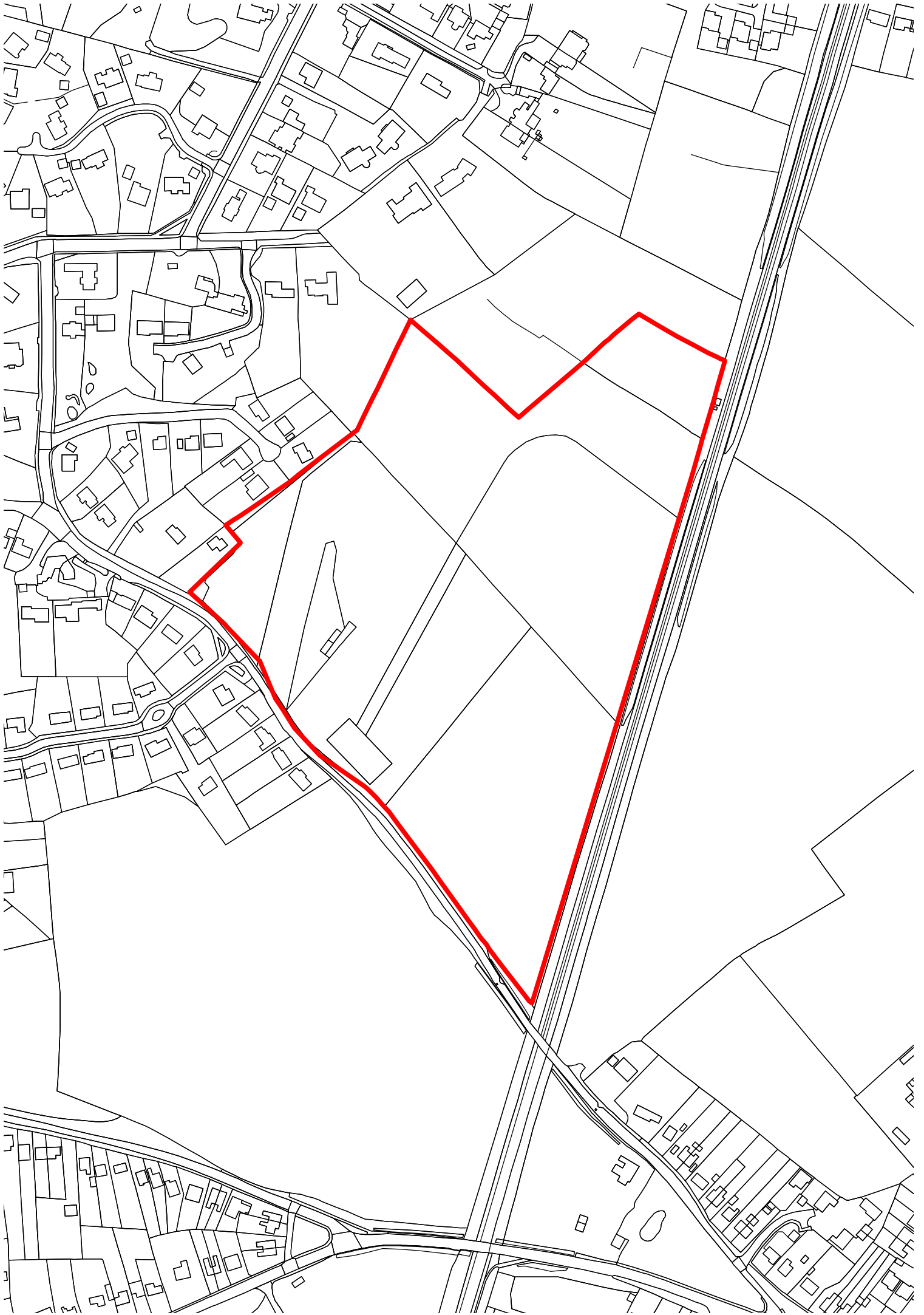
Site ref	SHLAA refs	Call for sites refs	Site Area		
WGB020d	SHLAAMSG017	48	10.20087		
Suitability summary					
<p>This site is considered suitable for development. Whilst it is subject to the policy relating to protection of the escarpment , it should be noted that the rising ground of the escarpment , begins in the north-west of the site. Our landscape assessment has shown that the remainder of the site is relatively flat, and this area could be developed without compromising the integrity of the escarpment. Access to local services is also available, although there is not at present a local centre. However this could come forward as part of development elsewhere in the parcel. There may be a need for highways infrastructure and improvements, although the SHLAA did not specify any problems with the nearby railway bridge.</p>					
Availability summary					
<p>As the site has been promoted in the 2011 SHLAA and the 2013 call for sites, it is considered that the site is available for development.</p>					
Achievability summary					
<p>The site has a low existing use value and residential development is likely to be economically viable at a low density. Family housing would be appropriate on this site.</p>					
Yield 30 dph	Yield 40 dph	Yield 50 dph	Appropriate density level	Notional yield (net)	Area available for housing
210	280	350	30 dph	210	7
Density level reason					
<p>Development to the north is very low density, but ribbon development to the south is higher density, and this will relate more to the site than that beyond the ridge. The site is also close to Woking Town Centre, and could be brought forward with an enhanced local centre nearby</p>					
Conclusion					
<p>This parcel was accepted as a preferred parcel for further investigation for strategic development during the stage 2 review. The site is adjacent to the railway line and an existing bridge. Sites in this parcel should be planned comprehensively together to bring forward housing, Green Infrastructure, a school and local centre, which can all be accommodated in the parcel.</p>					



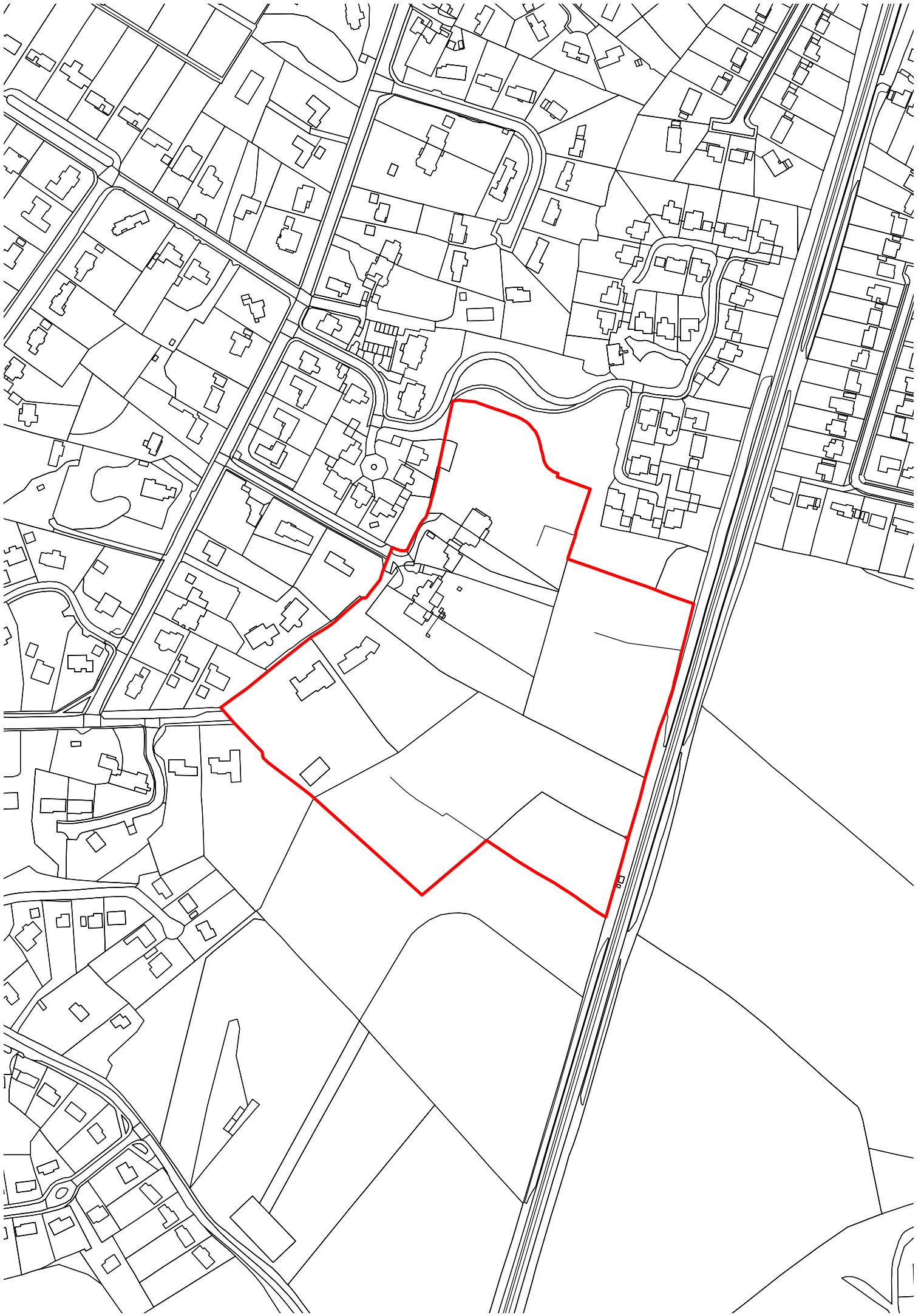
Site ref	SHLAA refs	Call for sites refs	Site Area		
WGB020e	SHLAAMSG030	16	1.45831		
Suitability summary					
<p>This site is considered suitable for development. There are not considered to be any physical constraints, the potential for contamination would need to be investigated due to its use as a Garden Centre, and this would need to be remediated. The site has fairly good accessibility to key local services, and could provide an enhanced local centre.</p>					
Availability summary					
<p>As the site has been put forward by an agent of behalf of the landowner in the 2013 call for sites and promoted in the 2011 SHLAA, it is considered that the site is available for development.</p>					
Achievability summary					
<p>It is unknown whether this site is achievable at this stage as a detailed valuation of the Garden Centre in its current use would be required to determine the economic viability in the context of necessary contamination remediation???. This site would be suitable as a local centre, along with flats and higher density housing.</p>					
Yield 30 dph	Yield 40 dph	Yield 50 dph	Appropriate density level	Notional yield (net)	Area available for housing
				50	
Density level reason					
<p></p>					
Conclusion					
<p>This parcel was accepted as a preferred parcel for further investigation for strategic development during the stage 2 review. Sites in this parcel should be planned comprehensively together to bring forward housing, Green Infrastructure, a school and local centre, which can all be accommodated in the parcel. It is considered that this site could provide a suitable location for an enhanced local centre. This could include a mix of uses, with an element of residential accommodation.</p>					



Site ref	SHLAA refs	Call for sites refs	Site Area		
WGB020f	SHLAASJHH035		7.92261		
Suitability summary					
<p>The site is likely to require significant highways and access improvements. It also sits at a higher point on the Escarpment of rising land in parcel 20. For this reason it is not considered suitable for development. However, it is considered that this site could form part of a wider masterplanned site within parcel 20 to provide the Green Infrastructure for the area.</p>					
Availability summary					
<p>It is considered to be available as it was promoted in the 2013 SHLAA.</p>					
Achievability summary					
<p>This site is not recommended for residential use</p>					
Yield 30 dph	Yield 40 dph	Yield 50 dph	Appropriate density level	Notional yield (net)	Area available for housing
				0	
Density level reason					
Conclusion					
<p>This parcel was accepted as a preferred parcel for further investigation for strategic development during the stage 2 review. Sites in this parcel should be planned comprehensively together to bring forward housing, Green Infrastructure, a school and local centre, which can all be accommodated in the parcel. It is considered that this site could provide a suitable location for Green Infrastructure only as part of the wider development.</p>					



Site ref	SHLAA refs	Call for sites refs	Site Area													
WGB020g		Additional site received late	5.5													
Suitability summary																
<p>The site sits at a higher point on the Escarpment of rising land in parcel 20. It is considered that most of this site could provide a suitable location for Green Infrastructure only as part of the wider development. However the area to the east is already developed, and this could be redeveloped at a higher density to provide additional housing in this parcel.</p>																
Availability summary																
<p>It is considered to be available as it was promoted in the 2013 SHLAA.</p>																
Achievability summary																
<table border="1"> <thead> <tr> <th>Yield 30 dph</th> <th>Yield 40 dph</th> <th>Yield 50 dph</th> <th>Appropriate density level</th> <th>Notional yield (net)</th> <th>Area available for housing</th> </tr> </thead> <tbody> <tr> <td>45</td> <td>60</td> <td>75</td> <td>30</td> <td>12</td> <td>0.63</td> </tr> </tbody> </table>					Yield 30 dph	Yield 40 dph	Yield 50 dph	Appropriate density level	Notional yield (net)	Area available for housing	45	60	75	30	12	0.63
Yield 30 dph	Yield 40 dph	Yield 50 dph	Appropriate density level	Notional yield (net)	Area available for housing											
45	60	75	30	12	0.63											
Density level reason																
<p>development is only considered appropriate within the existing developed envelope due to landscape sensitivities, in particular the proximity to the escarpment ridge. Further detailed examination will be required to define the developable area.</p>																
Conclusion																
<p>This parcel was accepted as a preferred parcel for further investigation for strategic development during the stage 2 review. Sites in this parcel should be planned comprehensively together to bring forward housing, Green Infrastructure, a school and local centre, which can all be accommodated in the parcel. It is considered that most of this site could provide a suitable location for Green Infrastructure only as part of the wider development. However the area to the east is already developed, and this could be redeveloped at a higher density to provide additional housing in this parcel.</p>																



Site ref	SHLAA refs	Call for sites refs	Site Area
WGB022a	SHLAABR014a		1.05845

Suitability summary

It sits between the built up area of Brookwood and a Gypsy and Traveller site, and is a Brownfield site (a redundant nursery). It is also within walking distance of Brookwood village centre, Brookwood railway station and a large Sainsburys on Bagshot road. There is a risk of flooding as the site is adjacent flood zone 3.

Availability summary

As the site has been promoted in the 2011 SHLAA, it is considered that it is available for development.

Achievability summary

The land has a low existing use value and may be achievable at a low density. Due to the nature and location of the site, development for residential use may provide an opportunity for family housing.

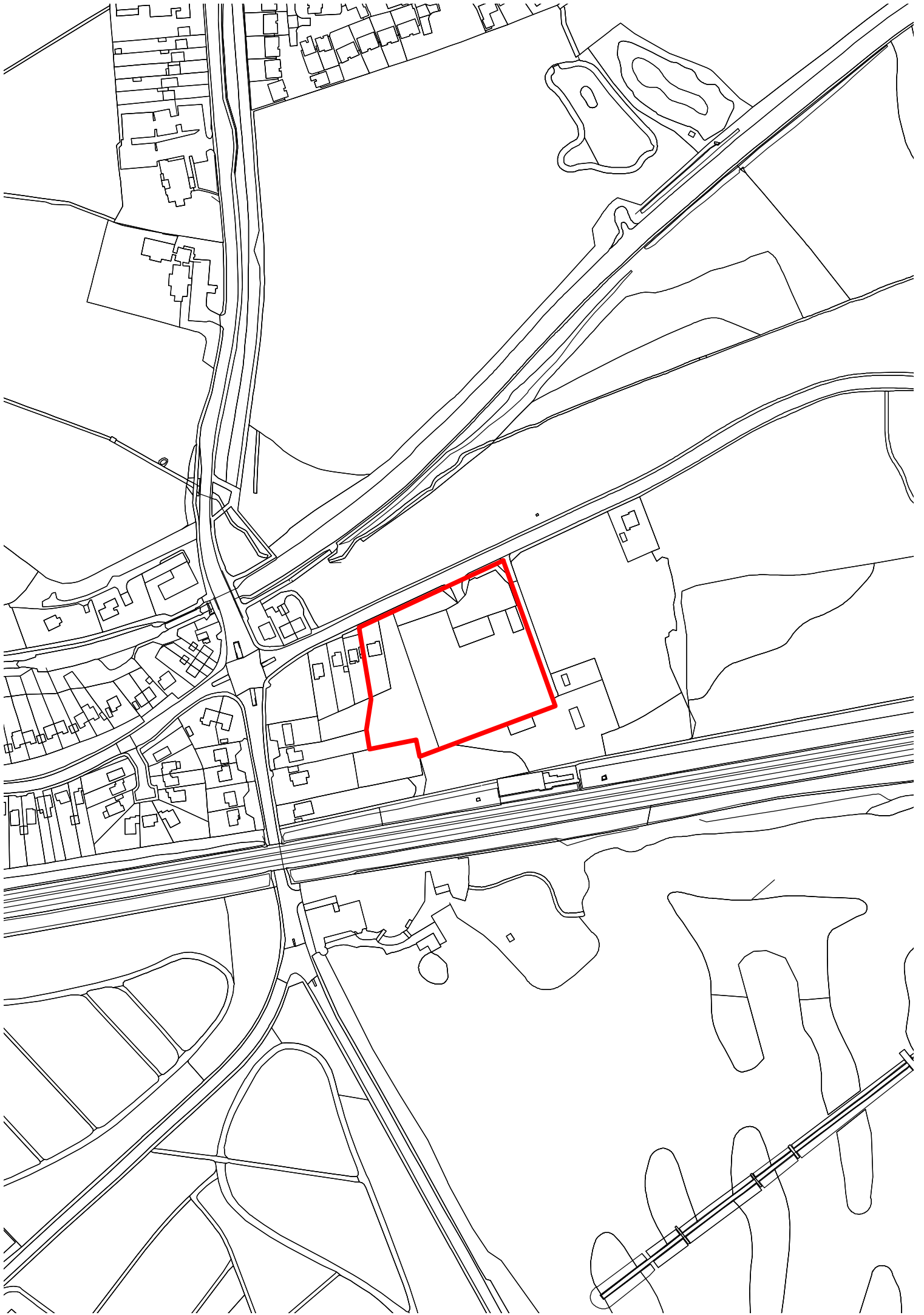
Yield 30 dph	Yield 40 dph	Yield 50 dph	Appropriate density level	Notional yield (net)	Area available for housing
32	42	53	35	37	1.06

Density level reason

Site lies on the edge of Brookwood village outside the main urban area of Woking and some distance from Woking town centre, therefore density levels should be towards the lower end of that set out in policy CS6

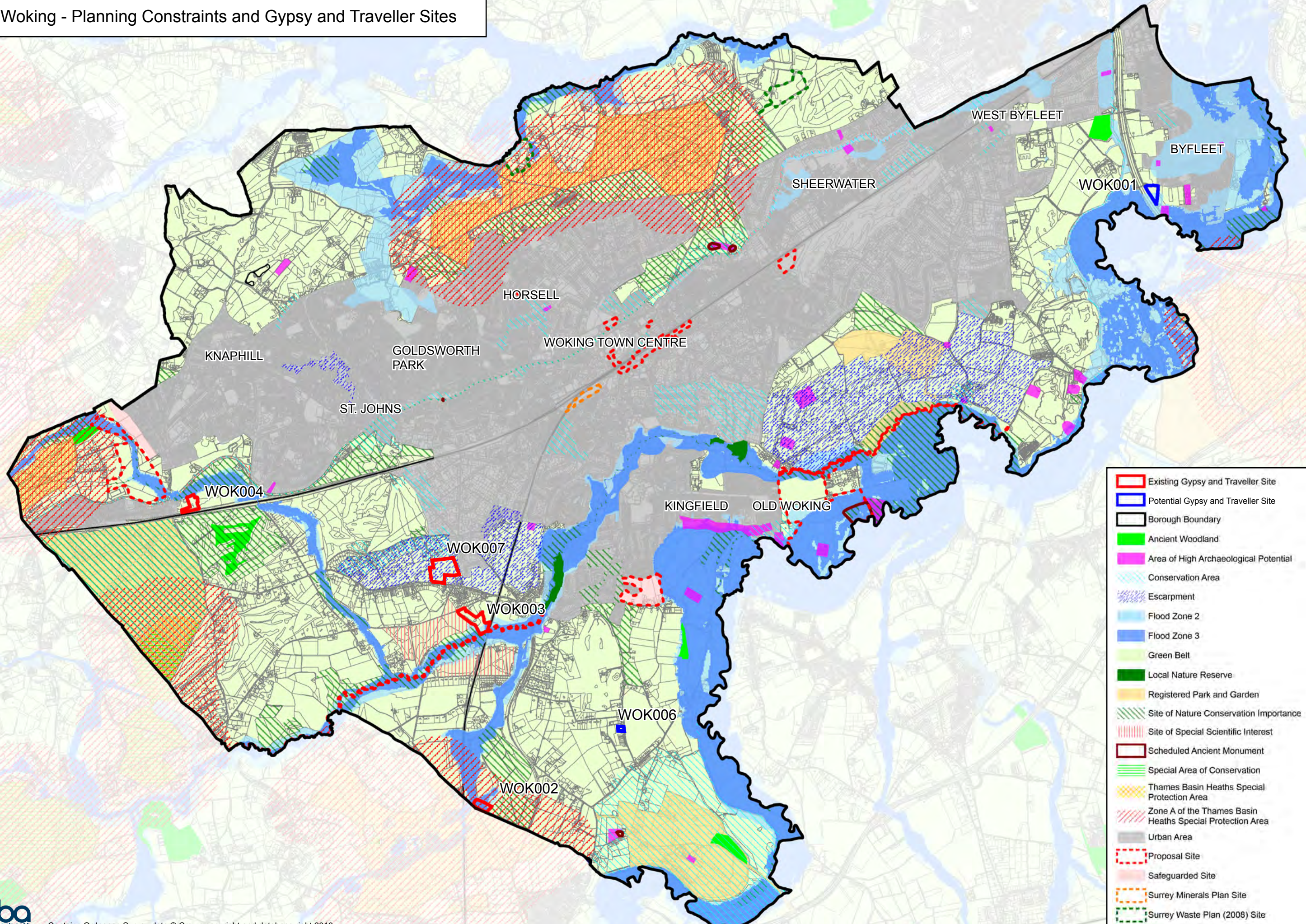
Conclusion

This parcel was rejected during the stage 2 review as a strategic location for new development. We have reviewed the suitability of the site itself. We also consider that there is potential to remove the site from the Green Belt without impacting upon the purposes of Green Belt. The adjacent Gypsy and Traveller site could also be removed in a re-drawn Green Belt Boundary.



Appendix D Gypsy & Traveller Site Location Plan

Woking - Planning Constraints and Gypsy and Traveller Sites



- Existing Gypsy and Traveller Site
- Potential Gypsy and Traveller Site
- Borough Boundary
- Ancient Woodland
- Area of High Archaeological Potential
- Conservation Area
- Escarpment
- Flood Zone 2
- Flood Zone 3
- Green Belt
- Local Nature Reserve
- Registered Park and Garden
- Site of Nature Conservation Importance
- Site of Special Scientific Interest
- Scheduled Ancient Monument
- Special Area of Conservation
- Thames Basin Heaths Special Protection Area
- Zone A of the Thames Basin Heaths Special Protection Area
- Urban Area
- Proposal Site
- Safeguarded Site
- Surrey Minerals Plan Site
- Surrey Waste Plan (2008) Site

Appendix E Gypsy & Traveller Rejected Sites List

Site ref	Site name	Settlement	Local Authority	Reason for rejection
WOK002	Hatchingtan site	Worplesdon	Woking Borough Council	This is an existing Gypsy and Traveller site which is not suitable for further pitches, as it is within flood zone 3 and Zone A of the Thames Basin Heaths Special Protection Area.
WOK003	Ten Acres Farm	Mayford	Woking Borough Council	The site is potentially suitable for intensification for Gypsy and Traveller use. However, the site is being promoted for residential development and not available for Gypsy and Traveller use.
WOK004	Five Acres Farm	Brookwood	Woking Borough Council	This is an existing Gypsy and Traveller site with 15 authorised pitches. This is the maximum recommended size for a Gypsy and Traveller site, therefore the site is not suitable for further intensification or expansion.
WOK005	Land south of Gabriel Cottage	Blanchards Hill	Woking Borough Council	The site is not suitable for Gypsy and Traveller use as it would have an unacceptable impact on landscape and the Green Belt.
WOK007	Land north of Saunders Lane	Hook Heath	Woking Borough Council	The site is Council owned and therefore potentially available, but it is not suitable for Gypsy and Traveller use (in isolation) as it would have an unacceptable landscape impact. However, it is part of parcel 20 identified by the Green Belt Review for mixed use development and therefore if the urban extension was to come forward for mixed use development then this parcel should be considered for Gypsy and Traveller use.

Appendix F Gypsy & Traveller Site Assessments

Site ref	Site name	Settlement
WOK001	Land South of Murrays Lane	West Byfleet
Site address	Local authority	Size (ha)
	Woking Borough Council	1.40
Description of site		
<p>The site is a large flat paddock with trees and hedges on its boundaries, accessed via a bridle way. The Site is located in parcel 6 of the Green Belt Review. There is an electricity pylon on the southern part of the site. On the west of the site is the M25, to the north is another paddock. On the north eastern corner is a house which is on the edge of a large residential area and there is a single residential property to the east of the site.</p>		
<input type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: strategic site		
<input type="checkbox"/> Source: candidate site <input type="checkbox"/> Source: public owned land		
<input type="checkbox"/> Source: current authorised <input checked="" type="checkbox"/> Source: privately promoted		
Planning history		
<p>Planning permission (PLAN/2013/0426) for 4 pitches, 4 day rooms, hardstanding and sewage treatment plant was refused July 2013. An appeal has been lodged.</p>		
AVAILABILITY		
<p>The site is being promoted for Gypsy and Traveller use and therefore available. The Site is located within Parcel 6 which is being considered for Green Belt release for residential led mixed use development. It is considered that the site can only be delivered if an urban extension in parcel 6 is not progressed.</p>		
SUITABILITY		
Policy constraints		
<p>The site is within the Green Belt. The southern part of the site is within flood zone 2.</p>		
Physical constraints		
<p>There is an electricity pylon on the southern part of the site and noise from the adjacent M25 could impact on the amenity of residents on this site. Although there is noise attenuation along the motorway boundary. This would require further investigation and potential mitigation measures put in place to protect residents. The southern part of the site is within flood zone 2 and would require further assessment.</p>		
Landscape Impacts		
<p>The site lies within an area that is considered to make a slight/negligible contribution to Green Belt purposes 1-3, which is recommended for removal from the Green Belt and is considered to be suitable for development; as such it could form part of a larger area of potential development in Parcel 6. The site, which consists of a triangular pasture field, lies within a fragmented urban fringe landscape on the south west edge of Byfleet that is separated from the wider landscape to the west by the M25. The site is well contained on the eastern side by strong belt of trees/area of woodland and the west by the elevated M25 and associated developing planting. The northern boundary is defined by Murray's Lane which is followed by a right of way, flanked by some trees, to the north of which lies a further grass field and mature woodland/trees. Overall, the site has a high degree of containment, but is visible from the local section the right of way. With appropriate mitigation (safeguarding and retention of vegetation and the creation of a suitable northern boundary in the form of a belt of planting to protect the visual amenity of the right of way) the site is considered to be a suitable location for the accommodation of development, subject to the formal identification of the site by the Council through the plan making process.</p>		

Other Potential Impacts

The site is adjacent to an existing residential property, therefore any development could impact on the residential amenity of the existing property. The access to the site and northern boundary is a bridleway therefore any proposal could impact on the bridleway.

ACHIEVABILITY

There appear to be no reasons why the site could not be developed by the landowner, subject to the Council's decision on the potential for parcel 6 to deliver a large urban extension. The site is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development and the formal identification of the site by the Council through the plan making process. The development appears to be viable.

Conclusion

The site is located within parcel 6 and provision for Gypsy and Traveller is therefore recommended for delivery as part of an urban extension. If the Council decide not to progress the urban extension within parcel 6, the site is available and considered suitable for Gypsy and Traveller use, subject to provision of appropriate mitigation measures and the formal identification of the site by the Council through the plan making process. This would include suitable landscaping and mitigation relating to protecting residential amenity. Further investigation would be required relating to flood impact, impact of the electricity pylon on residents, noise from the M25 and suitable highway access which would not have an unacceptable impact on the public right of way.



DELIVERY

Potential Yield	
2013 - 2018	4
2018 - 2023	0
2023 - 2028	0

Type of use
Residential

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision
- Purchase of site by public bodies for publicly managed traveller provision.

Site ref	Site name	Settlement
WOK006	Land at New Lane	Sutton Green
Site address	Local authority	Size (ha)
	Woking Borough Council	0.21
Description of site		
The site consists of a small rough grassy paddock fronting New Lane and surrounded by an established woodland. It is adjacent a small distinctive chapel to the north and a house to the south.		
<input type="checkbox"/> Source: call for sites <input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: strategic site <input type="checkbox"/> Source: candidate site <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input checked="" type="checkbox"/> Source: privately promoted		
Planning history		
There is no known relevant planning history.		
AVAILABILITY		
The site is available for Gypsy and Traveller use.		
SUITABILITY		
Policy constraints		
The site is within the Green Belt.		
Physical constraints		
There are no known physical constraints.		
Landscape Impacts		
<p>The site is located within the eastern edge of assessment parcel 15, and area adjudged as having Very Low suitability as an area of search for residential development. However, development within the site (as referred below) is unlikely to give rise to any effects on the overall strategic function of the Green Belt in this area.</p> <p>It lies within a generally developed frontage along New Lane, with houses to the north and south, and the paddock appears quite well contained from the road by a significant hedgerow; access into it is available from the road through an existing wide gateway. Mature trees and woodland contain the other site boundaries. The only part of the site that would appear to be suitable for development is the central paddock which could accommodate a small G&T site, as long as the surrounding vegetation is protected.</p>		

Other Potential Impacts

The site is surrounded by woodland and therefore further ecological investigations would be required with any proposal.

ACHIEVABILITY

There appear to be no reasons why the site could not be developed by a new occupier. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the applicant to finance the development. The development appears to be viable.

Conclusion

The site is available and suitable for Gypsy and Traveller use. It is too small to be able to fund and deliver a public site, therefore it is more suitable for a private residential Gypsy and Traveller site. Further investigation would be required to the ecological impact of any development in this area and any related mitigation measures that may be required.



DELIVERY

Potential Yield	
2013 - 2018	3
2018 - 2023	0
2023 - 2028	0

Type of use

Residential

Delivery model

- Privately owned traveller site requiring planning permission.
- Site available to be purchased and occupied by traveller family.
- Use of public grants to allow site to be purchased and managed by travellers.
- Existing public owned site to be developed for publicly managed traveller provision
- Purchase of site by public bodies for publicly managed traveller provision.

Appendix G Gypsy & Traveller Design Templates

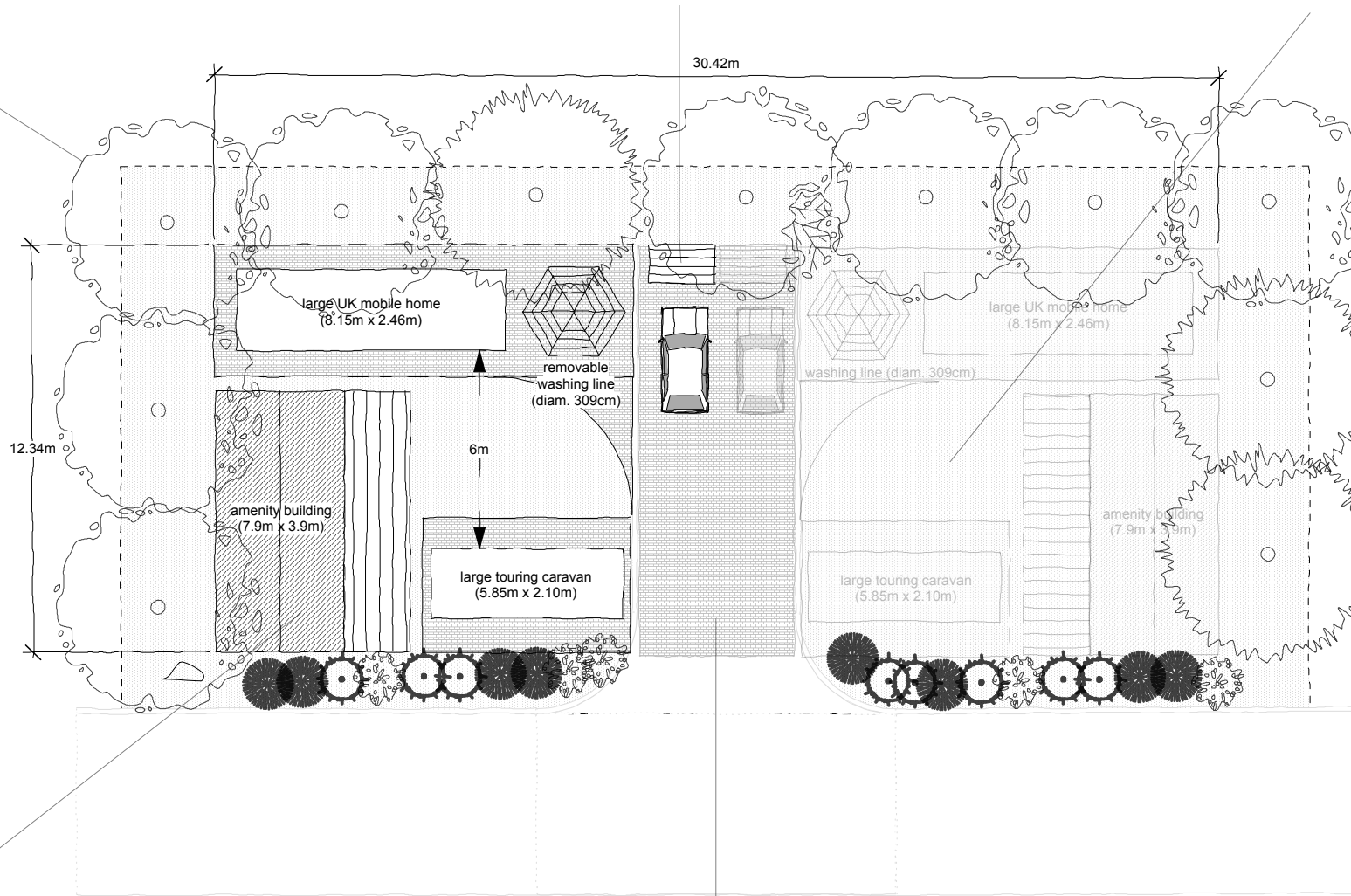
EXAMPLE OF 1-2 PITCH PRIVATE SITE (0.14 acres)

Use of existing landscaping (such as mature hedgerows) is desirable particularly if it encourages biodiversity (generally native species) and is low maintenance. It affords a good level of privacy and security without the defensive/hostile nature of gates, walls and fences. That said, each site will need to be designed with the appropriate security measures in mind as per the Police's 'Secure By Design' Principles. There will be considerable difference in these needs between urban and rural locations, for example.

A secure/lockable shed should be provided for storage of things like bicycles and other large but portable equipment. Size is dependent on needs, but there should be sufficient space for each member of the family to have a bicycle as well as any other gardening equipment.

Ideally sites would provide space play and/or food growing. In this instance this area of land could also accommodate a further pitch if necessary, though that would of course restrict the play and food growing to the small open space on each pitch.

There should be at least a 3m gap within the inside of all site perimeter boundaries and a 6m gap between combustible units, which includes caravans and mobile homes, though not amenity buildings if made out of non-combustible materials.



Some families will also have need of grazing land for their horse(s). Minimum spaces are for 1 horse to 1 acre (or 0.5 acre for ponies or horses under 14.2 hands)

Living quarters should generally not be overlooked by neighbours so some further hedging may be necessary

Government guidance suggests that amenity buildings should include:

- water closet (basin, toilet, bath/shower)
- (open plan) kitchen/dining/living area
- secure storage space for harmful substances/medicines
- enclosed storage for food, broom, washing/cleaning items
- space for cooker, fridge/freezer & washing machine

We suggest also that a large porch, veranda or other covered outdoor space would be useful given the limited indoor living space and the relatively high levels of cloud cover and precipitation in this country.

Access routes will need to accommodate all vehicles that need access to the site. In this case tracking would need to be carried out to ensure that there is sufficient turning space (on hard standing if regularly moved) for a large mobile home. Standards for refuse and fire truck access will need to be met too. Again, in this case space for safe stopping only is needed as the site is small enough to ensure that distance to refuse collection points and hose length standards are met. These standards and others can be found in Building Regulations and Manual for Streets.

No.	Date	Appr	Revision Notes
-64	Jan 2011	Issue Note	
No.	Date	Issue Notes	
Design Firm		Baker Associates	
Consultant		The Crescent Centre Bristol BS1 6EZ	
Project Title		Dorset GTTS DPD	
Sheet Title		1-2 Pitch Site	
Project Manager Mark Russell		Project ID a483	
Drawn By Daniel Black		Scale 1:200 @ A3	
Reviewed By N/A		Sheet No.	
Date		_____ of _____	
CAD File Name a483/001/Rev1		1 of 1	

EXAMPLE: 5 PITCH PUBLIC SITE (0.72 acre)

Use of existing landscaping (such as mature hedgerows) is desirable particularly if it encourages biodiversity (generally native species) and is low maintenance. It affords a good level of privacy and security without the defensive/hostile nature of gates, walls and fences. That said, each site will need to be designed with the appropriate security measures in mind as per the Police's 'Secure By Design' Principles. There will be considerable difference in these needs between urban and rural locations, for example.

There should be at least a 3m gap within the inside of all site perimeter boundaries and a 6m gap between combustible units, which includes caravans and mobile homes, though not amenity buildings if made out of non-combustible materials.

Specific additional space available for scrap storage can be well used (e.g. Piddlehinton Gypsy Site)

A site manager's office is ideally located near the entrance for ease of access and is of a size to accommodate an office, a kitchenette, a bathroom and a storage room.

Government guidance suggests that amenity buildings should include:

- water closet (basin, toilet, bath/shower)
- (open plan) kitchen/dining/living area
- secure storage space for harmful substances/medicines
- enclosed storage for food, broom, washing/cleaning items
- space for cooker, fridge/freezer & washing machine

We suggest also that a large porch, veranda or other covered outdoor space would be useful given the limited indoor living space and the relatively high levels of cloud cover and precipitation in this country.

Access routes will need to accommodate all vehicles that need access to the site. In this case tracking would need to be carried out to ensure that there is sufficient turning space for a large mobile home. Standards for refuse and fire truck access will need to be met too. Again, in this case space for safe stopping only is needed as the site is small enough to ensure that distance to refuse collection points and hose length standards are met. These standards and others can be found in Building Regulations and Manual for Streets.

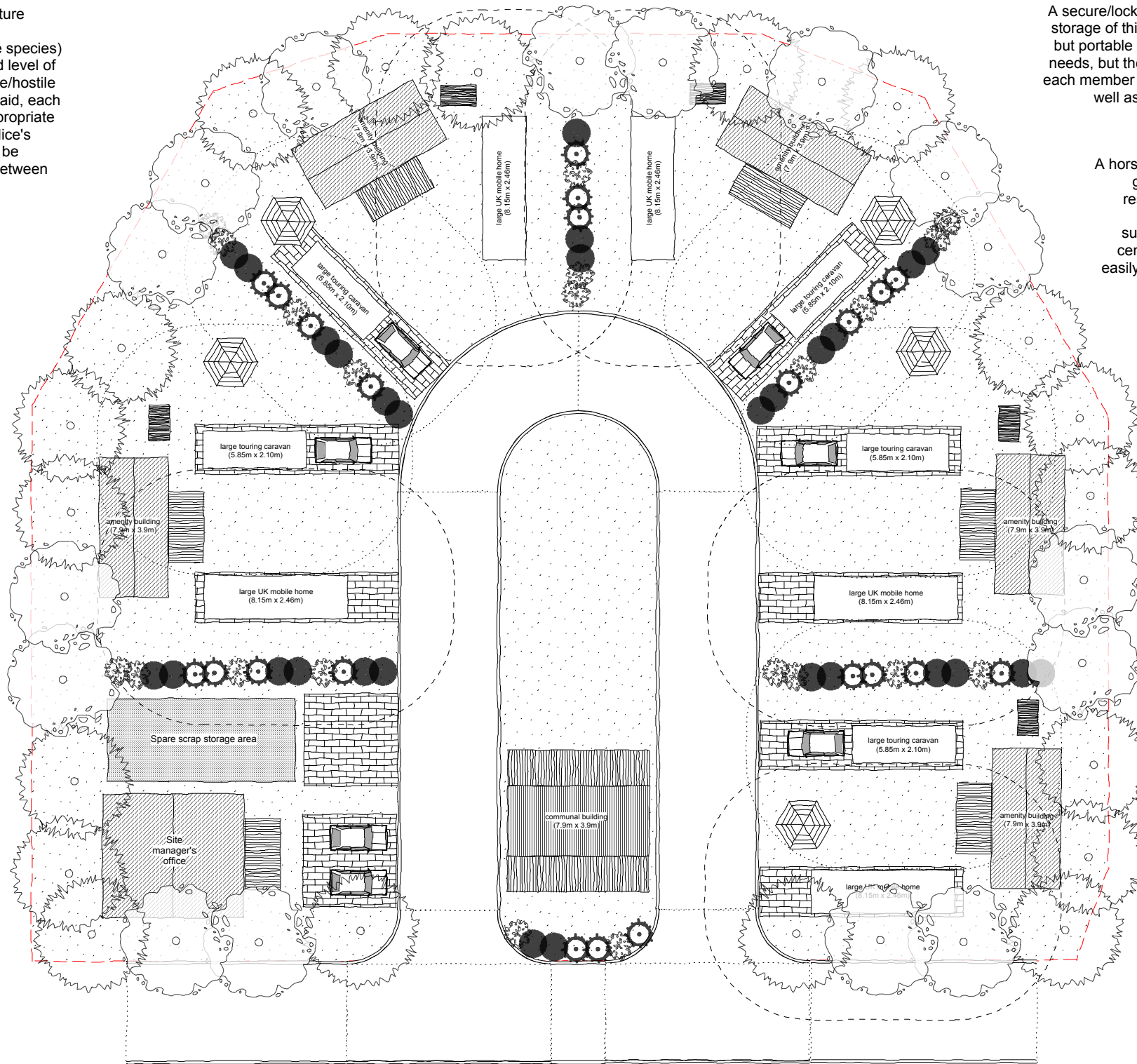
A secure/lockable shed should be provided for storage of things like bicycles and other large, but portable equipment. Size is dependent on needs, but there should be sufficient space for each member of the family to have a bicycle as well as any other gardening equipment.

A horseshoe layout is recommended in government guidance as it allows residents to look out for each other while at the same time affording sufficient privacy. It also provides a central play area/open space that is easily visible from each of the pitches.

Some families will also have need of grazing land for their horse(s). Minimum spaces are for 1 horse to 1 acre (or 0.5 acre for ponies or horses under 14.2 hands)

Living quarters should generally not be overlooked by neighbours so some further hedging may be necessary

A communal building may be needed where an existing building is inaccessible. This is particularly useful for larger sites. It can be an important resource in sustaining a more remote site, offering an opportunity for health visitors, youth workers and education services, as well as for use by residents and the site manager.



No.	Date	Appr	Revision Notes
-64	Jan 2011		Issue Note
No.	Date		Issue Notes
Design Firm			BAKER ASSOCIATES
Consultant			The Crescent Centre Bristol BS1 6EZ
Project Title			Dorset GTTS DPD
Sheet Title			6 Pitch Site
Project Manager		Project ID	
Mark Russell		a483	
Drawn By		Scale	
Daniel Black		1:300 @ A3	
Reviewed By		Sheet No.	
N/A		Sheet No. 2	
Date		_____ of _____	
CAD File Name		6	
a483/002/Rev1			

