Christchurch Environmental
Management Ltd

# *Roeshot and Burton SANG*

# *SANG Delivery Strategy*

***July 2017***

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Prepared by

**CONTENTS**

**TABLES**



**FIGURES**



**APPENDICES**

# 1 INTRODUCTION

## 1.1 Purpose of Document

1.1.1 This document has been prepared to set out the mechanism for the delivery of the SANG at Roeshot. It sets out the design and implementation of the Roeshot SANG and explains the funding and management mechanisms that will be used to secure its function for the perpetuity period of 80 years.

1.1.2 The purpose of the Roeshot SANG is to serve as mitigation for residential development with a focus on sites CN1 and CN2 allocated in the Christchurch Core Strategy 2014.

1.1.3 There is potential for the Roeshot SANG to serve other housing development should sufficient mitigation capacity ('**capacity**') be proven and the necessary consents and other agreements (including commercial arrangements entered into between the Roeshot SANG owner/manager and any housing developer) be forthcoming.

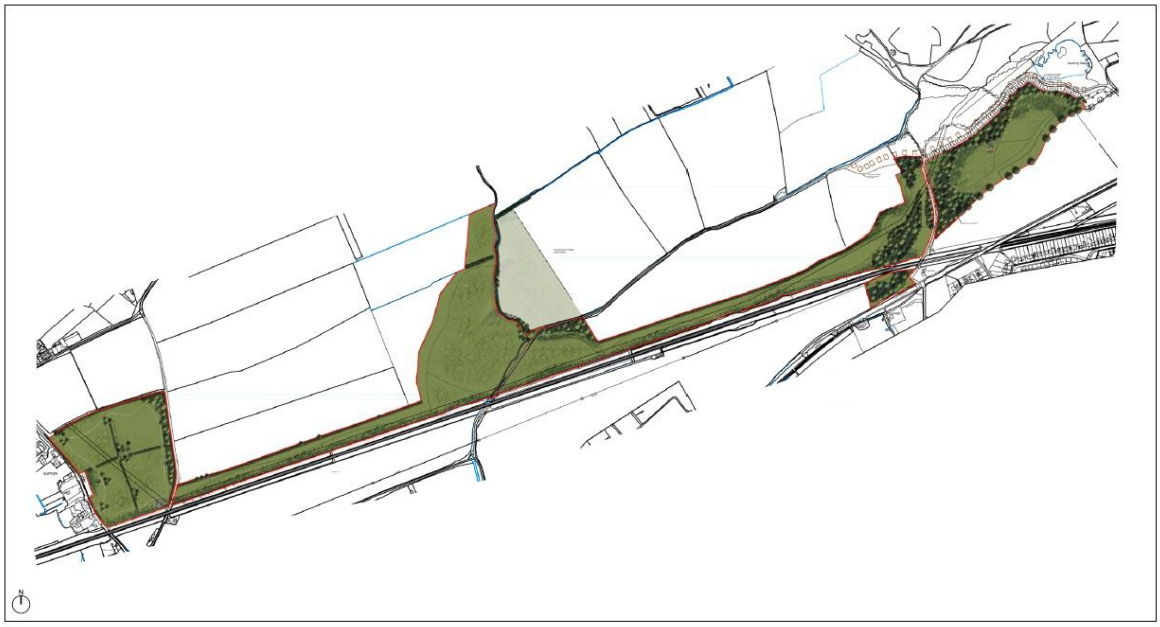
1.1.4 The document provides all the information needed by Christchurch Borough Council ('**CBC**' or '**the Council**') when acting as competent authority under the Conservation of Habitats and Species Regulations 2010. It provides the Council with the information needed to carry out a Habitat Regulations Assessment for any new housing development reliant on the Roeshot SANG as an avoidance measure for increased recreational pressures on the Natura 2000 sites of the Dorset Heathlands.

1.1.5 The concept of the SANG Delivery Strategy was presented to stakeholders through a workshop in June 2016. The following document addresses comments arising from the workshop received from CBC and Natural England.

## 1.2 Location

1.2.1 The Roeshot SANG lies to the north of Christchurch and extends along an east-west axis defined by the main Bournemouth to Southampton railway to the south, Burton to the west and the A35 Lyndhurst Road to the east.

**Figure 1. SANG Location**



1.2.2 The SANG land forms part of the Hinton Admiral Estate. It is spread over a number of legal ownerships, all of which support the use of the site as SANG.

1.3 The Site

1.3.1 The Roeshot SANG comprises three main sites covering almost 40 hectares as follows:

- The western SANG Area at Burton is close to the village and lies between Hawthorn Road and Salisbury Road. This site will be fully accessible with a small car park for 15 cars. It is anticipated that Hawthorn Road will be closed (subject to confirmation of a stopping up order or equivalent) to vehicular traffic in order to improve the experience of pedestrians, cyclists and horse riders as well as allowing better access to the SANG.
- The central SANG is adjacent to the river Mude and accessed through the arch below the railway embankment.
- The eastern SANG is accessed from the bridleway crossing the railway cutting. The SANG extends to either side of the bridleway giving a choice of walking routes.

1.3.2 The three SANG Areas are connected by SANG links comprising wide grassy corridors adjacent to the railway embankment where dogs can be let off the lead safely.

1.3.3 The sites will be managed for public use and enjoyment and will be managed by a warden who will be directed by the SANG Manager.

1.4 Delivery: through Section 106 Agreements

1.4.1 The SANG is intended to be delivered through the Section 106 Agreement ('**s106 Agreement**') processes associated with the planning consent process for the nearby housing developments at Roeshot and Burton, as well as the planning consent for the Roeshot SANG itself.

1.4.2 SANG will be provided on a phased basis in advance of occupation.

1.4.3 The SANG is located within three administrative areas. Each local planning authority (LPA) has determined the planning application relevant to its area and could take enforcement action to ensure compliance with planning conditions. However, it has been agreed between the three LPAs that, because the mitigation is strictly required only for the purposes of residential development taking place within Christchurch Borough, it is appropriate for Christchurch to take on the role of enforcement as it would be expedient to do so as any enforcement action is related to potential harms from occupation of new dwellings in their area.

## 2 SITE DESCRIPTION

### 2.1 Existing Baseline Ecological Conditions

2.1.1 The current ecological baseline conditions are based on an Extended Phase 1 habitat ecological survey undertaken by ECOSA in May 2015. The survey covered all three areas identified as potential Suitable Alternative Natural Greenspace (SANG).

2.1.2 The Extended Phase 1 Habitat survey was undertaken to ascertain the potential for protected habitats and species to be present within the site. Various ecological work has been undertaken on much of the site since 2008 in relation to a proposed sand and gravel extraction site adjacent to the proposed SANGs. The information collected during these surveys was drawn upon to inform the ECOSA report.

2.1.3 The proposed SANG sites straddles the Hampshire-Dorset border close to the south coast of England, covering approximately 40 hectares. Christchurch is located to the south of the site beyond the main south-west railway line, which forms much of the southern border of the SANGs area.

2.1.4 The majority of the habitat within SANG currently comprises either arable fields or improved grassland. The hedgerows are species-poor and mostly defunct with small pockets of woodland present in the east. The corridor of the River Mude, which flows through the central SANG area, is considered to be the area with the highest ecological interest.

2.1.5 The Western SANG consists of four arable fields, each of which is bordered by hedgerows and post and wire fences. During the 2015 survey, the arable fields supported a mix of winter wheat *Triticum* species or maize *Zea mays*. Arable weeds were infrequent, but where they were present they included scarlet pimpernel *Anagallis arvensis*, fool's parsley *Aethusa cynapium*, field pansy *Viola tricolor*, redshank *Persicaria maculosa*, common field speedwell *Veronica persica* and field bindweed *Convolvulus arvensis*.

2.1.6 The hedgerows within the western SANG area, which are typical of those throughout the entire SANG site, are generally species-poor, intact hedgerows which are dominated by hawthorn *Crataegus monogyna* or blackthorn *Prunus spinosa*. Other species recorded at lower frequencies include sycamore *Acer pseudoplatanus*, oak *Quercus* species, elder *Sambucus nigra*, hazel *Corylus avellana*, ash *Fraxinus excelsior* and wild privet *Ligustrum vulgare*.

2.1.7 The Central SANG is bisected by the River Mude, which runs from north to south through the area. The banks are relatively steep and heavily overgrown in places. Much of the eastern bank of the southern river length is flanked by a thick hedgerow mostly composed of goat willow *Salix caprea*. The river itself has a gravel substrate and is relatively shallow along its whole length. Arable fields and associated boundary features are located either side of the River; the species found within the arable field reflect those within the Western SANG.

2.1.8 The Eastern SANG area comprises a former gravel extraction site, which was subsequently in-filled and mixed woodland which has a rather open canopy dominated by oak *Quercus robur* and silver birch *Betula pendula* and has a ground layer dominated by bracken

Pteridium *aquilinum* and bramble *Rubus fruticosus* agg. A footpath runs through the western side of the site.

2.1.9 Although much of the SANG has negligible potential for protected species there are pockets of land that contain suitable habitat for some protected species.

2.1.10 Low populations of slow worm and common lizard were recorded in 2013 within the Central and Eastern SANG area.

2.1.11 The corridor of the River Mude has potential for water vole and white-clawed crayfish and both species have been recorded from this watercourse historically, although not from within the SANG section. Specific surveys for these species carried out by ECOSA have found no evidence of their presence. The River Mude corridor is also known to support otter and southern damselfly, but again there is no direct evidence to suggest they are present within the SANG section.

2.1.12 Previous breeding bird surveys carried out at the site during 2013 revealed a small number of notable species. Those British Trust for Ornithology (BTO) Birds of Conservation Concern (BOCC) amber or red listed species breeding on-site included dunnock *Prunella modularis*, linnet *Carduelis carduelis*, mallard *Anas platyrhynchos*, skylark *Alauda arvensis*, song thrush *Turdus philomelos*, whitethroat *Sylvia communis*, yellowhammer *Emberiza citrinella* and lapwing *Vanellus vanellus*.

2.2 Predicted Ecological Impacts of SANG

2.2.1 Overall the area to be used for SANG have negligible ecological value, hence the conversion from agricultural land to SANG is likely to lead to a long term, permanent ecological improvement. The arable fields and grass leys will gradually develop into moderately species rich meadow, whilst the peripheral areas will be reinforced with new woodland and scrub planting in appropriate locations as well as the addition of several new hedgerows. This will also have the effect of increasing the ecological permeability of the SANG.

2.2.2 Many of the species that have been recorded at relatively low densities, such as reptiles, are also likely to benefit from the change in management. Many of the farmland birds are also likely to increase in numbers.

2.2.3 However, lapwing and skylark are ground nesting and are therefore highly vulnerable to disturbance. The creation of moderately species rich meadow, which will be left uncut in the main throughout the summer, may well benefit skylark by providing better quality nesting and foraging habitat. However, lapwing prefer areas with more bare ground and better all-round visibility. To offset the potential negative impacts upon lapwing within the SANG, the Estate will use reasonable endeavours to locate specific areas outside the SANG, but within that part of the wider Hinton Admiral Estate within the Estate's control, which can be positively managed for breeding lapwing.

2.2.4 The River Mude has been highlighted as a stronghold for the southern damselfly. As this species has not been recorded from within the SANG area and there will be no direct impact upon the River Mude as a result of the SANG management, there are no predicted impacts upon this species. However, specific management options for section of the River Mude will be undertaken to encourage this species to colonise the SANG area.

## 3 MANAGEMENT AIMS AND OBJECTIVES

3.1 SANG Requirements

3.1.1 Three new interconnected SANG Areas will form the principal components of the avoidance strategy for potential impacts on the Dorset Heathlands SPA arising from proposed housing developments; wide corridors adjacent to the Railway link these giving a total of nearly 40 hectares. The proposed design and layout is shown on the Landscape drawings (Fabrik Drawings D2394_L.300 – 330, September 2016). These plans show the nature and content of the SANGs.

3.1.2 The following is description of the design and functional objectives of the three main SANG sites and the linking corridors. The objectives have been established following advice from Natural England based on practical considerations that apply to the specific locations and neighbouring land uses.

3.2 Eastern SANG

3.2.1 The eastern SANG, which is within CBC New Forest District Council (NFDC) and New Forest National Park Authority (NFNPA), comprises three areas: -

- Area 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;
- Area 2 -To the east of the bridleway is an arable field (within NFNPA) that is contained by woodland on the northern boundary and the 'Pick Your Own' site to the south;
- Area 3 -South of the Railway – this component is the start of the SANG circuit in the east and will be highly accessible to residents within the Christchurch urban extension. The perception of severance by the railway is reduced by the nature of the cutting and bridge crossing and the high quality mature vegetation that serves to visually link the two sides of the railway.

*Eastern SANG – Area 1 (within NFDC)*

3.2.2 This is the most mature landscape of all the SANG areas and provides immediate qualities recognisable as SANG.

3.2.3 Objectives:

- First phase of SANG delivery anticipated for the Roeshot development;
- Provide immediate and recognisable mature landscape and woodland cover that will form the core of SANG provision to the east of the Roeshot site;
- Provide area for longer views/experiences including dedicated viewing point– management of vegetation to allow the longer views from the higher ground across to Christchurch Priory and beyond;
- Establish circular walking routes and linking routes within the SANG to residential development and other SANG sites;
- Dogs on lead area within woodland only (due to limited inter-visibility in this area by virtue of topography and vegetation);

- Important linking green infrastructure area in terms of established footpath to the south (Verno Lane);
- Control vehicular use of the bridleway to improve amenity consistent with SANG use where/to the extent reasonably practicable to do so.

*Eastern SANG – Area 2 (within New Forest National Park)*

3.2.4 This component of the eastern SANG will be separated by the proposed mineral haul route from Burton Common on the advice of Natural England. This area will be fenced and laid out to facilitate dog walking for residents of the new neighbourhood. The possibility of grazing areas will be investigated and may be possible in certain areas where it does not conflict with the main objective of the SANG. This area provides the required 'spreading room' to avoid a concentration of users within the more wooded area and the area where visibility of dog users is potentially limited.

3.2.5 The objectives for the Eastern SANG Area 2 are:

- Safe off-lead dog walking area (appropriately fenced) – mainly open site (for safety) where dog walkers can monitor their own and other dogs – good inter-visibility;
- Primary purpose from Natural England is for 'spreading room'- contained site (in its own right) safe for dogs off lead, but area that links to wide accessible footpath network;
- Intercept large proportion of dog walkers travelling north from the development to reduce the potential for additional dog use on Burton Common SSSI;
- Peripheral new planting to reinforce character and enhance appearance, some planting within the site to create seasonal interest and improve biodiversity;
- Significant screen planting and bund to separate haul route.

*Eastern SANG Area 3 (within CBC)*

3.2.6 This is the smallest portion of the eastern SANG but it is an important component in creating an immediate link for residents for the Christchurch urban extension. The objectives for Eastern SANG area 3 are:

- Provide immediate access to SANG from the development scheme;
- Ensure SANG provision is seamless and immediate for residents with good quality gravel / hoggin surfaced routes to accommodate users year round;
- Use the mature tree cover/ landscape to mark the naturalistic/ countryside experience starting at the 'back door' of the dwellings;
- Act as a gateway to the wider 'countryside' experience;
- Links to the main eastern SANG will accommodate both pedestrian/ cycle access.

## 3.3 Central SANG

3.3.1 The central SANG site is adjacent to the Mude, north of the railway embankment (refer to attached SANG site location plan). This site offers immediate pedestrian access from a large proportion of the population of the Christchurch 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.

3.3.2 The objectives for the central SANG are:

- Circular walks of 1.7km;
- Safe off-lead dog walking area (appropriately fenced) – mainly open site (for safety) where dog walkers can monitor their own and other dogs – good inter-visibility;
- Highly attractive to dog walkers with dog based facilities – dog splash in Mude (subject to Environment Agency agreement) opportunity for interaction with other dog walkers;
- River Mude to act as focus, but protect and enhance biodiversity of the stream;
- Planting peripheral to allow area inter-visibility;
- Planting to provide biodiversity enhancement;
- Some change in topography/ planting clumps to add interest;
- Achieve a 'destination' for dog walkers from the Roeshot site;
- That part of the SANG Area that lies to the west of the Mude has been specifically sized to allow for its potential to be exchanged with land located on the east bank of the Mude once gravel extraction activities have reached sufficient maturity;
- 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 currently has no direct access and will remain inaccessible for the time being;
- The central SANG will link to open space areas to the south of the railway located along the River Mude corridor that form part of the urban extension proposals and important green corridor link through Mude valley to the coast.

3.4 Western SANG

3.4.1 The western SANG complements the eastern and central sites. The SANG site area runs adjacent to/along Hawthorn Road. At around 8.33ha this is the smaller SANG Area, but meets the minimum size criteria for SANG provision for dogs off the lead. In addition, Natural England has acknowledged that provision of SANG to the west is likely to intercept users, particularly as there is a car park, and may also intercept travel to Town Common as it is closer to a larger population in the existing urban area.

3.4.2 The objectives for the Western SANG are:

- Vehicular access and parking to this part of the SANG is proposed to be gained from the south, from the unrestricted part of Hawthorn Road immediately north of the railway embankment. Vehicular access from the north is envisaged to be restricted as part of the design solution;
- A car park of 15 spaces to serve the SANG;
- Immediate access from the car park to the SANG site for dog walkers with a dogs off lead area as well as access to the wider SANG area through the SANG links;
- Safe off-lead dog walking area (appropriately fenced) – mainly open site (for safety) where dog walkers can monitor their own and other dogs – good inter-visibility;
- Highly attractive to dog walkers with dog based facilities;
- Accessible dog walking site for ambulant disabled/ those with limited mobility;
- Attractive facility for Burton village, acts as buffer to village from minerals working;
- Planting to provide biodiversity enhancement.

3.5 SANG links

3.5.1 The SANG corridor provides links between the three SANG Areas. It is located between the railway embankment and what will become the outer boundary of mineral extraction. The mineral extraction is phased and will not all be worked at once; active areas will be screened by bunds located within the mineral extraction site boundary during extraction and restoration. This corridor also accommodates 33KV overhead power lines and an easement for a water main.

3.5.2 The objectives for the SANG link are:

- Link the three SANG sites for extended linked circular walking opportunities;
- Safe off-lead dog walking area (appropriately fenced) – mainly open site (for safety) where dog walkers can monitor their own and other dogs – good inter-visibility;
- Provide buffer to minerals workings;
- Planting to provide screening to minerals and add visual interest; and
- Planting to provide biodiversity enhancement.

# 4 SANG MANAGEMENT

## 4.1 Rationale

4.1.1 The following management plan sets out the management prescriptions that will be undertaken to achieve and maintain the habitats and landscaping shown on the Landscape drawings and describes the condition monitoring that will be used as a flexible tool for the delivery of the SANG content. As described in Section 2, the three SANG areas are currently under agricultural management in the main, hence significant habitat creation and landscaping works will be required to transform the landscape to meet the SANG objectives.

## 4.2 Aims and Objectives

4.2.1 The overall aim of the SANG management strategy is to create and maintain a landscape that fulfils the SANG objectives as described in Section 3 of this strategy, i.e. to create an environment that is attractive to local residents, principally offering an alternative to the SPA but also Burton Common SSSI, whilst at the same time maximising the biodiversity gains wherever possible.

4.2.2 The aim of the SANG will be achieved by fulfilling the following objectives:

- Objective 1: Create and maintain natural, wide open space suitable for informal recreation;
- Objective 2: Create and maintain features of landscape, visual and biodiversity interest;
- Objective 3: Create and maintain visual screening in appropriate locations; and
- Objective 4: Maintain, and wherever possible, enhance the biodiversity value of the SANGs.

4.2.3 Management prescriptions required to achieve each of the above objectives are described in the following section, with detailed work schedules presented in Section 5 (TBC).

4.3 Management Prescriptions

*Objective 1: Create and maintain natural, wide open space suitable for informal recreation*

4.3.1 Objective 1 will be achieved by converting the current arable and grazing land into open meadows with appropriately marked and signposted footpaths throughout. Due to the past management involving the use of fertilisers and other agricultural improvement, the creation and maintained of species rich wildflower meadows are unlikely to achievable due to the nutrient levels in the soil. This particularly true towards the east of the SANG where Grade 2 agricultural land is present; a more flower rich composition can be expected towards the west where the land has been assessed to be of Grade 4 quality (Reading Agricultural Consultants, 2014). Therefore, a more moderate species rich meadow will be created, comprising the species listed in Table 1. This will produce a visually attractive meadow and increase the overall biodiversity value of the SANG lands; consideration will be given to increasing the species diversity through the introduction of additional species in specific locations as the SANG matures and the nutrient levels drop.

**Table 1. Meadow planting species list for GT1 and GT1a areas.**

| Species | | Percentage |
|---|---|---|
| Common name | Scientific name | |
| Yarrow | *Achillea millefolium* | 0.5 |
| Common knapweed | *Centaurea nigra* | 3 |
| Wild carrot | *Daucus carota* | 0.4 |
| Lady's bedstraw | *Galium verum* | 1.5 |
| Field scabious | *Knautia arvensis* | 1.3 |
| Oxeye daisy | *Leucanthemum vulgare* | 1 |
| Bird's foot trefoil | *Lotus corniculatus* | 1.4 |
| Ribwort plantain | *Plantago lanceolata* | 2.5 |
| Hoary plantain | *Plantago media* | 0.5 |
| Cowslip | *Primula veris* | 0.3 |
| Selfheal | *Prunella vulgaris* | 2 |
| Meadow buttercup | *Ranunculus acris* | 3 |
| Yellow rattle | *Rhinanthus minor* | 1.5 |
| Common sorrel | *Rumex acetosa* | 1 |
| Red clover | *Trifolium pratense* | 0.1 |
| Common bent | *Agrostis capillaris* | 8 |
| Crested dog's tail | *Cynosurus cristatus* | 40 |
| Red fescue | *Festuca rubra* | 28 |
| Small cat's tail | *Phleum bertolonii* | 4 |

4.3.2 The same meadow mixture will be used throughout all three SANG areas as well as the SANG links as shown on the Landscape Plans (Appendix 1), although in areas where a higher level of pedestrian is predicted, such as along the footpaths and around the circular walk areas, a more resistant species mix will be used as shown in Table 2.

4.3.3 It is envisaged that the meadows will be created through sowing a seed mixture (such as Emorsgate EM2 which has been suitable for the soil conditions present) in autumn onto a substrate that has been prepared to accept seeds. The soil will be ploughed, harrowed then

rolled to ensure it is relatively even and free of unwanted vegetation where necessary. An alternative appropriate method will be deployed should sowing be required to take place at a time of year other than the autumn.

**Table 2. Meadow planting species list for GT2 and GT2a areas.**

| Species | | Percentage |
|---|---|---|
| Common name | Scientific name | |
| Common bent | *Agrostis capillaris* | 10 |
| Crested dog's tail | *Cynosurus cristatus* | 50 |
| Red fescue | *Festuca rubra* | 35 |
| Small cat's tail | *Phleum bertolonii* | 5 |

4.3.4 Once established the meadow areas will be subject to two separate management practices: areas shown as GT1A and GT2A on the Landscape Plan will be mown short to approximately 150mm on a 3 to 4-week rotation to create more open feeling areas closer to the footpaths, whilst the areas depicted as GT1 and GT2 on the Landscape Plan will be managed on a more traditional hay meadow regime, being left to mature over the summer before being cut in autumn. Additional cuts will then be taken throughout the remainder of the growing season as necessary, with the arising being taken removed.

4.3.5 Throughout the Central, Eastern and SANG Link footpaths will be created by mowing the meadow grass to approximately 50mm on a regular basis to create a more natural Countryside experience. However, with the Western SANG, a hoggin path, constructed to CBC specification, will be installed to create an accessible circular walk. Within the Central SANG, both bridges will be refurbished to ensure that they are safe and suitable for pedestrian access.

4.3.6 The external boundary of each SANG area and SANG link will be demarcated by stock proof fencing as shown on the Landscape Plans. Way markers, in the form of 'Finger Posts' will be installed at appropriate location to ensure the walks are easily navigable; interpretation boards will also be installed to enhance the visitors' experience. However, such furniture will be kept to a minimum to maintain the open countryside feel of the SANG. Combined litter and dog bins will be installed at key locations (see Landscape Plan) and will be emptied on a regular basis.

4.3.7 The management prescriptions for Objective 1 are given in Table 3. Year 1 represents the date that each of the three Phases of SANG comes forward.

**Table 3. Management Prescriptions for Objective 1.**

| Code | Prescription | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 |
|---|---|---|---|---|---|---|
| **NWS** | **Natural Wide Open Space** | | | | | |
| NWS1 | Prepare meadow areas to receive meadow mixture seed, then sow as per species in Table 1. | ✓ | | | | |
| NWS2 | Once established, mow areas GT1A every 3 – 4 weeks to height of 150mm | | ✓ | ✓ | ✓ | ✓ |

| Code | Prescription | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 |
|---|---|---|---|---|---|---|
| NWS3 | Once established, mow areas GT1 in autumn, then as required. | | ✓ | ✓ | ✓ | ✓ |
| NWS4 | Mow footpaths on fortnightly basis or as necessary | | ✓ | ✓ | ✓ | ✓ |
| NWS5 | Install hoggin circular pathway within Western SANG to CBC specification. | ✓ | | | | |
| NWS6 | Refurbish and maintain pedestrian bridges within Central SANG | ✓ | | | | |
| NWS7 | Install stock proof fence around boundary of SANG | ✓ | | | | |
| NWS8 | Maintain and repair stock proof fence around boundary of SANG as necessary | ✓ | ✓ | ✓ | ✓ | ✓ |
| NWS9 | Install 'Finger Post' way markers as per Landscape Plan. | ✓ | | | | |
| NWS10 | Install interpretation boards | ✓ | | | | |
| NWS11 | Install and maintain litter and dog bins | ✓ | ✓ | ✓ | ✓ | ✓ |

*Objective 2: Create and maintain features of landscape, visual and biodiversity interest*

4.3.8 Whilst the landscape and habitat creation seeks to maintain the landscape character of the wider areas, with a patchwork of mixed farmland divided by hedgerows with hedgerow trees or thick mature tree belts, the opportunity will be taken to create additional habitat and landscape features where they are appropriate. These will include native woodland planting, hedgerow planting and re-enforcement, new native standard tees and the creation of small waterbodies. The majority of these features will be centred on the Eastern SANG area, which currently presents a more varied landscape form, but some of the new habitats will also be introduced into the Central and Western SANG as shown on the Landscape Plans.

4.3.9 The new woodland planting will comprise species that reflect those found within the existing woodland in the immediate area and will comprise the species listed in Table 4.

**Table 4. Native Woodland Planting mix.**

| Species | | Percentage |
|---|---|---|
| Common name | Scientific name | |
| Field maple | *Acer campestre* | 15 |
| Silver birch | *Betula pendula* | 15 |
| Hazel | *Corylus avellana* | 25 |
| Hawthorn | *Crataegus monogyna* | 15 |
| Holly | *Ilex aquifolium* | 2 |
| Oak | *Quercus robur* | 25 |
| Alder | *Alnus glutinosa* | 3 |

4.3.10 Closer to Burton Common, towards the north east of the SANG, the woodland composition will change, incorporating Scot's pine to reflect the woodland around the common itself, as shown in Table 5.

**Table 5. Native Pine Woodland Planting mix**

| Species | | Percentage |
|---|---|---|
| Common name | Scientific name | |
| Field maple | *Pinus sylvestris* | 15 |
| Silver birch | *Betula pendula* | 40 |
| Holly | *Ilex aquifolium* | 2 |
| Oak | *Quercus robur* | 35 |
| Rowan | *Sorbus aucuparia* | 5 |
| Alder | *Alnus glutinosa* | 3 |

4.3.11 Standard tree planting will also be undertaken; this will be frequent in the Eastern SANG where it fits in with the local landscape character, although certain individual trees will be planted within the SANG Link and along the boundary of the Central and Eastern SANG. See the Landscape Plan for the exact location. The species to be used are given in Table 6.

**Table 6. Standard Tree planting mix.**

| Species | |
|---|---|
| Common name | Scientific name |
| Field maple | *Acer campestre* |
| Silver birch | *Betula pendula* |
| Willow | *Salix sp.* |
| Alder | *Alnus glutinosa* |
| English oak | *Quercus robur* |
| Black poplar | *Populus nigra* |

4.3.12 Consideration will also be given to planting ash *Fraxinus excelsior* if a suitable source can be found.

4.3.13 Native shrub planting will be undertaken contiguous with the woodland planting to create a more natural woodland edge effect, as well as along the base of the railway embankment. The scrub plan will comprise the species shown in Table 7.

**Table 7. Scrub planting mix.**

| Species | | Percentage |
|---|---|---|
| Common name | Scientific name | |
| Dogwood | *Cornus sanguinea* | 25 |
| Hazel | *Corylus avellan* | 30 |
| Hawthorn | *Crataegus monogyna* | 20 |
| Wild privet | *Ligustrum vulgare* | 5 |
| Elder | *Sambucus nigra* | 15 |
| Bramble | *Rubus fruticosus* | 5 |

4.3.14 All tree and shrub will meet the specifications given on the Landscape Plan and will be planted in the first available planting season within each SANG phase. Once planted, the tree and scrub will be left to develop naturally and it is envisaged that minimal management will be require beyond replaced of any failed trees where they exceed 5% of the original planting quantity as well as weed control as necessary.

4.3.15 New hedgerow planting will also be undertaken in appropriate locations, as shown on the Landscape Plans, which within the Western SANG re-instate what was likely to be the original field pattern. A new hedgerow will also be planted along the northern edge of the SANG link to create a boundary and form a single land use unit. The species mix will reflect that which is already present in the wider area and will comprise the species presented in Table 8. The hedgerows will be planted in double rows at 500mm centres.

**Table 8. Hedgerow planting mix.**

| Species | | Percentage |
|---|---|---|
| Common name | Scientific name | |
| Hawthorn | *Crataegus monogyna* | 50 |
| Blackthorn | *Prunus spinosa* | 15 |
| Dogwood | *Cornus sanguinea* | 5 |
| Hazel | *Corylus avellana* | 15 |
| Elder | *Sambucus nigra* | 10 |
| Field rose | *Rosa arvensis* | 2 |
| Dog rose | *Rosa canina* | 3 |

4.3.16 Once established, the hedgerows will be box flailed in line with the existing hedgerows in the area.

4.3.17 Within the Eastern SANG a small clay line pond will be created. This will not only create an attractive landscape feature but will add to the biodiversity value of the SANG. Once excavated and lined, the pond will be allowed to fill naturally and then planted with species given in Table 9.

**Table 9. Pond planting mix.**

| Species | | Density/$m^2$ |
|---|---|---|
| Common name | Scientific name | |
| White water lily | *Nymphaea alba* | 5 |
| Marsh marigold | *Caltha palustris* | 7 |
| Yellow flag iris | *Iris pseudacorus* | 7 |
| Soft rush | *Juncus effusus* | 7 |
| Water mint | *Mentha aquatica* | 7 |
| Water forget me not | *Myosotis scorpioides* | 7 |

4.3.18 The management prescriptions for Objective 2 are given in Table 10. Year 1 represents the date that each of the three Phases of SANG comes forward.

**Table 10. Management Prescriptions for Objective 2.**

| Code | Prescription | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 |
|---|---|---|---|---|---|---|
| **LVB** | **Landscape, visual and biodiversity interest** | | | | | |
| LVB1 | Plant new woodland blocks as per Landscape Plans using species present in Table 3 | ✓ | | | | |
| LVB2 | Monitor new woodland planting – replace lost specimens if they exceed 5%. Weed as necessary. | | ✓ | ✓ | ✓ | ✓ |
| LVB3 | Plant Standard trees as per Landscape Plans using species present in Table 4 | ✓ | | | | |
| LVB4 | Monitor standard tree planting – replace lost specimens if they exceed 5%. Weed as necessary | | ✓ | ✓ | ✓ | ✓ |
| LVB5 | Plant scrub as per Landscape Plans using species present in Table 5 | ✓ | | | | |
| LVB6 | Monitor new scrub – replace lost specimens if they exceed 5%. Weed as necessary | | ✓ | ✓ | ✓ | ✓ |
| LVB7 | Plant new hedgerows as per Landscape Plans using species present in Table 6 | ✓ | | | | |
| LVB8 | Monitor new hedgerows – replace lost specimens if they exceed 5%. Weed as necessary | | ✓ | ✓ | ✓ | ✓ |
| LVB9 | Once established, box flail hedgerows each autumn. | ✓ | ✓ | ✓ | ✓ | ✓ |
| LVB10 | Excavate and line new pond. Leave to fill naturally | ✓ | | | | |
| LVB11 | Once filled, plant pond with species given in Table 7. | ✓ | ✓ | | | |

*Objective 3: Create and maintain visual screening in appropriate locations*

4.3.19 The tree, scrub and hedgerow planting will be undertaken in appropriate places to provide visual screening where necessary, as well as providing a buffer to the SSSI which lies to the north of the Eastern SANG. Care has been taken, however, not to significantly alter the open views typical of the wider area.

4.3.20 The management prescriptions for Objective 3 utilise the same prescriptions as Objective 2 and are given in Table 11. Year 1 represents the date that each of the three Phases of SANG comes forward.

**Table 11. Management Prescriptions for Objective 3.**

| Code | Prescription | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 |
|---|---|---|---|---|---|---|
| **LVB** | **Landscape, visual and biodiversity interest** | | | | | |
| LVB1 | Plant new woodland blocks as per Landscape Plans using species present in Table 3 | ✓ | | | | |

| Code | Prescription | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 |
|---|---|---|---|---|---|---|
| LVB2 | Monitor new woodland planting – replace lost specimens if they exceed 5%. Weed as necessary. | | ✓ | ✓ | ✓ | ✓ |
| LVB5 | Plant scrub as per Landscape Plans using species present in Table 5 | ✓ | | | | |
| LVB6 | Monitor new scrub – replace lost specimens if they exceed 5%. Weed as necessary | | ✓ | ✓ | ✓ | ✓ |
| LVB7 | Plant new hedgerows as per Landscape Plans using species present in Table 6 | ✓ | | | | |
| LVB8 | Monitor new hedgerows – replace lost specimens if they exceed 5%. Weed as necessary | | ✓ | ✓ | ✓ | ✓ |
| LVB9 | Once established, box flail hedgerows each autumn. | ✓ | ✓ | ✓ | ✓ | ✓ |

*Objective 4: Maintain, and wherever possible, enhance the biodiversity value of the SANG.*

4.3.21 Biodiversity improvements to the SANG will be achieved through the implementation of the majority of the management prescriptions; whilst ecological improvements are not a principal objective of the SANG delivery, they have been considered at every juncture and are an intrinsic part of the delivery strategy.

4.3.22 Management prescriptions from Objectives 1 and 2 that will be undertaken that will result in biodiversity enhancements are given in Table 12. Year 1 represents the date that each of the three Phases of SANG comes forward.

4.3.23 Specific management will, however, be undertaken along the western bank of the River Mude as it passes through the central SANG area; this will complement the proposed improvements to be undertaken elsewhere along sections of the River Mude as part of the proposed mineral extraction. The western bank of the river will be cleared of overhanging vegetation and reprofiled to increase the sunlight in the channel and provide a wider margin for emergent and bankside vegetation.

**Table 12. Management Prescriptions for Objective 3.**

| Code | Prescription | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 |
|---|---|---|---|---|---|---|
| **NWS** | **Natural Wide Open Space** | | | | | |
| NWS1 | Prepare meadow areas to receive meadow mixture seed. | ✓ | | | | |
| NWS2 | Once established, mow areas GT1A every 3 – 4 weeks to height of 150mm | | ✓ | ✓ | ✓ | ✓ |
| NWS3 | Once established, mow areas GT1 in autumn, then as required. | | ✓ | ✓ | ✓ | ✓ |
| **LVB** | **Landscape, visual and biodiversity interest** | | | | | |
| LVB1 | Plant new woodland blocks as per Landscape Plans using species present in Table 3 | ✓ | | | | |

| Code | Prescription | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 |
|---|---|---|---|---|---|---|
| **NWS** | **Natural Wide Open Space** | | | | | |
| NWS1 | Prepare meadow areas to receive meadow mixture seed. | ✓ | | | | |
| NWS2 | Once established, mow areas GT1A every 3 – 4 weeks to height of 150mm | | ✓ | ✓ | ✓ | ✓ |
| NWS3 | Once established, mow areas GT1 in autumn, then as required. | | ✓ | ✓ | ✓ | ✓ |
| LVB2 | Monitor new woodland planting – replace lost specimens if they exceed 5%. Weed as necessary. | | ✓ | ✓ | ✓ | ✓ |
| LVB3 | Plant Standard trees as per Landscape Plans using species present in Table 4 | ✓ | | | | |
| LVB4 | Monitor standard tree planting – replace lost specimens if they exceed 5%. Weed as necessary | | ✓ | ✓ | ✓ | ✓ |
| LVB5 | Plant scrub as per Landscape Plans using species present in Table 5 | ✓ | | | | |
| LVB6 | Monitor new scrub – replace lost specimens if they exceed 5%. Weed as necessary | | ✓ | ✓ | ✓ | ✓ |
| LVB7 | Plant new hedgerows as per Landscape Plans using species present in Table 6 | ✓ | | | | |
| LVB8 | Monitor new hedgerows – replace lost specimens if they exceed 5%. Weed as necessary | | ✓ | ✓ | ✓ | ✓ |
| LVB9 | Once established, box flail hedgerows each autumn. | ✓ | ✓ | ✓ | ✓ | ✓ |
| LVB10 | Excavate and line new pond. Leave to fill naturally | ✓ | | | | |
| LVB11 | Once filled, plant pond with species given in Table 7. | ✓ | ✓ | | | |
| **RRP** | **River Reprofiling** | | | | | |
| RRP1 | Clear vegetation on western bank and any other overhanging vegetation | ✓ | | | | |
| RRP2 | Reprofile western bank to create more gentle slope | ✓ | | | | |
| RRP3 | Remove vegetation from western bank as necessary | | | ✓ | | ✓ |

## 5 WORK SCHEDULE

5.1 Year 1

5.1.1 The management prescriptions for Year 1 for each phase are given in Table 13 below.

**Table 13. Management Prescriptions for Year 1.**

| Code | Prescription | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **NWS** | **Natural Wide Open Space** | | | | | | | | | | | | |
| NWS1 | Prepare meadow areas to receive meadow mixture seed then sow as per species in Table 1. | | | | | | | | ✓ | ✓ | | | |
| NWS5 | Install hoggin circular pathway within Western SANG to CBC specification. | | | | | | | | ✓ | | | | |
| NWS6 | Refurbish and maintain pedestrian bridges within Central SANG | | | | | | | | ✓ | | | | |
| NWS7 | Install stock proof fence around boundary of SANG | | | | | | | | ✓ | | | | |
| NWS8 | Maintain and repair stock proof fence around boundary of SANG as necessary | | | | | | | | ✓ | | | | |
| NWS9 | Install 'Finger Post' way markers as per Landscape Plan. | | | | | | | | ✓ | | | | |
| NWS10 | Install interpretation boards | | | | | | | | ✓ | | | | |
| NWS11 | Install and maintain litter and dog bins | | | | | | | | ✓ | | | | |
| **LVB** | **Landscape, visual and biodiversity interest** | | | | | | | | | | | | |
| LVB1 | Plant new woodland blocks as per Landscape Plans using species present in Table 3 | | | | | | | | | ✓ | | | |
| LVB3 | Plant Standard trees as per Landscape Plans using species present in Table 4 | | | | | | | | | ✓ | | | |
| LVB5 | Plant scrub as per Landscape Plans using species present in Table 5 | | | | | | | | | ✓ | | | |

| Code | Prescription | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LVB7 | Plant new hedgerows as per Landscape Plans using species present in Table 6 | | | | | | | | | ✓ | | | |
| LVB10 | Excavate and line new pond. Leave to fill naturally | | | | | | | | ✓ | | | | |
| LVB11 | Once filled, plant pond with species given in Table 7. | | | | | | | | | ✓ | | | |
| **RRP** | **River Reprofiling** | | | | | | | | | | | | |
| RRP1 | Clear vegetation on western bank and any other overhanging vegetation | | | | | | | | | | ✓ | | |
| RRP2 | Reprofile western bank to create more gentle slope | | | | | | | | | | ✓ | | |

5.2 Year 2

5.2.1 The management prescriptions for Year 2 for each phase are given in Table 14 below.

**Table 14. Management Prescriptions for Year 2.**

| Code | Prescription | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **NWS** | **Natural Wide Open Space** | | | | | | | | | | | | |
| NWS2 | Once established, mow areas GT1A every 3 – 4 weeks to height of 150mm | | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| NWS3 | Once established, mow areas GT1 in autumn, then as required. | | | | | | | | ✓ | ✓ | | | |
| NWS4 | Mow footpaths on fortnightly basis or as necessary | | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| NWS8 | Maintain and repair stock proof fence around boundary of SANG as necessary | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| NWS11 | Install and maintain litter and dog bins | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| **LVB** | **Landscape, visual and biodiversity interest** | | | | | | | | | | | | |

| Code | Prescription | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LVB2 | Monitor new woodland planting – replace lost specimens if they exceed 5%. Weed as necessary. | | | | | | | | | ✓ | | | |
| LVB4 | Monitor standard tree planting – replace lost specimens if they exceed 5%. Weed as necessary | | | | | | | | | ✓ | | | |
| LVB6 | Monitor new scrub – replace lost specimens if they exceed 5%. Weed as necessary | | | | | | | | | ✓ | | | |
| LVB8 | Monitor new hedgerows – replace lost specimens if they exceed 5%. Weed as necessary | | | | | | | | | ✓ | | | |
| LVB9 | Once established, box flail hedgerows each autumn. | | | | | | | | | ✓ | | | |

5.3 Year 3

5.3.1 The management prescriptions for Year 3 for each phase are given in Table 15 below.

**Table 15. Management Prescriptions for Year 3.**

| Code | Prescription | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **NWS** | **Natural Wide Open Space** | | | | | | | | | | | | |
| NWS2 | Once established, mow areas GT1A every 3 – 4 weeks to height of 150mm | | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| NWS3 | Once established, mow areas GT1 in autumn, then as required. | | | | | | | | ✓ | ✓ | | | |
| NWS4 | Mow footpaths on fortnightly basis or as necessary | | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| NWS8 | Maintain and repair stock proof fence around boundary of SANG as necessary | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| NWS11 | Install and maintain litter and dog bins | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| **LVB** | **Landscape, visual and biodiversity interest** | | | | | | | | | | | | |

| Code | Prescription | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LVB2 | Monitor new woodland planting – replace lost specimens if they exceed 5%. Weed as necessary. | | | | | | | | | ✓ | | | |
| LVB4 | Monitor standard tree planting – replace lost specimens if they exceed 5%. Weed as necessary | | | | | | | | | ✓ | | | |
| LVB6 | Monitor new scrub – replace lost specimens if they exceed 5%. Weed as necessary | | | | | | | | | ✓ | | | |
| LVB8 | Monitor new hedgerows – replace lost specimens if they exceed 5%. Weed as necessary | | | | | | | | | ✓ | | | |
| LVB9 | Once established, box flail hedgerows each autumn. | | | | | | | | | ✓ | | | |
| **RRP** | **River Reprofiling** | | | | | | | | | | | | |
| RRP3 | Remove vegetation from western bank as necessary | | | | | | | | | | ✓ | | |

5.4 Year 4

5.4.1 The management prescriptions for Year 4 for each phase are given in Table 16 below.

**Table 16. Management Prescriptions for Year 4.**

| Code | Prescription | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **NWS** | **Natural Wide Open Space** | | | | | | | | | | | | |
| NWS2 | Once established, mow areas GT1A every 3 – 4 weeks to height of 150mm | | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| NWS3 | Once established, mow areas GT1 in autumn, then as required. | | | | | | | | ✓ | ✓ | | | |
| NWS4 | Mow footpaths on fortnightly basis or as necessary | | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| NWS8 | Maintain and repair stock proof fence around boundary of SANG as necessary | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

| Code | Prescription | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| NWS11 | Install and maintain litter and dog bins | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| **LVB** | **Landscape, visual and biodiversity interest** | | | | | | | | | | | | |
| LVB2 | Monitor new woodland planting – replace lost specimens if they exceed 5%. Weed as necessary. | | | | | | | | | ✓ | | | |
| LVB4 | Monitor standard tree planting – replace lost specimens if they exceed 5%. Weed as necessary | | | | | | | | | ✓ | | | |
| LVB6 | Monitor new scrub – replace lost specimens if they exceed 5%. Weed as necessary | | | | | | | | | ✓ | | | |
| LVB8 | Monitor new hedgerows – replace lost specimens if they exceed 5%. Weed as necessary | | | | | | | | | ✓ | | | |
| LVB9 | Once established, box flail hedgerows each autumn. | | | | | | | | | ✓ | | | |

5.5 Year 5

5.5.1 The management prescriptions for Year 5 for each phase are given in Table 17 below.

**Table 17. Management Prescriptions for Year 5.**

| Code | Prescription | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **NWS** | **Natural Wide Open Space** | | | | | | | | | | | | |
| NWS2 | Once established, mow areas GT1A every 3 – 4 weeks to height of 150mm | | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| NWS3 | Once established, mow areas GT1 in autumn, then as required. | | | | | | | | ✓ | ✓ | | | |
| NWS4 | Mow footpaths on fortnightly basis or as necessary | | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| NWS8 | Maintain and repair stock proof fence around boundary of SANG as necessary | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| NWS11 | Install and maintain litter and dog bins | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

| Code | Prescription | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **LVB** | **Landscape, visual and biodiversity interest** | | | | | | | | | | | | |
| LVB2 | Monitor new woodland planting – replace lost specimens if they exceed 5%. Weed as necessary. | | | | | | | | | ✓ | | | |
| LVB4 | Monitor standard tree planting – replace lost specimens if they exceed 5%. Weed as necessary | | | | | | | | | ✓ | | | |
| LVB6 | Monitor new scrub – replace lost specimens if they exceed 5%. Weed as necessary | | | | | | | | | ✓ | | | |
| LVB8 | Monitor new hedgerows – replace lost specimens if they exceed 5%. Weed as necessary | | | | | | | | | ✓ | | | |
| LVB9 | Once established, box flail hedgerows each autumn. | | | | | | | | | ✓ | | | |
| **RRP** | **River Reprofiling** | | | | | | | | | | | | |
| RRP3 | Remove vegetation from western bank as necessary | | | | | | | | | | ✓ | | |

## 6 FUNDING AND MANAGEMENT RESPONSIBILITY

6.1 Introduction

6.1.1 This section sets out the basis on which the Roeshot SANG will be funded and managed during the perpetuity period. It describes the structures and mechanisms that will be required to ensure that the SANG is managed as a secure entity for the foreseeable future and provides the necessary assurance for any Habitats Regulations Assessment reliant on its provisions.

6.2 Delivery framework: SANG management entity

6.2.1 The Roeshot SANG will be delivered by a special purpose environmental management vehicle, set up specifically for this purpose. Christchurch Environmental Management Ltd (CEM) has been created and is a wholly owned subsidiary of Bodorgan Properties (C.I.) Ltd. (BPCI). BPCI owns about half of the Hinton Admiral Estate and beneficial ownership lies with the Meyrick family. A Board of Directors has been established to run CEM according to standard rules of corporate governance. The objects of CEM will be focussed on carrying out environmental works.

6.2.2 BPCI will provide CEM with a long lease of at least 80 years for the use and management of the land as SANG.

6.3 Delivery framework: funding

6.3.1 Monies from the sale of housing land will be directed to CEM to establish the SANG including the provision of all infrastructure (footpaths, car parks, dog bins etc.). The totality of the works are costed at £232,000 (see Appendix 1).

6.3.2 In addition, BPCI will use housing land sale receipts to establish and endow a fund whose income and capital will be made available to CEM to manage the Roeshot SANG for 80 years. The fund will be endowed on a phased basis in line with the Phasing Program (see further below).

6.3.3 Based on the prudent assumption of an average annualised real return of 3% over 80 years, the endowment, when fully provided, has been calculated as £1.2m and will be put to work in an Investment Fund – an approach that has been agreed with Natural England. See Appendix 1 for details of the Endowment Calculator and Appendix 2 for agreement reached with Natural England on the funding of long term management and maintenance.

6.3.4 CEM will use the Fund to:

- manage the Roeshot SANG in line with this SANG Delivery Strategy
- employ the services of a 0.5 full time ranger with an appropriate contribution for transport
- cover the costs of:
    - capital replacement
    - servicing of the SANG e.g. emptying bins etc
    - repair to infrastructure (paths, fencing, car park etc.)

6.3.5 The average annual cost for the totality of the Roeshot SANG has been calculated at approximately £35,000.00 per annum (see Appendix 1 for detail).

6.3.6 In addition, a sum of £100,000 is to be lodged in an escrow account.

6.3.7 Consequently, the total SANG funding requirement - of installation cost, endowment and escrow deposit – is in the order of £1.5 million.

6.4 Delivery framework: security of performance

6.4.1 Under the SANG Section 106 Agreement Christchurch Borough Council enjpy step in rights to manage the SANG in the event that CEM is unable to deliver and maintain the Roeshot SANG to the appropriate standard.

6.4.2 Step-in rights are and ought to be defined in terms of a material breach of this SANG Delivery Strategy and the specification of the SANG set out in this document.

6.4.3 To facilitate these step-in rights, the s106 Agreement provides for the escrow account to be made accessible to CBC to cover the cost of management services for an appropriate period. In addition, the Section 106 agreement will make provision for an account charge to be placed on this account for the benefit of CBC and the terms upon which the money can be accessed.

6.5 Personnel

6.5.1 SANG delivery will require the employment of a 0.5 full-time warden/ranger.

6.5.2 The warden/ranger role will assist in the delivery of the following:

- maintenance of the management plan as a working document that evolves with time, and is subject to regular review – see below
- working with CEM to set out the SANG and undertake ecological and SANG management works thereafter
- implementation of on-going maintenance, repair and replacement works as necessary
- commissioning and overseeing external contractors where specialist skills are required
- regular assessment of tree and site safety to ensure that the open space remains safe for public use
- monitoring use of the GI by residents to inform future management and ensure it continues to provide a robust and effective alternative to visiting internationally important sites
- overseeing dog bin and litter clearance from the site
- working with people moving into the new development to encourage safe and responsible use of the strategic GI
- production of information leaflets and literature as appropriate
- liaising with the SAMM officer to ensure a joined up approach to SANG management as mitigation across the Dorset Heaths
- provision of guided walks, information services, biodiversity and community projects as appropriate.

## 7 PHASING & PHASING PROGRAM

7.1 It is envisaged that the SANG Delivery Strategy will come forward in three separate phases as shown on Figure 2. Phasing will correspond to the related demand (for mitigation) associated with the proposed residential developments that the SANG will serve.

7.2 The exact timings for the completion of each Phase of SANG will be determined by the rate of residential development.

7.3 What is currently envisaged is as follows:

- Phase 1 – Before the first residential occupation pursuant to the Taylor Wimpey (TW) application
- Phase 2 - Before the 400$^{th}$ residential occupation of the TW Roeshot development
- Phase 3 – Before 800$^{th}$ residential occupation of the TW Roeshot development.

7.4 On the basis of a fully-developed SANG of approximately 40 hectares, a fully provided endowment of £1.2 million and an escrow account of £100,000, the funding rate for each hectare of SANG delivered is as follows:

7.4.1 Endowment funding rate: £30,000; and

7.4.2 Escrow account funding rate: £2,500.

## 8 MONITORING, REVIEW AND STRATEGY EVOLUTION

8.1.1 Monitoring of the amenity and ecological condition of the Roeshot SANG will be on-going to enable effective management of recreational pressures to which the Roeshot SANG will become progressively subject. Monitoring will address overall condition of the site, visitor numbers, and the condition of ecological interest features.

8.1.2 Remote sensors will be installed to survey the level of use of the SANG.

8.1.3 The results of monitoring will be fed into this Delivery Strategy, which will be live to the changes in the site as it establishes and becomes progressively used by the public for recreational purposes.

8.1.4 A Steering Group will be set up to monitor the function of the SANG. It is envisaged that membership of this Steering Group will comprise Natural England, CBC, New Forest National Park Authority and the SANG Manager. It is envisaged that the Steering Group will meet annually during the early life of the Roeshot SANG, and then as required thereafter.

8.1.5 In relation to the evolution of this Delivery Strategy, material changes to the Management Objectives will require the consent of Christchurch Borough Council who shall not unreasonably withhold or delay their approval and who will be expected to seek and take advice from Natural England.

8.1.6 By contrast, the SANG Manager needs to have the 'space' to manage the SANG effectively and to be at liberty to make necessary and appropriate changes and decisions without reference to the Steering Group or the need for approval of CBC. Decisions and changes of this order include (but are not limited to):

8.1.6.1. Changes to day to day management operations

8.1.6.2. Changes in response to unanticipated changes in ground conditions and/or emergency;

8.1.6.3. Repairs, capital replacements etc. on the basis of need; and

8.1.6.4. Communication with SANG users which must remain responsive and relevant.