
SANG Options Assessment

May 2022



Contents

Introduction	3
Assessment of Options	5
Suitability criteria.....	5
Site identification, assessment and selection.....	5
Brooklands College.....	11
Hersham Golf Club.....	12
Land at Horrington Farm.....	12
Land east of Blundel Lane.....	13
Land east of Molesey Road.....	14
Land south of Portsmouth Road, Cobham.....	14
Land south of Painshill Park, Cobham.....	15
Land south of Portsmouth Road and Land south of Painshill Park, Cobham.....	16
Land west of Elm Farm.....	17
Land south-west of Cobham and Stoke D’Abernon Station.....	17
Land west of Elm Farm and Land south-west of Cobham and Stoke D’Abernon Station.....	18
Mill Meadow, south of Mill Road.....	19
Conclusions and next steps	20
Appendix 1 – List of suitability criteria	21
Appendix 2 – Potential SANG sites at Esher Commons	23
Appendix 3 – List of sites considered in public ownership	24
Appendix 4 – Example assessment proforma	30
Appendix 5 – Completed assessment proformas	33
Appendix 6 – Location plans for assessed sites	88

Introduction

- 1.1 Elmbridge Borough Council is preparing its new Local Plan. The new Local Plan will set out the spatial strategy for the borough for a 15-year period, to deliver the council's vision for how our places and communities will grow. It will include borough-wide strategic and detailed development management policies to deliver sustainable growth. In addition, the Plan will allocate sites for development to meet the identified needs for housing, travellers, employment and open space.
- 1.2 Parts of the borough are located within proximity of the Thames Basin Heaths Special Protection Area (TBHSPA). The SPA forms part of a Europe-wide network of sites of international importance for nature conservation. It supports important populations of three vulnerable and rare ground-nesting species of birds: the Dartford Warbler, Nightjar and Woodlark. The council has a responsibility (under The Conservation of Habitats and Species Regulations 2017, as amended) to ensure that development within the borough does not adversely affect the integrity of the TBHSPA. Disturbance from people and their pets using the TBHSPA for recreational purposes has a negative impact on the breeding success of these ground-nesting birds.
- 1.3 In preparing the Plan, the council has undertaken a number of evidence-gathering studies to identify the borough's development needs, and what land is available to meet these needs. The evidence indicates that a proportion of new residential development foreseen within the new Local Plan is likely to be located within zones of influence of the SPA. The new residential units located in this area would, if not mitigated, increase the recreational pressure on the SPA to the detriment of the habitat.
- 1.4 To support the new Local Plan, the council has drafted an Avoidance and Mitigation Strategy based on the principles agreed between all of the affected local authorities in the [Strategic Delivery Framework](#) (2009). In summary, the approach is:
 - The establishment of a 400 metre buffer around the SPA within which no new residential units can be permitted;
 - Within a 400 metre to 5km zone around the SPA, new residential development must provide mitigation in the form of:

- Suitable Alternative Natural Greenspace (SANG);
 - Financial contribution towards Strategic Access Management and Monitoring (SAMM) measures to co-ordinate visitor management across all publicly accessible land within the SPA.
- Within a 5km to 7km zone around the SPA, the impact of major residential developments of more than 50 units is assessed on a case-by-case basis with Natural England

1.5 The purpose of SANG is to attract informal recreation users away from the SPA, thereby reducing the recreational pressure. The borough currently has two designated SANGs, at Brooklands Community Park and Esher Common, and associated programmes for their enhancement and maintenance.

1.6 Each SANG has a finite capacity for mitigating residential development, based on the SANG's size, level of use prior to designation and availability of car parking. Residential units within the zones of influence are allocated to a SANG, based at present on an average household size of 2.4 persons¹. The [Mitigation and Avoidance Strategy](#) uses an updated approach based on the dwelling size, as shown in the table below and in line with other charging authorities:

Table 1: Occupancy rates by dwelling size

Dwelling size	Occupancy ²
1 bedroom	1.31 people
2 bedrooms	1.76 people
3 bedrooms	2.51 people
4 bedrooms	2.86 people
5+ bedrooms	3.73 people

1.7 The existing SANG sites do not have sufficient capacity remaining to mitigate the amount of residential development expected to come forward during the plan period. This document sets out the steps taken by the council to identify and assess sites for their potential to provide SANG to meet that need.

¹ Strategic Delivery Framework - <https://www.surreyheath.gov.uk/residents/planning/planning-policy/joint-strategic-partnership>

² Based on the Surrey-wide data presented in the SAMM Tariff Guidance produced by Natural England and in line with the occupancy figures used to calculate SAMM in Elmbridge - <https://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/CIL/sammtariffguidance.pdf>

Assessment of Options

2.1 This section details the work undertaken to identify and assess additional SANG capacity to mitigate the impact of new development. The criteria to be met for a site to be considered suitable are briefly outlined, before the methodology used to consider these is set out.

Suitability criteria

2.2 In order to provide satisfactory mitigation, sites must be accessible to the residents they are intended to cater for. They must also offer an attractive alternative to visiting the SPA, which means in practice that they need to be semi-natural in appearance.

2.3 The site must be able to accommodate a circular walk of at least 2.3km in length. The catchment area for a SANG is dependent on its size and is detailed in Table 2 below. Whilst the table indicates that the lowest permissible site size is 2ha, in practice sites need to be much bigger than this in order to be able to accommodate a circular walk of at least 2.3km.

Table 2: SANG catchment according to area

SANG site size (ha)	Catchment
2-12 ha	2km
12-20 ha	4km
20+ ha	5km

2.4 For sites which are not currently freely accessible to members of the public for recreational use, 8ha of SANG is sufficient to provide capacity for 1000 people. For sites currently in recreational use, a discount to that capacity is applied in order to take account of the existing visitor numbers.

2.5 SANGs are to be provided in perpetuity, meaning that their management and funding must be secured for a minimum period of 125 years.

2.6 A full list of suitability criteria can be found at Appendix 1.

Site identification, assessment and selection

2.7 Having established that additional SANG capacity would be required in order to mitigate the impacts of residential development over the new plan period, the council took the following steps:

- Exploring the sharing of capacity of existing and planned SANG sites located within neighbouring boroughs, under the Duty to Co-operate;
- Considering extensions to the existing SANG sites within Elmbridge;

- Identifying land parcels within public ownership which could be used to provide SANG; and
- Reviewing submissions made as part of the Call for Sites exercises and Regulation 18 consultations.

Exploring capacity with neighbouring authorities

- 2.8 Neighbouring authorities sharing a boundary with the part of the borough affected by the SPA were contacted. These authorities were Runnymede, Guildford and Woking Borough Councils, all of which fall within the zones of influence on the SPA and have SANGs within 5km of the boundary with Elmbridge.
- 2.9 The SANGs identified and considered in consultation with the neighbouring authorities are set out in Table 3 below:

Table 3: Nearby SANGs located within neighbouring boroughs

Site name	Summary of discussion
Runnymede	
Chertsey Meads	Has remaining capacity at present, but this is likely to be absorbed by recent granted permissions and sites allocated in the adopted Local Plan.
Franklands Drive	Was provided in relation to a particular residential development and has no additional capacity.
Guildford	
Effingham Common	Has remaining capacity but does not have a car park and so the catchment area is limited to 400m which does not reach the boundary with Elmbridge. There is no realistic prospect of a car park being provided in the short term.
Horsley Meadows	Expected to open shortly, with remaining capacity. Catchment area overlaps with the boundary with Elmbridge, but no significant development is planned within the area covered.
Woking	
Land south of Parvis Road	No surplus capacity, taking into account development planned within the emerging Site Allocations DPD.

- 2.10 The results of this review indicate that neighbouring authorities are unlikely to be able to make a contribution to increasing SANG capacity to mitigate development in Elmbridge, at least in the short term. In the event that a car park is provided at Effingham Common, discussions with Guildford should be resumed.

- 2.11 A full record of the discussions undertaken with neighbouring authorities is set out in the Duty to Cooperate Compliance Statement of Compliance under Matter 11: Natural Environment including the Thames Basin Heaths Special Protection Area (SPA).

Extensions to existing SANG sites within Elmbridge

- 2.12 Elmbridge has two existing SANGs – one at Brooklands Community Park in Weybridge, and the other at Esher Common. To meet the need for increased mitigation capacity envisaged over the new Plan period, the potential of extending these existing sites was considered in consultation with Natural England.
- 2.13 The SANG at Brooklands Community Park is surrounded on all sides by development spanning the residential, industrial and automotive sectors. There is no land within the vicinity with a realistic prospect of conversion to SANG. As such, the potential of extending this site to provide additional capacity was discounted.
- 2.14 A map showing the options considered in relation to extending the SANG at Esher Common can be found at Appendix 2. At the time of the SANG's designation, two other sites nearby were considered: West End Common and Arbrook Common (noted as Site E and Site C on the map respectively). Whilst neither of these directly abut the existing SANG, they do form part of the wider Esher Commons Site of Special Scientific Interest (SSSI). Advice from Natural England is that they are good examples of the habitat for which the SSSI was designated, that they have generally lower visitor numbers and that they are more likely to be affected by increased recreational use of the sites. It was indicated by Natural England that the designation of either of these sites as SANG is unlikely to be acceptable.
- 2.15 Site A shown on the map is immediately west of the existing SANG and, in common with Site E, accommodates nationally significant butterfly populations which are likely to be susceptible to disturbance arising from increased recreational use. It too is considered unsuitable by Natural England for designation as SANG.
- 2.16 Site D shown on the map is also considered by Natural England to be unlikely to be acceptable as SANG, due to the amount and quality of the heathland habitat and the visual intrusion of power lines which cross the site, as well as the aural intrusion from the adjacent A3 road. Discounting to the site's hypothetical capacity would be required due to the presence of biodiversity features for which the site is designated and the site's existing use for recreational purposes.
- 2.17 Site B is the only location identified which could potentially be acceptable as SANG. Two specified parts of the site would likely need to be discounted for the purposes of capacity, and there is a concern regarding the disturbance arising from the activities of commercial dog walkers known to be operating in

the area. The biodiversity hotspots within the site offer good educational potential, and context is provided by a number of viewpoints. However, the site does experience an existing heavy footfall and work would be needed to make paths more accessible and open up the routes between the existing open areas. This work could, to some degree, affect the existing natural appearance of the Common, but again this will need further consideration.

- 2.18 Natural England have said that they would prefer an alternative site for SANG provision due to its SSSI designation. However, they have advised that a visitor survey and environmental sensitivity investigation is undertaken.

Land in public ownership

- 2.19 An exercise was carried out using the council's GIS to identify all parcels of land with an area of more than 2ha and currently within public ownership, either by the borough council or Surrey County Council which could be used to provide additional SANG capacity. This search yielded a total of 86 sites for consideration. A full list of those identified can be found at Appendix 3.
- 2.20 The sites were initially screened for the ability to accommodate a circular walk of at least 2.3km. In considering whether or not a walk of the requisite length could be achieved, the possibility of combining neighbouring sites was taken into account. Sites designated at SSSI were set aside at this stage, due to the potential for conflict with conservation objectives. Selection of a site with environmental designations is not a preferred option of Natural England and may give rise to an objection if there is an alternative option available. The option remained to consider SSSI sites again in the event that no alternative could be identified.
- 2.21 Sites in existing use as a recreation ground, educational or sporting facilities, allotments and cemeteries were also looked at as Liverpool City Council's adopted Local Plan included an interim approach³ using city parks for SANG. However, the recreational parks in Elmbridge are much smaller in size and not able to accommodate the circular walk. These were therefore discounted. Sites entirely covered by built form were also screened out.
- 2.22 Following the initial screening, sixteen sites (all of which are within the ownership of the borough council) remained for further consideration. Of these, four were immediately discounted as their maximum potential catchment areas had no overlap with the 400m-5km zone of influence. A further site was discounted because its overlap with this zone of influence was considered too small to warrant further assessment of its potential to provide SANG.
- 2.23 Sites which had the potential to provide a walk of sufficient length in combination were considered more fully at this stage. There were two separate sites for which the assembled publicly owned land in the area would be able

³ Liverpool Local Plan 2013-2033 (Adopted January 2022): [Annex 2- Recreation Pressure Information and Guidance Note – Liverpool City Council's Interim Approach \(Liverpool IA\)](#)

to accommodate the walk (Ditton Common and Littleheath Common with Land west of Blundel Lane). Both were discounted, however, because the land parcels were separated by roads and railway lines which would need to be crossed and which would render the sites less attractive to walkers seeking a semi-natural environment. A further site (combination of two parcels: Land north of Berry Lane and West End Recreation Ground) was discounted because of the need to cross a river: the cost of the infrastructure required to achieve this would be prohibitive.

- 2.24 A small number of other sites are not preferred because the land assembly required to accommodate a walk of the minimum length would be complex. Desborough Island forms part of the proposals for the River Thames flood alleviation scheme and has been identified for habitat creation. The designation of this land as SANG would be incompatible with the proposed future use of the site.
- 2.25 Land at Randalls Farm and Old Common could potentially accommodate a walk of the requisite length, when combined. However, due to the small size of the site the walk would be contrived and unlikely to represent an attractive alternative to visiting the SPA.
- 2.26 The last remaining site with potential is Littleworth Common. However, this is not a preferred option because the overlap of its potential maximum catchment with the 5km buffer is small. There is, in any event, no existing car park and so until such time as a car park could be provided, the catchment would be limited to 400m. In addition, it is designated as a Site of Nature Conservation Importance and so the attraction of new recreational visitors may present a conflict with nature conservation objectives.

Review of promoted sites

- 2.27 In the course of preparing the new Local Plan, the council has carried out three Regulation 18 consultations and one Call for Sites exercise. In addition, since 2015 the council has welcomed submissions from landowners, agents and interested parties on a rolling basis.
- 2.28 All of the representations received were studied to identify sites on which the promoter had indicated that there would be the potential to provide SANG. In addition, pre-application enquiries received since 2015 were reviewed for reference made to the provision of SANG. This review yielded five sites for consideration:
- Land at Brooklands College, Heath Road, Weybridge
 - Hersham Golf Club, Assher Road, Hersham
 - Horringdon Farm, Vale Road, Claygate
 - Land east of Blundel Lane, Stoke D'Abernon

- Land east of Molesey Road, Walton-on-Thames

2.29 Additionally, a SANG-specific call for sites exercise was carried out during August/September 2021 and yielded five new sites for consideration, all promoted on behalf of the same landowner and located in Cobham:

- Land south of Portsmouth Road
- Land south of Painshill Park
- Land west of Elm Farm
- Land south-west of Cobham and Stoke D’Abernon station
- Mill Meadow, south of Mill Road

2.30 As well as inviting new submissions, the promoters of the sites listed in paragraph 2.28 were re-contacted where it was considered that there was a reasonable prospect of the promoted SANG meeting the designation suitability criteria. All of those sites were located within the Green Belt and had been promoted in conjunction with residential development. Having received a steer from Members of the Local Plan Working Group at their meeting of 22 June 2021 that an urban-only strategy should be investigated, the promoters were asked whether their sites would be available on a SANG-only basis without the associated residential development. None of these sites were confirmed as available for designation as SANG on this basis.

2.31 Having identified the sites for consideration, a desktop assessment was undertaken to assess their suitability. Maps to show the location of the sites considered are in Appendix 6: the red outline shows the area proposed as SANG, with the blue outline showing the area proposed for residential development where applicable. The sites were assessed against the criteria set out by Natural England. A copy of the assessment proforma used is shown at Appendix 4.

2.32 The completion of the assessment proformas relied on information submitted by the site promoters. The council’s Geographic Information System (GIS), including aerial photography, was also used to identify constraints and existing public rights of way. GIS was also used to map the potential catchment areas of the sites and assess the extent of the coverage of the zones of influence to ascertain the quantum and locations of development that the sites in question would be able to mitigate.

2.33 At the outset, it was acknowledged that all of the promoted sites are in private ownership and their conception as SANG is in its early stages. In order for a site to be designated as SANG, a Management Plan must be submitted and agreed with Natural England. It would need to provide for the

SANG to remain in perpetuity, and in practice this means that the site is transferred to the council or some other trusted landowner, or alternatively that the council has step-in rights in the event that the landowner becomes insolvent.

- 2.34 At the time of undertaking this assessment, a Management Plan has not been produced for any of the promoted sites and they have therefore been assessed against their potential for meeting the criteria for designation in a 'best-case' scenario. Natural England has agreed that a Management Plan need not be concluded prior to the identification of a suitable site.
- 2.35 The completed assessment proformas can be found in Appendix 5. The results are discussed in summary below.

Brooklands College

- 2.36 The Brooklands College campus spans 27ha to the south-east of Weybridge, and just north of the railway station. The educational facilities are located centrally within the site, with the remainder mostly mature woodland designated as Priority Habitat. The area shown in the map at Appendix 6, totaling 8.1ha, has been proposed as SANG.
- 2.37 There is currently no public access to this area of the site, and so there would be no need to apply a discount to the site's potential mitigation capacity of 1012 persons. The site's size would allow it a catchment area of 2km, assuming that parking provision could come forward as part of the wider site's re-development. This area would be large enough to take in development over most of Weybridge. If no car parking can be provided, the catchment would be 400m and this would mitigate only the enabling residential development on the College campus.
- 2.38 However, the site is not large enough to accommodate the requisite length circular walk, with only around 1.4km achievable on the site. In addition, the site is entirely wooded and the removal of trees (to improve the perception of safety) would be contrary to local and national planning policies. Pedestrian access to the SANG from the wider area would also be a challenge, as there are no existing footpaths in the area with which a link could be created.
- 2.39 Overall, the site has the potential to meet six of the essential criteria, dependent on the details agreed as part of a site Management Plan. If car parking could be provided, this position would improve to ten of the essential criteria. All five of the desirable criteria could potentially be met.
- 2.40 Whilst the site benefits from a number of positive features, its use as SANG is fundamentally prevented by its small size, which could not accommodate a circular walk of the required length. As such, this site has been discounted.

Hersham Golf Club

- 2.41 Hersham Golf Club is located north-east of Hersham and immediately south of the railway line connecting Hersham to Esher. The area proposed as SANG covers 30.67ha and would be located east of the enabling residential development. The site presently comprises highly managed grassland, with wooded patches. An existing public right of way runs parallel to the southern and eastern perimeters of the proposed SANG, crossing it for approximately 300m in the site's south-eastern corner.
- 2.42 The size of this site would allow it to provide a catchment area of 5km, which would take in development in Hersham, West End (Esher) and parts of Weybridge, Walton, Cobham and Oxshott. Car parking has been proposed in an accessible location and at a rate of no less than one space per hectare.
- 2.43 The site would accommodate a circular walk of approximately 3km and could link to existing public rights of way in the surrounding area. It currently has a mix of wooded and non-wooded spaces, and additional planting could be carried out to screen the railway line from view. The existing range of habitats on the site could be maintained, and their quality enhanced.
- 2.44 A small section at the southern end of the site experiences average noise levels of greater than 60 dB, due to the presence of the adjoining A244 (Esher Road). This area of approximately 1.5ha, as well as the 0.3ha occupied by the existing footpath, has been discounted for the purposes of calculating the mitigation capacity of 3608 persons. Though there is a train line immediately north of the site, it is not considered that the noise disturbance arising from this requires any discount to the mitigation capacity.
- 2.45 The land immediately south of the site has been identified in the Surrey Waste Plan as suitable for provision of a range of waste management facilities. It is currently used for construction and demolition waste processing. It is understood that future development on the site is likely to comprise a mix of waste and employment uses, and so it is not considered likely that any intensification would be such that unpleasant noise and odour intrusion might adversely affect the patronage of the proposed SANG.
- 2.46 Overall, the site has the potential to meet all of the essential criteria, dependent on the details agreed as part of a site Management Plan. All five of the desirable criteria could potentially be met. As such, this site is recommended for further consideration.

Land at Horrington Farm

- 2.47 The site covers 30.87ha in total and is located south of Claygate. Two options for the site have been presented, both resulting in approximately 25ha as potential SANG. The site is currently in agricultural use and is split into fields using hedgerows. An existing public byway runs alongside the site for

approximately 160m in the south-eastern corner.

- 2.48 The size of the site would allow it to provide a catchment area of 5km, covering development in Oxshott, West End (Esher) and parts of Cobham, Hersham and Walton. There is no existing public access to the land, which has the capacity to provide mitigation for approximately 3125 people. The landowner has not indicated where parking provision might be located, but the scale of the site is such that a parking area could be provided subject to suitable vehicular access being achieved.
- 2.49 Both site layout options presented could accommodate a circular walk of at least 2.3km. The western part of the site adjoins a railway line, and whilst a noise survey has not been carried out and may be required prior to selection of the site, the adjoining line does not accommodate a high number of trains and so its presence is unlikely to be a significant constraint. Additional planting would be beneficial to improve the mix of habitats and to render the site more natural in appearance, but it is noted that electricity pylons and overhead power cables are visible from the site and surrounds and the urbanising effect is unlikely to be completely mitigated.
- 2.50 Overall, the site has the potential to meet thirteen of the essential criteria, dependent on vehicular access and the details proposed within a Management Plan. The urban appearance of the land could be softened by additional planting, but it is likely that there would remain some level of intrusion from artificial features. The site could meet three of the desirable criteria. On balance, it is considered that this site should be discounted due a combination of the urbanising influences and catchment's relatively limited overlap with the zones of influence.

Land east of Blundel Lane

- 2.51 The site covers approximately 14.93ha, of which 8ha has been proposed as SANG. The land is currently in agricultural use, and while a bridleway adjoins the southern boundary and a footpath adjoins the western boundary, there is no existing public access to the land itself. The site is mostly open, with tree cover concentrated along the western side of the site and in its centre.
- 2.52 The size of the site gives it the potential to mitigate 1000 people. No parking provision is proposed, and it is understood that the SANG would be intended to cater for residents located within 400m of it. However, the site's small size renders it unable to accommodate a circular walk of sufficient length: only around 1km would be achievable within the site.
- 2.53 Overall, the site could potentially meet nine of the essential criteria, dependent on the details agreed within the Management Plan and acknowledging that some criteria do not apply as no car park is intended. Three of the desirable criteria would be met.

- 2.54 Whilst the site does have a number of positive attributes, its use as SANG is fundamentally prevented by its small size. As such, this site has been discounted.

Land east of Molesey Road

- 2.55 The site covers approximately 52ha and is located south of West Molesey and east of Walton, between the Queen Elizabeth II and Island Barn Reservoirs. Approximately 42ha is proposed as SANG, with residential development confined to the site's south-western corner.
- 2.56 The site has a central lake surrounded by woodland. The remainder of the land is open, and some of it is presently used for grazing. Existing pedestrian routes adjoin the site boundaries, but there is no existing public access on to the land save for the recreational fishing which occurs at the lake. The site could provide mitigation for 5250 people.
- 2.57 The size of this site would allow it to provide a catchment area of 5km, covering development in Hersham, West End (Esher) and parts of Walton. The landowner has not indicated where parking provision might be located, but the scale of the site and its access to the surrounding highway network is such that a parking area of satisfactory size could be accommodated.
- 2.58 The site could accommodate a circular walk of 2.5km, with links to the wider public right of way network in the locality. Additional hedgerow planting has been suggested by the landowner, which would have the dual benefits of improving biodiversity and increasing the landscape's visual interest. A number of new wetland features have also been suggested.
- 2.59 The land immediately south of the site has been identified in the Surrey Waste Plan as suitable for provision of a range of waste management facilities. It is currently used for construction and demolition waste processing. It is understood that future development on the site is likely to comprise a mix of waste and employment uses, and so it is not considered likely that any intensification would be such that unpleasant noise and odour intrusion might adversely affect the patronage of the proposed SANG.
- 2.60 Overall, this site has the potential to meet all of the essential criteria, although the potential for noise and odour disturbance arising from potential development to the south remains a concern. Meeting these criteria would be dependent on the details agreed within the Management Plan. All five of the desirable criteria could potentially be met. As such, this site is recommended for further consideration.

Land south of Portsmouth Road, Cobham

- 2.61 The site covers approximately 2.22ha and is located south of the A245 Portsmouth Road, west of the settlement area of Cobham. The site was not

promoted in conjunction with development for any other uses.

- 2.62 The site is adjacent to the River Mole and is largely open save for some sporadic tree cover, with a well-treed western boundary. The remainder of the land is open and is currently in agricultural use, being at Grade III. The site is located mostly within Flood Zone 3b.
- 2.63 The existing Footpath 66 crosses the site, providing public access. Subject to discounting for the existing visitors, the site could hypothetically provide mitigation for up to 275 people.
- 2.64 The size of this site would allow it to provide a catchment area of 2km, covering development around the town centre of Cobham and a small part of a private residential estate in Weybridge. The landowner has not indicated where parking provision might be located, but the scale of the site is such that a parking area of satisfactory size could not be accommodated.
- 2.65 The site is also too small to accommodate a circular walk of at least 2.3km, though there is a link to the wider public right of way network in the locality. The A245, to the north of the site, is a busy route and whilst the boundary screening could be enhanced, noise arising from traffic is a concern and might give rise to further discounting of the area of the site affected.
- 2.66 The submission indicates that the owner would wish to continue with the site's existing agricultural use. This would not be compatible with the designation of the site as SANG.
- 2.67 Though there are a number of issues identified, the use of the site as SANG is fundamentally prevented by its small size, which could not accommodate a circular walk of the required length. As such, this site has been discounted. Notwithstanding, the potential for it to be combined with another of the promoted sites to form a larger area is discussed at paragraphs 2.76 to 2.81 below.

Land south of Painshill Park, Cobham

- 2.68 The site covers approximately 11.33ha and is located south of the A245 Painshill Park, west of the settlement area of Cobham. The site was not promoted in conjunction with development for any other uses.
- 2.69 The site is adjacent to the River Mole and is largely open save for a treed area at the site's northern end. The remainder of the land is open and is currently in agricultural use, at Grade III. It falls almost entirely within Flood Zone 3b.
- 2.70 There is currently no public access to the site, and so there would be no need to apply a discount to the site's potential mitigation capacity of 1416 persons.
- 2.71 The size of this site would allow it to provide a catchment area of 2km, covering development around the town centre of Cobham and a small part of a private

residential estate in Weybridge. The landowner has not indicated where parking provision might be located, but the scale of the site is such that a parking area of satisfactory size could not be accommodated.

- 2.72 The site is also too small to accommodate a circular walk of at least 2.3km and there are no immediate links to the wider public right of way network.
- 2.73 The submission indicates that the owner would wish to continue with the site's existing agricultural use. This would not be compatible with the designation of the site as SANG.
- 2.74 Though there are a number of issues identified, the use of the site as SANG is fundamentally prevented by its small size, which could not accommodate a circular walk of the required length. As such, this site has been discounted. Notwithstanding, the potential for it to be combined with another of the promoted sites to form a larger area is discussed at paragraphs 2.76 to 2.81 below.

Land south of Portsmouth Road and Land south of Painshill Park, Cobham

- 2.75 Though considered in isolation these sites would not be suitable for designation as SANG due to their small size, a combination of the foregoing has been considered. The sites are not physically adjoining and so their designation would be reliant on the availability of a strip of land between them, which falls within the ownership of the borough council.
- 2.76 In total, the resultant site would be approximately 14.4ha in size. There is existing public access to the Land south of Portsmouth Road and the intermediary strip and so a discount to capacity would need to be applied dependent on the results of a visitor survey. Hypothetically, a site of this area could mitigate up to 1800 persons.
- 2.77 The site's size would give it a catchment area of up to 4km, subject to the provision of a car park. A 4km radius would take in all of Cobham and the Brooklands area of Weybridge. Vehicular access could potentially be taken from Anvil Lane.
- 2.78 However, the parcel of land linking the two sites has recently been granted permission for a new car park associated with Painshill Park. Though pedestrian access between the sites could still be facilitated via the re-routed Footpath 66, there would be a significant visual intrusion and the tranquility of the experience of moving between the sites would be negatively affected.
- 2.79 Additionally, there remains the issue of the sites' agricultural value and existing agricultural use, as well as the significant risk of flooding which could potentially render the sites inaccessible or unusable during periods of inclement weather.

- 2.80 Overall, the combination of these two sites has the potential to meet the majority of the essential criteria, though the perception of the site as semi-natural in its entirety is a concern. Three of the five desirable criteria could also be met. Accordingly, this combination of sites is recommended for further consideration subject to the availability of the intermediary strip.

Land west of Elm Farm

- 2.81 The site covers approximately 12.09ha and is located south of Tilt Road and north of the River Mole. The site was not promoted in conjunction with development for any other uses.
- 2.82 The site is largely open with sporadic tree planting and is currently in agricultural use at Grade III/IV. It falls almost entirely within Flood Zone 3b.
- 2.83 There is currently no public access to the site, and so there would be no need to apply a discount to the site's potential mitigation capacity of 1511 persons.
- 2.84 The size of this site would allow it to provide a catchment area of 4km, covering development throughout Cobham and most of Oxshott, and a small part of a private residential estate in Weybridge. The landowner has not indicated where parking provision might be located, but the scale of the site is such that a parking area of satisfactory size could possibly be accommodated. Access could be taken from Tilt Road.
- 2.85 The site is just large enough to accommodate a circular walk of 2.3km but the inclusion of a car parking facility would make this difficult. There is the potential to link to Bridleway 82, which runs alongside (but just beyond) the site's far eastern boundary.
- 2.86 The submission indicates that the owner would wish to continue with the site's existing agricultural use. This would not be compatible with the designation of the site as SANG.
- 2.87 The site does have some potential to provide SANG, although it is not currently clear that the inclusion of a car park within the site would provide enough space for the requisite length circular walk to be achieved. Additional planting would likely be required to provide some visual interest and habitat diversity. The site is considered further in paragraphs 2.96 to 2.100 below, which address the possibility of combining it with an adjacent area of land.

Land south-west of Cobham and Stoke D'Abernon Station

- 2.88 The site covers approximately 11.54ha and is located east of the River Mole and west of the London – Guildford railway line. The site was not promoted in conjunction with development for any other uses.
- 2.89 The site is largely open, with well-treed western and southern boundaries. It is currently in agricultural use at Grade III and falls almost entirely within Flood

Zone 3b.

- 2.90 There is currently no public access to the site, and so there would be no need to apply a discount to the site's potential mitigation capacity of 1442 persons. Though there is a railway line immediately east of the site, the noise generated by this is unlikely to warrant a discount to capacity subject to satisfactory screening.
- 2.91 The size of this site would allow it to provide a catchment area of 2km, covering development over most of Cobham and Stoke D'Abernon. The landowner has not indicated where parking provision might be located, but the scale of the site is such that a parking area of satisfactory size would be difficult to accommodate. Access could be taken from Tilt Road.
- 2.92 The site is just large enough to accommodate a circular walk of 2.3km but the inclusion of a car parking facility would make this difficult. There is the potential to link to Bridleway 82, which runs alongside (but just beyond) the site's western boundary.
- 2.93 The submission indicates that the owner would wish to continue with the site's existing agricultural use. This would not be compatible with the designation of the site as SANG.
- 2.94 The site does have some potential to provide SANG, although it is not currently clear that the inclusion of a car park within the site would provide enough space for the requisite length circular walk to be achieved. Additional planting would likely be required to provide some visual interest and habitat diversity, and to screen views of the railway line to the east. The site is considered further in paragraphs 2.96 to 2.100 below, which address the possibility of combining it with an adjacent area of land.

Land west of Elm Farm and Land south-west of Cobham and Stoke D'Abernon Station

- 2.95 Though considered in isolation each of these sites would have some potential for designation as SANG, a combination of them would provide a larger area with plenty of space for a walk of satisfactory length and parking provision, as well as space for habitat creation. The sites physically adjoin and are within the same ownership.
- 2.96 In total, the resultant site would be approximately 23.6ha in size. There is no existing public access to either of the sites and so no discount to capacity would need to be applied. A site of this size could mitigate up to 2950 persons.
- 2.97 The site's size would give it a catchment area of up to 5km, subject to the provision of a car park. A 5km radius would take in all of Cobham and Oxshott, and small parts of Weybridge and Hersham. Vehicular access could potentially be taken from Tilt Road.

- 2.98 However, despite the spacious potential of this combination of sites, there remains the issue of their agricultural value and existing agricultural use, as well as the significant risk of flooding which could potentially render the sites inaccessible or unusable during periods of inclement weather.
- 2.99 Overall, the combination of these two sites has the potential to meet of the essential criteria. Three of the five desirable criteria could also be met. Accordingly, this combination of sites is recommended for further consideration.

Mill Meadow, south of Mill Road

- 2.100 The site covers approximately 8.17ha and is located south of the commercial centre of Cobham. The site was not promoted in conjunction with development for any other uses.
- 2.101 The site is adjacent to the River Mole and is entirely open, with particularly well-treed western and southern boundaries. The land is currently in agricultural use, being at Grade IV. The site is located within Flood Zone 3b.
- 2.102 There is no existing public access to the site, which could provide mitigation for up to 1021 people. Pedestrian access to the site would be reliant on the construction of a footbridge over the River Mole.
- 2.103 The size of this site would allow it to provide a catchment area of 2km, covering development in most of Cobham and Stoke D'Abernon. The landowner has not indicated where parking provision might be located, but the scale of the site is such that a parking area of satisfactory size could not be accommodated and in any event, the infrastructure required to facilitate vehicle access is unlikely to be feasible.
- 2.104 The site is also too small to accommodate a circular walk of at least 2.3km. The A245, to the north of the site, is a busy route and whilst the boundary screening could be enhanced, noise arising from traffic is a concern and might give rise to further discounting of the area of the site affected.
- 2.105 The submission indicates that the owner would wish to continue with the site's existing agricultural use. This would not be compatible with the designation of the site as SANG.
- 2.106 Though there are a number of issues identified, the use of the site as SANG is fundamentally prevented by its small size, which could not accommodate a circular walk of the required length. As such, this site has been discounted.

Conclusions and next steps

- 3.1 The south-western part of the borough is within 5km of the Thames Basin Heaths Special Protection Area, and the central section is within the 5km – 7km buffer. A proportion of residential development expected to come forward during the new Local Plan period will be within these zones of influence of the SPA. As identified in the Avoidance and Mitigation Strategy there will be enough SANG capacity for the first 10 years of the plan but years 11 to 15 will require an additional 7.5ha of land for SANG provision in order to ensure that the integrity of the SPA is protected.
- 3.2 Members of the Local Plan Working Group, at their meeting held on the 13 January 2022, confirmed that an urban only strategy will be presented to Cabinet and full Council in the Spring 2022. Therefore, Hersham Golf Course and Land East of Molesey Road are now discounted as they rely on residential development in the Green Belt in order to deliver SANG.
- 3.3 In terms of the other potential sites for SANG detailed in the preceding section, the site at Littleworth Common does not have a car park. If a car park could be provided, the catchment would overlap with the zones of influence, though the overlap with the 400m-5km buffer would be small. The site is designated as a Site of Nature Conservation Importance, and the attraction of additional visitors to the site (in order to draw them away from the SPA) would potentially conflict with conservation objectives. A discount would need to be applied for the site's existing use by recreational visitors.
- 3.4 The remaining sites are currently in agricultural use and are of some agricultural value. They also suffer from a significant risk of flooding. Their coverage, subject to providing car parking facilities, would be sufficient to cover Cobham but would not extend to any of the borough's other main settlements.
- 3.5 There is potential in the long term for neighbouring authorities to provide SANG. This is most apparent at Effingham Common, which does have remaining capacity but would need to provide a car park to increase the catchment area. Discussions will continue with Guildford Borough Council.
- 3.6 The only remaining option for a SANG site within the borough is to extend SANG at Esher Common (Site B Oxshott Heath). This may conflict with its designation as a Site of Special Scientific Interest and will require further investigation into the capacity due to the site's existing recreational use. A visitor survey and environmental sensitivity assessment will be commissioned in order to provide further information. Depending on the results, it could be that this SANG is extended in the later years of the plan.

Appendix 1 – List of suitability criteria⁴

Essential criteria

- For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance (400m) of the developments linked to it. The amount of car parking space should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANG and the SPA.
- It should be possible to complete a circular walk of 2.3-2.5km around the SANG.
- Car parks must be easily and safely accessible by car and should be clearly sign posted.
- The accessibility of the site must include access points appropriate for the visitor use the SANG is intended to cater for.
- The SANG must have a safe route of access on foot from the nearest car park and/or footpath/s
- All SANG with car parks must have a circular walk which starts and finishes at the car park.
- SANG must be designed so that they are perceived to be safe by users; they must not have tree and scrub cover along parts of the walking routes
- Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming too urban in feel.
- SANG must be perceived as semi-natural spaces with little intrusion of artificial structures, except in the immediate vicinity of car parks. Visually sensitive way-markers and some benches are acceptable.
- All SANG larger than 12 ha must aim to provide a variety of habitats for users to experience.
- Access within the SANG must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.
- SANG must be free from unpleasant intrusions (e.g. sewage treatment works smells etc).

⁴ Extracted from '[Guidelines for the creation of Suitable Accessible Natural Greenspace](#)' (2021)

- SANG should be clearly sign-posted or advertised in some way.
- SANG should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and car parks.

Desirable criteria

- It would be desirable for an owner to be able to take dogs from the car park to the SANG safely off the lead.
- Where possible it is desirable to choose sites with a gently undulating topography for SANG
- It is desirable for access points to have signage outlining the layout of the SANG and the routes available to visitors.
- It is desirable that SANG provide a naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water on part, but not the majority of sites is desirable.
- Where possible it is desirable to have a focal point such as a viewpoint, monument etc within the SANG.

Appendix 2 – Potential SANG sites at Esher Commons



Appendix 3 – List of sites considered in public ownership

Site address	Notes
Esher Common, Portsmouth Road, Esher	NE would discourage based on constraints. Would have to discount for existing recreational use. 39ha on southern side of Portsmouth Rd is already SANG.
Oxshott Heath, Oxshott, Leatherhead	Further investigation into existing recreational use and environmental sensitivity is required.
West End Common, Portsmouth Road, Esher	NE would discourage based on constraints. Would have to discount for existing recreational use.
Fairmile Common, Portsmouth Road, Cobham	NE would discourage based on constraints. Would have to discount for existing recreational use.
Littleworth Common, Portsmouth Road, Esher	Not a preferred option due to catchment area and no existing car park, nor any obvious location for one. Designated as a Site of Nature Conservation Importance.
Pains Hill Woodland Estate, Cobham	Access is not free of charge to the public.
Ditton Common, Portsmouth Road, Esher	Disparate parcels of land separated by roads and railway line. None alone is big enough to accommodate 2.3 – 2.5km walk.
Land lying to the west of Portsmouth Road, Esher and land lying to the south east of Lakewood, Portsmouth Road, Esher	NE would discourage based on constraints. Would have to discount for existing recreational use.
Land on the east side of Sopwith Drive, Weybridge (Brooklands Park)	Site is already designated as SANG.
Land on the north west side of Franklyn Road	The land is occupied by sports facilities.
Arbrook Common, Arbrook Lane, Esher	NE would discourage based on constraints. Would have to discount for existing recreational use.

West End Recreation Ground and Allotments, West End Lane, Esher	Part in use as recreation ground, not semi-natural in appearance. Would have to discount for existing use.
Weybridge Heath, Weybridge	Disparate parcels of land would require crossing roads/railway lines to utilise whole site. Largest single section could not accommodate 2.3 – 2.5km walk.
Land at Pains Hill, Cobham	Access is not free of charge to the public.
Land at Desborough Island, Walton Lane, Walton-on-Thames	2.3km walk just about feasible. Much of the mitigation would be outside of the borough as very close to the boundary.
Gaze's Gravel Pit forming part of Island Farm, East Molesey	Tiny crossover with 5km buffer. Not big enough to support 2.3 – 2.5km walk alone. Would have to discount for existing recreational use. Land is designated as a Local Nature Reserve.
Claygate Common, Common Road, Claygate, Esher	2.3 – 2.5km walk unlikely to be achievable. Almost entirely wooded.
Old Common, Tartar Hill, Portsmouth Road, Cobham	2.3km walk would be just about achievable if linked with adjacent parcel (Randalls Farm). Would have to discount for existing recreational use.
Hurst Meadow, Hurst Road, West Molesey	No crossover with 5km buffer.
Land on the North Side of Hurst Park Estate	No crossover with 5km buffer.
Telegraph Hill, Telegraph Lane, Claygate	No crossover with 5km buffer. 2.3 – 2.5km walk unlikely to be achievable.
Tilt Common, Leigh Hill Road, Cobham	Circular walk unachievable due to space. Not semi-natural. Would have to cross busy road to make full use.
Coronation Playing Fields, Molesey Road	In use as recreation ground with sports facilities. Not semi-natural. Would have to discount for existing recreational use.
Leg of Mutton Field, Anvil Lane, Cobham	In use as recreation ground. Not semi-natural. Would have to discount for existing recreational use.
The Wilderness, Molesey Park Road, East Molesey	In use as sports club facilities.
Downside Common, Downside Common Road, Downside, Cobham	Circular walk unachievable due to space. Not semi-natural. Would have to cross busy road to make full use.
Elm Grove Recreation Ground, Walton Pool Site and Elm Grove, Hersham Road, Walton-on-Thames	In use as recreation ground. Not semi-natural. Would have to discount for existing recreational use.

Land on the west side of Ashley Park Avenue and the north side of Silverdale Avenue, Walton-on-Thames	In use as sports club facilities and recreation ground. Not semi-natural. Would have to discount for existing recreational use.
Long Ditton Recreation Ground, Windmill Lane, Long Ditton, Surbiton	In use as recreation ground. Not semi-natural. Would have to discount for existing recreational use.
Land on the West side of Blundel Lane, Cobham	Too small to accommodate walk on its own. Link to Oxshott Heath would require crossing Littleheath Lane and Oxshott Heath itself has absolute constraints. Together with Littleheath Common, 2.3 – 2.5km walk would be achievable, however. No existing car park.
Molesey Hurst Recreation Ground, Molesham Way, West Molesey	In use as recreation ground. Not semi-natural. Would have to discount for existing recreational use.
Littleheath Common, Littleheath Lane, Cobham	Too small to accommodate walk on its own. Link to Oxshott Heath would require crossing Littleheath Lane and Oxshott Heath itself has absolute constraints. Together with Land W of Blundel Lane, 2.3 – 2.5km walk would be achievable, however. No existing car park.
Land at Cowey Sale, abutting on the north-east and South-west Sides of Walton Bridge, Walton-on-Thames	No crossover with 5km buffer.
Burvale Cemetery, Burwood Road, Hersham, Walton-on-Thames	In use as a cemetery.
Stokes Field, Bankside Drive, Thames Ditton	Insufficient size - part of a wider network of publicly-owned sites but these are unsuitable for use (sports clubs and cemetery). Max. catchment would not crossover with 5km buffer.
Long Ditton Cemetery, Rectory Lane, Long Ditton, Surbiton	In use as a cemetery.
Neilson's Field, The Wilderness, Molesey Park Road, West Molesey	Too small on its own, site to East is unsuitable for use. Unlikely to be good crossover with 5km buffer. Would have to discount for existing use.
Randalls Farm, Portsmouth Road, Cobham	2.3km walk just about achievable if in combination with Old Common. Land assembly required.

1-50 Queens Place, Queens Road, Walton-on-Thames	Narrow parcels of land adjacent to highway.
Stompond Lane Sports Ground, Stompond Lane, Walton-on-Thames	In use as sports ground, with some residential units.
Cobham Cemetery, Tilt Road, Cobham	In use as cemetery.
Land lying to the South of Lynwood Road, Hinchley Wood, Thames Ditton	2.3 – 2.5km walk not achievable, in existing recreational use, would have to discount capacity. No crossover with 5km buffer.
Cemetery, Brooklands Lane, Weybridge	In use as cemetery.
Weston Green, Weston Green Road, Esher	Two separate sites, would need to cross road. Walk length not achievable. Tiny crossover with 5km buffer.
Land lying to the east side of Seven Hills Road, Walton-on-Thames	Narrow parcel of land adjacent to the highway.
Giggs Hill Green, Giggs Hill Road, Thames Ditton	2.3 – 2.5km walk not achievable, in existing use: would have to discount capacity. No crossover with 5km buffer.
The Heart and Hepworth Way, Walton-on-Thames	Town centre estate occupied almost entirely by built form.
Allotment Gardens and Molesey Cemetery, Hurst Road, East Molesey	In existing uses to be retained. No crossover with 5km buffer.
Claygate Recreation Ground, Dalmore Avenue, Claygate, Esher KT10 0HQ	In use as recreation ground. Not semi-natural. Would have to discount for existing recreational use.
Hersham Recreation Ground, Pratts Lane, Hersham, Walton-on-Thames	In use as recreation ground. Not semi-natural. Would have to discount for existing recreational use.
Beauchamp Road Allotments	In use as allotments.
Recreation Ground, Stoke Road, Stoke D'Abernon, Cobham	In use as recreation ground. Not semi-natural. Would have to discount for existing recreational use.
Land and Buildings on the north and south sides of Berry Lane, Elmbridge	Part of a much larger EBC-owned network but too small to accommodate walk even if combined. Car park would need enlargement.
Churchfield Recreation Ground, Churchfield Road, Weybridge, KT13 8DB	In use as recreation ground. Not semi-natural. Would have to discount for existing recreational use.

Land and buildings on the north side of Oaken Lane, Thames Ditton	In use as a sports ground.
Cobham Recreation Ground, Winstanley Close, Cobham, KT11 2AY	In use as recreation ground. Not semi-natural. Would have to discount for existing recreational use.
Apps Court Green, Hurst Road, Walton-on-Thames	2.3 – 2.5km walk not achievable, no other parcels to link to.
Lynwood Road Allotments. Lynwood Road, Thames Ditton	In use as allotments.
Goldstone Field	2.3 – 2.5km walk not achievable, no other parcels to link to.
Land on the west side of Hampton Court Way, Thames Ditton	In use as allotments.
Land on the south east side of Portsmouth Road, Fairmile Common, Cobham	Could not accommodate a walk of sufficient length. Land which would be required to link to other nearby parcels is in private ownership.
West Molesey Recreation Ground, Walton Road, West Molesey	In use as recreation ground. Not semi-natural. Would have to discount for existing recreational use.
Lower Green Recreation Ground, Farm Road, Esher	In use as recreation ground. Not semi-natural. Would have to discount for existing recreational use.
Cricket Green, Princes Road, Weybridge	Too small, in use as sports club, no other parcels to link to.
Surbiton Hockey Club, Sugden Road, Thames Ditton	Part of much larger estate, but in existing use as sports club.
River Mole Business Park, Mill Road, Esher	Entirely covered by built form.
Cigarette Island Park, Hampton Court Way, East Molesey	Too small, would have to discount capacity for existing recreational use. No crossover with the 5km buffer.
Civic Centre, High Street, Esher	Entirely covered by built form
Land south of River Thames and north of Hurst Road, Molesey (site of Hurst Park Racecourse)	Catchment would not be useful. Due to shape would be difficult to achieve a pleasant circular walk.
Chandlers Field Primary School	In use as a primary school.
Land north east of Waterside Drive	Currently being developed as a secondary school.
Land south west of Waterside Drive	Walk of sufficient length could not be accommodated.
Northern tip on western side of Desborough Island	Could not accommodate a walk of the requisite length.

Ashley C of E Primary School	In use as a primary school.
Walton Oaks Primary School	In use as a primary school.
Thames Ditton Junior School	In use as a primary school.
Hinchley Wood Primary and Secondary Schools	In use as primary and secondary schools
Cleves Junior School	In use as a primary school.
Three Rivers Academy and Bell Farm Junior School	In use as junior / secondary schools.
Esher High School	In use as a secondary school.
Woodland north-west of Heathside School and south-east of River Wey	Could not accommodate a walk of the requisite length.
Heathside School	In use as a secondary school.
Heathside playing fields	School playing fields.
Claygate Primary School	In use as a primary school.
St Andrew's Primary School	In use as a primary school.

Appendix 4 – Example assessment proforma

SANG Assessment

Name and location of proposed SANG	Name: Address: Grid reference: Easting: Northing:
Size of the proposed SANG (hectares), excluding water features	
Any current designations on land – e.g. LNR / SNCI	
Current owners name and address	
Who manages the land?	
Legal arrangements for the land – e.g. how long is the lease?	
Is there a management plan?	
Is the site currently accessible to the public?	
Does the site have open access?	
Has there been a visitor survey of the site? (If so, please attach)	
If there has been no visitor survey, please give an indication of the current visitor levels on site	
Does the site have existing car parking?	Yes / No How many car parks? How many car parking spaces?
Are there any existing routes or paths on the site?	
Are there signs to direct people to the site?	

Site Quality Checklist

Must/should have – these criteria are essential for all SANGs

	Criteria	Current	Future
1	Parking on all sites larger than 4ha (unless		

	the site is intended for use within 400m only)		
2	Circular walk of 2.3-2.5km		
3	Car parks easily and safely accessible by car and clearly sign posted		
4	Access points appropriate for particular visitor use the SANG is intended to cater for		
5	Safe access route on foot from nearest car park and/or footpath		
6	Circular walk which starts and finishes at the car park		
7	Perceived as safe – no tree and scrub cover along part of walking routes		
8	Paths easily used and well maintained but mostly unsurfaced		
9	Perceived as semi-natural with little intrusion of artificial structures		
10	If larger than 12 ha, then a range of habitats should be present		
11	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead		
12	No unpleasant intrusions (e.g. sewage treatment smells etc)		
13	Clearly sign posted or advertised in some way		
14	Leaflets or website advertising their location to potential users (distributed to homes and made available at entrance points and car parks)		

--	--	--	--

Desirable Features

	Criteria	Current	Future
15	Can dog owners take dogs from the car park to the SANG safely off the lead		
16	Gently undulating topography		
17	Access points with signage outlining the layout of the SANG and routes available to visitors		
18	Naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. Provision of open water is desirable		
19	Focal point such as a viewpoint or monument within the SANG		

Appendix 5 – Completed assessment proformas

SANG Assessment

Name and location of proposed SANG	<p>Name: Land at Brooklands College Address: Land at Brooklands College, Heath Road, Weybridge KT13 8TU</p> <p>Grid reference: Easting: 506980 Northing: 163503</p>
Size of the proposed SANG (hectares), excluding water features	8.1ha
Any current designations on land – e.g. LNR / SNCI	The entirety of the site is designated as Priority Habitat – deciduous woodland.
Current owners name and address (If there is more than one owner then please attach a map)	The land is occupied on a freehold basis by Brooklands College, Heath Road, Weybridge, Surrey KT13 8TT
Who manages the land?	Brooklands College
Legal arrangements for the land – e.g. how long is the lease?	<p>The land is presently occupied on a freehold basis.</p> <p>In the event that the site is considered suitable for designation as SANG, the site would need to be transferred either to the local authority, or step-in rights agreed for the council or an approved third party, to ensure that it can remain operational in perpetuity.</p>
Is there a management plan?	A management plan has not been produced but would be required prior to acceptance of the SANG by Natural England.
Is the site currently accessible to the public?	No.
Does the site have open access?	No.

Has there been a visitor survey of the site? (If so, please attach)	No, as there is no existing public access to the site.
If there has been no visitor survey, please give an indication of the current visitor levels on site	Not applicable.
Does the site have existing car parking?	There are existing parking facilities associated with the use of the wider site as a further education establishment, but none of these are located within the area identified as potential SANG.
Are there any existing routes or paths on the site?	None.
Are there signs to direct people to the site?	The College is signposted from Heath Road.

Site Quality Checklist

Must/should have – these criteria are essential for all SANGs

	Criteria	Current	Future
1	Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)	None.	The area proposed as SANG is entirely wooded, and there is not currently any vehicular access to it. However, the plans indicate that a car park would be provided for community facilities to the east of the SANG, and this could potentially be shared with SANG users subject to capacity.
2	Circular walk of 2.3-2.5km	None.	The site could accommodate a circular walk of up to 1.4km.
3	Car parks easily and safely accessible by car and clearly sign posted	None.	No car parking has been indicated on the plans. Access to the site and surrounding development would be obtained using an existing access road

			from Weybridge Railway Station. If the car park for the community facilities could be opened to SANG users, signage from Heath Road, the Station and the residential development could be secured within a Management Plan.
4	Access points appropriate for particular visitor use the SANG is intended to cater for	None.	An existing disused pedestrian link bridge crossing the railway line from the existing residential area surrounding Locke King Road could be re-opened. Pedestrian access for residents of the enabling development on the College site is likely to be easily achievable, but for residents of the surrounding area pedestrian access would not be straightforward.
5	Safe access route on foot from nearest car park and/or footpath	None.	No car-parking has been indicated for SANG users, but there is the potential for the car park for the community facilities to be used for this purpose. In this case, a safe access route could be provided. There are no existing footpaths with which a link could be made.
6	Circular walk which starts and finishes at the car park	None.	A circular walk could be provided. No car-parking has been indicated for SANG users, but there is the potential for the car park for the community facilities to be used for this purpose. The start and end point are likely to be either in the north-eastern corner close to proposed

			development, or at the currently-disused pedestrian link bridge from the south.
7	Perceived as safe – no tree and scrub cover along part of walking routes	The site is entirely wooded.	The removal of trees has not been proposed and conflict with local and national planning policies. The site is therefore likely to remain entirely wooded.
8	Paths easily used and well maintained but mostly unsurfaced	None.	No paths have been indicated on the plans. If provided, they should be unsurfaced, and their maintenance could be secured as part of the Management Plan.
9	Perceived as semi-natural with little intrusion of artificial structures	The site presently has a natural, wooded appearance.	The natural, wooded appearance would necessarily be maintained due to the site's designation as Priority Habitat.
10	If larger than 12 ha, then a range of habitats should be present	Not applicable.	Not applicable.
11	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead	No existing public access to the site.	The site would provide space for dogs to exercise freely within a safe location.
12	No unpleasant intrusions (e.g. sewage treatment smells etc)	There are no known unpleasant intrusions from odour.	The southern part of the site adjoins a railway line. A survey would need to be undertaken to ascertain the noise impact on the proposed SANG.
13	Clearly sign posted or advertised in some way	None.	Signposting of the site from Heath Road, the Railway Station and the residential development

			could be secured as part of the Management Plan.
14	Leaflets or website advertising their location to potential users (distributed to homes and made available at entrance points and car parks)	None.	Leafleting of homes within the catchment area could be secured as part of the Management Plan.

Desirable Features

	Criteria	Current	Future
15	Can dog owners take dogs from the car park to the SANG safely off the lead	Not applicable.	No car parking has been indicated on the masterplan. Safe off-lead access to the SANG may be possible from the pedestrian link bridge to the south, and from within the residential development proposed on the wider College site (subject to final layout).
16	Gently undulating topography	The site increases in level from west to east by approximately 10m.	No significant changes to the site's topography would be possible, due to its wooded nature.
17	Access points with signage outlining the layout of the SANG and routes available to visitors	None.	The display of signage could be secured as part of the Management Plan.
18	Naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. Provision of open water is desirable.	The site presently has a natural, wooded appearance.	The natural, wooded appearance would necessarily be maintained due to the site's designation as Priority Habitat. A pedestrian footbridge crosses an existing small watercourse which crosses the site from north-west to south-east.

19	Focal point such as a viewpoint or monument within the SANG	There is an existing Obelisk located relatively centrally within the site.	No additional features have been proposed.
-----------	---	--	--

SANG Assessment

Name and location of proposed SANG	Name: Hersham Village Golf Club Address: Assher Road, Hersham, Walton-on-Thames, Surrey, KT12 4RA Grid reference: Easting: 512303 Northing: 165367
Size of the proposed SANG (hectares), excluding water features	30.3ha, excluding existing pond
Any current designations on land - e.g. LNR / SNCI	<ul style="list-style-type: none"> • Green Belt • Blanket Tree Preservation Order – EL:12/34 • Parts are designated as Priority Habitat – deciduous woodland
Current owners name and address (If there is more than one owner then please attach a map)	<p>The freehold over the whole site is owned by Claudel Venture Holdings Limited (incorporated in the British Virgin Islands), care of HSBC International Trustee (BVI) Limited, Woodbourne Hall, PO Box 916, Road Town, Tortola, British Virgin Islands.</p> <p>Part of the site is occupied on a leasehold basis by Hersham Golf Club Limited, Assher Road, Hersham, Walton-on-Thames, Surrey KT12 4RA</p>
Who manages the land?	Hersham Golf Club Limited
Legal arrangements for the land – e.g. how long is the lease?	<p>Most of the land is owned on a freehold basis. Part of the land was leased to Hersham Golf Club Limited in 2009 for a period of ten years.</p> <p>In the event that the land is considered suitable for use as SANG, the landowner has expressed their intention to transfer ownership either to The Land Trust or the local planning authority.</p>
Is there a management plan?	A management plan has not been produced but would be required prior to

	acceptance of the SANG by Natural England.
Is the site currently accessible to the public?	A footpath runs around the south-western and eastern boundaries of the site. The remainder is accessible to paying visitors of the golf course.
Does the site have open access?	No.
Has there been a visitor survey of the site? (If so, please attach)	No. A survey would not be required to take into account the number of golfers who presently use the site. In the absence of a visitor survey, the existing part of the footpath which crosses the area proposed as SANG (approx. 300m in length, 1m in width) has been discounted for the purposes of calculating capacity.
If there has been no visitor survey, please give an indication of the current visitor levels on site	The existing part of the footpath which crosses the area proposed as SANG has been discounted for the purposes of calculating capacity.
Does the site have existing car parking?	The golf club has one existing car park, which has 130 spaces. The proposed re-development of the site would see the provision of a car park specifically for users of the SANG. This car park would have 30 to 36 spaces.
Are there any existing routes or paths on the site?	Yes, a footpath currently runs along the south-western and eastern perimeters of the site.
Are there signs to direct people to the site?	Brown tourist information signs located close to the junction between Molesey Road and Assher Road direct visitors to the site.

Site Quality Checklist

Must/should haves – these criteria are essential for all SANGs

	Criteria	Current	Future
1	Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)	The golf club has an existing car park with 130 spaces provided.	As part of the site's re-development, it is proposed to provide a new car park for the sole use of visitors to the SANG. This car park would have between 30 and 36 spaces.
2	Circular walk of 2.3-2.5km	None.	A circular walk of approximately 3km could be accommodated within the site, with linkages to the wider public footpath network.
3	Car parks easily and safely accessible by car and clearly sign posted	The existing golf club car park is easily accessible from Molesey Road and is sign-posted.	The site masterplan indicates that the car park would be easily accessible by car, and signage would need to be provided both from Molesey Road and to guide visitors through the residential development on the western part of the wider site. This could be secured within a Management Plan.
4	Access points appropriate for particular visitor use the SANG is intended to cater for	The existing vehicular access point is from Molesey Road, with pedestrian access around the perimeter of the site provided by public footpaths.	The proposed access points are from Molesey Road for vehicular access, with an additional pedestrian access to the SANG from the northern part of the residential development.
5	Safe access route on foot from nearest car park and/or footpath	The existing car park is located adjacent to the golf club buildings.	The proposed car park is located adjacent to the start of the circular walk.
6	Circular walk which starts and finishes at the car park	None.	A circular walk of approximately 3km could be accommodated within

			the site, with linkages to the wider public footpath network.
7	Perceived as safe – no tree and scrub cover along part of walking routes	The existing site comprises areas of tree cover and areas of non-wooded open space.	The existing mix of wooded and non-wooded spaces could be largely maintained, with grassed pathways provided leading visitors through the range of areas provided by the SANG.
8	Paths easily used and well maintained but mostly unsurfaced	No existing paths through the site, save for the established golfing route.	It is proposed to establish a new network of walkways, which would be grassed.
9	Perceived as semi-natural with little intrusion of artificial structures	The golf course is, by its nature, a highly managed outdoor space.	The existing woodland would be retained. Additional planting has been proposed where appropriate, to strengthen the screening of the railway line. This would also be beneficial to screen the residential development on the western part of the site.
10	If larger than 12 ha, then a range of habitats should be present	The site includes deciduous woodland, grassland and a pond.	The existing range of habitats is proposed for retention and enhancement.
11	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead	There is currently no access for dogs to the site.	The size of the site, and the adjoining land uses (insulated from the road and rail network) would allow dogs to exercise freely and safely off-lead.
12	No unpleasant intrusions (e.g. sewage treatment smells etc)	The site adjoins a railway line and is close to Molesey Road.	A noise survey has been conducted to assess the impact of Molesey Road on the site's tranquillity. It has been confirmed that a noise survey of the impact

			of the railway line will not be necessary. It is noted that land to the north of the site and beyond the railway line has been allocated for waste-related use in the Surrey Waste Plan.
13	Clearly sign posted or advertised in some way	The existing golf club is sign-posted from Molesey Road.	The proposed SANG could be signposted from Molesey Road and within the residential development, as well as on the surrounding footpath network.
14	Leaflets or website advertising their location to potential users (distributed to homes and made available at entrance points and car parks)	The golf club has its own website.	A requirement for leafleting and other advertising could be secured as part of a Management Plan.

Desirable Features

	Criteria	Current	Future
15	Can dog owners take dogs from the car park to the SANG safely off the lead	Dogs do not currently have access to the site.	The proposed position of the car park is well away from Molesey Road and would provide safe access to the SANG for dogs off the lead.
16	Gently undulating topography	A topographical survey has not been provided, but a site visit indicated that the topography gently undulates.	No significant changes to the site's topography have been proposed.
17	Access points with signage outlining the layout of the SANG and routes available to visitors	Not applicable.	A requirement for signage to show walking routes (including links to longer walks using the nearby footpath network) could be secured as part of a Management Plan.

18	Naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. Provision of open water is desirable	The golf course is, by its nature, a highly managed outdoor space. There are already areas of non-wooded space and tree cover, however, and a large pond.	The existing mix of wooded and non-wooded spaces could be largely maintained, with grassed pathways and the remainder of the open land left less managed than at present.
19	Focal point such as a viewpoint or monument within the SANG	Not applicable.	The existing large pond could act as a focal point for visitors to the SANG.

SANG Assessment

Name and location of proposed SANG	<p>Name: Land at Horrington Farm – Option A</p> <p>Address: Land at Horrington Farm, Vale Road, Claygate, Esher KT10 0NN</p> <p>Grid reference: Easting: 515350 Northing: 162684</p>
Size of the proposed SANG (hectares), excluding water features	25.22ha
Any current designations on land – e.g. LNR / SSCI	None.
Current owners name and address (If there is more than one owner then please attach a map)	The Crown Estate Commissioners, 1 St James's Market, London SW1Y 4AH
Who manages the land?	The Crown Estate Commissioners. The land is currently let to agricultural tenants.
Legal arrangements for the land – e.g. how long is the lease?	<p>The land is presently owned on a freehold basis.</p> <p>In the event that the site is considered suitable for designation as SANG, the site would need to be transferred either to the local authority, or step-in rights agreed for the council or an approved third party, to ensure that it can remain operational in perpetuity.</p>
Is there a management plan?	A management plan has not been produced but would be required prior to acceptance of the SANG by Natural England.
Is the site currently accessible to the public?	No.
Does the site have open access?	No.
Has there been a visitor survey of the site? (If so, please attach)	No, as there is no existing public access to the site.
If there has been no visitor survey, please give an indication of the current visitor levels on site	Not applicable.

Does the site have existing car parking?	No
Are there any existing routes or paths on the site?	No. An existing byway extends alongside a section of the eastern boundary for approximately 160m.
Are there signs to direct people to the site?	No.

Site Quality Checklist

Must/should haves – these criteria are essential for all SANGs

	Criteria	Current	Future
1	Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)	None.	No parking provision on the site has been proposed. That said, the site is considerable in scale. It is considered that the site could support parking provision for at least 30 vehicles, subject to satisfactory vehicular access.
2	Circular walk of 2.3-2.5km	None.	The site could accommodate a circular walk of 2.3km.
3	Car parks easily and safely accessible by car and clearly sign posted	None.	No car parking has been indicated on the masterplan. Two accesses are shown, both from Coverts Road to the east of the site. Signage on both Coverts Road and from within the residential development proposed in the north of the site could be secured within a Management Plan.
4	Access points appropriate for particular visitor use the SANG is intended to cater for	None.	Pedestrian access to the SANG could be provided by link to the byway adjacent to the site's south-eastern corner and from within the residential

			development proposed north of the site, as well as from Coverts Road. Vehicular access (should a car park be provided) has been indicated from existing gaps between houses on Coverts Road.
5	Safe access route on foot from nearest car park and/or footpath	None.	No car parking has been indicated on the masterplan. The paths within the SANG would link to a path within the proposed residential development at the site's northern end, as well as potentially to the existing byway in the south-eastern corner.
6	Circular walk which starts and finishes at the car park	None.	A circular walk could be accommodated, but without a specific start/end point as there are multiple pedestrian access points indicated and no car parking provision has been indicated.
7	Perceived as safe – no tree and scrub cover along part of walking routes	No existing walking routes.	Most of the site is currently open, with trees/hedgerows concentrated around the site boundaries and to separate fields.
8	Paths easily used and well maintained but mostly unsurfaced	None.	Only one path has been indicated on the masterplan. Additional routes would be required, and their maintenance could be secured as part of the Management Plan.
9	Perceived as semi-natural with little	The site presently has a managed appearance from the road, with	The pathways to be provided should be grassed, and the existing

	intrusion of artificial structures	agricultural activity taking place in areas of the site.	trees retained. Additional planting could be employed to screen residential development. Electricity pylons and overhead power cables are visible from the site and surrounds.
10	If larger than 12 ha, then a range of habitats should be present	Existing habitats comprise grassland and trees/hedgerows.	Additional planting would be beneficial. Water features, intended to act as Sustainable Drainage Systems (SuDS), could act both as biodiversity enhancement and visual interest.
11	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead	No existing public access to the site.	The site would provide space for dogs to exercise freely within a safe location.
12	No unpleasant intrusions (e.g. sewage treatment smells etc)	There are no known unpleasant intrusions from odour.	The western part of the site adjoins a railway line. A survey would need to be undertaken to ascertain the noise impact on the proposed SANG.
13	Clearly sign posted or advertised in some way	None for the site itself, though the existing byway in the site's south-eastern corner is sign-posted and additionally benefits from an information board.	Signposting of the site from Coverts Road, Vale Road, and within the residential development could be secured as part of the Management Plan.
14	Leaflets or website advertising their location to potential users (distributed to homes and made available at entrance points and car parks)	None.	Leafleting of homes within the catchment area could be secured as part of the Management Plan.

Desirable Features

	Criteria	Current	Future
15	Can dog owners take dogs from the car park to the SANG safely off the lead	Not applicable.	No car parking has been indicated on the masterplan. Off-lead access to the site for dogs is unlikely to be possible due to the presence of traffic on surrounding routes.
16	Gently undulating topography	The site reduces in level by 5m from east to west.	No significant changes to the site's topography have been proposed.
17	Access points with signage outlining the layout of the SANG and routes available to visitors	None.	The display of signage could be secured as part of the Management Plan.
18	Naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. Provision of open water is desirable	The site presently has a managed appearance as agricultural land. There is no open water on the site.	The use of grassed pathways, a reduction in land management and the use of additional planting to screen development would allow the site to take on more natural appearance than it has at present. SuDS have been proposed and would provide small areas of open water in the site's north-western corner.
19	Focal point such as a viewpoint or monument within the SANG	None.	The site does not have a focal point. A small equipped play area has been indicated on the masterplan.

SANG Assessment

Name and location of proposed SANG	<p>Name: Land at Horrington Farm – Option B</p> <p>Address: Land at Horrington Farm, Vale Road, Claygate, Esher KT10 0NN</p> <p>Grid reference: Easting: 515350 Northing: 162684</p>
Size of the proposed SANG (hectares), excluding water features	25.58ha
Any current designations on land – e.g. LNR / SSCI	None.
Current owners name and address (If there is more than one owner then please attach a map)	The Crown Estate Commissioners, 1 St James's Market, London SW1 4AH
Who manages the land?	The Crown Estate Commissioners. The land is currently let to agricultural tenants.
Legal arrangements for the land – e.g. how long is the lease?	<p>The land is presently owned on a freehold basis.</p> <p>In the event that the site is considered suitable for designation as SANG, the site would need to be transferred either to the local authority, or step-in rights agreed for the council or an approved third party, to ensure that it can remain operational in perpetuity.</p>
Is there a management plan?	A management plan has not been produced but would be required prior to acceptance of the SANG by Natural England.
Is the site currently accessible to the public?	No.
Does the site have open access?	No.
Has there been a visitor survey of the site? (If so, please attach)	No, as there is no existing public access to the site.
If there has been no visitor survey, please give an indication of the current visitor levels on site	Not applicable.

Does the site have existing car parking?	No
Are there any existing routes or paths on the site?	No. An existing byway extends alongside a section of the eastern boundary for approximately 160m.
Are there signs to direct people to the site?	No.

Site Quality Checklist

Must/should haves – these criteria are essential for all SANGs

	Criteria	Current	Future
1	Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)	None.	No parking provision on the site has been proposed. That said, the site is considerable in scale. It is considered that the site could support parking provision for at least 30 vehicles, subject to satisfactory vehicular access.
2	Circular walk of 2.3-2.5km	None.	The site could accommodate a circular walk of 2.3km.
3	Car parks easily and safely accessible by car and clearly sign posted	None.	No car parking has been indicated on the masterplan. Two accesses are shown, both from Coverts Road to the east of the site. Signage on both Coverts Road and from within the residential development proposed in the north of the site could be secured within a Management Plan.
4	Access points appropriate for particular visitor use the SANG is intended to cater for	None.	Pedestrian access to the SANG could be provided by link to the byway adjacent to the site's south-eastern corner and from within the residential

			development proposed on the site's eastern side, as well as from Coverts Road. Vehicular access to the residential development has been indicated from existing gaps between houses on Coverts Road.
5	Safe access route on foot from nearest car park and/or footpath	None.	No car parking has been indicated on the masterplan. The paths within the SANG would link to routes through the proposed residential development at the site's eastern side, as well as potentially to the existing byway in the south-eastern corner.
6	Circular walk which starts and finishes at the car park	None.	A circular walk could be accommodated, but without a specific start/end point as there are multiple pedestrian access points indicated and no car parking provision has been indicated.
7	Perceived as safe – no tree and scrub cover along part of walking routes	No existing walking routes.	Most of the site is currently open, with trees/hedgerows concentrated around the site boundaries and to separate fields.
8	Paths easily used and well maintained but mostly unsurfaced	None.	Only one path has been indicated on the masterplan. Additional routes would be required, and their maintenance could be secured as part of the Management Plan.
9	Perceived as semi-natural with little	The site presently has a managed appearance	The pathways to be provided should be

	intrusion of artificial structures	from the road, with agricultural activity taking place in areas of the site.	grassed, and the existing trees retained. Additional planting could be employed to screen residential development. Electricity pylons and overhead power cables are visible from the site and surrounds.
10	If larger than 12 ha, then a range of habitats should be present	Existing habitats comprise grassland and trees/hedgerows.	Additional planting would be beneficial.
11	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead	No existing public access to the site.	The site would provide space for dogs to exercise freely within a safe location.
12	No unpleasant intrusions (e.g. sewage treatment smells etc)	There are no known unpleasant intrusions from odour.	The western part of the site adjoins a railway line. A survey would need to be undertaken to ascertain the noise impact on the proposed SANG.
13	Clearly sign posted or advertised in some way	None for the site itself, though the existing byway in the site's south-eastern corner is sign-posted and additionally benefits from an information board.	Signposting of the site from Coverts Road, Vale Road, and within the residential development could be secured as part of the Management Plan.
14	Leaflets or website advertising their location to potential users (distributed to homes and made available at entrance points and car parks)	None.	Leafleting of homes within the catchment area could be secured as part of the Management Plan.

Desirable Features

	Criteria	Current	Future
15	Can dog owners take dogs from the car park	Not applicable.	No car parking has been indicated on the masterplan. Off-lead

	to the SANG safely off the lead		access to the site for dogs is unlikely to be possible due to the presence of traffic on surrounding routes.
16	Gently undulating topography	The site reduces in level by 5m from east to west.	No significant changes to the site's topography have been proposed.
17	Access points with signage outlining the layout of the SANG and routes available to visitors	None.	The display of signage could be secured as part of the Management Plan.
18	Naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. Provision of open water is desirable	The site presently has a managed appearance as agricultural land. There is no open water on the site.	The use of grassed pathways, a reduction in land management and the use of additional planting to screen development would allow the site to take on more natural appearance than it has at present.
19	Focal point such as a viewpoint or monument within the SANG	None.	The site does not have a focal point. A small equipped play area has been indicated on the masterplan.

SANG Assessment

Name and location of proposed SANG	<p>Name: Land east of Blundel Lane Address: Land east of Blundel Lane and south of Waverley Road, Stoke D'Abernon, Cobham. KT11 2SS (south of) Grid reference: Easting: 513826 Northing: 159905</p>
Size of the proposed SANG (hectares), excluding water features	8.04ha
Any current designations on land – e.g. LNR / SSCI	None.
Current owners name and address (If there is more than one owner then please attach a map)	The freeholder is The Crown Estate Commissioners, 1 St James's Market, London SW1Y 4AH
Who manages the land?	The Crown Estate Commissioners. The land is let to agricultural tenants.
Legal arrangements for the land – e.g. how long is the lease?	<p>The land is presently owned on a freehold basis.</p> <p>In the event that the site is considered suitable for designation as SANG, the site would need to be transferred either to the local authority, or step-in rights agreed for the council or an approved third party, to ensure that it can remain operational in perpetuity.</p>
Is there a management plan?	A management plan has not been produced but would be required prior to acceptance of the SANG by Natural England.
Is the site currently accessible to the public?	A footpath runs alongside the site's southern boundary. There is no public access to the site itself.
Does the site have open access?	No.
Has there been a visitor survey of the site? (If so, please attach)	No, as there is no existing public access to the site.

If there has been no visitor survey, please give an indication of the current visitor levels on site	Not applicable.
Does the site have existing car parking?	No
Are there any existing routes or paths on the site?	A footpath runs alongside the site's southern boundary.
Are there signs to direct people to the site?	No.

Site Quality Checklist

Must/should have – these criteria are essential for all SANGs

	Criteria	Current	Future
1	Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)	None.	No parking provision on the site has been proposed. The site is intended for use by residents within 400m of the site only.
2	Circular walk of 2.3-2.5km	None.	The site could accommodate a circular walk of approximately 1km distance.
3	Car parks easily and safely accessible by car and clearly sign posted	None.	No car parking is proposed.
4	Access points appropriate for particular visitor use the SANG is intended to cater for	None.	Pedestrian access to the SANG would be provided by links to the wider public right-of-way network and from within the residential development proposed in the north and west of the site.
5	Safe access route on foot from nearest car park and/or footpath	None.	No car parking is proposed, but the paths within the SANG would link to the existing footpath at the site's southern end and to other paths within the

			proposed residential development to the north and west of the site.
6	Circular walk which starts and finishes at the car park	None.	A circular walk could be accommodated, but without a specific start/end point as there are multiple pedestrian access points indicated and no car parking provision is proposed.
7	Perceived as safe – no tree and scrub cover along part of walking routes	No existing walking routes.	Much of the site is open, with tree cover concentrated at the western boundary and at the centre of the site.
8	Paths easily used and well maintained but mostly unsurfaced	None.	Unsurfaced routes have been indicated on the indicative masterplan and their maintenance could be secured as part of the Management Plan.
9	Perceived as semi-natural with little intrusion of artificial structures	The site presently has a managed appearance as agricultural land.	The pathways to be provided should be grassed, and the existing trees retained. Additional planting could be used to screen views of the residential development to the north and west.
10	If larger than 12 ha, then a range of habitats should be present	Not applicable.	Not applicable.
11	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead	No existing access.	The site would provide space for dogs to exercise freely within a safe location.
12	No unpleasant intrusions (e.g. sewage treatment smells etc)	There are no known unpleasant intrusions.	There are no known unpleasant intrusions.

13	Clearly sign posted or advertised in some way	None for the site itself, though the existing footpath alongside the southern boundary is sign-posted from Blundel Lane.	Signposting of the site from within the residential development could be secured as part of the Management Plan.
14	Leaflets or website advertising their location to potential users (distributed to homes and made available at entrance points and car parks)	None.	Leafleting homes within the catchment area could be secured as part of the Management Plan.

Desirable Features

	Criteria	Current	Future
15	Can dog owners take dogs from the car park to the SANG safely off the lead	Not applicable.	No car parking is proposed. Dogs could however safely access the site from other pedestrian routes off the lead.
16	Gently undulating topography	The site increases in level by approximately 10m from the boundaries towards the centre.	No significant changes to the site's topography have been proposed.
17	Access points with signage outlining the layout of the SANG and routes available to visitors	None.	The display of signage could be secured as part of the Management Plan.
18	Naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. Provision of open water is desirable	The site presently has a managed appearance as agricultural land. There is no open water on the site.	The use of grassed pathways, a reduction in land management and the use of additional planting to screen development would allow the site to take on more natural appearance than it has at present, but the small scale of the site will limit what can be achieved.

19	Focal point such as a viewpoint or monument within the SANG	None.	The site does not have a focal point.

SANG Assessment

Name and location of proposed SANG	<p>Name: Land east of Molesey Road</p> <p>Address: Land east of Molesey Road and south of Field Common Lane, Walton-on-Thames KT12 3PN (west of)</p> <p>Grid reference: Easting: 512780 Northing: 166215</p>
Size of the proposed SANG (hectares), excluding water features	42ha
Any current designations on land – e.g. LNR / SSCI	A small area west of the lake is designated as Priority Habitat – deciduous woodland.
Current owners name and address (If there is more than one owner then please attach a map)	Field Common Limited, 6 Hatch Farm Mews, Addlestone, Surrey KT15 2DU, care of Begbies Chartered Accountants, 9 Bonhill Street, London EC2A 4DJ
Who manages the land?	Molesey Road Land Limited, 26 Grosvenor Street, London W1K 4QW
Legal arrangements for the land – e.g. how long is the lease?	<p>The land is presently owned on a freehold basis.</p> <p>In the event that the land is considered suitable for use as SANG, the landowner has expressed their intention to transfer ownership to Elmbridge Borough Council, or to enlist the services of a management company (details to be agreed by legal obligation).</p>
Is there a management plan?	A management plan has not been produced but would be required prior to acceptance of the SANG by Natural England.
Is the site currently accessible to the public?	There is no public access to the site itself, though there are pedestrian routes adjacent to the site boundaries.
Does the site have open access?	No.

Has there been a visitor survey of the site? (If so, please attach)	No, as there is no existing public access to the site.
If there has been no visitor survey, please give an indication of the current visitor levels on site	Not applicable.
Does the site have existing car parking?	There is an informal car parking arrangement in connection with the commercial units which currently occupy the north-west section of the site.
Are there any existing routes or paths on the site?	A footpath runs alongside the site's north-western, north-eastern and eastern boundaries. There is a bridleway alongside the site's southern boundary. There are no existing routes within the site itself.
Are there signs to direct people to the site?	No.

Site Quality Checklist

Must/should have – these criteria are essential for all SANGs

	Criteria	Current	Future
1	Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)	None.	No parking provision on the site has been proposed. That said, the site is considerable in scale and the information submitted by the landowner indicates that they intend for it to be used by a wide catchment area. It is considered that the site could support parking provision for at least 30 vehicles.
2	Circular walk of 2.3-2.5km	None.	The site could accommodate a circular walk of 2.5km (excluding secondary routes indicated on the masterplan), with links to the wider public right of way network.

3	Car parks easily and safely accessible by car and clearly sign posted	None.	No car parking is proposed within the masterplan, but this could be provided as the site's location adjacent to Molesey Road renders it easily accessible by car. Signage both from Molesey Road and from within the residential development proposed in the site's south-western corner could be secured within a Management Plan.
4	Access points appropriate for particular visitor use the SANG is intended to cater for	None.	Pedestrian access to the SANG would be provided by links to the wider public right-of-way network and from within the residential development proposed in the site's south-western corner. Vehicular access (should a car park be provided) could be taken from Molesey Road or Fieldcommon Lane.
5	Safe access route on foot from nearest car park and/or footpath	None.	No car parking has been indicated on the masterplan. The paths within the SANG would link to the existing footpaths and bridleway surrounding the site and to other paths within the proposed residential development in the site's south-western corner.
6	Circular walk which starts and finishes at the car park	None.	A circular walk could be accommodated, but without a specific start/end point as there are multiple pedestrian access points indicated and no car parking provision has been indicated.

7	Perceived as safe – no tree and scrub cover along part of walking routes	No existing walking routes.	Much of the site is open, with tree cover concentrated around the centrally located lake.
8	Paths easily used and well maintained but mostly unsurfaced	None.	Unsurfaced routes have been indicated on the masterplan site and their maintenance could be secured as part of the Management Plan.
9	Perceived as semi-natural with little intrusion of artificial structures	The site presently has a semi-managed appearance, with some dispersed tree lines and hedgerows. Grazing presently occurs on part of the site.	The pathways to be provided should be grassed, and the existing trees retained. New hedgerow planting of 1.8km has been proposed to introduce more structure to the landscape and provide additional biodiversity benefits. It could also screen views of the residential development to south-west.
10	If larger than 12 ha, then a range of habitats should be present	Existing habitats include the lake and grassland, with dispersed trees and hedgerows.	Significant new hedgerow planting has been proposed, as have a number of constructed wetland features.
11	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead	No existing public access to the site.	The site would provide space for dogs to exercise freely within a safe location.
12	No unpleasant intrusions (e.g. sewage treatment smells etc)	There is a disused sewage works located to the south of the site. This area of land is presently used for construction and demolition waste processing.	Land to the south of the site has been identified in the Surrey Waste Plan as suitable for a range of potential waste management facilities, intensifying the existing use of the site.

13	Clearly sign posted or advertised in some way	None for the site itself, though the existing bridleway alongside the southern boundary is sign-posted from Molesey Road.	Signposting of the site from Molesey Road and Fieldcommon Lane, as well as within the residential development, could be secured as part of the Management Plan.
14	Leaflets or website advertising their location to potential users (distributed to homes and made available at entrance points and car parks)	None.	Leafleting homes within the catchment area could be secured as part of the Management Plan.

Desirable Features

	Criteria	Current	Future
15	Can dog owners take dogs from the car park to the SANG safely off the lead	Not applicable.	No car parking has been indicated on the masterplan. Dogs could however safely access the site from other pedestrian routes off the lead.
16	Gently undulating topography	The site is flat.	No significant alterations to the site's topography have been proposed.
17	Access points with signage outlining the layout of the SANG and routes available to visitors	None.	The display of signage could be secured as part of the Management Plan.
18	Naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. Provision of open water is desirable	The site presently has a semi-managed appearance, with some dispersed tree lines and hedgerows. Grazing presently occurs on part of the site.	The pathways to be provided should be grassed, and the existing trees retained. New hedgerow planting of 1.8km has been proposed to introduce more structure to the landscape and provide additional biodiversity benefits. New constructed wetland

			features have also been proposed.
19	Focal point such as a viewpoint or monument within the SANG	None.	The existing lake could act as a focal point around which the pathways would be arranged.

SANG Assessment

Name and location of proposed SANG	<p>Name: Cobham Park Estate – Option A Address: Land south of Portsmouth Road, Cobham Grid reference: Easting: 510008 Northing: 160461</p>
Size of the proposed SANGS (hectares), excluding water features	2.22ha
Any current designations on land - e.g. LNR / SNCI	<ul style="list-style-type: none"> • Flood Zone 3b • Adjacent to Park/Garden of Special Historic Interest
Current owners name and address (If there is more than one owner then please attach a map)	The freehold is owned by Dominic Charles Harvey Combe of Cobham Lodge, Cobham, Surrey KT11 3NB
Who manages the land?	Cobham Park Estate
Legal arrangements for the land – e.g. how long is the lease?	<p>The land is owned on a freehold basis.</p> <p>In the event that the land is considered suitable for use as SANG, the site would need to be transferred either to the local authority, or step-in rights agreed for the council or an approved third party, to ensure that it can remain operational in perpetuity.</p>
Is there a management plan?	A management plan has not been produced but would be required prior to acceptance of the SANG by Natural England.
Is the site currently accessible to the public?	Yes, Footpath 66 currently traverses the site.
Does the site have open access?	Yes.
Has there been a visitor survey of the site? (If so, please attach)	No.
If there has been no visitor survey, please give an indication of the current visitor levels on site	Unknown – a survey would need to be carried out in order to ascertain the site's remaining capacity for recreational use.

Does the site have existing car parking?	No.
Are there any existing routes or paths on the site?	Yes, Footpath 66.
Are there signs to direct people to the site?	No.

Site Quality Checklist

Must/should haves – these criteria are essential for all SANGS

	Criteria	Current	Future
1	Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)	None.	No parking provision on the site has been indicated.
2	Circular walk of 2.3-2.5km	None.	<p>The site is too small to produce a walk of the requisite length on its own, but could potentially be combined with Site B to create a larger site which could accommodate a walk of 2.3km, subject to the agreement of the owner of the land between these sites.</p> <p>However, the submission indicates that the existing agricultural use of the land would continue and designation as SANG would not be compatible with this use.</p>
3	Car parks easily and safely accessible by car and clearly sign posted	No existing car park or public access to the site.	<p>There is a prospect of securing access from Anvil Lane, which may be appropriate if Sites A and B are combined.</p> <p>If access from Anvil Lane is pursued, car parking facilities would need to be secured within a Management Plan.</p>

4	Access points appropriate for particular visitor use the SANG is intended to cater for	No existing public access to the site.	No access points have been indicated, but if Sites A and B were combined vehicular access could be taken from Anvil Lane and pedestrian access from the north and south using Footpaths 66, 66a or 67.
5	Safe access route on foot from nearest car park and/or footpath	A public footpath currently traverses the site.	If Sites A and B were combined, safe access for pedestrians could be provided from the local footpath network.
6	Circular walk which starts and finishes at the car park	None.	A circular walk of approximately 2.3km could be accommodated within the combination of Sites A and B, with linkages to the wider public footpath network.
7	Perceived as safe – no tree and scrub cover along part of walking routes	The site is mostly open, with dense tree cover along the riverside.	The existing mix of spaces could be retained and enhanced.
8	Paths easily used and well maintained but mostly unsurfaced	Footpath 66 currently travels across the site and is unsurfaced.	A circular route around the SANG would need to be established.
9	Perceived as semi-natural with little intrusion of artificial structures	The site is currently in agricultural use.	If Sites A and B were combined, there would be visual intrusion arising from the presence of the parking area for Painshill Park, which is presently some way south of the site but has planning permission for relocation to the intervening area of land between the sites. The A245 Portsmouth Road, which binds the site to the north, is a very busy route.

10	If larger than 12 ha, then a range of habitats should be present	The site includes grassland, wooded areas and is adjacent to the River Mole.	The existing mix of habitats could be retained and enhanced.
11	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead	Dogs are currently exercised at the site.	The size of the site, and the adjoining land uses would allow dogs to exercise freely and safely off-lead. Though the site is bound to the north by a busy road, it is securely fenced.
12	No unpleasant intrusions (e.g. sewage treatment smells etc)	There is a possibility of noise or odour disturbance arising on occasion from events held at Painshill Park. Noise disturbance would also arise from the presence of the A245 Portsmouth Road to the north of the site.	There is a possibility of noise or odour disturbance arising on occasion from events held at Painshill Park. Enhanced natural screening to the northern boundary may mitigate the impact of the road use to some degree, but a noise survey would be required to ascertain whether a discount to capacity on the grounds of noise would be warranted.
13	Clearly sign posted or advertised in some way	None at present.	The SANG could be signposted from the A245 Between Streets, as well as on the surrounding footpath network.
14	Leaflets or website advertising their location to potential users (distributed to homes and made available at entrance points and car parks)	None at present.	A requirement for leafleting and other advertising could be secured as part of a Management Plan.

Desirable Features

	Criteria	Current	Future
15	Can dog owners take dogs from the car park	Dogs are currently exercised at the site.	The public road network securely fenced off from the site, and so dogs

	to the SANGS safely off the lead		would be able to walk safely across the SANG off-lead.
16	Gently undulating topography	A topographical survey has not been provided, but the site is largely flat.	No significant changes to the site's topography are proposed.
17	Access points with signage outlining the layout of the SANGS and routes available to visitors	Not applicable.	A requirement for signage to show walking routes (including links to longer walks using the nearby footpath network) could be secured as part of a Management Plan.
18	Naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. Provision of open water is desirable	There are already areas of non-wooded space and tree cover and the site is adjacent to the River Mole.	The existing mix of wooded and non-wooded spaces could be largely maintained, with grassed pathways and the remainder of the open land left, subject to the end of the existing agricultural use.
19	Focal point such as a viewpoint or monument within the SANG	Not applicable.	No focal point has been identified.

SANG Assessment

Name and location of proposed SANG	Name: Cobham Park Estate – Option B Address: Land south of Painshill Park Grid reference: Easting: 510123 Northing: 160014
Size of the proposed SANGS (hectares), excluding water features	11.33ha
Any current designations on land - e.g. LNR / SNCI	<ul style="list-style-type: none"> • Flood Zone 3b • Grade III agricultural land • Adjacent to Park/Garden of Special Historic Interest
Current owners name and address (If there is more than one owner then please attach a map)	The freehold is owned by Dominic Charles Harvey Combe of Cobham Lodge, Cobham, Surrey KT11 3NB
Who manages the land?	Cobham Park Estate
Legal arrangements for the land – e.g. how long is the lease?	The land is owned on a freehold basis. In the event that the land is considered suitable for use as SANG, the site would need to be transferred either to the local authority, or step-in rights agreed for the council or an approved third party, to ensure that it can remain operational in perpetuity.
Is there a management plan?	A management plan has not been produced but would be required prior to acceptance of the SANG by Natural England.
Is the site currently accessible to the public?	No.
Does the site have open access?	No.
Has there been a visitor survey of the site? (If so, please attach)	No, as there is no existing public access to the site.
If there has been no visitor survey, please give an indication of the current visitor levels on site	Not applicable.

Does the site have existing car parking?	No.
Are there any existing routes or paths on the site?	No.
Are there signs to direct people to the site?	No.

Site Quality Checklist

Must/should haves – these criteria are essential for all SANGS

	Criteria	Current	Future
1	Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)	None.	No parking provision on the site has been indicated.
2	Circular walk of 2.3-2.5km	None.	<p>The site is too small to produce a walk of the requisite length on its own, but could potentially be combined with Site A to create a larger site which could accommodate a walk of 2.3km, subject to the agreement of the owner of the land between these sites.</p> <p>However, the submission indicates that the existing agricultural use of the land would continue and designation as SANG would not be compatible with this use.</p>
3	Car parks easily and safely accessible by car and clearly sign posted	No existing car park or public access to the site.	There is a prospect of securing access from Anvil Lane, which may be appropriate if Sites A and B are combined. The other access visible on aerial photography is a narrow farm track taken from Bridge Road and is unlikely to be suitable.

			If access from Anvil Lane is pursued, car parking facilities would need to be secured within a Management Plan.
4	Access points appropriate for particular visitor use the SANG is intended to cater for	No existing public access to the site.	No access points have been indicated, but if Sites A and B were combined vehicular access could be taken from Anvil Lane and pedestrian access from the north and south using Footpaths 66, 66a or 67.
5	Safe access route on foot from nearest car park and/or footpath	No existing public access to the site.	If Sites A and B were combined, safe access for pedestrians could be provided from the local footpath network.
6	Circular walk which starts and finishes at the car park	None.	A circular walk of approximately 2.3km could be accommodated within the combination of Sites A and B, with linkages to the wider public footpath network.
7	Perceived as safe – no tree and scrub cover along part of walking routes	The site is mostly open, with some tree cover in the northern section and along the riverside.	The existing mix of spaces could be retained and enhanced.
8	Paths easily used and well maintained but mostly unsurfaced	No existing paths through the site.	Pathways through the SANG would need to be established.
9	Perceived as semi-natural with little intrusion of artificial structures	The site is currently in agricultural use.	If Sites A and B were combined, there would be visual intrusion arising from the presence of the parking area for Painshill Park, which is presently to the east of the site but has planning permission for relocation to the intervening area of land between the sites. Agricultural activities occur

			on land to the south of the site.
10	If larger than 12 ha, then a range of habitats should be present	The site includes grassland, wooded areas and is adjacent to the River Mole.	The existing mix of habitats could be retained and enhanced.
11	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead	There is currently no access for dogs to the site.	The size of the site, and the adjoining land uses (insulated from the public road network) would allow dogs to exercise freely and safely off-lead.
12	No unpleasant intrusions (e.g. sewage treatment smells etc)	There is a possibility of noise or odour disturbance arising from the agricultural use of land to the south, and on occasion from events held at Painshill Park.	There is a possibility of noise or odour disturbance arising from the agricultural use of land to the south, and on occasion from events held at Painshill Park.
13	Clearly sign posted or advertised in some way	No existing public access to the site.	The SANG could be signposted from the A245 Between Streets, as well as on the surrounding footpath network.
14	Leaflets or website advertising their location to potential users (distributed to homes and made available at entrance points and car parks)	No existing public access to the site.	A requirement for leafletting and other advertising could be secured as part of a Management Plan.

Desirable Features

	Criteria	Current	Future
15	Can dog owners take dogs from the car park to the SANGS safely off the lead	Dogs do not currently have access to the site.	The public road network is some distance away from the site, and so dogs would be able to walk safely across the SANG off-lead.

16	Gently undulating topography	A topographical survey has not been provided, but the site is largely flat.	No significant changes to the site's topography are proposed.
17	Access points with signage outlining the layout of the SANGS and routes available to visitors	Not applicable.	A requirement for signage to show walking routes (including links to longer walks using the nearby footpath network) could be secured as part of a Management Plan.
18	Naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. Provision of open water is desirable	There are already areas of non-wooded space and tree cover and the site is adjacent to the River Mole.	The existing mix of wooded and non-wooded spaces could be largely maintained, with grassed pathways and the remainder of the open land left, subject to the ending of the existing agricultural use.
19	Focal point such as a viewpoint or monument within the SANG	Not applicable.	No focal point has been identified.

SANG Assessment

Name and location of proposed SANG	<p>Name: Cobham Park Estate – Option C Address: Land west of Elm Farm, Cobham Grid reference: Easting: 511432 Northing: 159236</p>
Size of the proposed SANGS (hectares), excluding water features	12.09ha
Any current designations on land - e.g. LNR / SSCI	<ul style="list-style-type: none"> • Flood Zone 3b • Grade III/IV agricultural land
Current owners name and address (If there is more than one owner then please attach a map)	The freehold is owned by Dominic Charles Harvey Combe of Cobham Lodge, Cobham, Surrey KT11 3NB
Who manages the land?	Cobham Park Estate
Legal arrangements for the land – e.g. how long is the lease?	<p>The land is owned on a freehold basis.</p> <p>In the event that the land is considered suitable for use as SANG, the site would need to be transferred either to the local authority, or step-in rights agreed for the council or an approved third party, to ensure that it can remain operational in perpetuity.</p>
Is there a management plan?	A management plan has not been produced but would be required prior to acceptance of the SANG by Natural England.
Is the site currently accessible to the public?	No.
Does the site have open access?	No.
Has there been a visitor survey of the site? (If so, please attach)	No, as there is no existing public access to the site.
If there has been no visitor survey, please give an indication of the current visitor levels on site	Not applicable.
Does the site have existing car parking?	No.

Are there any existing routes or paths on the site?	No.
Are there signs to direct people to the site?	No.

Site Quality Checklist

Must/should haves – these criteria are essential for all SANGS

	Criteria	Current	Future
1	Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)	None.	No parking provision on the site has been indicated.
2	Circular walk of 2.3-2.5km	None.	<p>The site is just large enough to accommodate a circular walk of 2.3km but this would leave no space for parking provision. Subject to the landowner's agreement, the site could potentially be combined with Site D to create a longer walk.</p> <p>However, the submission indicates that the existing agricultural use of the land would continue and designation as SANG would not be compatible with this use.</p>
3	Car parks easily and safely accessible by car and clearly sign posted	No existing car park or public access to the site.	Access could be taken from Tilt Road. Car parking facilities would need to be secured within a Management Plan.
4	Access points appropriate for particular visitor use the SANG is intended to cater for	No existing public access to the site.	No access points have been indicated, but access could be taken from Tilt Road. Bridleway 82 runs along the eastern boundary between Sites C and D and could provide pedestrian access.

5	Safe access route on foot from nearest car park and/or footpath	No existing public access to the site.	Pedestrian access could be safely provided from Bridleway 82 east of the site.
6	Circular walk which starts and finishes at the car park	None.	A circular walk of approximately 2.3km could just be accommodated but would be improved if Sites C and D were combined.
7	Perceived as safe – no tree and scrub cover along part of walking routes	The site is mostly grassland, with sporadic trees.	There are no concerns in relation to safety arising from existing tree cover and in fact additional planting may be necessary to provide visual interest.
8	Paths easily used and well maintained but mostly unsurfaced	No existing paths through the site.	Pathways through the SANG would need to be established.
9	Perceived as semi-natural with little intrusion of artificial structures	The site is currently in agricultural use.	Agricultural activities occur on land to the north of the site, but the site itself could take on a semi-natural appearance and is located within a part of the borough which has a relatively rural feel.
10	If larger than 12 ha, then a range of habitats should be present	The site includes grassland, boundary trees and is adjacent to the River Mole.	The existing mix of habitats could be retained, and additional planting would be necessary.
11	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead	There is currently no access for dogs to the site.	The size of the site, and the adjoining land uses (insulated from the public road network) would allow dogs to exercise freely and safely off-lead.
12	No unpleasant intrusions (e.g. sewage treatment smells etc)	There is a possibility of noise or odour disturbance arising from the agricultural use of land to the north.	There is a possibility of noise or odour disturbance arising from the agricultural use of land to the north.

13	Clearly sign posted or advertised in some way	No existing public access to the site.	The SANG could be signposted Tilt Road, and also from the A245 Stoke Road.
14	Leaflets or website advertising their location to potential users (distributed to homes and made available at entrance points and car parks)	No existing public access to the site.	A requirement for leafleting and other advertising could be secured as part of a Management Plan.

Desirable Features

	Criteria	Current	Future
15	Can dog owners take dogs from the car park to the SANG safely off the lead	Dogs do not currently have access to the site.	Dogs would be able to walk safely across the SANG off-lead, subject to the security of access arrangements from Tilt Road.
16	Gently undulating topography	A topographical survey has not been provided, but the site is largely flat.	No significant changes to the site's topography are proposed.
17	Access points with signage outlining the layout of the SANGS and routes available to visitors	Not applicable.	A requirement for signage to show walking routes could be secured as part of a Management Plan.
18	Naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. Provision of open water is desirable	The site is mostly grassland and is adjacent to the River Mole.	Supplementary planting would be needed and could be secured as part of a Management Plan.
19	Focal point such as a viewpoint or monument within the SANG	Not applicable.	No focal point has been identified.

SANG Assessment

Name and location of proposed SANG	Name: Cobham Park Estate – Option D Address: Land south-west of Cobham and Stoke D’Abernon Station Grid reference: Easting: 51205 Northing: 158669
Size of the proposed SANGS (hectares), excluding water features	11.54ha
Any current designations on land - e.g. LNR / SSCI	<ul style="list-style-type: none"> • Flood Zone 3b • Grade III agricultural land
Current owners name and address (If there is more than one owner then please attach a map)	The freehold is owned by Dominic Charles Harvey Combe of Cobham Lodge, Cobham, Surrey KT11 3NB
Who manages the land?	Cobham Park Estate
Legal arrangements for the land – e.g. how long is the lease?	The land is owned on a freehold basis. In the event that the land is considered suitable for use as SANG, the site would need to be transferred either to the local authority, or step-in rights agreed for the council or an approved third party, to ensure that it can remain operational in perpetuity.
Is there a management plan?	A management plan has not been produced but would be required prior to acceptance of the SANG by Natural England.
Is the site currently accessible to the public?	No.
Does the site have open access?	No.
Has there been a visitor survey of the site? (If so, please attach)	No, as there is no existing public access to the site.
If there has been no visitor survey, please give an indication of the current visitor levels on site	Not applicable.
Does the site have existing car parking?	No.

Are there any existing routes or paths on the site?	No.
Are there signs to direct people to the site?	No.

Site Quality Checklist

Must/should have – these criteria are essential for all SANGS

	Criteria	Current	Future
1	Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)	None.	No parking provision on the site has been indicated.
2	Circular walk of 2.3-2.5km	None.	The site is just large enough to accommodate a circular walk of 2.3km but this would leave no space for parking provision. Subject to the landowner's agreement, the site could potentially be combined with Site C to create a longer walk. However, the submission indicates that the existing agricultural use of the land would continue and designation as SANG would not be compatible with this use.
3	Car parks easily and safely accessible by car and clearly sign posted	No existing car park or public access to the site.	Vehicular access to the site is not readily identifiable. This issue could be overcome by combining Sites C and D and using the access to Site C from Tilt Road.
4	Access points appropriate for particular visitor use the SANG is intended to cater for	No existing public access to the site.	No access points have been indicated, Bridleway 82 runs along the western boundary between Sites C and D and could provide pedestrian access.

5	Safe access route on foot from nearest car park and/or footpath	No existing public access to the site.	Pedestrian access could be safely provided from Bridleway 82 west of the site.
6	Circular walk which starts and finishes at the car park	None.	A circular walk of approximately 2.3km could just be accommodated but would be improved if Sites C and D were combined.
7	Perceived as safe – no tree and scrub cover along part of walking routes	The site is mostly grassland, with trees located along the boundaries	There are no concerns in relation to safety arising from existing tree cover and in fact additional planting may be necessary to provide visual interest.
8	Paths easily used and well maintained but mostly unsurfaced	No existing paths through the site.	Pathways through the SANG would need to be established.
9	Perceived as semi-natural with little intrusion of artificial structures	The site is currently in agricultural use.	A train line runs along the site's eastern boundary. Additional boundary planting would be necessary to reduce its visual impact.
10	If larger than 12 ha, then a range of habitats should be present	The site includes grassland, sporadic trees and is adjacent to the River Mole.	The existing mix of habitats could be retained, and additional planting would be necessary.
11	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead	There is currently no access for dogs to the site.	The size of the site, and the adjoining land uses (insulated from the public road network) would allow dogs to exercise freely and safely off-lead.
12	No unpleasant intrusions (e.g. sewage treatment smells etc)	There is a possibility of noise or odour disturbance arising from the agricultural use of land to the north.	There is a possibility of noise disturbance arising from the presence of the railway line to the east.
13	Clearly sign posted or advertised in some way	No existing public access to the site.	The SANG could be signposted from Tilt Road,

			and also from the A245 Stoke Road.
14	Leaflets or website advertising their location to potential users (distributed to homes and made available at entrance points and car parks)	No existing public access to the site.	A requirement for leafleting and other advertising could be secured as part of a Management Plan.

Desirable Features

	Criteria	Current	Future
15	Can dog owners take dogs from the car park to the SANG safely off the lead	Dogs do not currently have access to the site.	Dogs would be able to walk safely across the SANG off-lead.
16	Gently undulating topography	A topographical survey has not been provided, but the site is largely flat.	No significant changes to the site's topography are proposed.
17	Access points with signage outlining the layout of the SANGS and routes available to visitors	Not applicable.	A requirement for signage to show walking routes could be secured as part of a Management Plan.
18	Naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. Provision of open water is desirable	The site is mostly grassland and is adjacent to the River Mole.	Supplementary planting would be needed and could be secured as part of a Management Plan.
19	Focal point such as a viewpoint or monument within the SANG	Not applicable.	No focal point has been identified.

SANG Assessment

Name and location of proposed SANG	Name: Cobham Park Estate – Option E Address: Mill Meadow, south of Mill Road, Cobham Grid reference: Easting: 511103 Northing: 159734
Size of the proposed SANGS (hectares), excluding water features	8.17ha
Any current designations on land - e.g. LNR / SSCI	<ul style="list-style-type: none"> • Flood Zone 3b • Grade IV agricultural land • Adjacent to Park/Garden of Special Historic Interest
Current owners name and address (If there is more than one owner then please attach a map)	The freehold is owned by Dominic Charles Harvey Combe of Cobham Lodge, Cobham, Surrey KT11 3NB
Who manages the land?	Cobham Park Estate
Legal arrangements for the land – e.g. how long is the lease?	<p>The land is owned on a freehold basis.</p> <p>In the event that the land is considered suitable for use as SANG, the site would need to be transferred either to the local authority, or step-in rights agreed for the council or an approved third party, to ensure that it can remain operational in perpetuity.</p>
Is there a management plan?	A management plan has not been produced but would be required prior to acceptance of the SANG by Natural England.
Is the site currently accessible to the public?	No.
Does the site have open access?	No.
Has there been a visitor survey of the site? (If so, please attach)	No, as there is no existing public access to the site.
If there has been no visitor survey, please give an indication of the current visitor levels on site	Not applicable.

Does the site have existing car parking?	No.
Are there any existing routes or paths on the site?	No.
Are there signs to direct people to the site?	No.

Site Quality Checklist

Must/should haves – these criteria are essential for all SANGS

	Criteria	Current	Future
1	Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)	None.	No parking provision on the site has been indicated.
2	Circular walk of 2.3-2.5km	None.	The site is too small to produce a walk of the requisite length. In addition, the submission indicates that the existing agricultural use of the land would continue and designation as SANG would not be compatible with this use.
3	Car parks easily and safely accessible by car and clearly sign posted	No existing car park or public access to the site.	There is no real prospect of providing vehicular access to the site. Even if access could be provided, provision of a car park would consume a significant proportion of the site area, which is already too small to accommodate a walk of the requisite length.
4	Access points appropriate for particular visitor use the SANG is intended to cater for	No existing public access to the site.	Provision of an access bridge would be required to cross the River Mole from Mill Road or from Stoke Road.

5	Safe access route on foot from nearest car park and/or footpath	No existing public access to the site.	Provision of an access bridge would be required to cross the River Mole from Mill Road or from Stoke Road. There is no real prospect of providing a car park on the site.
6	Circular walk which starts and finishes at the car park	None.	The maximum circular walk achievable on the site would be around 1.9km, though this would be a somewhat contrived route.
7	Perceived as safe – no tree and scrub cover along part of walking routes	The site is mostly open, with sporadic tree planting along the northern and eastern boundaries and denser tree cover to the west and south.	The existing mix of spaces could be retained and enhanced.
8	Paths easily used and well maintained but mostly unsurfaced	No existing paths through the site.	Pathways through the SANG would need to be established.
9	Perceived as semi-natural with little intrusion of artificial structures	The site is currently in agricultural use.	The site could take on a semi-natural appearance, with the presence of the River Mole providing some buffer to the busy A245 to the north and east.
10	If larger than 12 ha, then a range of habitats should be present	The site includes grassland, wooded areas and is adjacent to the River Mole.	The existing mix of habitats could be retained and enhanced.
11	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead	There is currently no access for dogs to the site.	The size of the site, and the adjoining land uses (insulated from the public road network) would allow dogs to exercise freely and safely off-lead.
12	No unpleasant intrusions (e.g. sewage treatment smells etc)	There is a possibility of noise or odour disturbance arising from	There is a possibility of noise disturbance arising

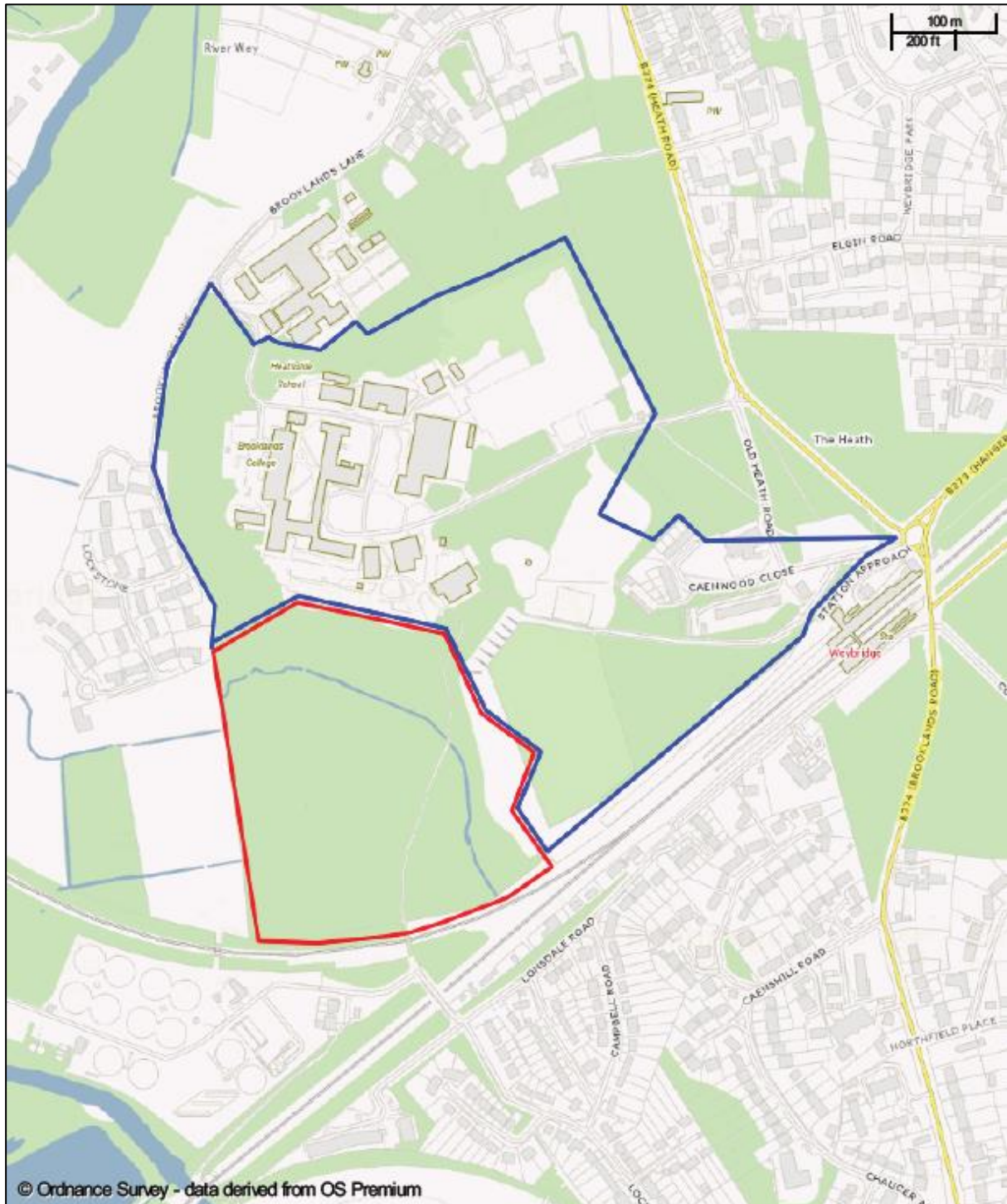
		the agricultural use of land to the south, and on occasion from events held at Painshill Park.	from the busy A245 to the north and east of the site.
13	Clearly sign posted or advertised in some way	No existing public access to the site.	The SANG could be signposted from the A245 Mill Road and Stoke Road.
14	Leaflets or website advertising their location to potential users (distributed to homes and made available at entrance points and car parks)	No existing public access to the site.	A requirement for leafleting and other advertising could be secured as part of a Management Plan.

Desirable Features

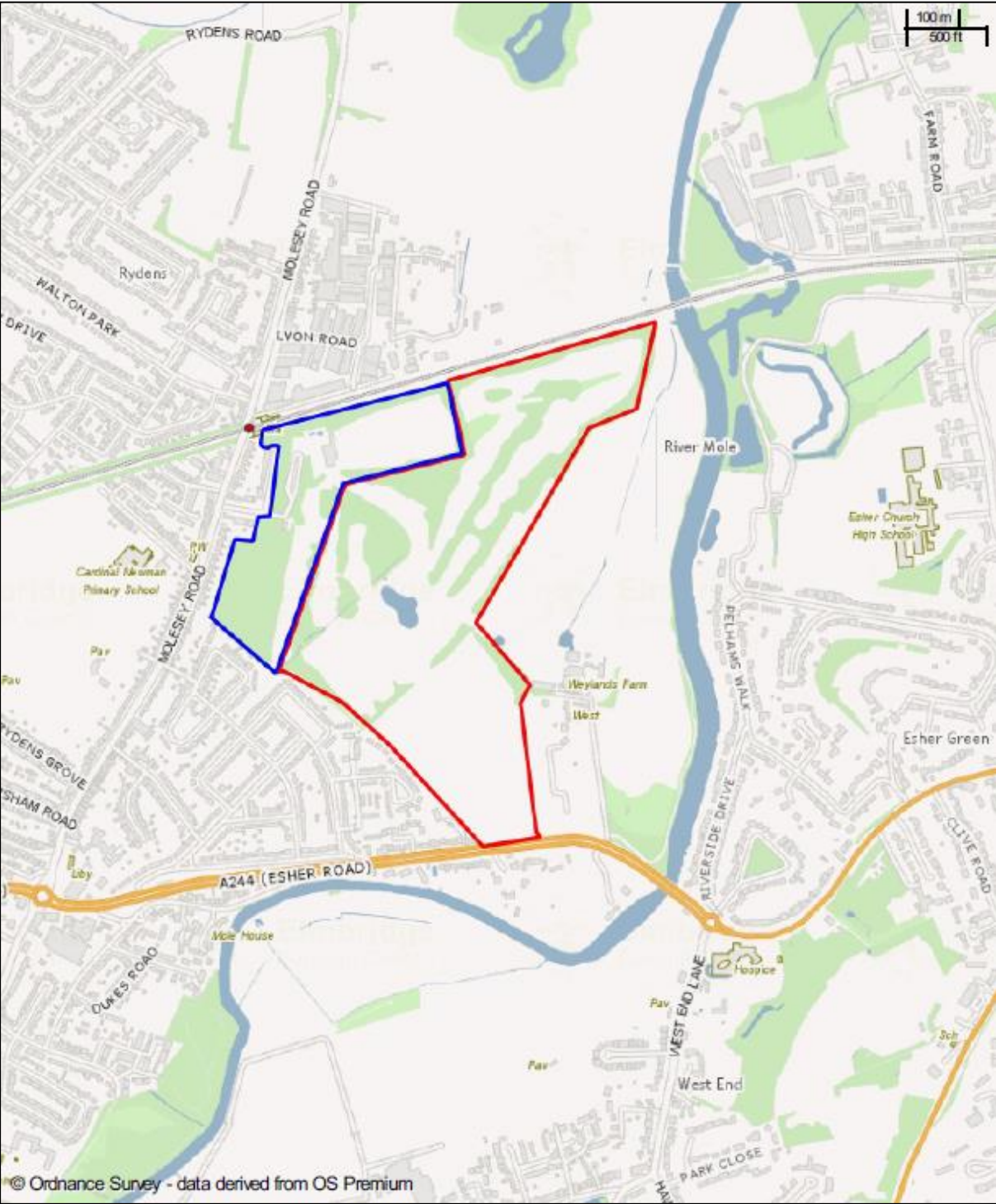
	Criteria	Current	Future
15	Can dog owners take dogs from the car park to the SANGS safely off the lead	Dogs do not currently have access to the site.	Dogs would be able to walk safely across the SANG off-lead.
16	Gently undulating topography	A topographical survey has not been provided, but the site is flat.	No significant changes to the site's topography are proposed.
17	Access points with signage outlining the layout of the SANGS and routes available to visitors	Not applicable.	A requirement for signage to show walking routes (including links to longer walks using the nearby footpath network) could be secured as part of a Management Plan.
18	Naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. Provision of open water is desirable	There are already areas of non-wooded space and tree cover and the site is adjacent to the River Mole.	Supplementary planting may be necessary and could be secured as part of a Management Plan.
19	Focal point such as a viewpoint or monument within the SANG	Not applicable.	No focal point has been identified.

Appendix 6 – Location plans for assessed sites

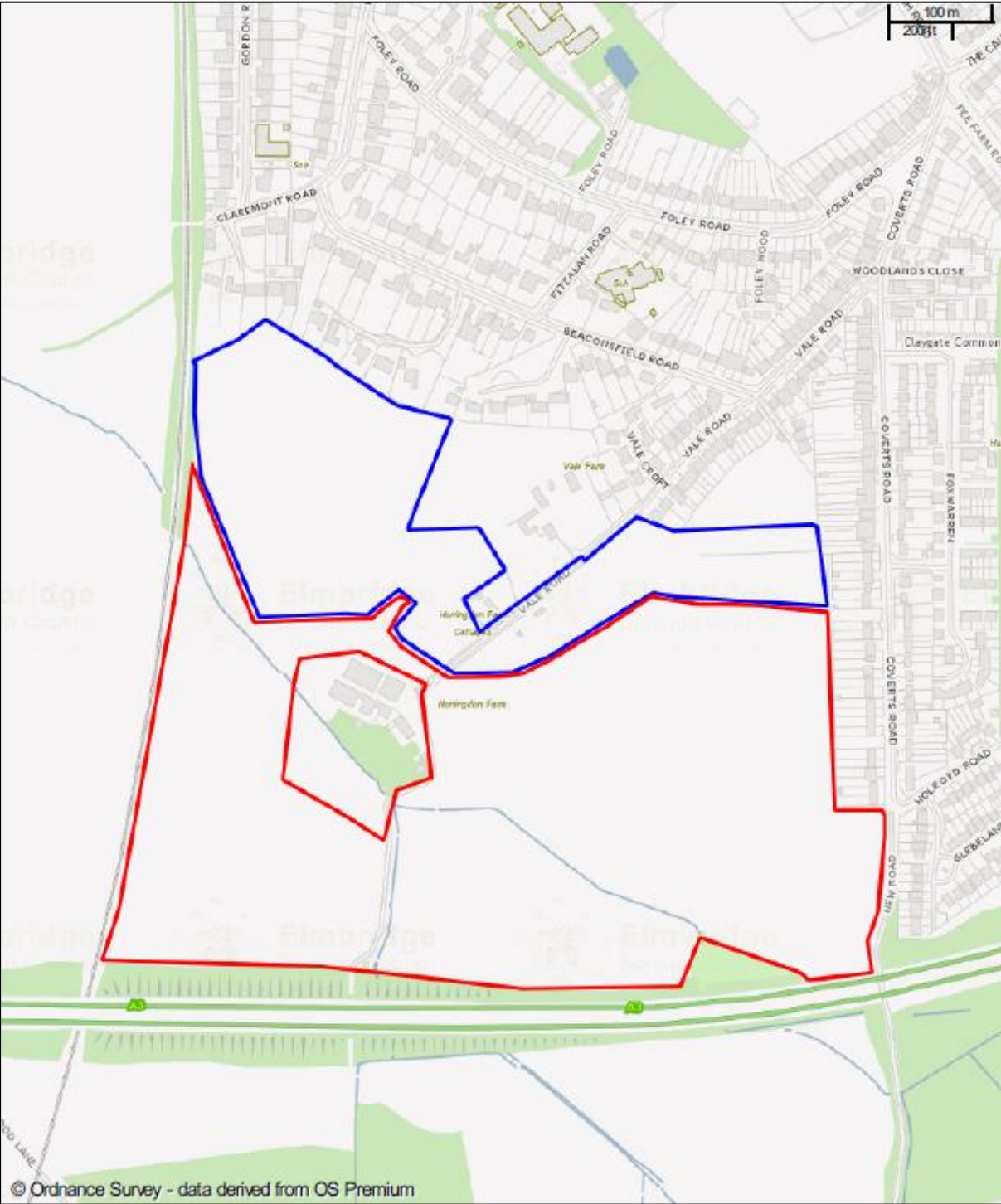
Potential SANG at Brooklands College



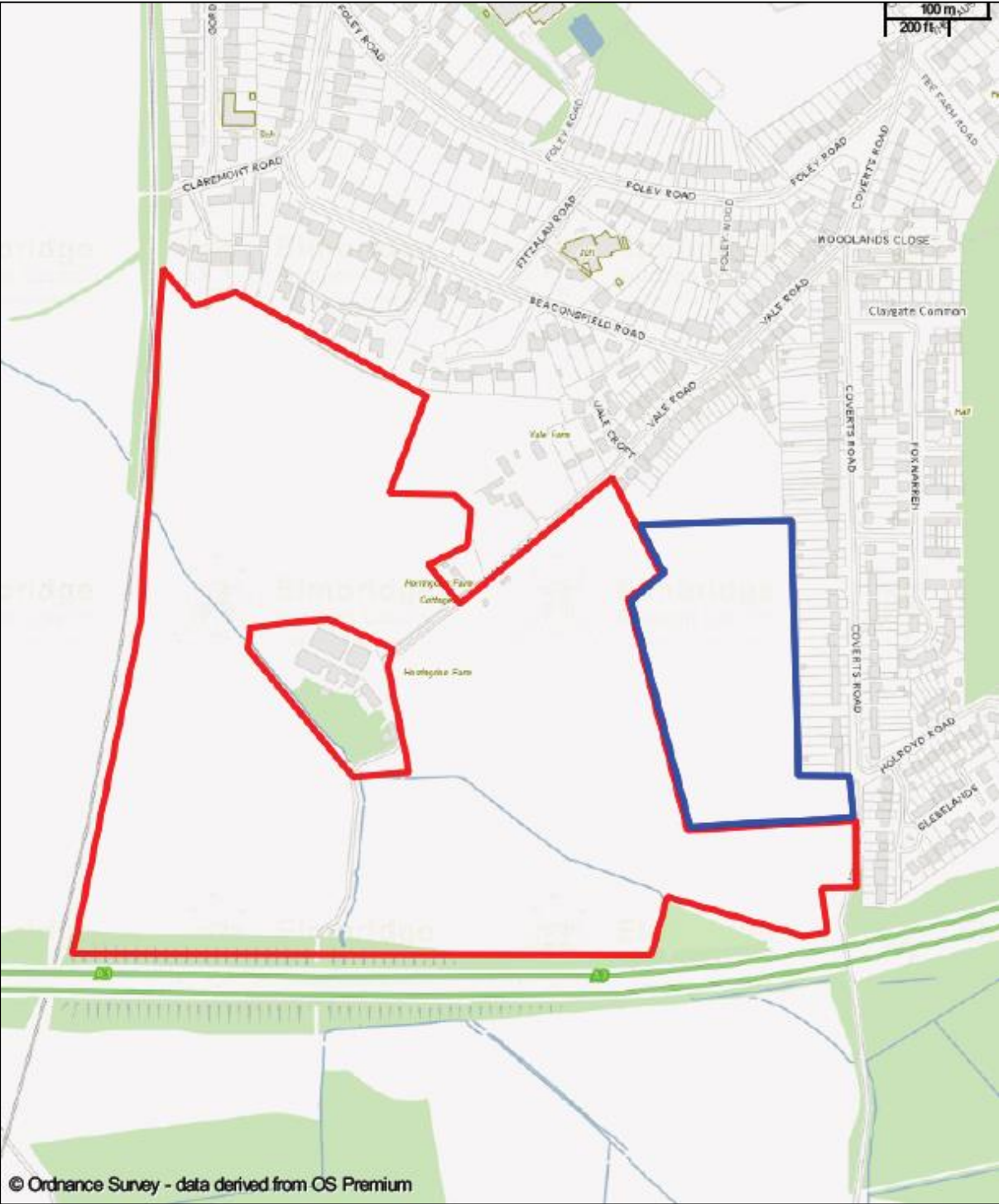
Potential SANG at Hersham Golf Club



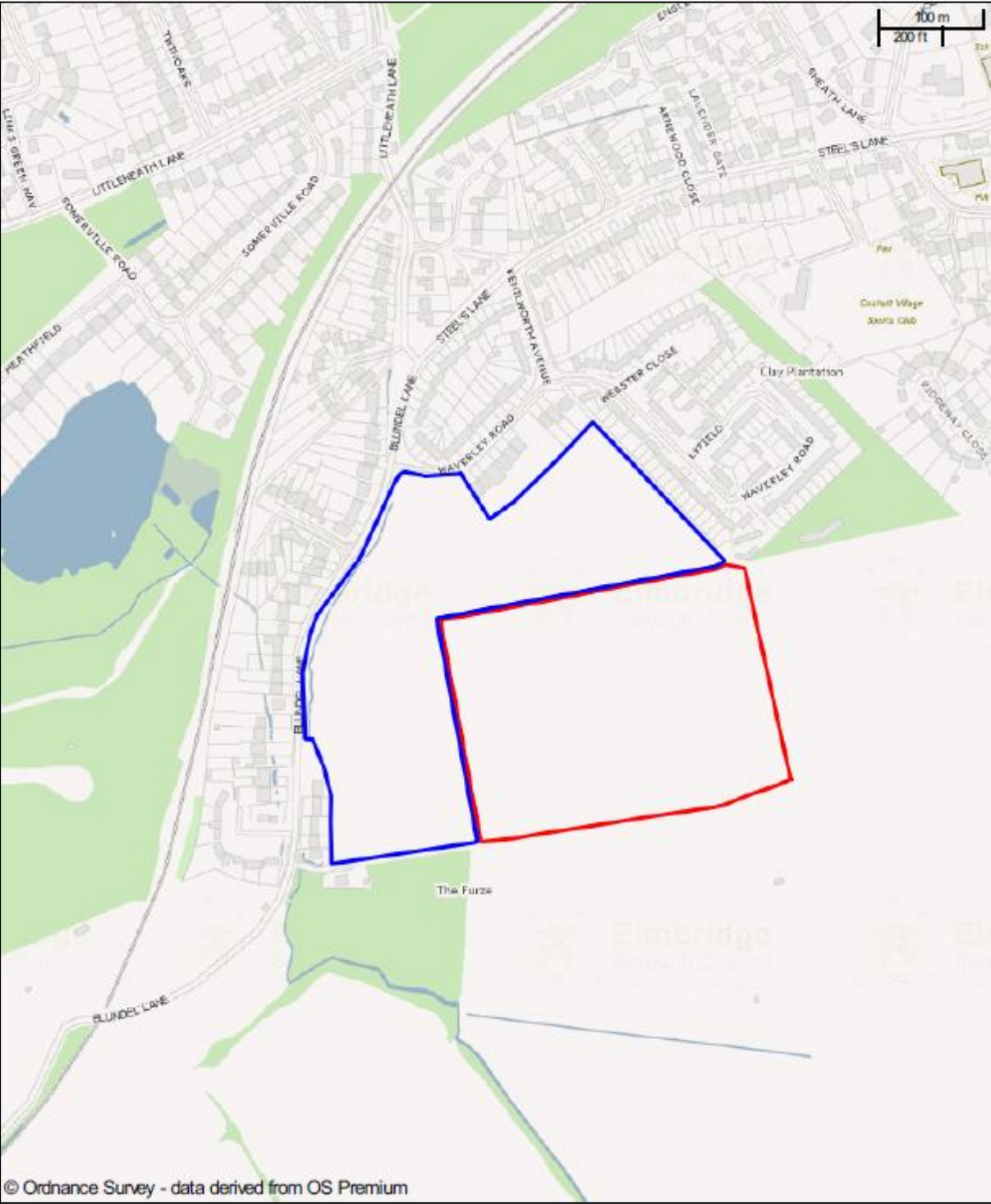
Potential SANG at Horrington Farm – Option A



Potential SANG at Horrington Farm – Option B



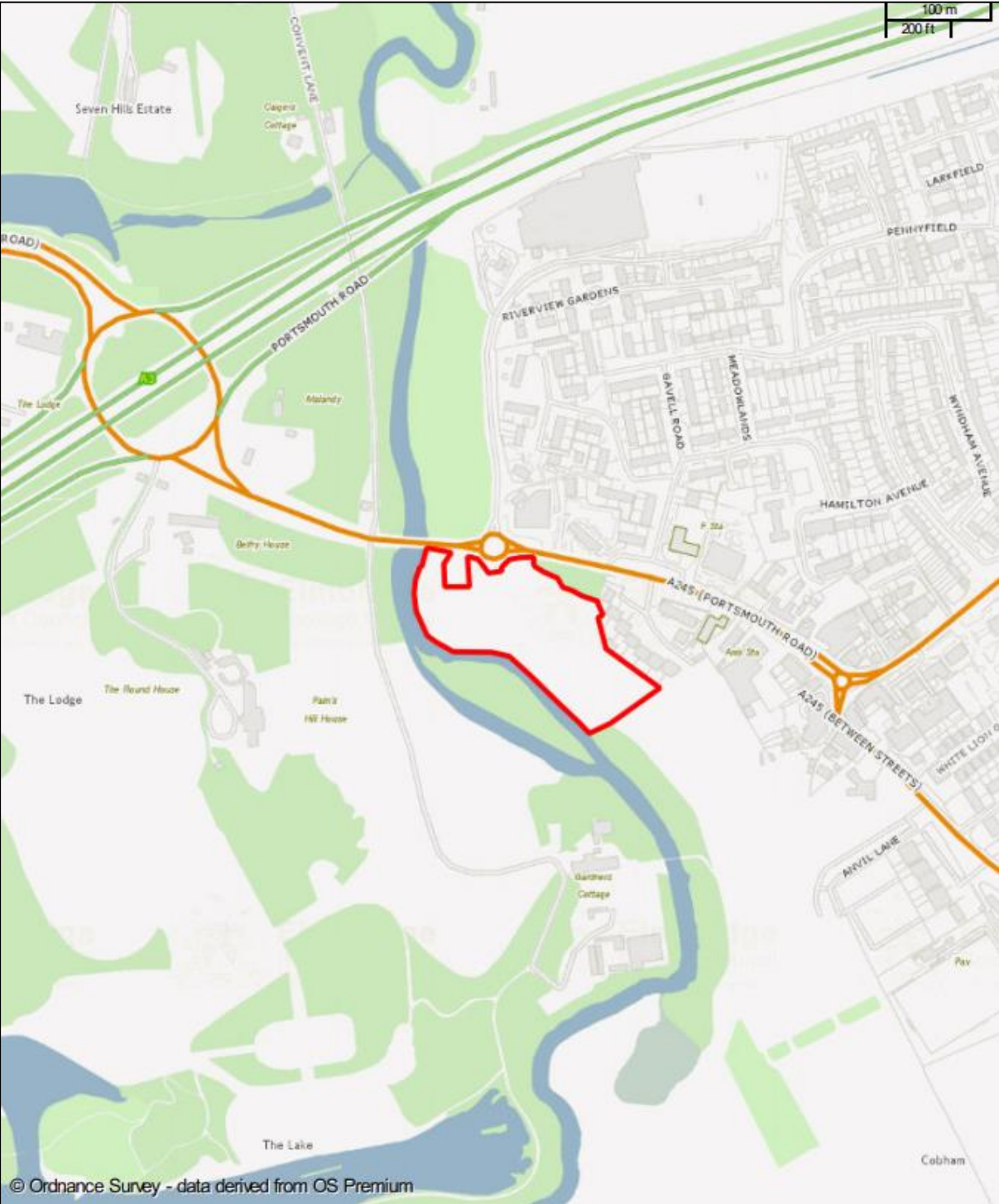
Potential SANG at Land East of Blundel Lane



Potential SANG at Land east of Molesey Road



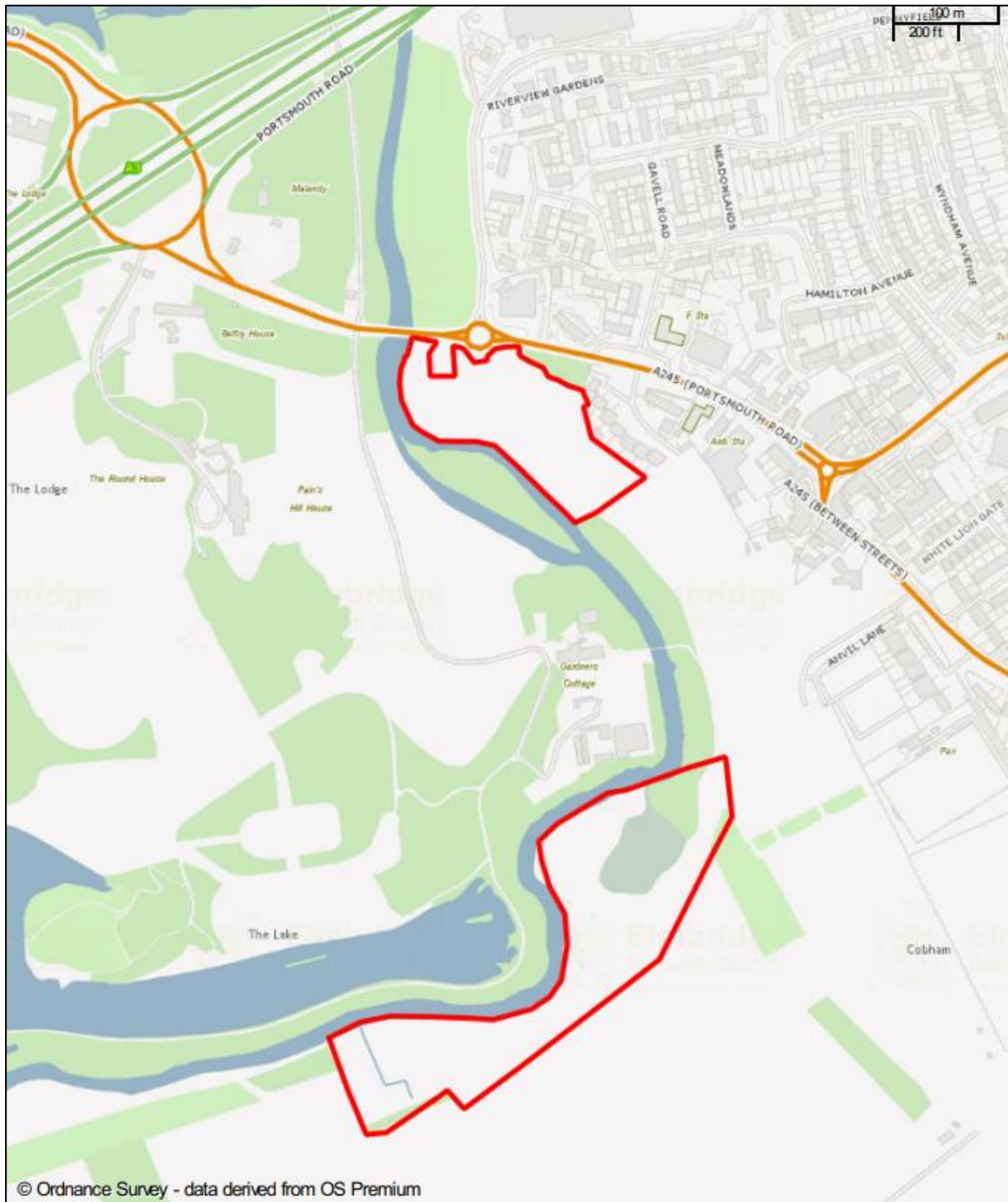
Potential SANG at Land south of Portsmouth Road



Potential SANG at Land south of Painshill Park



Potential SANG at Land south of Portsmouth Road and Land south of Painshill Park



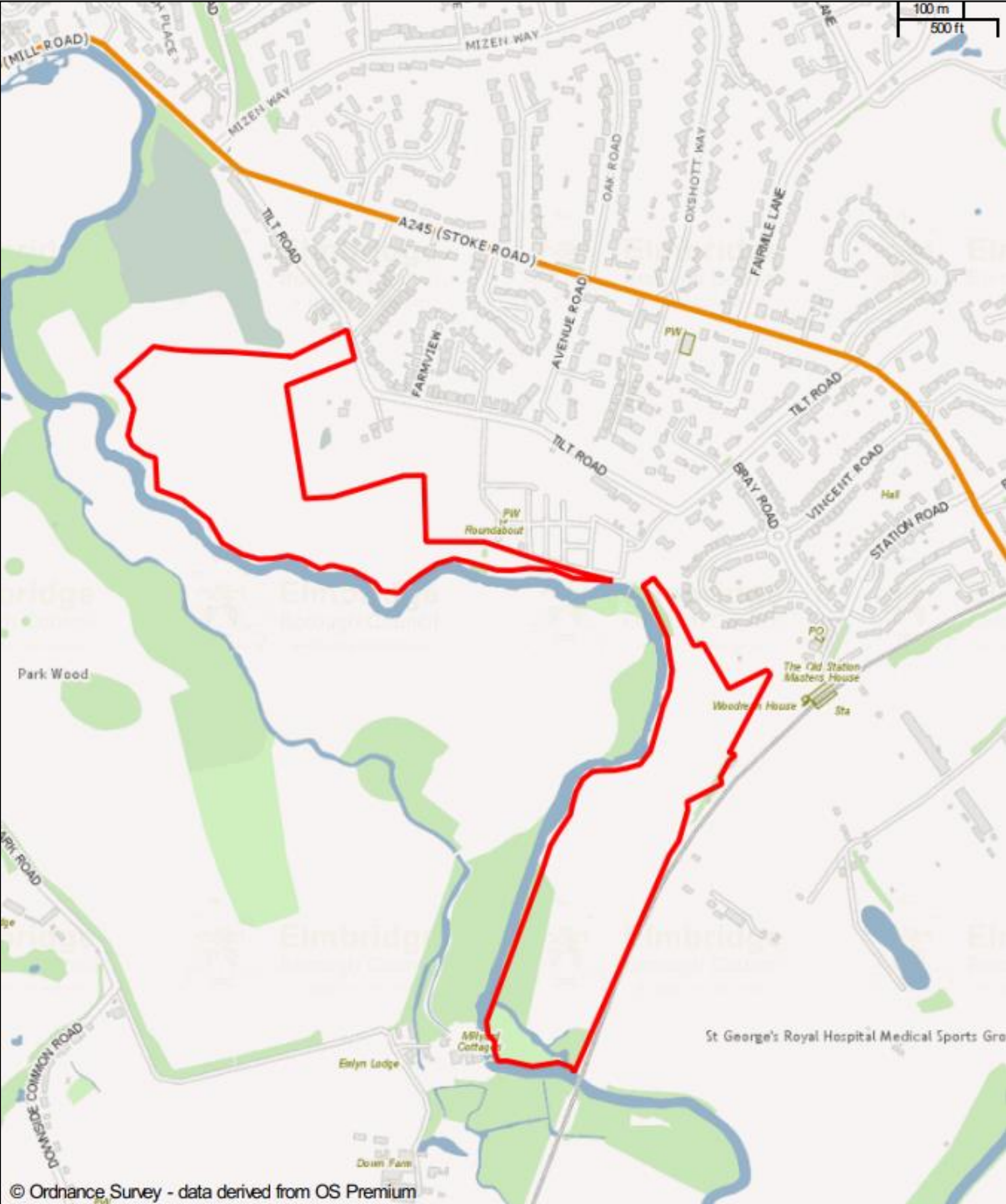
Potential SANG at Land west of Elm Farm



Potential SANG at Land south of Cobham and Stoke D'Abernon railway station



Potential SANG at Land west of Elm Farm and Land south of Cobham and Stoke D'Abernon railway station



Potential SANG at Mill Meadow, south of Mill Road

