

**LONGCROSS GARDEN VILLAGE STEERING GROUP 4: LANDSCAPE, ECOLOGY AND  
COMMUNITY FACILITIES  
13TH FEBRUARY 2019**

**PROJECT TEAM ATTENDEES:**

Sammie Bryans, Crest Nicholson  
Jon Greenfield, Crest Nicholson  
James Merchant, Crest Nicholson  
John Murdoch, Murdoch Wickham  
Ben Kite, EPR  
Laura Gravestock, EPR  
Catherine Senda, Curtin&Co  
Phil Corthorne, Curtin&Co

**COUNCIL AND COMMUNITY ATTENDEES:**

Cllr John Furey  
Cllr Parshotam Sohi  
Cllr Carol Manduca  
Cllr Neill Rubidge  
Steve Fry, former-Chobham Common Ranger  
Theresa Burton, Longcross resident and Save Christ Church Longcross campaign  
Don Whyte, Lyne Residents Association  
Andrew Willgoss, Bagshot Society  
Ken Anckorn, Surrey Wildlife Trust  
Sean Moynagh, Chobham Society  
Rev Simon Vibert, Christ Church Virginia Water  
Arlene Mitcham, Egham resident

**MEETING STRUCTURE:**

1. As a number of new representatives attended this session, introductions were made around the room.
2. A presentation was then given which focused on three key areas:
  - a. Landscape and green spaces strategy
  - b. Ecology
  - c. Community facilities
3. Questions were raised and points discussed throughout the meeting.

## LANDSCAPE QUESTIONS:

**Question:** Will the Trumps Green SANG be extended up to the boundary of the M3?

**Answer:** No, the Longcross North SANG does extend to the boundary of the M3, but the Trumps Farm SANG will remain covering the area as has been shown on the plans to date.

**Question:** Will Chertsey Common be further developed as the development progresses across the site?

**Answer:** Yes. There is a complex choreography relating to the phased delivery of SANGs so that they are attractive places for people to visit and the amount of SANG being provided reflects the number of homes being built.

Chertsey Common SANG is in its early stages and will develop and mature over the coming years. As the land has been used for a range of activities throughout history, the main arable area is being taken from a base of relatively low ecological interest to one of greater diversity for plants and animals. Part of the proposed Chertsey Common SANG is also a mature woodland which will provide “established” habitats that will be retained and managed to increase biodiversity opportunities.

**Question:** Will new habitats be brought forward and be mature ahead of the translocation of species?

**Answer:** Due to the scale of the SANGs, planting has focused on bringing in young plants and trees which will mature for species to be translocated. There are a number of other locations across the site which consist of more established landscapes suitable for ecological habitats.

**Question:** How does Crest intend to ensure that the SANG serves its purpose of deterring people from using the Chobham Common SPA?

SANG design will be agreed with Natural England and follow their creation guidelines (an evidence-based document outlining key features that are considered desirable and attractive to draw visitors away from Chobham Common SPA). Contributions to the Strategic Access Management and Monitoring (SAMM) project also go to funding the SPA-wide monitoring of visitors and SANG effectiveness.

More widely across Longcross South, the landscape design has been structured to encourage large green corridors which link a range of types of green open spaces, including a number of SANGs which total over 40ha in size. Following the routes of the green corridors will encourage residents away from Chobham Common and towards the SANGs provided on site. Crest Nicholson are currently progressing the pedestrian network on site and as part of the designs will seek to discourage those on site from travelling towards the SPA and instead to encourage utilising the network of green spaces on site.

Crest will also produce a brochure for new residents which will encourage them to use the SANGs, explain their purpose and promote the benefits as well as installing signage to the on-site green spaces.

**Question:** Which will be the next SANG brought forward and where will it be?

**Answer:** The woodland located at the northern edge of Chertsey Common is likely to be the next SANG brought forward (see plan attached to this email). As it is mature woodland it will address some

of the issues which have been raised about the time it takes to bring new SANGs forward. This will provide a mature landscape for the first residents in the new homes to enjoy from the outset.

**Question:** What is the walking distance from the homes in the far west of the site to the main SANG on the east at Chertsey Common?

**Answer:** There are a number of areas of the site planned to provide additional SANG at Longcross South. As part of the proposed strategy a SANG is located to the far west of the site with an area of c.2.4 ha as well as in the centre of the site. The diverse network of SANG areas interlinked by the green network of open space will mean that all homes have access to sizable green spaces in a short distance which is in keeping with the Garden Village Principles. In addition, there are green walking and cycling routes throughout the site and a range of play spaces, sports facilities and allotments.

The walking distance from the westernmost residential properties to the Chertsey Common SANG area will be approximately 1.4kn, or around 15 minutes.

**Question:** How will the maintenance of the SANGs be funded?

**Answer:** A management company has been set up to manage the SANG on site which is paid for through service charges collected from new residents. The service charge from the new residents will be used to ensure on-going, high quality maintenance of all open spaces.

## ECOLOGY QUESTIONS:

**Question:** How close can the development be to the SPA?

**Answer:** There is a 400m buffer zone which is required from the edge of the SPA and which no additional (i.e. net increase in) residential development can take place within. This is to prevent the impacts on the qualifying features of the SPA (ground nesting birds and heathlands) associated mainly with disturbance from recreational pressure (EG: dog walkers) and predation from cats.

**Question:** How will the species planted on site be determined?

**Answer:** Research into the historical ecology of the area and extant local habitats of ecological value will be used to inform appropriate planting and habitat creation that is suitable for the local soil types and geology.

**Question:** How will wildlife be encouraged to migrate onto the site?

**Answer:** A diverse range of habitats (retained and created), such as waterbodies, grasslands, scrub, woodland, species-rich grassland etc. will encourage wildlife on to the site. Permeability of the site to wildlife will be achieved through the network of green links and spaces that will also serve as wildlife corridors. A sensitive lighting strategy will maintain permeability for nocturnal and crepuscular species. In addition, bat boxes, bird nesting boxes and other wildlife-supporting measures will be included to provide safe and attractive habitats.

## COMMUNITY FACILITIES QUESTIONS:

**Question:** What education facilities will be provided on site?

**Answer:** The school provided will be a primary school, as Surrey County Council requires, with contributions being made towards the expansion of surrounding secondary schools. The statements made by members of the steering group regarding the need for a new secondary school were noted and these will be raised with Surrey County Council as the local education authority at the next meeting with them. Crest Nicholson will not be granted planning consent until the education authority is satisfied that the needs of all of the children who will live at Longcross have been met.

**Question:** What community facilities will be provided at Longcross North until the wider Longcross Garden Village is built?

**Answer:** The Discovery building at Longcross North which is coming forward will potentially include a new café/deli which will provide a focal meeting point and place to socialise.

The Discovery building will be constructed over the next 18 months with a planned completion of mid-2020.

In addition, there is a SANG and a village green with sports facilities already installed at Longcross North as additional community benefits.

**Question:** What will be included in the district centre as part of the Longcross South proposals?

**Answer:** The hub will potentially include a convenience store, a small number of other retail/service offerings such as a hairdresser, a family pub which serves food, a nursery, a community centre with potential for leisure and faith opportunities. The district centre will be the subject of detailed consultation with the local community and key stakeholders at a point in time in the future during the reserved matters planning process. There is sufficient flexibility within the outline parameters to ensure a range of uses could be delivered in the future to serve the new and existing residents of Longcross.

**Question:** How large will the convenience store be?

**Answer:** The store is likely to be c. 4,000 sq ft, which is a high street convenience store and comparable in size to a Little Waitrose, Co-op or Sainsbury's Local. This is to ensure that it does not have Sunday trading restrictions and also due to the fact that market appraisals have generated no interest in a larger store.

**Question:** Will there be parking in the commercial area?

**Answer:** Yes, it has been masterplanned to include parking as required which will enable residents and visitors to access the facilities easily and at their convenience. It will also be well-served by pedestrian and cycle routes.

**Question:** Will there be a spiritual space on site?

**Answer:** There is the potential for a multi-faith space within the proposed community centre which would be open to all who wish to use it. We will continue to engage with the community to understand the demand for faith space.

**Question:** Will there be a doctors' surgery or health centre on site?

**Answer:** Crest has been investigating the possibility of health provision on site with the CCG. However, their recommendation is that contributions should be made to surrounding surgeries. Crest will continue dialogue with the CCG, LPA and other stakeholders to explore opportunities on site.

**Question:** When will the improvements to Longcross Station be made and the frequency of service increased?

**Answer:** There is a new timetable operating from May and Southwestern has committed to increasing the frequency of trains stopping at Longcross to every 30 minutes up until 9pm by the end of the calendar year. Network Rail still needs to approve this, but there is currently no suggestion that they would cause an obstruction.

Contributions to the Station upgrade have already been handed over by Crest and it is understood that design work is underway to establish what improvements are capable of being made to the existing facilities in accordance with the broad specification contained in the S106 agreement.

**Question:** Will there be parking at Longcross Station?

**Answer:** Yes, there will. How many spaces will provided will be agreed with Network Rail and the local authorities. It will take into account the fact that there will be station shuttles provided for residents on site, as well as pedestrian and cycle routes to and from the station.