

APPENDIX 2.

Evidence relating to the LUC report in relation to suggested locations of SANGS.

- **Letters to South East Regional Assembly.**
- **Table 1. Sites Identified.**

3.B2/TR

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22 August 2006

David Payne
Planning Manager
South East England Regional Assembly
Berkeley House
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Dear David

Re.: Thames Basin Heaths SPA: Audit and Assessment of Land to Mitigate Effects of Housing Development

Further to my letter of 8 August, and your email response of the same day, I am writing to provide more detail on the individual sites suggested in Land Use Consultant's report as potential SANGS (Suitable Accessible Natural Green Space) in Rushmoor. The sites listed in LUC's Report Appendix Five which are either in Rushmoor or owned by Rushmoor Borough Council are indicated in the attached list, Table 1.

As you can see from Table 1 of the 14 sites suggested by LUC as potential SANGS in Rushmoor only four are considered by Rushmoor to have such potential. I have also attached the table completed by Rushmoor Borough Council for LUC at the end of June, confirming our view of these sites that were put forward by LUC at the final draft stage of the report.

On 9 August Rushmoor officers met with Cathy Evans of GOSE to discuss the SPA. At this meeting it was agreed that GOSE would broker and facilitate a meeting between officers from English Nature and Rushmoor to discuss potential SANGS. Cathy has subsequently indicated that English Nature is keen to arrange such a meeting for the beginning of September.

With Guildford Borough Council also having expressed similar concerns regarding the potential SANGS sites identified in its Borough by the LUC Report, Rushmoor has serious concerns that the results of this desk-top exercise provide a misleading impression of the availability of open space mitigation and how successful it is likely to be in unblocking the housing supply in the 11 local authorities most directly affected by the Thames Basin Heaths Special Protection Area.

Yours sincerely

Tim Richings
Planning Policy and Conservation Manager
Rushmoor Borough Council

cc. Gerald Howarth MP
Rob Cameron (English Nature)
Lesley Creedon (GOSE)
SPATBOL Authorities' Heads of Planning Policy

Table 1
Sites Identified as Potential SANGS for Rushmoor

Site Name	District	Area	Degree of Naturalness Indicated by LUC	RBC Comments
Rowhill Copse	Waverley	20 - 40 ha	High	Has potential, owned by RBC but is sited in Waverley
Part of Hawley Wood	Rushmoor	2 - 4 ha	High	Is immediately adjacent to the SPA and likely to encourage additional use of the SPA
Site No. 464 – Southwood Woodlands (?)	Rushmoor	Over 40 ha	High	Agree with Southwood Woodlands, which has been used as mitigation for Westgate
Queens Parade	Rushmoor	Over 40 ha	Low (with high potential)	MoD owned and they have indicated they will not be releasing sites for mitigation. Predominantly grass and includes playing fields.
Farnborough Abbey	Rushmoor	12 - 20 ha	Low	Private access only
Hollybush Hill	Rushmoor	4 – 12 ha	High	Has previously been identified for AUE mitigation and suggested by EN as not of sufficient quality
Grange Primary school playing field/DVLA site	Rushmoor	4 – 12 ha	Low (with high potential)	Includes school playing fields
King George V playing fields	Rushmoor	4 – 12 ha	Low	Park and grassed playing fields
Brickfields Country Park	Rushmoor	2 – 4 ha	High	Semi-natural greenspace, has potential
Napier Gardens	Rushmoor	2 – 4 ha	Low (with high potential)	Urban park
Cove Brook	Rushmoor	2 – 4 ha	Medium	May have potential provided such linear spaces are considered acceptable. EN has indicated previously that such areas are not acceptable as SANGS
Rectory Road playing fields	Rushmoor	2 – 4 ha	Low	Grassed park and playing fields
Aldershot Park	Rushmoor	20 – 40 ha	Low	Grassed park and playing fields, includes, lido, cricket ground, crematorium, sports ground
Cove Green	Rushmoor	2 – 4 ha	Low (with high potential)	Grassed park and playing field

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Tim Richings

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8 August 2006

Dear David

Re.: Thames Basin Heaths SPA: Audit and Assessment of Land to Mitigate Effects of Housing Development

Thank you for your letter of 1 August 2006 re. the above. Having considered the list of potential SANGS sites affecting Rushmoor identified by LUC in Appendix Five Rushmoor has significant concerns about giving the findings of the study any weight.

We were consulted for a second time by LUC on potential SANGS sites in Rushmoor at the beginning of July, which I replied to LUC by email on 4 July, and copied to you. Of the sites in the LUC draft list RBC suggested that only four had potential as SANGS for use as open space mitigation. Those that we discounted we considered unsuitable, either because they are in private ownership, located immediately adjacent to the SPA, or are public or school playing fields with football, rugby and/or cricket pitches.

Of these sites that we identified as having no potential as SANGS ten have been included in the final report (Appendix 5), albeit they have been attributed as having a low degree of naturalness.

We will be writing to English Nature to discover whether they would agree to such sites being included as potential SANGS, but it would be contrary to previous advice they have provided to us, and the definition of SANGS given in their Delivery Plan. If such sites are considered appropriate then Rushmoor has many other such sites and why have these not been included? There is no explanation as to why certain sites have been retained and other similar sites excluded.

At this stage this report as it stands only adds to the confusion surrounding the SPA and it is essential that Local Planning Authorities and others have the opportunity to comment formally on the report, as recommended by LUC in the first bullet point of their recommendations in para.6.21 of the report.

Yours sincerely

Tim Richings
Planning Policy and Conservation Manager
Rushmoor Borough Council

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