



# The capacity and catchments of Suitable Alternative Natural Greenspace (SANG) in Hart District

October 2022

## Introduction

1. SANGs are semi-natural public open spaces that mitigate the impact of new homes on the SPA (the Thames Basin Heaths Special Protection Area) by providing land that can be used for recreation as an alternative to visiting the TBHSPA.
2. This document sets out:
  - the amount of mitigation capacity remaining at current and future SANGs in Hart (in terms of number of persons arising from new development)
  - the locations of the SANG and their catchments, which depend on their size (development proposals for 10 or more homes that need SPA mitigation must be within the catchment of the SANG being used for mitigation).

**Table 1: Council-controlled SANG with current or future capacity** (figures in ‘persons’ at 7<sup>th</sup> October 2022)

SANG	Current or future?	Total SANG capacity	Capacity required by developer	Capacity used in Rushmoor	Capacity used in Surrey Heath	Capacity used in Hart	Remaining capacity (persons)
Bramshot Farm	Current	4,188	n/a	923	313	1,664	<b>1,288</b>
Whitewater Meadows, North-East Hook	Current	1,524	1,427	0	0	30	<b>67</b>
Hawley Park Farm, Hawley	2023/24	2,054	386	0	0	0	<b>1,668</b>
Grove Farm, West of Fleet	2023/24	1,390	1,241	0	0	0	<b>149</b>
Moulsham Lane, Yateley	2024/25	637	358	0	0	0	<b>279</b>
Albany Park North/ Poulters Meadow	2024/25	2,078	642	0	0	0	<b>1,436</b>
<b>Totals</b>		<b>11,871</b>	<b>4,054</b>	<b>923</b>	<b>313</b>	<b>1,964</b>	<b>4,887</b>

**Notes:**

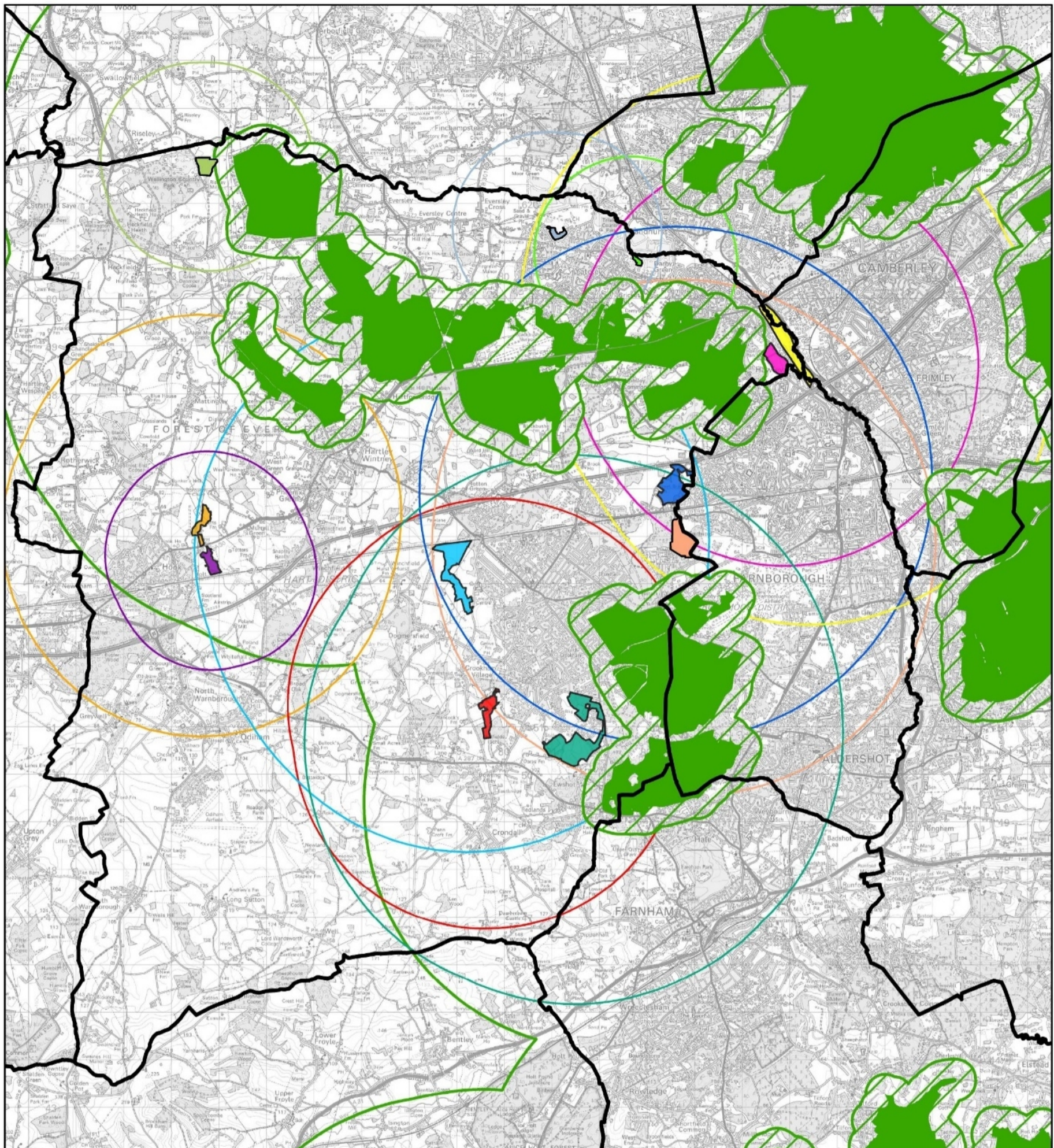
1. The Council currently has an agreement with Rushmoor Borough Council that 3,600 persons of capacity (in total) from Bramshot Farm and Hawley Park Farm SANGs can be used to mitigate developments in Rushmoor. Rushmoor has used 923 persons capacity and currently has access to a further 2,677 persons from both SANG. Remaining capacity across both SANGs is 2,956 persons, which leaves Hart with 279 persons (around 116 homes).
2. Grove Farm SANG is an extension to the Hitches Lane SANG. The figures shown include capacity needed to mitigate phases 3, 4 and 5 at Land North of Netherhouse Copse which is subject to planning permission (21/02782/OUT).
3. Moulsham Lane SANG is open to the public but not yet adopted by the Council and not yet available for other developments to use as mitigation.

**Table 2: SANG that is either at capacity, or outside the Council's control (capacity figures in 'persons')**

<b>SANG</b>	<b>Total SANG capacity</b>	<b>Capacity used by developer</b>	<b>Capacity used in Rushmoor</b>	<b>Capacity used in Surrey Heath</b>	<b>Capacity used in Hart</b>	<b>Remaining capacity (persons)</b>
Bassetts Mead, Hook	1,325	0	0	0	998	<b>327</b>
Crookham Park	8,115	3,469	0	0	1,370	<b>3,276</b>
Riseley	1,425	214	0	0	0	<b>1,211</b>
Hitches Lane	2,587	1,068	0	0	1,519	<b>0</b>
Hawley Meadows and Blackwater Park	1,137	0	386	386	365	<b>0</b>
Swan Lakes	555	250	0	305	0	<b>0</b>
Sandhurst Road	250	250	0	0	0	<b>0</b>
Dilly Lane/ QE2 Fields	750	750	0	0	0	<b>0</b>
Hartland Village	3,337	3,337	0	0	0	<b>0</b>

**Notes:**

1. Bassetts Mead is owned by Hook Parish Council, figures correct at October 2022
2. Crookham Park and Riseley are privately owned, figures correct at 6<sup>th</sup> October 2022
3. A new private SANG was granted permission at Land South Of Eversley Road And East Of Marsh Lane Marsh Lane Eversley (20/02308/FUL)



- |                               |  |                                |
|-------------------------------|--|--------------------------------|
| District Boundaries           | North East Hook SANG                   | Riseley SANG                   |
| SPA                           | North East Hook 4km catchment          | Riseley 2km catchment          |
| SPA 400m Inner Exclusion Zone | Albany Park SANG                       | Moulsham Lane SANG             |
| SPA 5km Zone of Influence     | Albany Park 4km catchment              | Moulsham Lane 2km catchment    |
| Hawley Meadows SANG           | Hawley Park Farm SANG                  | Sandhurst Road SANG            |
| Hawley Meadows 5km catchment  | Hawley Park Farm 4km catchment         | Sandhurst Road 2km catchment   |
| Bassetts Mead SANG            | Bramshot Farm SANG                     | Hartland Village SANG          |
| Bassetts Mead 2km catchment   | Bramshot Farm 5km catchment            | Hartland Village 5km catchment |
| Crookham Park SANG            | Edenbrook and Grove Farm SANG          |                                |
| Crookham Park 5km catchment   | Edenbrook and Grove Farm 5km catchment |                                |

0 1 2 Kilometers

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