



# **SANG capacity in Hart (*Suitable Alternative Natural Greenspace*)**

**1 October 2025**

## **Introduction**

1. This document sets out:
  - the amount and availability of mitigation capacity at SANGs in Hart District at 1 October 2025 (and is therefore subject to change).
  - the locations of the SANGs and their catchments areas.
2. **If you wish to check the latest capacities for Council-controlled SANG, or if you wish to purchase SANG capacity from the Council to mitigate a residential development, please contact [sang@hart.gov.uk](mailto:sang@hart.gov.uk).**
3. **Also see [Criteria to access Council owned or controlled Suitable Alternative Natural Greenspace](#) and the Council's [SANG tariff](#).**

## **Background**

4. SANGs are publicly accessible semi-natural green spaces funded by residential development. They provide an alternative to placing additional visitor pressure on the Thames Basin Heaths Special Protection Area (see Policy NBE3 in the [Hart Local Plan 2032](#)).
5. Each SANG has a finite 'capacity' to mitigate development. SANG capacity is measured in terms of the number of persons generated by new residential development that it can mitigate. Generally, the total capacity of a SANG to mitigate developments will depend on its size.
6. Development proposals for 10 or more homes that need SPA mitigation must be within the catchment of the SANG being used for mitigation. SANG catchments vary in size depending on the size of the SANG. The SANGs locations and their catchments are shown on the map at page 5.
7. Some SANGs in Hart are in the District Council's control. Others are privately owned or owned by another public body such as a town or parish council.
8. The Council can only allocate/sell SANG capacity where it controls the SANG.

## Council-controlled SANG

9. Table 1 sets out the capacity position for *Council-controlled* SANG.

**Table 1: Council-controlled SANG with current or future capacity at 1 October 2025 (figures in ‘persons’)**

SANG	Current or future?	Comment	Total SANG capacity	Capacity required by developer	Capacity used in Hart	Capacity used in Rushmoor	Capacity used in Surrey Heath	Remaining capacity
<b>Bramshot Farm</b>	Current	Shared with Rushmoor and Surrey Heath Borough Councils. Open to the public and available for other developments to use as mitigation.	4,188	n/a	1,698	1,063	646	<b>781</b>
<b>Whitewater Meadows, North-East Hook</b>	Current	Open to the public and available for other developments to use as mitigation.	1,524	1,427	47	0	0	<b>50</b>
<b>Grove Farm, West of Fleet</b>	Current	Open to the public and available for other developments to use as mitigation. Indicative figures, see paragraph 12 below.	1,390	1,180	0	0	0	<b>210</b>
<b>Moulsham Lane, Yateley</b>	Current	Open to the public and available for other developments to use as mitigation.	637	279	3	0	0	<b>355</b>
<b>Hawley Park Farm, Hawley</b>	2025/26	Shared with Rushmoor and Surrey Heath Borough Councils. Open to the public but not yet adopted by the Council or available for other developments to use as mitigation	2,054	386	0	0	0	<b>1,668</b>
<b>Albany Park North/Poulter's Meadow</b>	2026/27	Open to the public but not yet adopted by the Council or available for other developments to use as mitigation	2,078	602	0	0	0	<b>1,476</b>
<b>Totals</b>			<b>11,871</b>	<b>3,874</b>	<b>1,748</b>	<b>1,063</b>	<b>646</b>	<b>4,540</b>

10. Bramshot Farm SANG, Whitewater Meadows SANG, Grove Farm SANG and Moulsham Lane SANG are currently being used to mitigate new development. The other SANGs listed will be available to mitigate development at a future date.

11. The Council has agreed to share some of its SANG capacity at **Bramshot Farm SANG** and **Hawley Park Farm SANG** with Rushmoor Borough Council and Surrey Heath Borough Council. This will facilitate residential development in the Farnborough and Camberley areas (outside of Hart) where it is challenging to provide SANG.

- Rushmoor Borough Council has been allocated a total of 1,703 persons capacity to come from either or both of these SANGs. At 1 October 2025 Rushmoor had 640 persons capacity remaining from its allocation.
- Surrey Heath Borough Council has been allocated a total of 2,125 persons capacity to come from either or both of these SANGs. At 1 October 2025 it had 1,479 persons capacity remaining from its allocation.

- At 1 October 2025 Hart District Council had 330 persons capacity remaining from both of these SANGs combined.
- **For the latest position on SANG capacity at these or other Council controlled SANG please contact [sang@hart.gov.uk](mailto:sang@hart.gov.uk)**

12. The Grove Farm SANG figures show an *indicative* capacity required by the developer to mitigate phases 3, 4 and 5 at Land North of Netherhouse Copse (21/02782/OUT) with a residual 210 persons capacity for other developments. Phase 3 has full planning permission but phases 4 and 5 are subject to a reserved matters application which has not yet been determined (24/02414/REM).

13. Taking into account the capacity used and allocated to Hart’s SANGs at 1 October 2025, there is 2,421 persons capacity available for Hart across its current and future SANGs.

### **SANGs in Hart outside the Council’s control**

14. Table 2 sets out the position for SANG not in the Council’s control. The Council cannot tell another SANG owner to make SANG available for a particular development.

15. In addition to the SANGs at Table 2, a new private SANG was granted permission at Land South Of Eversley Road And East Of Marsh Lane Marsh Lane Eversley (20/02308/FUL).

**Table 2: SANG with capacity that are outside the Council’s control (figures in ‘persons’)**

<b>SANG</b>	<b>Ownership</b>	<b>Updated</b>	<b>Total SANG capacity</b>	<b>Capacity used by developer</b>	<b>Other capacity used</b>	<b>Remaining capacity</b>
Bassetts Mead, Hook	Hook Parish Council	October 2025	1,325	0	1,006	<b>319</b>
Crookham Park	Private	October 2025	8,115	3,469	1,611	<b>3,035</b>
Riseley	Private	October 2025	1,425	214	0	<b>1,211</b>

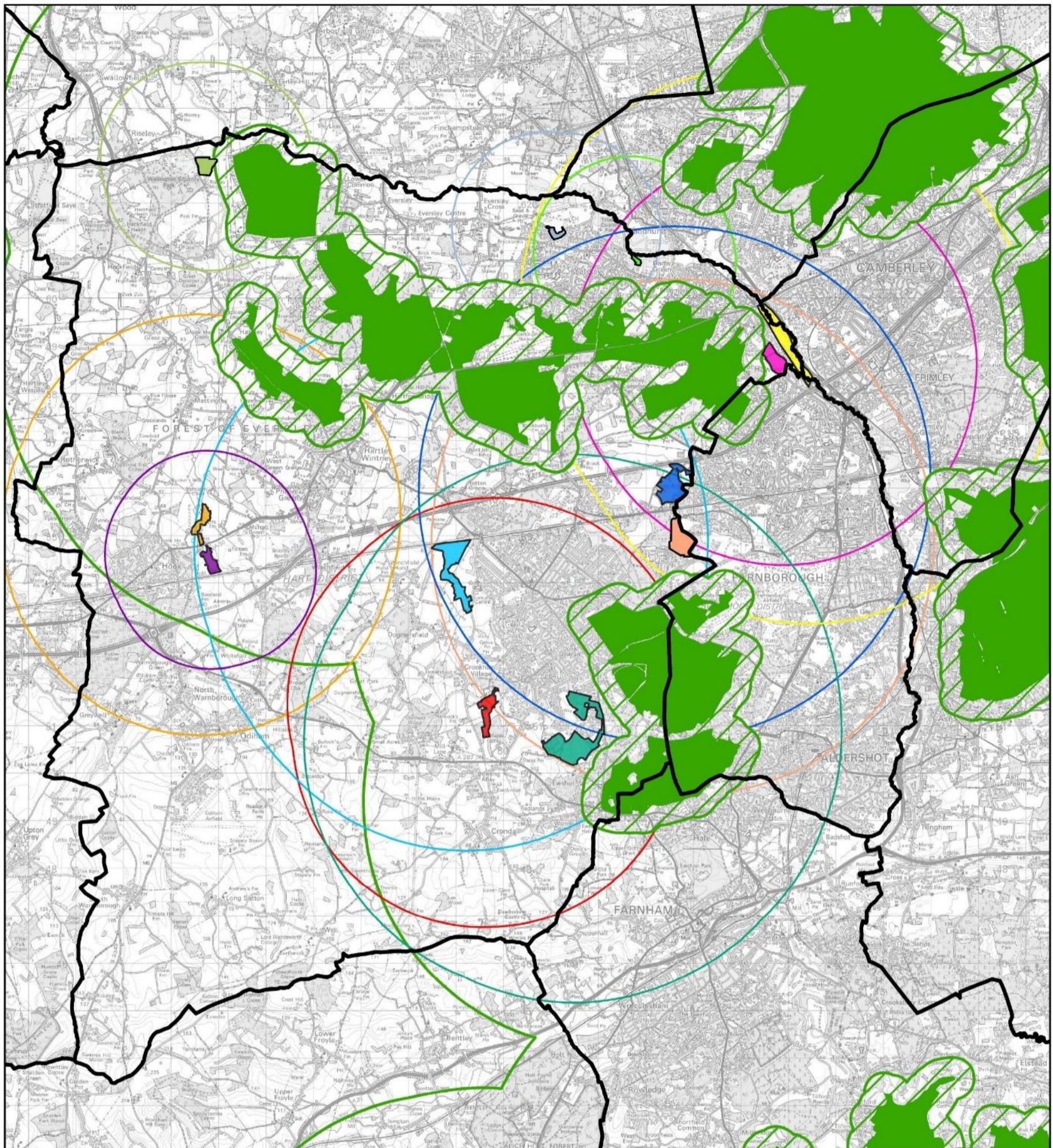
### SANGs in Hart with no remaining capacity

16. The following SANGs at Table 3 are established and publicly accessible but no longer have any spare capacity to mitigate residential development.

**Table 3: SANGs in Hart that have no remaining capacity (figures in 'persons')**

SANG	Total SANG capacity (persons)	Capacity used by developer (persons)	Other capacity used (persons)	Remaining capacity (persons)
Hitches Lane	2,587	1,068	1,519	0
Hawley Meadows and Blackwater Park	1,137	0	1,137	0
Swan Lakes	555	250	305	0
Sandhurst Road	250	250	0	0
Dilly Lane/ QE2 Fields	750	750	0	0
Hartland Village	3,337	3,337	0	0

Figure 1: SANGs in Hart and their catchment areas



- |                               |  |                                |
|-------------------------------|--|--------------------------------|
| 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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