

Date: 24 July 2019
Our ref: 286316



Christine Tetlow
Hart District Council
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BY EMAIL ONLY

Dear Christine Tetlow

Planning consultation: Crondall Neighbourhood Plan Reg 16

Thank you for your consultation on the above dated 17/06/2019 which was received on the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We are a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England advise that the wording under Policy 2e should be amended for clarity, removing the word 'either' from the policy as the requirement is for all net new housing development to provide both SANG and SAMM mitigation. Policy 2e wording should support the [Hart Interim Avoidance Strategy for the Thames Basin Heaths Special Protection Area](#), the emerging Hart Local Plan and saved Policy NRM6 of the South East Plan. As per the submitted Habitats Regulation Assessment, developments can provide either their own bespoke SANG; or make financial contributions to existing permitted SANG in the area, such as that at Albany Park South, providing this is completed in advance of the occupancy of any allocated housing.

Any bespoke SANG must be delivered prior to the occupancy of any residential development and must also be secured in perpetuity. A minimum of 8 hectares per 1,000 new occupants should be provided, after any discounting for current use and capacity. Developments of less than 10 dwellings do not need to be within a specified distance from a SANG. For all other developments SANG catchments should be accepted as:

- 2km for a SANG of 2-12ha in size;
- 4km for a SANG of 12-20ha in size; and
- 5km for a SANG of over 20ha in size.

We also note that the generally accepted acronym for this strategic solutions Strategic Access Management and Monitoring is SAMM and for the Thames Basin Heaths Special Protection Area would be TBHSPA.

Yours sincerely

Miranda Petty
Thames Team
Sustainable Development