



# Analysis of Potential SANG Sites for Farnham for the Thames Basin Heaths SPA Avoidance and Mitigation Strategy

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# 1 Introduction

## 1.1 Background

Waverley Borough Council is a member of the Thames Basin Heaths (TBH) Joint Strategic Partnership Board (JSPB). In 2009 the JSPB published the TBH Special Protection Area (SPA) Delivery Framework. The Delivery Framework sets out recommendations to Local Authorities to ensure additional net new dwellings do not result in a likely significant effect upon the TBH SPA. This included advising against any new residential development within 400m of the SPA and the implementation of avoidance measures for new net dwellings within 5km of the SPA. The avoidance measures are for the provision of Strategic Suitable Alternative Natural Greenspace (SANG)<sup>1</sup> and access management within the TBH SPA. In 2009 Waverley Borough Council adopted a TBH SPA Avoidance Strategy (updated in 2013) encompassing these recommendations. The only major settlement in Waverley within 5km of the TBH SPA is Farnham.

Based on the recommendations of the South East Plan Technical Assessor and agreed by Natural England, a given SANG site can accommodate people at a capacity of 8ha per 1000 people. The number of dwellings can be determined by using a figure of 2.4 people (average household size) per dwelling. Following discussions with Natural England during the preparation of this document, a number of other criteria have emerged. These are as follows:

- To incorporate an uncontrived walk of at least 2.3km within a site (TBH SPA SANG Site Quality Checklist number 2), experience indicates that a site typically needs to be approximately 10ha in size or greater. In addition, walks created to contribute towards the 2.3km figure must not involve doubling-back i.e. a figure of eight or a single path that requires the visitor to walk to an end-point and then turn around. The visitor should feel as though they are walking through a landscape.
- All SANG must be within 5km of the Thames Basin Heaths SPA.
- If SANG is adjacent to the SPA, then access to it must be actively prevented and must not result in an increase in recreational activity within the SPA. Car parks must be carefully placed so as not to inadvertently provide new parking facilities to access the SPA.
- Car parking must be provided within the application/official boundary of the proposed SANG site such that it can also be secured in perpetuity. Parking needs to typically be provided at 1 space per hectare of SANG. Discounting to allow for existing use is not required for the area that the car park occupies and this specific area does not need to be tranquil.

The purpose of this document is to identify possible land parcels and assess them for their potential to provide Strategic SANG for Farnham. Sources of sites are as follows:

- Jed Griffiths report (2009): these sites were re-assessed as environment conditions both within and surrounding the site may have changed over time as could ownership or land owner's opinions;
- Waverley SHLAA sites within the Farnham area that were considered unsuitable for development on the basis that some may prove suitable for SANG;
- SHLAA sites in neighbouring districts and boroughs that were considered unsuitable for development on the basis that some may prove suitable to provide SANG for Farnham;

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<sup>1</sup> SANG is an area of open green space that is provided to attract visitors that result from additional recreational pressure from new development to ensure that a designated site (in this case the TBH SPA) does not receive increased recreational pressure above the current levels (prior to the new development), thus resulting in a likely significant effect and an offence in accordance with Article 6 of the EC Habitats Directive 1992, (interpreted into British law by the Conservation of Habitats & Species Regulations 2010).

- Responses to a 'Call for SANG Land' undertaken for the Farnham Neighbourhood Plan
- Mineral workings: sites with potential to be restored to a final form suitable for SANG;
- Offers for bespoke SANG (on-site or off-site) made by individual site promoters; and
- A map review: this involved looking for suitably sized land parcels (approximately 10ha) that would not require total habitat creation from first principles and lay within 5km of the TBH SPA.

The following Chapter discusses the specific sites that were subject to assessment. Appendix C, Figures 1 and 2, illustrate the location of those sites in relation to the TBH SPA and Farnham Parish boundary. Appendix C Figure 3 further illustrates the locations of the sites offered by promoters as discussed in Section 2.6.

## 2 SANG Assessment

**This assessment has utilised the Site Quality Checklist for an individual SANG produced by Natural England (Appendix A).** Additional criteria were applied to the SANG site assessment. A specific size of SANG has a finite catchment as outlined in Table 1:

**Table 1:** SANG catchment according to area

SANG site Size(ha)	Catchment (km)
2-12ha	2km
12-20ha	4km
20+ha	5km

The results of this exercise are summarised in Appendix B and set out in more detail in the following sections of this chapter. Site visits were made to many of the potential SANG sites and a desk top review was conducted to include historic background regarding SANG proposals for these sites. Where sites were not visited, aerial imagery was used to assess the sites. Potential sites were subject to preliminary discussions with Waverley Borough Council and Natural England.

### 2.1 Sites Identified within the Jed Griffiths Report

In 2009, Jed Griffiths<sup>2</sup> assessed eight potential sites for Strategic SANG provision for Farnham against the list of 14 'must/should have criteria' and a list of five 'desirable' criteria identified by Natural England in 2008 (Appendix A) for the provision of Strategic SANG for the TBH SPA. Some of these sites had potential to provide SANG, whilst others were considered unsuitable.

Sites identified within the Jed Griffiths report were re-visited to update their potential SANG suitability given that site availability, land ownership and environmental conditions within and surrounding the site could all have changed since 2009.

#### 2.1.1 Farnham Park Local Nature Reserve (LNR) SANG

Farnham Park is located north of Farnham urban area but within Farnham Parish boundary (Ordnance Survey Grid Reference SU841 481; Appendix C, Figure 6). Photographs of the site can be found in Appendix D, Plates 12 – 17. It is subject to a variety of existing recreational activities. At present, this site is the only active Strategic SANG for Farnham, The total area of the site is approximately 85ha. Following visitor surveys in May 2007 and 2009, much of the park was discounted for SANG due to existing recreational use. As a result, Natural England, as a precautionary measure, confirmed a SANG capacity of 25% for the Park (21.25ha), sufficient to mitigate the impact of 1,104 dwellings. Monitoring of planning permissions for new housing in the Farnham area since 2009 has shown that, at February 2015, the available capacity has been reduced to 4.5ha, or 232 dwellings.

Footprint Ecology undertook a new visitor survey of the park in May/June 2014. The implications for the SANG capacity of the park will be considered by the Council, along with the findings of this study, in assessing the overall capacity of the Farnham area to accommodate further housing development as part of the emerging Local Plan.

The latest monitoring figures (30 March 2015) show a capacity of 4.4 ha, or 228 dwellings.

<sup>2</sup> Griffiths, J (2009). Thames Basin Heaths Special Protection Area. Review of Potential SANGs. Report for Waverley Borough Council. Griffiths Environmental Planning

## 2.1.2 Farnham Quarry, Runfold

### 2.1.2.1 Background

Farnham Quarry is approximately 50ha in size and is located to the north of the A331 and south west of Aldershot within the Blackwater Valley (approximate Ordnance Survey Grid Reference SU872 485; see Appendix C, Figure 4). Photographs of the site are available in Appendix D, Plates 1-6. The majority of the site is located within Farnham Parish boundary, with approximately 7.4ha lying within Guildford District. This latter portion is under separate ownership (not currently known to the report authors) and is in any case not included within SANG discussions. The larger portion of the site, located within Waverley, is owned by Hanson Aggregates. Quarrying activities ceased in 2010 and the site is subject to restoration as part of the planning permission. It should be noted that, like many quarries, the site has a high water table and as a result much of the site has been restored to wetland habitats. As part of the S106 Agreement, the site is to be managed by Hanson for a 20 year period. A site Biodiversity Action Plan for the restored Farnham Quarry<sup>3</sup> exists. The restoration scheme has been devised in conjunction with Surrey County Council with nature conservation in mind and was due for completion at the end of 2014. The site currently supports populations of wintering birds and is known to support numbers of ground nesting birds including nightingales (*Luscinia megarhynchos*). The site currently offers slight undulations in topography; however, the surrounding setting of the site is relatively flat, so this feels naturalistic. The views of the waterbodies with populations of water fowl and views of the surrounding countryside are a focal point for the site.

Following a meeting in March 2014 (with Surrey County Council, Waverley, Rushmoor and Guildford District Councils), Hanson were open to consideration of the quarry site as Strategic SANG, providing it does not disturb the nature conservation value established through the restoration scheme, such as by disturbance to ground nesting birds by dog walkers. To ensure the protection of the site's nature conservation interests, only the northern-most portion of the site (10.74ha) is considered by this report's authors to be suitable for Strategic SANG provision. Natural England accepts that dogs would be able to exercise freely within this space. Adjacent areas of the wider site used by nightingales during the breeding season could be fenced off, with movable fencing to prevent disturbance by exercising dogs.

At present the site consists of large areas of tall established saplings, tall ruderal vegetation, and large expanses of unmanaged grassland, grass covered earth mounds, fluctuating waterbodies and pools, and a large area of bare earth surrounding a recently landscaped waterbody as part of the quarry restoration works. A narrow strip in the north of the site is currently fenced-off; this is the present permissive access and means that most of the area available for SANG use isn't currently used for recreation. There is already a sign stating that dogs should be kept on leads; this would need to be removed if the site came forward for SANG. The current footpath route was not well-worn implying that it is not heavily used. Nonetheless, a visitor survey would be required if this site is to be taken forward to allow for any discounting of the accessible area for existing use. The site is located adjacent to the A331 and the A31 and is therefore subject to road noise. However, this particularly relates to the, southern extent of the site which is not available for SANG. The site does not contain a car park; however the large size of the site and its current connection to the road network mean that this site could accommodate parking provision.

Although at present the site is subject to restoration works, once this is completed the site would feel like an expansive semi-natural space. Because of the close proximity of the A31 to the site, the site is subject to some road traffic noise. However, much of the countryside surrounding the TBH SPA and Farnham has similar levels of road traffic noise intrusion. From the site visits it is considered that the noise environment within the site would not deter use for SANG.

Although the site is smaller than 12ha, it would upon full completion of restoration provide a variety of habitats; woodland (including hazel coppice), grassland, streams and waterbodies. Additionally a viewing mound is present to view the expansive waterbody and surrounding land.

Although there are issues to address, this site does have considerable potential to serve as a SANG. Following heavy discounting to the site due to its existing conservation interest, the remaining 10.74ha could provide Strategic SANG for housing within a 2km catchment; at best, it is likely to be able to provide Strategic SANG for 1,342.4 people or 559.4 new dwellings. However, in practice this level would need to be further discounted following a visitor survey to take into account current levels of recreational activity.

<sup>3</sup> Farnham Quarry Biodiversity Action Plan:  
<http://www.heidelbergcement.com/NR/rdonlyres/77165B1C-2054-4E0D-A2CD-383B6B461EDE/0/BAPFarnham.pdf> [accessed 05/01/15]

### **2.1.2.2 Matters requiring resolution**

Following the site assessment in accordance with the SANG Site Quality Checklist (Appendix B) the site currently meets, **4 out of 14 of the 'must/ should have' criteria and 3 out of 5 of the 'desirable' criteria.** Criteria not presently provided for within the site are discussed in the following paragraphs and would need to be addressed, particularly for the 'must/should have' criteria:

*1. For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance of the developments linked to it. The amount of car parking should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANGS and the SPA; and, 3. Car parks must be easily and safely accessible by car and should be clearly sign posted.*

At present the site does not contain a car park. It has been suggested that parking could be provided off Runfold Roundabout or from 'The Kilns' St George's Road, Badshot Lea. Discussions with third-party land owners would need to be undertaken to bring either site forward. The possibility of not providing a car park within the site has been raised in discussion with Natural England. A SANG site with no car park would in their view have a catchment of 400m; this would affect the value of this site as a SANG given the small number of new dwellings that would be likely within 400m of the SANG site. Moreover, the small numbers of new houses within 400m of the site may not be sufficient to provide adequate financial SANG contributions to keep the site in suitable SANG condition in perpetuity. In order to avoid possible anti-social behaviour taking place within any car park provided the car park could be closed at night.

*5. The SANGS must have a safe route of access on foot from the nearest car park and/or footpath/s.*

This could be provided from both potential car park sites (off Runfold Roundabout or St George's Road). Access from the Blackwater Valley Path is possible and present. Some vegetation clearance may be required around access points to open these up and make these points feel suitably safe (see Appendix D, Plate 5).

*6. All SANGS with car parks must have a circular walk which starts and finishes at the car park.*

Although not currently present, there is potential to create circular walks starting and ending at a car park at either Runfold Roundabout or St George's Road. Additional pathways may need to be created to ensure access from the car parks to the site and that the paths are all-weather surfaces. A 2.3km circular walk could be achieved on site, particularly with careful screening planting between adjacent stretches of path, although one short section of path actually connecting to the car park (and which would be over and above the 2.3km total) would involve people walking back on the same path by which they entered the site.

*7. SANGS must be designed so that they are perceived to be safe by users; they must not have tree and scrub covering parts of the walking routes.*

Existing access routes within the site to and from Blackwater Valley Path and Badshot Lea Road are overgrown (Appendix D, Plate 5). These would need to be subject to vegetation clearance to open them up to ensure the entrance points feel safe. Pathways within the site would need to be created and where appropriate maintained to prevent scrub encroachment to ensure they feel safe.

*8. Paths must be easily used and well-maintained but most should remain unsurfaced to avoid the site becoming urban in feel*

At present, the existing paths are grass paths that are muddy in winter. All paths would need to be maintained and weather proofed to a suitable level. This could include the use of hoggin, and/or raising pathways in any damp sections.

*11. Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.*

Unrestricted access within SANG for dogs to run off leads (Criterion 11) is not possible throughout the entire site but it should be achievable within the area with potential for SANG. However, due to the size of the site, some of the site could contain unrestricted access. As such, this point was awarded.

*12. SANGS must be free from unpleasant intrusions (e.g. sewage treatment works smells etc.).*

The A31 and A331 are adjacent to the site to the south; they are visible and create road noise within the site. However, as access to the site would be restricted to the north, furthest from the road, noise from roads is not considered to be an issue.

*13. SANGS should be clearly sign-posted or advertised in some way.*

At present, access within the site is permissive and is not advertised. Signage could be easily incorporated within the site.

*14. SANGS should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and car parks.*

Access within the site is currently permissive access. However, were Farnham Quarry to be used as Strategic SANG, advertising for the site could be easily created.

*15. It should be possible to safely walk a dog from the car park to SANG off lead*

At present there are no car parks within the site, only permissive access. If this site is to come forward as Strategic SANG, car park(s) would need to be created. Access from the car park(s) to the site is considered to be direct and should enable dogs to walk safely from the car to the site off lead.

*17. There should be signage advising walking routes*

As access within the site is permissive it is not advertised. Signage could be easily incorporated within the site

It should be noted that Strategic SANG payments levied on housing within the catchment could only be used to fund the long-term management of the site as SANG and install essential SANG features such as weather proofing of pathways, car park provision and interpretation material including a website. It would not be possible to use such funds to assist in delivering the habitat restoration on this site where those are already obligations placed on the quarry owner by the planning permission.

One of the provisos for SANG is that it should be provided in perpetuity (80 years). Hanson is tied into managing the site for 20 years after the cessation of mineral extraction activities. After this time, the land would need to be handed to an appropriate body, such as a Trust or the Council to ensure the longevity of the SANG. In this case, one option could be to agree for the Blackwater Valley Countryside Trust, which manages a number of sites for conservation and recreational use within the Blackwater Valley area, to take on management. There have as yet been no discussions with potential land managers.

### **2.1.2.3 Conclusion**

**With the above recommendations, the site would meet 13 of the 14 'must/ should have' and all 5 'desirable' criteria and is therefore considered highly suitable as SANG.** The site partially meets Criterion 10. The site is less than 12 ha in size (but could incorporate a walk of at least 2.3km); however, it does provide a variety of habitats. As such, not fully meeting this criterion is not considered a limitation to the site being used as SANG. At present, this site is considered to offer one of the best potential for new Strategic SANG provision for Farnham. Continued discussions with Hanson, and other stake holders are recommended to bring this site forward as SANG. Before Natural England agree this site could provide SANG, a management plan would need to be agreed for the lifetime of the SANG. It is expected that any works required to ensure this land meets the SANG Site Quality Checklist criteria could be completed and established within 5 years.

## **2.1.3 Tongham Pools**

### **2.1.3.1 Background**

Tongham Pools is located to the west of the Village of Tongham, west of the A331, and east of Aldershot Park (Ordnance Survey Grid Reference SU882 490; Appendix C, Figure 5; Appendix D, Plates 6- 11). The site is located within Guildford District and 174m east of Farnham Parish boundary and adjacent to the Rushmoor District boundary. The site is approximately 15ha in size, although a large part of this consists of a waterbody. Due to the dominance of the waterbody, approximately 60% of the site has been discounted as potential SANG, thus, 7.4ha could be available as SANG within this site. It could accommodate a circular walk of 1.8km.

Tongham Pools is owned by Surrey County Council and allocated within the Guildford Borough Draft Local Plan (2014) as a Strategic SANG site<sup>4</sup>. It should be noted that this Local Plan is not yet adopted. In addition, due to its close proximity to Rushmoor, Tongham Pools was noted as potential SANG for Rushmoor. However, due to its location (separated from Guildford District by the A3314) and its poor connectivity to Rushmoor, it is considered that Tongham Pools is not ideal to provide SANG for these two Districts and could provide SANG for Waverley. In reality, this site may be bought forward as a shared resource.

7.4ha is below approximately 10ha site size required by Natural England to provide a minimum of a 2.3km circular walk for SANG for the TBH SPA. The Guildford Draft Local Plan estimates that it would take up to 5 years to make Tongham Pools suitable as SANG. Using the Site Quality Checklist criteria, Tongham Pools has a recreational catchment of 2km if a car park is provided, or 400m without a car park.

The site consists of an open waterbody (noted for its waterfowl population), surrounded by relatively unmanaged grassland and large areas of scrub. Much of the site is wet underfoot. Parts of the current path around the waterbody direct walkers adjacent to and into areas of dense scrub and dense saplings. The site can be accessed from two points. From the north (from The Moors) the access route is open in feel and has no provision for parking. From the south (from the Blackwater Valley Path and Aldershot Park) the access is enclosed and through areas of trees and scrub. The closest existing parking point is at Aldershot Park. However, this is not considered suitable for use as a SANG car park as parking capacity is already limited. At present the site is subject to low levels of recreational pressure. Due to its proximity to the A331, the site is subject to road noise; it also contains overhead power lines. These may in part explain to a small extent why recreational pressure at this site is presently low. Despite this, the site does feel natural and has open access to allow dogs to exercise freely (provided they do not enter the water and disturb the water fowl). The presence of the waterbody and associated waterfowl provide a visual focal point for the site.

Taking into account the 7.4ha of potentially suitable land, Tongham Pools could provide Strategic SANG for a maximum of 925 people or 385 new dwellings. However, a visitor survey would be required and following this some discounting would be required to allow for existing levels of recreational activity.

### **2.1.3.2 Matters requiring resolution**

Following the site assessment in accordance with the SANG Site Quality Checklist (Appendix B), the site currently meets only **2 out of 14 of the 'must/ should have' criteria and 2 out of 5 of the 'desirable' criteria**. 'Criteria not presently provided for within the site are discussed in the following paragraphs:

*1. For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance (400m) of the developments linked to it. The amount of car parking space should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANGS and the SPA.*

Alone, Tongham Pools is not capable of providing Strategic SANG for Farnham due to its size (7.4ha) and lack of suitable vehicular access points. As the site is substantially less than 10ha in size, it is not large enough to incorporate a circular walk of at least 2.3km. However, if brought forward as a Strategic SANG in conjunction with Farnham Quarry via a 'SANG link' the site could incorporate a circular walk of between 2.3-4km. Parking provided within the Farnham Quarry site could also provide parking provision for the Tongham Pools site. Parking would need to be provided at one car space per hectare of SANG provided. It is suggested that parking could be provided at land just off Runfold Roundabout or off St George's Road.

*2. It should be possible to complete a circular walk of 2.3 – 2.5 km around the SANG*

At 7.4ha, the site would provide an approximately 1.8km walk. However, if a Strategic SANG at Tongham Pools was brought forward in conjunction with Farnham Quarry with a 'SANG link', the site could incorporate a walk length of more than 4km. The exact length depends on the location of the car park.

*3. Car parks must be easily and safely accessible by car and should be clearly sign posted.*

The site does not contain space or suitable access points for adequate car park provision without a connection to Farnham Quarry. The site is separated from the village of Tongham by the A331 dual carriageway. The main pedestrian access is from the north east via the public footpath along The Moors. Car

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<sup>4</sup> From informal conversations with Natural England, it is noted that Guildford potentially have excess Strategic SANG provision.

parking is limited in this residential area. The nearest existing formal car park is at Aldershot Park, to the west, within the Rushmoor Borough Council area. It is a considerable walk to Tongham Pools across the football and rugby pitches (approximately 400m). Additionally this car park is already heavily used and there is no capacity to increase parking provision. However, there is potential to provide car parking facilities in the neighbouring Farnham Quarry site, either from the Runfold Roundabout, or from 'The Kiln', St George's Road, Badshot Lea. Signage could be included at any new parking locations.

*4. The accessibility of the site must include access points appropriate for the particular visitor use the SANGS is intended to cater for.*

If the site is to be used as SANG for residential development with Farnham, improvements to access would need to be made. This would include the provision of a car park (at Farnham Quarry), and improvements in access from the Farnham area via a SANG link to Farnham Quarry and improvements to footpaths.

*5. The SANGS must have a safe route of access on foot from the nearest car park and/or footpath/s.*

Access to the nearest car park at Aldershot Park, is approximately 400m from the southern access point into the site across sports pitches. Access into the site at the southern end is via the Blackwater Valley Path and through an area of overgrown scrub. Access from the north is via The Moor and through an area of scrub. These do not provide safe access routes from the car parks and footpaths. If parking was provided within the neighbouring Farnham Quarry site, access to Tongham Pools would be from the west. Vegetation clearance would need to be undertaken to provide safe access into the site.

*6. All SANGS with car parks must have a circular walk which starts and finishes at the car park.*

Although not currently present, there is potential to create circular walks starting and ending at a car park within Farnham Quarry. If the new car park is located off Runfold Roundabout, a circular walk of 2.3km would be achievable. If the Car park is located off St George's Road, a circular walk of approximately 4km or more would be achievable.

*7. SANGS must be designed so that they are perceived to be safe by users; they must not have tree and scrub covering parts of the walking routes.*

At present, the site cannot be perceived as safe. Large parts of the route are fringed by trees and shrubs. Heavy vegetation management and/ or removal could open up access points, and the walking routes around the waterbody, ensuring the site feels safe.

*8. Paths must be easily used and well-maintained but most should remain unsurfaced to avoid the site becoming urban in feel*

Existing pathways appear well used. However, due to the wet nature of the site these would need to be made weather proof. On the site visit it was noted that in one location, the waterbody had encroached onto the pathway and a secondary route had been created by walkers (Appendix D, Plate 10). This would need to be avoided if the site was to come forward as SANG. Paths could be improved with the use of hoggins or by raising the pathway level. In general, it is noted that boardwalks are relatively expensive and require regular maintenance and replacement and less intensive solutions are therefore more appropriate.

*10. All SANGS larger than 12 ha must aim to provide a variety of habitats for users to experience.*

The potential SANG provision of this site is less than 12ha. Nonetheless, a variety of habitats are present within the site such as the large waterbody, grassland, hedgerows, mature trees, a stream and scrub.

*12. SANGS must be free from unpleasant intrusions (e.g. sewage treatment works smells etc.).*

On the eastern edge of the site, there is intrusion from traffic noise to the extent that it was difficult to hold conversations. This could be reduced through the use of acoustic barriers and increased screening by vegetation. Provided that only a section of the site is affected to this extent by the intrusion, such that visitors could pass through this area and quickly away to another part of the site this is not considered to restrict the use of the site as a SANG.

*13. SANGS should be clearly sign-posted or advertised in some way.*

Whilst the site is currently used for walking, at present access within this site is permissive and not actively advertised. If brought forward as SANG, signage and advertising could easily be provided.

*14. SANGS should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and car parks.*

Tongham Pools is on the Blackwater Valley Countryside website but not clearly advertised. This could be improved upon. Additional materials such as leaflets and signage could be easily provided.

*15. It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.*

Were parking provision to be included within Farnham Quarry either off Runfold Roundabout or St George's Road, dogs would be able to run freely from these car parks to the site off lead.

*16. Where possible it is desirable to choose sites with a gently undulating topography for SANGS*

This site is located within an old flood plain, the surrounding landscape is relatively flat, and as such it does not have undulating topography. Instead, the site is broken up by existing wooded and scrub areas throughout the site. However, this could still provide an attractive visual experience.

*17. It is desirable for access points to have signage outlining the layout of the SANGS and the routes available to visitors.*

As access within the site is permissive it is not formally advertised. Signage could be easily incorporated within the site.

### **2.1.3.3 Conclusion**

Alone it is considered that due to its size and the lack of potential car parking facilities within the red line boundary, this site would be unsuitable for SANG provision. However, if created as SANG in-combination with Farnham Quarry, this site could be taken forward as potential SANG. In conjunction,, Tongham Pools and Farnham Quarry SANG would have a catchment of 5km and parking could be provided at Farnham Quarry. The site partially meets Criterion 10. The site is less than 12ha in size (but could incorporate a walk of at least 2.3km); however, it does provide a variety of habitats. As such, not fully meeting this criterion is not considered a limitation to the site being used as SANG. **With the above recommendations, Tongham Pools becomes a viable site. It would meet 13 of the 14 'must/ should have' and 4 of the 5 'desirable' criteria and is therefore considered highly suitable as SANG.**

## **2.1.4 Farnham Park Extension/ Land off Hale Road**

### **2.1.4.1 Background**

This site is located adjacent to Farnham Park LNR and is approximately 14.2ha. It is located about Ordnance Survey Grid Reference SU847 480 (Appendix C, Figure 7). Habitats on site are dominated by grassland with mature trees and hedgerows surrounding. It is undulating with a naturalistic feel and is free from unpleasant intrusions. At present a developer is proposing new housing, which would include a bespoke SANG solely for that particular development. No decision on this proposal has yet been made. Natural England has indicated that the bespoke SANG could provide acceptable mitigation for the proposed number of dwellings within that site, if it were to come forward for housing. The bespoke SANG would be an extension to Farnham Park and would not therefore contain a primary circular route. The provision of a bespoke SANG here assumes that people must be able to access the bespoke SANG such that it can legitimately operate as part of the overall Farnham Park SANG. It is understood that, if achieved, this site would provide additional car parking facilities for Farnham Park. If for some reason an application was submitted for housing development but was not consented then the site may be suitable to provide Strategic SANG for Farnham.

A SANG of 14.2ha could provide SANG for 1,775 people or 740 new dwellings and would not need discounting for existing use. It would have a catchment of 4km.

Photographs of the site are available in Appendix D, Plates 18 – 21.

### **2.1.4.2 Issues to Address**

Following the site assessment (Appendix B) in accordance with the SANG Site Quality Checklist, the site currently meets **2 out of 14 of the 'must/ should have' criteria and 2 out of 5 of the 'desirable' criteria**. Criteria not presently provided for within the site are discussed in the following paragraphs:

*1. For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance of the developments linked to it. The amount of car parking should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANGS and the SPA.*

An area of new car parking for Farnham Park is located at Six Bells Roundabout. This could provide car parking facilities for proposed SANG at this site. If additional parking was required within the site, this could be provided as there is suitable access from Hale Road.

*2. It should be possible to complete a circular walk of 2.3 – 2.5 km around the SANG*

As a whole, the site is large enough to contain an uncontrived walk of at least 2.3km. If this site were to be brought forward as Strategic SANG, it would be as an extension to Farnham Park Strategic SANG. The combination would provide opportunities for long walks.

*3. Car parks must be easily and safely accessible by car and should be clearly sign posted.*

Some parking is provided at Six Bells roundabout with opportunities for further parking provided within the site. This is not currently signposted. This could be achieved.

*4. The accessibility of the site must include access points appropriate for the particular visitor use the SANGS is intended to cater for.*

Due to its close proximity to Farnham, and potential access point from Farnham Park to the west (with the creation of new footpaths between the sites) and Hale Road (A325) to the east, the site is considered suitable for the intended visitors. The site is located within Farnham Parish boundary and within 5km of the TBH SPA

*5. The SANGS must have a safe route of access on foot from the nearest car park and/or footpaths*

The existing car park at Six Bells Roundabout is located adjacent to the site. An access point into the site would need to be created via the existing field gateway. If additional parking was created within the site, this could be achieved.

*6. All SANGS with car parks must have a circular walk which starts and finishes at the car park.*

If parking was created within the site, a circular walk within the site and extending into Farnham Park could start and end at the car park.

*7. SANGS must be designed so that they are perceived to be safe by users: they must not have tree and scrub covering parts of the walking routes*

There is a view<sup>5</sup> that the narrow footpath into Farnham Park via Hale Road and the Six Bells public house would be inadequate and unsafe, however vegetation manipulation could increase the sense of safety. In addition, vegetation clearance for access to Farnham Park would ensure a safe feeling of the site. The site itself is currently open habitats and feels safe.

*8. Paths must be easily used and well-maintained but most should remain unsurfaced to avoid the site becoming urban in feel*

At present there is no public access to the site. As such no paths are present. Paths would need to be created and maintained to a suitable level.

*10. All SANGS larger than 12ha must aim to provide a variety of habitats for users to experience.*

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<sup>5</sup> Griffiths, J (2009). Thames Basin Heaths Special Protection Area. Review of Potential SANGs. Report for Waverley Borough Council. Griffiths Environmental Planning

On its own the site does not provide a variety of habitats. However, if connected to Farnham Park, a range of habitats would be available to future users of this site. Additional habitat enhancements could also be incorporated within the site.

*11. Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.*

As this site could be created as required, there is potential to have unrestricted access within the site for dogs to run off leads.

*13. SANGS should be clearly sign-posted or advertised in some way.*

Currently the site is not open for public access so is not signposted. This could easily be incorporated.

*14. SANGS should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and at car parks*

The site is not open for public access so is not signposted. This could easily be incorporated.

*15. It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.*

As the car park off Hales Road would be immediately adjacent to the site boundary, or any new car park provision is provided within the site boundary, it would be possible to safely walk dogs off lead from the car park to the SANG.

*17. It is desirable for access points to have signage outlining the layout of the SANGS and the routes available to visitors.*

The site is not open for public access so is not signposted. This could easily be incorporated.

*19. Where possible it is desirable to have a focal point such as a view point, monument etc. within the SANG.*

The site itself does not have any features. The inclusion of features (such as a pond) could enhance the site for SANG. It is noted that the site does have good views of the nearby Surrey Hills Area of Outstanding Natural Beauty.

### **2.1.4.3 Conclusion**

**If the site were to provide Strategic SANG provision, with the above recommendations, it is considered that all of the ‘must/ should have’ criteria and ‘desirable’ criteria could be met.** At the time of writing, the land owner had not been contacted with regards to future use of the land parcel as Strategic SANG. Provided the above recommendations are incorporated within any SANG management plan, this site could provide suitable Strategic SANG for Farnham. At 14.2ha, the site has a catchment of 4km. If combined with Farnham Park Strategic SANG, the site would have a catchment of 5km. No discounting would be required, as the site is not currently used by the public.

### **2.1.5 Alice Holt Forest**

Alice Holt Forest is an 800ha Forestry Commission complex located within 50m of the Farnham Parish boundary (Ordnance Survey Grid Reference SU804 420; Appendix C, Figure 8). At approximately 800ha, this site could have a catchment of 5km. The site is subject to high levels of visitor numbers and contains some large pay and display car parks. In addition to the attraction of the expansive woodland habitats, there is an educational centre, GoApe, a café and bicycle hire facilities. Due to its large size, and existing facilities, the site would be potentially suitable to be brought forward as Strategic SANG (with heavy discounting for existing use). Following the assessment against the SANG Site Quality Checklist **13 out of 14 of the ‘must/ should have’ criteria and 4 out of 5 of the ‘desirable’ criteria** were met (Appendix B). The criteria not met are Criterion 11 (allowing dogs unrestricted access within the SANG), and Criterion 15 (relating to dogs safely walking off lead from the car park to the SANG). The Forestry Commission has a policy of keeping dogs on leads at all times within Alice Holt. It is assumed that this is due to potential forestry works within areas of the woodland. However, **this site is not considered viable despite its suitability because the Forestry**

**Commission have expressed a wish for this site not to be used as SANG. As such, this site has been discounted** and is not discussed further. Photographs of the site can be seen in Appendix D, Plates 22 - 25.

### 2.1.6 Bourne Woods

Bourne Woods is a 51ha Forestry Commission site located within Farnham Parish Boundary about Ordnance Survey Grid Reference SU855 443 (Appendix C, Figure 9). At 51ha, the site could provide a catchment of 5km. The site is used for agri-forestry and filming. A population of the European protected sand lizard (*Lacerta agilis*) is present within the site. Discounting of available land for SANG would need to be undertaken in order to ensure that an appropriate part of the site was safeguarded to protect the reptiles. There is an existing car park on the site with access throughout the woodlands. Additional capacity may need to be added to the existing car park. This site is potentially suitable as Strategic SANG. Following the assessment against the SANG Site Quality Checklist, **12 out of 14 of the 'must/ should have' criteria and 3 out of 5 of the 'desirable' criteria** could be met (Appendix B). However, the majority of the site is located more than 5km from the TBH SPA, and as such is beyond the catchment required to provide Strategic SANG. In addition, neighbouring land owner the RSPB (there are existing footpaths between the two sites) has raised concerns regarding an incidental increase in visitor numbers to the RSPB site if the SANG at Bourne Woods was promoted. **As with Alice Holt, the Forestry Commission has expressed a wish for this site not to be promoted as SANG. As a result, this site is considered unsuitable for SANG provision** and has been excluded from further discussion within this report. Photographs of the site can be seen in Appendix D, Plates 26 - 29.

### 2.1.7 Bishop's Meadow (The Water Meadows to the North of the A31 Bypass)

#### 2.1.7.1 Background

This site is located west of Farnham town centre, north of the A31, and south of the cemetery, allotments and residential areas off the A325 (West Street) (Ordnance Survey Grid Reference SU835 462; Appendix C, Figure 10). At present the site is dominated by mown grassland, with a small section recently reseeded with a wildflower seed mix. The site contains several patchy hedgerows and is bounded to the south by the River Wey. The site is a flood meadow located in close proximity to the town centre. As a result, the site does feel naturalistic; however, the visitor is always aware that they are close to the town. Existing pedestrian access to the site is from surrounding residential areas. Photographs of the site can be seen in Appendix D, Plates 30 – 33. The site is approximately 12.8ha in size and is owned by the Bishop's Meadow Trust. The site is managed by Trust volunteers and is already used by members of the public for recreation, including letting dogs run off the lead. The Trust has a website advertising activities taking place at the site. Historically, it is understood that the Trust has been open to the use of the site as Strategic SANG for Farnham but its present position is unknown. Further discussions would be required between the Trust and the Council. If the Trust agree for the site to be used for Strategic SANG for Farnham, 12.8ha could provide SANG capacity for a maximum of 1,600 people or 667 homes. However, this is an absolute maximum; a visitor survey would be required to quantify existing levels of recreational activity within the site and to provide a figure for discounting. The site could incorporate a circular walk of at least 2.3km. 12.8ha of SANG would provide a catchment of 4km. If the amount of SANG available is between 2ha -11.9ha, the site would have a catchment of 2km.

#### 2.1.7.2 Issues to Address

Following the assessment against the SANG Site Quality Checklist, the site currently meets **6 out of 14 of the 'must/ should have' criteria and 1 out of 5 of the 'desirable' criteria** (Appendix B). Criteria not presently provided for within the site are discussed in the following paragraphs:

*1. For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance of the developments linked to it. The amount of car parking should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANGS and the SPA*

The nearest existing formal car park is at Waggon Yard (pay and display). Access from the car park to the site is through a narrow passage (Appendix D, Plate 33), and does not feel safe in the opinion of the authors. If Waggon Yard is to be used as the SANG car park, new 'safe' access would need to be created. This would involve the use of third party land. In addition, SANG parking needs to be free. Waggon Yard is close to Farnham town centre and is pay and display which is not desirable. Vehicular access to the site is via Whitley Close (Appendix D, Plate 31). A car park could be created, but would need to be created at a rate of one parking space per hectare of SANG provided. If no car parking is provided at the site, the site would have a catchment of 400m.

*3. Car parks must be easily and safely accessible by car and should be clearly sign posted.*

The use of Waggon Yard as the SANG car park is not considered to be a viable option due to the need for 'safe' access. The provision of a new car park off Whitlet Close would provide safe access to the site by car. Signage could be included if required.

*5. The SANGS must have a safe route of access on foot from the nearest car park and/or footpaths.*

If a car park is provided within the site, safe access could be provided from the car park to the site. Access from Waggon Yard car park and the town centre is via St Andrews Church and a long narrow passage between gardens. Access from the south (Weydon Mill Lane) is also narrow. Neither of these entrance points feels safe due to the narrow nature of the paths. There is no capacity to widen them. Access from the north of the site is via a residential area and feels safe. Access from the west includes crossing the A31 and potentially also the railway track. At the point where the footpath meets the A31, no formal paving is included and the verge is narrow. Improvements to access from the west and the A31 crossing would improve access to the site.

*6. All SANGS with car parks must have a circular walk which starts and finishes at the car park.*

If car parking was provided within the site, with access from Whitlet Close, a circular walk of at least 2.3km could be provided from this point.

*7. SANGS must be designed so that they are perceived to be safe by users: they must not have tree and scrub covering parts of the walking routes.*

At present the site itself is open and feels safe. Entrance points from the west, east and south do not feel overly safe either due to the narrowness of existing pathways between residential gardens or access via an unpaved area adjacent to the A31. Improvements to the western access from the A31 could make the site feel safer. To make access from the east more safe, additional land would need to be acquired from neighbouring land owners to create a new access point. Access from the south and Weydon Mill Lane is between private properties, it is not considered that this entrance could be made safe. Access from the north of the site is via Whitlet Close; this is a modern residential area and feels safe. The site would need continued management to ensure it retains its open feel.

*8. Paths must be easily used and well-maintained but most should remain unsurfaced to avoid the site becoming urban in feel.*

Existing pathways on site are either made of tarmac or are mud surfaced. The site is located within a flood zone and is therefore vulnerable to flooding. It is recommended that pathways are made weather proof by raising them (reducing the likelihood of them flooding) and surfacing them with hoggin to prevent them getting muddy, whilst retaining a naturalistic feel.

*10. All SANGS larger than 12ha must aim to provide a variety of habitats for users to experience*

The site is dominated by mown grassland with a small amount of hedgerow and the River Wey along its southern boundary. Habitat enhancements could improve the quality of the habitats, and the River Wey could be incorporated into the site more to provide a feature.

*13. SANGS should be clearly sign-posted or advertised in some way.*

Whilst the site does contain some limited signage, (Appendix D, Plate 32), this could be improved upon with further signage and interpretation throughout.

*15. It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.*

If a car park was included within the site from Whitlet Close, dogs could be walked from the car park to the site off the lead safely. This would not be possible if the car park remained at Waggon Yard as part of the walk includes roadways.

*16. Where possible it is desirable to choose sites with a gently undulating topography for SANGS.*

This site is located within the flood plain of the River Wey, so by its nature it is flat and lacks undulation. This does not detract from its naturalistic feel.

*19. Where possible it is desirable to have a focal point such as a view point, monument etc. within the SANGS.*

At present the site does not contain any main focal point. Habitats on site could be enhanced to create a focal point, and a feature could be made of the River Wey located at the southern boundary of the site.

### **2.1.7.3 Conclusion**

Provided that the Bishop's Meadow Trust agree to the site being available as Strategic SANG for Farnham, a visitor survey will need to be conducted to allow for discounting for existing levels of recreational activity, and if further measures recommended above are undertaken, it is considered that this site could be suitable to provide Strategic SANG for Farnham. **Recommendations made would ensure that all of the 'must/ should have' criteria and 4 out of 5 of the 'desirable' criteria could be met.**

### **2.1.8 Land to the South of the A31 Bypass**

This site is approximately 9ha in size and is located within Farnham Parish boundary (Ordnance Survey Grid Reference SU852 471; Appendix C, Figure 11). The site is dominated by a large area of alder carr and located on the northern bank of the River Wey sandwiched between the A31 to the north and the mainline railway to the south. At 9ha and with existing sensitive wet habitats present on site it would struggle to incorporate an uncontrived circular walk of at least 2.3km. There is no land adjacent to the site that could be included within the potential SANG to increase the size and enable it to incorporate an uncontrived circular walk. In addition, there is no existing parking provision and no realistic opportunities for future provision. Due to its location it is subject to levels of noise from the road and occasionally from the main line railway. Following the assessment against the SANG Site Quality Checklist (Appendix B), **even with improvements made to the site, it meets only 4 out of 14 of the 'must/ should have' criteria and 3 out of 5 of the 'desirable' criteria.** The site could meet 'must/ should have' criteria 7, 8, 13 and 14 if work was undertaken. However, **fundamentally the site is not suitable for SANG provision** and is not discussed further within this report. Photographs of the site can be seen in Appendix D, Plates 34 – 37.

## **2.2 Waverley SHLAA<sup>6</sup> Sites**

The Strategic Housing Land Availability Assessment (SHLAA) is used to identify future land supply which is suitable, available and achievable for housing uses over a period covered by the Local Plan. The assessment is used to identify potential housing sites as evidence to help a Council make decisions about the location of potential new housing. The SHLAA does not decide where housing should be located or decide what specific housing sites should be allocated, but identifies locations that may or may not be suitable for housing. The fact that a site has been assessed in the SHLAA does not mean that it will be allocated or granted planning permission. Those SHLAA sites that have been promoted to the council for potential housing land but are considered unsuitable for residential development could have potential to be used for Strategic SANG provision. These unsuitable sites are assessed in the section 2.2 and 2.3. It should be noted that SHLAA sites that have not been considered as unsuitable (i.e. may be considered to be allocated within the Local Plan or bought forward for planning permission), may still be unsuitable for residential development. At the time of writing this report only unsuitable SHLAA sites were considered.

Land identified by Waverley Borough Council as being available, yet unsuitable for use as a Strategic Housing site was considered for its potential for use as SANG. It was concluded that none of the unsuitable SHLAA sites within Waverley were large enough to provide SANG or were beyond the 5km catchment of the TBH SPA. The only site that was large enough to potentially provide SANG, was beyond the 5km catchment area of the site. As such, none of the rejected SHLAA sites within Waverley is suitable to provide SANG for Farnham.

Following a meeting with Waverley Borough Council other SHLAA sites were raised as possibly being suitable to provide SANG. These are identified in Appendix C Figures 1 and 2 and are as follows.

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<sup>6</sup> Strategic Housing Land Availability Assessment (SHLAA)

### 2.2.1 Land at Stockwood Way, Hale (Parcel B) (site 343)

This site is located at Ordnance Survey Grid Reference SU860 494 and is 3.35ha in size. Due to its size it could not accommodate a 2.3km circular walk. The site is considered to be **unsuitable** for SANG.

### 2.2.2 Land South of Frensham Vale Road (site 696)

This site is located at Ordnance Survey Grid Reference SU841 434 and is 17.02ha. However, it is located beyond 5km from the SPA and therefore **not suitable** for SANG.

### 2.2.3 Land at Frensham Vale Park' (site 675)

This site located at Ordnance Survey Grid Reference SU833 434 and is 20.42ha. However, it is located beyond 5km from the TBH SPA and therefore **not suitable** for SANG.

These three sites were not assessed further as they did not meet fundamental criteria relating to location or size of a SANG.

## 2.3 SHLAA Sites within Neighbouring Authorities

The inspection of sites was widened to cover SHLAAs prepared by surrounding authorities and specifically any sites identified on those assessments that were considered unsuitable for residential development, but which could potentially serve as SANG for Farnham. The following authorities were considered:

- 1) Rushmoor Borough Council
- 2) Guildford Borough Council
- 3) Hart District Council
- 4) East Hampshire District Council

District and Borough boundaries are illustrated in Appendix C, Figures 1 and 2.

### 2.3.1 Rushmoor Borough Council

Following telephone conversations with a member of the Council's planning team, it was determined that any SHLAA sites unsuitable for residential development within the borough (around Aldershot) were all far less than 10ha and therefore below the minimum size needed to provide a. to achieve circular walk of at least 2.3km (see Appendix A) . As such, it was determined that **Rushmoor BC contained no SHLAA sites that could potentially provide Strategic SANG provision for Farnham**. It should be noted however, that Rushmoor is in the process of updating the SHLAA.

### 2.3.2 Guildford Borough Council

Following an email exchange with the Council's planning team, it was determined that at the time of contacting the Council (January 2015) no parcels of land had been offered to the council that were in a suitable location or a suitable size to provide Strategic SANG for Farnham. The area that Guildford Borough Council had received most site suggestions for within the Farnham area was Tongham. However, this area is designated as 'Countryside Beyond the Green Belt'. Within the Draft Local Plan, this area has development potential and the Council could not foresee landowners considering sites as SANG whilst the option of housing development is still available. It should be noted that at this stage the Local Plan is only a draft and this situation could change in the future. **There may be potential in the future to contact land owners to discuss possibilities of using land within this area as SANG**. If discussions did provide available land that had potential to be used as Strategic SANG for Waverley, this could potentially be provided in conjunction with Guildford Borough Council.

### 2.3.3 Hart District Council

Following a review of the SHLAA sites unsuitable to provide residential development (2013)<sup>7</sup>, nine unsuitable SHLAA sites were identified as being unsuitable for housing provision due to their proximity to the TBH SPA (all within 400m of the SPA) and small size. Only one unsuitable site was identified within 5km of the SPA. This was site 77: Land South of the A287, less than 100m from the Farnham Parish boundary. However, it was

<sup>7</sup> Hart District Council Unsuitable SHLAA sites:

[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/SHLAA\\_Appendix\\_3%20-%20Excluded\\_SHLAA\\_Sites.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/SHLAA_Appendix_3%20-%20Excluded_SHLAA_Sites.pdf)

only 2.7ha and therefore as per Criterion 2 of the SANG Site Quality Checklist (Appendix A), this site is deemed **unsuitable for Strategic SANG** as was not taken forward for further SANG assessment.

### 2.3.4 East Hampshire District Council

From a review of SHLAA sites unsuitable for housing provision within the district (2014), three were identified within 5km of Farnham Parish boundary. These were BIN007, BIN008, and BIN009. BIN007 and BIN008 are located adjacent to each other, and Forestry Commission's Alice Holt woodland complex. BIN007 and BIN009 are both less than 0.5ha in size and are both located within 200m of Farnham Parish boundary. BIN009 is 6.6ha and is located 3.1km from Farnham Parish. Due to the small size of these sites, alone or in combination with each other, none of these sites is large enough to be brought forward as Strategic SANG (Criterion 2). In combination with the Forestry Commission's Alice Holt woodland complex, these sites could be brought forward to provide a small amount of SANG for Farnham. However, **it is understood that the Forestry Commission does not want to include Alice Holt as SANG, so the option of providing BIN007, BIN008, and BIN009 in combination with Alice Holt would not be possible.**

## 2.4 Call for SANG Land (Draft Farnham Neighbourhood Plan Consultation)

The Draft Neighbourhood Plan consultation (October - December 2014) included a call for potential sites to be used as SANG. Suggestions that were considered to have any suitability are assessed in the following section. The following sites assessed in this section have not been visited. The site reference numbers are those used in the Waverley SHLAA.

### 2.4.1 Hop Fields (Land off Crondall Lane) Site 573

#### 2.4.1.1 Background

The site is located at Ordnance Survey Grid Reference SU831 469. It is 9.02ha and currently contains arable fields (Appendix C, Figure 12). Due to the current open habitats on site, it has a safe feel to it. It is noted that some access points are small and may require vegetation removal to ensure these points feel safe too. The arable landscape enables dogs to exercise freely off lead. The site is located on a south-facing slope, so provides a varied topography with views of the surrounding area.

A site of this size would have a catchment of 2km. An associated planning application for housing is yet to be determined. The Council's SHLAA considers the site to be suitable to deliver housing. Under the submitted planning application, bespoke SANG for this development is to be provided on land at Church Crookham within Hart District. However, if the site is not given planning permission for residential dwellings, the site could be considered for Strategic SANG provision. Following the assessment against the SANG Site Quality Checklist (Appendix B), the site meets only **4 out of 14 of the 'must/ should have' criteria and 1 out of 5 of the 'desirable' criteria.**

#### 2.4.1.2 Issues to Address

*1. For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance of the developments linked to it. The amount of car parking should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANGS and the SPA.*

There is no current parking provision for the site, however, this could be accommodated within the SANG boundary.

*2. It should be possible to complete a circular walk of 2.3 – 2.5 km around the SANG*

At 9.02ha, the site is slightly too small to accommodate an uncontrived 2.3km circular walk. If the site is combined with neighbouring land to increase the site size to above 10ha (the minimum size in which a realistic 2.3km circular walk is likely to be possible), the site could provide a circular walk of 2.3km or more. Alternatively, the site could possibly (subject to Natural England consultation and agreement) be capable of providing Strategic SANG with a walk slightly shorter than 2.3km if the site was heavily enhanced and the slightly short walk as offset by provision of the SANG at a greater rate than the standard TBH SPA SANG multiplier, such as 10ha per 1000 people.

*3. Car parks must be easily and safely accessible by car and should be clearly sign posted.*

At present there is no car park on site. The site is located adjacent to Crondall Lane, which could provide safe site access by road via an existing field access. No signage is present as the site is not openly advertised as publicly accessible space. This could be provided if brought forward as Strategic SANG.

*4. The accessibility of the site must include access points appropriate for the particular visitor use the SANGS is intended to cater for.*

This site could be accessed on foot from surrounding urban areas or by car, through existing public rights of way or permissive access points at existing field entrances. There are a number of access points throughout the site that link it to the surrounding urban area. The site is located within Farnham Parish boundary and within 5km of the TBH SPA

*5. The SANGS must have a safe route of access on foot from the nearest car park and/or footpaths.*

It is noted that there are no footpaths along Crondall Road on the side of this land parcel. However a car park could be created within the site.

*6. All SANGS with car parks must have a circular walk which starts and finishes at the car park.*

A car park could be included on site. Provided a suitable circular walk could be devised (see Criterion 2 above), then the site would meet this Criterion.

*8. Paths must be easily used and well-maintained but most should remain unsurfaced to avoid the site becoming urban in feel.*

The site contains a number of pathways within the site. There is potential for these to be improved and maintained as required.

*10. All SANGS larger than 12ha must aim to provide a variety of habitats for users to experience.*

At present the site is less than 12ha and is dominated by agricultural land. Habitat enhancements could be included within a Strategic SANG management plan for this site to provide a variety of habitats within the site.

*13. SANGS should be clearly sign-posted or advertised in some way.*

At present the site is not advertised in any way. This could be achieved.

*14. SANGS should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and at car parks.*

At present the site is not advertised in any way. This could be achieved.

*15. It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.*

As no car park is present but could be included within any Strategic SANG on this site, this could be achieved.

*17. It is desirable for access points to have signage outlining the layout of the SANGS and the routes available to visitors.*

At present the site is not contain any signage in any way. This could be achieved.

*19. Where possible it is desirable to have a focal point such as a view point, monument etc. within the SANGS.*

The site does not have a focal point. Within site enhancements, this could be included such as a pond. As the site is on a hill, it has good views of the surrounding area.

### 2.4.1.3 Conclusions

If the site does not come forward to provide new housing, there is **potential for it to become Strategic SANG**. With the above recommendations, the site would meet **13 out of 14 'must/ should have' and 4 out of 5 'desirable' criteria and is therefore considered suitable as SANG**. The site does not meet Criterion 10. The site is less than 12 ha in size (although could incorporate a walk of at least 2.3km) and at present, does not provide a variety of habitats. However, habitat enhancements could create a variety of habitats. Even with this recommendation, the criterion is not fully met, but this is not considered a limitation to the site being used as SANG. It is expected that any works required to ensure this land meets the SANG Site Quality Checklist criteria could be completed and established in 5-10 years allowing for vegetation to establish and become of a suitable quality. A site of 9ha could provide Strategic SANG for up to 1125 people or 469 dwellings. However, as per the suggestion to meet Criterion 2, the density of this Strategic SANG may be reduced to c. 10ha per 1000 population which would mean that fewer homes would be served.

## 2.4.2 Fields off Waverley Lane (Compton Fields) Site 332

### 2.4.2.1 Background

This site is located at Ordnance Survey Grid Reference SU857 462 and is 12.48ha. It is bisected by the B3001 (Appendix C, Figure 13). The developer is in consultation with Natural England regarding the provision of bespoke SANG within this site. If planning permission for housing is not granted, this site could be used for Strategic SANG. The site is not subject to existing recreational use. As a result, this site could provide SANG for up to 1560 people or 650 new dwellings. However, the developer is proposing housing within this site and an associated bespoke SANG within the site. Natural England has identified a workable mitigation solution to enable this site to provide on-site SANG for the new development in principle. Natural England noted that the site already provides a number of features of interest such as grassland, woodland and a stream. Further enhancement of the site with new features (such as ponds) would enable it to provide bespoke SANG. There is possibility for some land to be added to the southern fields to increase the size of the site further. Following the assessment against the SANG Site Quality Checklist (Appendix B), the site currently meets **4 out of 14 of the 'must/ should have' criteria and 1 out of 5 of the 'desirable' criteria**. Small portions of the site adjoin residential properties. It appears to be quite well screened by large mature hedgerows and woodlands, so still retains a naturalist and tranquil feel. At present the site is grazed grassland and feels open and safe.

### 2.4.2.2 Issues to Address

*1. For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance of the developments linked to it. The amount of car parking should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANGS and the SPA.*

At present the site does not contain parking provision. The site is large enough and adjacent to B3001 so could provide onsite parking safely.

*2. It should be possible to complete a circular walk of 2.3 – 2.5 km around the SANG*

The site is bisected by the B3001. The larger (southern) site could accommodate an approximately 2km circular walk. In combination with the smaller (northern) site, the two sites could accommodate 2.5km at least.

*3. Car parks must be easily and safely accessible by car and should be clearly sign posted.*

At present the site does not contain a car park. As the site is located on B3001, the site could be safely accessed by car and signage could be included.

*4. The accessibility of the site must include access points appropriate for the particular visitor use the SANGS is intended to cater for.*

There are no footpaths along the B3001; access to this site would have to be by car. The site is located within Farnham Parish boundary and within 5km of the TBH SPA.

*5. The SANGS must have a safe route of access on foot from the nearest car park and/or footpaths*

It is noted that there are no footpaths along the B3001. However a car park could be created within the site to ensure safe access to and from the site by car.

*6. All SANGS with car parks must have a circular walk which starts and finishes at the car park.*

No car park is present within the site as yet, this could be provided and a circular walk could start and end at this point.

*8. Paths must be easily used and well-maintained but most should remain unsurfaced to avoid the site becoming urban in feel*

No pathways are present within the site. These could be created and maintained as required.

*11. Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.*

At present the site is large open fields. If this site is brought forward as SANG, dogs would be able to run off lead within the site. It is noted that the site is split by the B3001. To cross the road, dogs would need to be put on leads for a short period to safely cross the road.

*13. SANGS should be clearly sign-posted or advertised in some way.*

As this site is not open to the public, no signage is currently present. This could be created and implemented as required.

*14. SANGS should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and at car parks*

As this site is not open to the public, no interpretation is currently present. This could be created and implemented as required.

*15. It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.*

Provided the car park was adequately fenced from the B3001, this would be possible.

*16. Where possible it is desirable to choose sites with a gently undulating topography for SANGS*

This site is relatively flat, so this Criterion cannot be met. This site does contain a number of different habitats and is tranquil. This is the only Criterion that cannot be met if required.

*17. It is desirable for access points to have signage outlining the layout of the SANGS and the routes available to visitors.*

As the site is not currently open or advertised to the public, these could be provided if required.

*19. Where possible it is desirable to have a focal point such as a view point, monument etc. within the SANGS.*

The site does not include a definitive focal point; however it currently contains a number of small points of interest such as the woodland and stream. Additional points of interest could be added to enhance the site such as ponds.

#### **2.4.2.3 Conclusion**

**With the above recommendations, following the assessment against the SANG Site Quality Checklist (Appendix B) the site would meet 13 out of 14 of the 'must/ should have' criteria and 4 out of 5 of the 'desirable' criteria.** It is therefore considered that this site is suitable to be brought forward as Strategic SANG for Farnham if planning permission for residential development is not granted. It is considered that it would take up to 5 years to bring this site up to a suitable standard to be used as Strategic SANG.

### 2.4.3 Dunsfold Aerodrome

This site is located about Ordnance Survey Grid Reference TQ022 361, more than 17km from the Farnham Parish boundary and more than 22.5km from the TBH SPA, as such, it is considered **unsuitable** to provide SANG for Farnham.

### 2.4.4 Runfold Quarry and Other Mineral Workings.

The assessment of these sites is undertaken in the following section 2.5.

## 2.5 Mineral workings

Mineral working sites offer good potential to be used as SANG due to their large size and the fact that they are subject to restoration proposals. If a quarry site could be secured as SANG at an early stage of its restoration, or prior the completion of mineral extraction, it could be created purposefully as SANG and incorporate all requirements. It should be noted that it has not been possible at time of writing to visit the following mineral sites.

### 2.5.1 Runfold North Sandpit

#### 2.5.1.1 Background

This site is located south of the A31 and north of Guildford Road at Runfold at Ordnance Survey Grid Reference SU865 576 (Appendix C, Figure 14). The site is 10.1ha in size and is presently owned by SITA UK. The Sandpit has come to the end of its operational life and has been in-filled with inert waste and completed restoration to agricultural land. It is still in aftercare. It is noted that Farnham Town Council has identified the site as potential playing fields within its Draft Neighbourhood Plan. The site does not have any public access and at 10.1ha would have a SANG catchment of 2km. A site of 10.1ha could provide SANG for up to 1263 people or 526 new dwellings. As this site is effectively a blank canvas, it has potential to be used as Strategic SANG for Farnham but would require extensive habitat creation such that it would not be suitable for SANG use until relatively late in the Local Plan period (to 2031). The site has a focal point of the view of the surrounding landscape. The landowner is yet to be contacted to determine if they would consider the use of the site for SANG.

#### 2.5.1.2 Issues to Address

Following the assessment against the SANG Site Quality Checklist (Appendix B), at present the site meets **none of the 14 'must/ should have' criteria and only 1 of the 5 'desirable' criteria**. This is as expected as it is a disused quarry site still in aftercare. Criteria not presently met are discussed in the following section:

*1. For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance of the developments linked to it. The amount of car parking should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANGS and the SPA*

The site does not have any public access so there is no parking provision. This could be included within the site boundary.

*2. It should be possible to complete a circular walk of 2.3 – 2.5 km around the SANG*

At 10.1ha, this site could accommodate a 2.3km walk if carefully designed.

*3. Car parks must be easily and safely accessible by car and should be clearly sign posted.*

The entrance to the site is wide as it used to be a sandpit. Access to the site would be safe by car from Guildford Road. Signage could be included as required.

*4. The accessibility of the site must include access points appropriate for the particular visitor use the SANGS is intended to cater for.*

This site is located within Farnham Parish so has potential to provide SANG for Farnham. A public footpath is located within land adjacent to the site that links to Badshot Lea and the north Downs Way. The site is also easily accessible by car.

*5. The SANGS must have a safe route of access on foot from the nearest car park and/or footpaths*

The nearest footpath is located on adjacent land, but could be safely accessed from the site via the road. In addition, if a car park were provided within the site, safe access from the car park to the SANG would be possible.

*6. All SANGS with car parks must have a circular walk which starts and finishes at the car park.*

A circular walk could be accommodated within the site starting and ending a car park (to be created) within the site.

*7. SANGS must be designed so that they are perceived to be safe by users: they must not have tree and scrub covering parts of the walking routes.*

At present the site is in the aftercare stage following restoration for agricultural purposes. Footpaths could be created as and where required with vegetation managed as required. The site feels safe.

*8. Paths must be easily used and well-maintained but most should remain unsurfaced to avoid the site becoming urban in feel*

The site does not presently contain any pathways. These could be created, weatherproofed and maintained as required.

*9. SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures except in the immediate vicinity of car parks. Visually sensitive way-markers and some benches are acceptable.*

The site is located adjacent to the noisy A31. The site is visually screened from this road. The TBH SPA is fragmented over a wide area and interspersed with large urban areas, including roads; as such it is subject to road noise such that simple proximity to a busy road does not rule out a site as possible SANG. Large portions of the site are raised away from the busy road, thus reducing road noise within the site. Noise levels within the site would need to be discussed with Natural England to determine if the levels are acceptable for the site to be used as SANG.

*10. All SANGS larger than 12ha must aim to provide a variety of habitats for users to experience.*

The site is 10.1ha in size and is currently dominated by grassland but has been restored for arable use following full aftercare of the site. As the site is effectively a blank canvas, habitats within the site could be created as desired following a management plan.

*11. Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.*

The site is securely fenced; as such dogs could be allowed to exercise freely off lead.

*12. SANGS must be free from unpleasant intrusions (e.g. sewage treatment works smells, etc.)*

The site is free from unpleasant intrusions such as sewerage treatment smells, but is subject to some level of noise intrusion from the A31 adjacent at the northern boundary.

*13. SANGS should be clearly sign-posted or advertised in some way.*

As this site is not open to the public, no signage is currently present. This could be created and implemented as required.

*14. SANGS should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and at car parks.*

As this site is not open to the public, no advertising such as website or leaflets are currently present. These could be created and implemented as required.

*15. It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.*

The site has recently been restored to agricultural land. Dogs would be able to run free throughout the site off lead.

*16. Where possible it is desirable to choose sites with a gently undulating topography for SANGS*

This site has a steep slope towards its northern extent. The remainder of the site is flat.

*17. It is desirable for access points to have signage outlining the layout of the SANGS and the routes available to visitors.*

The site is not presently open for public access. Signage identifying walking routes within the site could be included as required.

*18. It is desirable that SANGS provide a naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water on part, but not the majority of sites is desirable.*

At present the site is dominated by grassland with planted hedgerows surrounding the site. It provides a semi-naturalistic space; this could be improved upon by enhancing the habitat to include a mosaic of habitats and features within the site.

### **2.5.1.3 Conclusion**

**With the above recommendations, and providing Natural England does not object to the site being used as SANG due to traffic noise within the site, following the assessment against the SANG Site Quality Checklist (Appendix B) the site would meet 13 out of 14 of the ‘must/ should have’ criteria and 3 out of 5 of the ‘desirable’ criteria.** The site partially meets Criterion 10. The site is less than 12 ha in size (but could incorporate a walk of at least 2.3km); however, it could provide a variety of habitats following habitat enhancements. As such, not fully meeting this Criterion is not considered a limitation to the site being used as SANG. It is therefore considered that this **site is suitable to be brought forward as Strategic SANG** for Farnham. The land owner has not been formally approached regarding the potential use of the site as SANG.

## **2.5.2 Runfold South Sandpit**

### **2.5.2.1 Background**

This site is located south of Guildford Road at Runfold at Ordnance Survey Grid Reference SU863 471 (Appendix C, Figure 14). The site is 41.6ha in size and is presently owned by SITA UK. The Sandpit has come to the end of its operational life and is subject to restoration to agricultural land with some level of public access. Restoration is due to be completed in 2021, followed by 5 years of aftercare. There is potential for the restoration plan (as per the S106 agreement) to be amended to incorporate SANG provision. The site contains footpaths along the southern and western extent of the site and through the centre of the site. The whole site could provide SANG for 5200 people or 2167 new dwellings. It could have a catchment of 5km. As this site is effectively a blank canvas, it has potential to be used as Strategic SANG for Farnham but would require extensive habitat creation such that it would not be suitable for SANG until relatively late in the Local Plan period (to 2031). The landowner is yet to be contacted to determine if they would consider the use of the site for SANG.

### **2.5.2.2 Issues to Address**

Following the assessment against the SANG Site Quality Checklist (Appendix B), the site presently meets **none of the 14 ‘must/ should have’ criteria, nor any of the 5 ‘desirable’ criteria.** This is as expected as the site is still under restoration. Criteria not presently met are discussed in the following section:

*1. For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance of the developments linked to it. The amount of car parking should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANGS and the SPA*

The site does not have any public access so there is no parking provision. This could be included within the site boundary.

*2. It should be possible to complete a circular walk of 2.3 – 2.5 km around the SANG*

At more than 40ha, this site could accommodate a long walk of more than 2.5km.

*3. Car parks must be easily and safely accessible by car and should be clearly sign posted.*

The entrance to the site is wide as it used to be a sandpit. Access to the site would be safe by car from Guildford Road. Signage could be included as required.

*4. The accessibility of the site must include access points appropriate for the particular visitor use the SANGS is intended to cater for.*

This site is located within Farnham Parish so has potential to provide SANG for Farnham. Public footpaths are located along the southern boundary (North Downs Way), part of the western boundary and through the centre of the site. The site is also easily accessible by car.

*5. The SANGS must have a safe route of access on foot from the nearest car park and/or footpaths*

Footpaths are located within and adjacent to the land with potentially safe access into the site. In addition, if a car park is provided within the site, safe access from the car park to the SANG would be possible.

*6. All SANGS with car parks must have a circular walk which starts and finishes at the car park.*

A circular walk could be accommodated within the site starting and ending a car park (to be created) within the site.

*7. SANGS must be designed so that they are perceived to be safe by users: they must not have tree and scrub covering parts of the walking routes*

At present the site is under restoration for agricultural purposes. Footpaths could be created as and where required with habitats created and managed as required. The site has potential to feel safe once created.

*8. Paths must be easily used and well-maintained but most should remain unsurfaced to avoid the site becoming urban in feel*

Existing pathways within the site would need to be maintained and any new pathways would need to be created, weather proofed and maintained to a suitable level for SANG provision.

*9. SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures except in the immediate vicinity of car parks. Visually sensitive way-markers and some benches are acceptable.*

As this site is still subject to restoration, the site could be created as required. It is located away from the urban area. As such, once restoration is complete, this site could be perceived as a semi-natural space.

*10. All SANGS larger than 12ha must aim to provide a variety of habitats for users to experience*

The current restoration plan for this site (to be completed in 2021) is for arable use with hedgerows and some public access. There is potential to amend the restoration plan to create more interest features and habitat mosaics.

*11. Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.*

As the site is under restoration, the site could be designed allowing for dogs to exercise freely and safely off lead.

*12. SANGS must be free from unpleasant intrusions (e.g. sewage treatment works smells, etc.)*

The site appears to be free from unpleasant intrusions; however, it has not been visited.

*13. SANGS should be clearly sign-posted or advertised in some way.*

As this site is not open to the public (except for existing public rights of way), no signage is currently present. This could be created and implemented as required.

14. SANGS should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and at car parks.

As this site is not open to the public (except for existing public rights of way), no advertising such as website or leaflets are currently present. These could be created and implemented as required.

15. It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.

The site is under restoration to agricultural land, the site could be designed to enable dogs to run free throughout the site off lead.

16. Where possible it is desirable to choose sites with a gently undulating topography for SANGS

As the site is under restoration, a range of topography could be included within the final restoration design.

17. It is desirable for access points to have signage outlining the layout of the SANGS and the routes available to visitors.

The site is not presently open for public access, with the exception of the public footpath within the site. Signage identifying walking routes within the site could be included as required.

18. It is desirable that SANGS provide a naturalistic space with areas of open (nonwooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water on part, but not the majority of sites is desirable.

As the site is under restoration, habitats could be created as required. These could include areas of grassland, wooded areas, hedgerows, waterbodies and scrub. This is not an exhaustive list.

19. Where possible it is desirable to have a focal point such as a view point, monument etc. within the SANGS.

The site does not currently contain a focal point. This could be created as part of the site restoration plan.

### 2.5.2.3 Conclusion

**With the above recommendations, following the assessment against the SANG Site Quality Checklist (Appendix B) the site would meet all of the 'must/ should have' criteria and 'desirable' criteria.** Due to its large size and the fact that there is potential to amend the restoration plan to enhance SANG features this site is considered highly **suitable to be brought forward as Strategic SANG** for Farnham.

These two sites are opposite each other across Guildford Road, so there may be potential to bring them forward as SANG together (albeit at different times due to restoration timeframes etc.).

## 2.5.3 Homefield Sandpit

### 2.5.3.1 Background

This site is located south of Guildford Road at Runfold (Ordnance Survey Grid Reference SU877 474; Appendix C, Figure 14). The site is 11.7ha in size and is presently owned by Chambers. The Sandpit is currently active (current completion date is 2042, however, this is likely to change) with part of the site located within Guildford District. At present the restoration plan is for agricultural use, but there is potential to change the restoration plan to include SANG provision within the site. 11.7ha could provide SANG for up to 1463 people or 609 new dwellings. It could have a catchment of 2km. If combined with the adjoining Jolly Farmer Sandpit site (13.7ha) (Section 2.5.4), the site could have a catchment of 5km. As this site is effectively a blank canvas, it has potential to be used as Strategic SANG for Farnham but would require extensive habitat creation such that it would not be suitable for SANG use until relatively late in the Local Plan period. The landowner is yet to be contacted to determine if they would consider the use of the site for SANG.

### **2.5.3.2 Issues to Address**

Following the assessment against the SANG Site Quality Checklist (Appendix B), **the site met none of the 14 'must/ should have' criteria, nor any of the 'desirable' criteria.** This is as expected as the site is an active sandpit. Criteria not presently met are discussed in the following section:

*1. For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance of the developments linked to it. The amount of car parking should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANGS and the SPA*

This site is still an active sandpit. Due to the size of the site, it could easily accommodate a car park.

*2. It should be possible to complete a circular walk of 2.3 – 2.5 km around the SANG*

Due to the size of this site, a walk of at least 2.3km could be created within the site.

*3. Car parks must be easily and safely accessible by car and should be clearly sign posted.*

The entrance to the site is wide as it used to be a sandpit. Access to the site would be safe by car from Guildford Road. Signage could be included as required.

*4. The accessibility of the site must include access points appropriate for the particular visitor use the SANGS is intended to cater for.*

This site is located within Farnham Parish so has potential to provide SANG for Farnham. There are no existing public footpaths within or surrounding the site. The site is easily accessible by car.

*5. The SANGS must have a safe route of access on foot from the nearest car park and/or footpaths*

If a car park is provided within the site, safe access from the car park to the SANG would be possible. There are no footpaths connecting the site to the wider area.

*6. All SANGS with car parks must have a circular walk which starts and finishes at the car park.*

A circular walk could be accommodated within the site starting and ending a car park (to be created) within the site.

*7. SANGS must be designed so that they are perceived to be safe by users: they must not have tree and scrub covering parts of the walking routes*

The site is still an active quarry. Footpaths could be created as and where required habitats created and vegetation managed as required. The site has potential to feel safe once created.

*8. Paths must be easily used and well-maintained but most should remain unsurfaced to avoid the site becoming urban in feel*

The site does not presently contain any pathways. These could be created, weatherproofed and managed as required.

*9. SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures except in the immediate vicinity of car parks. Visually sensitive way-markers and some benches are acceptable.*

As this site is still active, the site could be restored as required. It is located away from the urban area. As such this site could be perceived as a semi-natural space.

*10. All SANGS larger than 12ha must aim to provide a variety of habitats for users to experience*

This site is an active sandpit. Restoration has not yet commenced, however, the current restoration plan is for agricultural use. There is potential to amend the restoration plan to create more interest features and habitat mosaics.

*11. Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.*

As the site is yet to be restored, the site could be designed to allow dogs to exercise freely and safely off lead.

*12. SANGS must be free from unpleasant intrusions (e.g. sewage treatment works smells, etc.)*

The site appears to be free from unpleasant intrusions; however, it has not been visited.

*13. SANGS should be clearly sign-posted or advertised in some way.*

As this site is not open to the public, no signage is currently present. This could be created and implemented as required.

*14. SANGS should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and at car parks*

As this site is not open to the public, no advertising such as website or leaflets are currently present. These could be created and implemented as required.

*15. It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.*

As the site has not yet been restored, the site could be designed to enable dogs to run free throughout the site off lead.

*16. Where possible it is desirable to choose sites with a gently undulating topography for SANGS*

As the site has not yet been restored, a range of topography could be included within the final design.

*17. It is desirable for access points to have signage outlining the layout of the SANGS and the routes available to visitors.*

The site is not presently open for public access. Signage identifying walking routes within the site could be included as required.

*18. It is desirable that SANGS provide a naturalistic space with areas of open (nonwooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water on part, but not the majority of sites is desirable.*

The site has yet to be restored so habitats could be created as required. These could include areas of grassland, wooded areas, hedgerows, waterbodies and scrub. This is not an exhaustive list.

*19. Where possible it is desirable to have a focal point such as a view point, monument etc. within the SANGS.*

The site does not currently contain a focal point. This could be created as part of the site restoration.

### **2.5.3.3 Conclusion**

**With the above recommendations, following the assessment against the SANG Site Quality Checklist (Appendix B) the site would meet all of the 'must/should have' criteria and 'desirable' criteria.** The fact that there is potential to amend the restoration plan to enhance SANG features makes this site highly **suitable to be brought forward as Strategic SANG** for Farnham. As the end date for completion of this sandpit is 2042 (followed by restoration and aftercare), this site would not be able to provide SANG within the lifetime of the emerging Local Plan (to 2031), but could be available at a later date.

## 2.5.4 Jolly Farmer Sandpit

### 2.5.4.1 Background

This site is located south of Guildford Road at Runfold (Ordnance Survey Grid Reference SU873 473; Appendix C, Figure 14). The site is 13.7ha in size and is presently owned by Chambers. The site is mostly restored to agricultural use. Much of the site could be suitable for habitat enhancements for use as SANG immediately if required. The eastern extent of the site adjoining the neighbouring sandpit (in Section 2.5.3) has not yet been restored as it adjoins the active Homefield Sandpit. 13.7ha could provide SANG for 1713 people or 714 new dwellings. It could have a catchment of 4km. If combined with the adjoining Jolly Farmer Sandpit site (13.7ha), the site could have a catchment of 5km. As this site is effectively a blank canvas, it has potential to be used as Strategic SANG for Farnham but would require extensive habitat creation such that it would not be suitable for SANG use until relatively late in the Local Plan period (up to 2031). The landowner is yet to be contacted to determine if they would consider the use of the site for SANG.

### 2.5.4.2 Issues to Address

Following the assessment against the SANG Site Quality Checklist (Appendix B), the site currently meets **none of the 14 'must/should have' criteria, nor any of the 5 'desirable' criteria**. This is as expected as parts of the site are yet to be restored. Criteria not presently met are discussed in the following section:

*1. For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance of the developments linked to it. The amount of car parking should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANGS and the SPA.*

At present there is no public access throughout the site and no parking provision. Due to the size of the site, it could easily accommodate a car park.

*2. It should be possible to complete a circular walk of 2.3 – 2.5 km around the SANG*

At present there is no public access within the site. A 13.7ha site could accommodate at least a 2.3km walk.

*3. Car parks must be easily and safely accessible by car and should be clearly sign posted.*

The entrance to the site is wide as it used to be a sandpit. Access to the site would be safe by car from Guildford Road. Signage could be included as required.

*4. The accessibility of the site must include access points appropriate for the particular visitor use the SANGS is intended to cater for.*

This site is located within Farnham Parish so has potential to provide SANG for Farnham. A public footpath is located along part of the western boundary of the site. The site is also easily accessible by car.

*5. The SANGS must have a safe route of access on foot from the nearest car park and/or footpaths.*

A footpath is located along the western boundary of part of the site. In addition, if a car park is provided within the site, safe access from the car park to the SANG would be possible.

*6. All SANGS with car parks must have a circular walk which starts and finishes at the car park.*

The site does not contain any parking provision. Due to the size of the site, a circular walk of at least 2.3km could be accommodated that starts and ends at the car park.

*7. SANGS must be designed so that they are perceived to be safe by users: they must not have tree and scrub covering parts of the walking routes*

The site has mostly been restored for agricultural purposes. Footpaths could be created as and where required with vegetation managed as required. The site feels safe.

*8. Paths must be easily used and well-maintained but most should remain unsurfaced to avoid the site becoming urban in feel*

The site does not presently contain any pathways. These could be created, weather proofed and managed as required.

*9. SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures except in the immediate vicinity of car parks. Visually sensitive way-markers and some benches are acceptable.*

As the site has been restored for arable use, the site could be created as required. It is located away from the urban area. As such this site could be perceived as a semi-natural space. At present it is located adjacent to the active Homefield Sandpit which may provide some disturbances within the site. However, once Homefield Sandpit is closed, the area would be tranquil.

*10. All SANGS larger than 12ha must aim to provide a variety of habitats for users to experience*

The site is less than 12ha so cannot meet this criteria. However, from reviewing aerial photography, the site is currently dominated by a grassland landscape. Habitat enhancements could provide a variety of habitats within the site.

*11. Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.*

As the site is currently arable, the site is effectively a blank canvas. The site could be designed to allow dogs to exercise freely throughout the site.

*12. SANGS must be free from unpleasant intrusions (e.g. sewage treatment works smells, etc.)*

At present the site is located adjacent to the active Homefield sandpit which could provide disturbances within the site. However, once Homefield sandpit is complete, the area would have a tranquil feel.

*13. SANGS should be clearly sign-posted or advertised in some way.*

As this site is not open to the public, no signage is currently present. This could be created and implemented as required.

*14. SANGS should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and at car parks*

As this site is not open to the public, no advertising such as a website or leaflets are currently present. These could be created and implemented as required.

*15. It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.*

As the site has been restored to arable use and site enhancements (including habitat enhancements) would be required, the site could be designed to allow dogs to move safely from a car park to and throughout the rest of the site off lead.

*16. Where possible it is desirable to choose sites with a gently undulating topography for SANGS*

The site has been restored for arable use, and is flat. If required, landscaping could be undertaken to provide some undulation within the site.

*17. It is desirable for access points to have signage outlining the layout of the SANGS and the routes available to visitors.*

The site is not presently open for public access. Signage identifying walking routes within the site could be included as required.

*18. It is desirable that SANGS provide a naturalistic space with areas of open (nonwooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water on part, but not the majority of sites is desirable.*

The site has been restored for arable use. Site enhancements such as habitat creation could be undertaken to provide a naturalistic feel. These could include areas of grassland, wooded areas, hedgerows, waterbodies and scrub. This is not an exhaustive list.

*19. Where possible it is desirable to have a focal point such as a view point, monument etc. within the SANGS.*

The site does not currently contain a focal point. This could be created if required.

#### **2.5.4.3 Conclusion**

**With the above recommendations, following the assessment against the SANG Site Quality Checklist (Appendix B) the site would meet 13 out of 14 of the ‘must/should have’ criteria and all the ‘desirable’ criteria. The fact that there is potential to amend the restoration plan to enhance SANG features makes this site highly suitable to be brought forward as Strategic SANG for Farnham.** The site partially meets Criterion 10. The site is less than 12 ha in size (but could incorporate a walk of at least 2.3km); however, following habitat enhancements, this site could provide a variety of habitats. As such, not fully meeting this Criterion is not considered a limitation to the site being used as SANG.

The sandpit sites discussed above are all close together in the area east of Farnham. Runfold North and South are only divided by Guildford Road, whilst Jolly Farmer and Homefield are located adjacent to each other. The maximum distance between the two Runfold sites and the Jolly Farmer/ Homefield site is 350m. Although these sites would all complete restoration at different times, there may be potential to develop the four sites together to create a landscape-scale Strategic “Super-SANG” in this area of approximately 77ha. This large area could potentially have a much larger draw to the public than smaller sites as it would give a greater sense of tranquility and closeness to nature, approaching that of the SPA itself.

### **2.5.5 Alton Road Sandpit**

#### **2.5.5.1 Background**

The site is located west of Wrecclesham, south of the A31 and mostly south of the railway line at Ordnance Survey Grid Reference SU819 447 (Appendix C, Figure 15). This sandpit is currently dormant and as such is still technically active. At present the end date for use of this sandpit 2029, followed by restoration and aftercare. The existing restoration plan is for hedgerows and fields with a nature conservation interest. However, this does not discount the site from potentially providing SANG in the future. At 36.2ha, it would have a catchment of 5km, thus encompassing a large portion of Farnham parish. The site could provide SANG for up to 4525 people or 1885 new dwellings.

#### **2.5.5.2 Issues to Address**

Following the assessment against the SANG Site Quality Checklist (Appendix B), at present the site meets **none of the 14 ‘must/ should have’ criteria, nor any of the 5 ‘desirable’ criteria.** This is as expected as the site is still an active sandpit (albeit currently dormant). Criteria not presently met are discussed in the following section:

*1. For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance of the developments linked to it. The amount of car parking should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANGS and the SPA*

This site is still an active sandpit. Due to the size of the site, it could easily accommodate a car park.

*2. It should be possible to complete a circular walk of 2.3 – 2.5 km around the SANG*

Due to the size of the site it could easily accommodate a walk of at least 2.3km.

*3. Car parks must be easily and safely accessible by car and should be clearly sign posted.*

The entrance to the site is wide as it used to be a sandpit. Access to the site would be safe by car from the A31 Alton Road, via existing access. Signage could be included as required.

*4. The accessibility of the site must include access points appropriate for the particular visitor use the SANGS is intended to cater for.*

This site is located within Farnham Parish so has potential to provide SANG for Farnham. There is an existing public footpath within the site. This connects to Alice Holt and Wrecclesham. The site is easily accessible by car; however, an assessment of the safety of the junction at the A31 may need to be undertaken.

*5. The SANGS must have a safe route of access on foot from the nearest car park and/or footpaths*

If a car park is provided within the site, safe access from the car park to the SANG would be possible. The site has not been subject to a site visit, so it could not be determined if the existing public footpaths accessing the site could be considered as safe.

*6. All SANGS with car parks must have a circular walk which starts and finishes at the car park.*

A circular walk could be accommodated within the site starting and ending a car park (to be created) within the site.

*7. SANGS must be designed so that they are perceived to be safe by users: they must not have tree and scrub covering parts of the walking routes*

The site is still an active quarry. Footpaths could be created as and where required with vegetation managed as required. The site has potential to feel safe once created.

*8. Paths must be easily used and well-maintained but most should remain unsurfaced to avoid the site becoming urban in feel*

Existing public footpaths may need weatherproofing. New pathways could be created, weatherproofed and managed as required.

*9. SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures except in the immediate vicinity of car parks. Visually sensitive way-markers and some benches are acceptable.*

The railway line runs along the northern boundary of the site. As such, there is potential for some intrusion from passing trains. Other than this, the site can be considered to feel naturalistic.

*10. All SANGS larger than 12ha must aim to provide a variety of habitats for users to experience*

This site is an active sandpit. Restoration has not yet commenced, however, the current restoration plan is for nature conservation with grassland and hedgerows. There is potential to amend the restoration plan to create more interest features and habitat mosaics to fulfil this Criterion, whilst also allowing large parts of the site to be used as SANG.

*11. Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.*

As the site is still an active quarry, the site could be designed to allow dogs to exercise freely and safely off the lead. As the site is to be restored for nature conservation, a portion of the site may have to be excluded to prevent dogs disturbing the features.

*12. SANGS must be free from unpleasant intrusions (e.g. sewage treatment works smells, etc.)*

The site appears to be free from unpleasant intrusions; however, it has not been visited.

*13. SANGS should be clearly sign-posted or advertised in some way.*

As this site is not open to the public, no signage is currently present. This could be created and implemented as required.

*14. SANGS should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and at car parks*

As this site is not open to the public, no advertising such as website or leaflets are currently present. These could be created and implemented as required.

*15. It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.*

As the site is yet to be restored, the site could be designated to ensure that dogs could walk safely off lead from the car park to within the site.

*16. Where possible it is desirable to choose sites with a gently undulating topography for SANGS*

As the site has not yet been restored, a range of topography could be included within the final design.

*17. It is desirable for access points to have signage outlining the layout of the SANGS and the routes available to visitors.*

The site is not presently open for public access. Signage identifying walking routes within the site could be included as required.

*18. It is desirable that SANGS provide a naturalistic space with areas of open (nonwooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water on part, but not the majority of sites is desirable.*

The site has yet to be restored so habitats could be created as required. These could include areas of grassland, wooded areas, hedgerows, waterbodies and scrub. This is not an exhaustive list.

*19. Where possible it is desirable to have a focal point such as a view point, monument etc. within the SANGS.*

The site does not currently contain a focal point. This could be created as part of the site restoration.

### **2.5.5.3 Conclusion**

As the restoration plan is for conservation, a portion of the site may need to be discounted to prevent disturbance to the nature conservation interest within the site, thus reducing the amount of land available for SANG. However, there may be potential to amend restoration plans to ensure sufficient land could be used as SANG before areas of disturbance-sensitive wildlife value are created. With the above recommendations, this site **could meet all the 'must/ should have' criteria and 4 of the 5 'desirable criteria'** (Appendix B). As the end date for completion of this sandpit is 2029 (followed by restoration and aftercare), it is considered that this **site would not be able to provide SANG within the lifetime of the emerging Local Plan (to 2031), but could be used for SANG at a later date.** Future SANG land use of the site could be secured, and included in the restoration design, ensuring maximum use of the area available as SANG whilst still incorporating nature conservation interests.

## **2.6 Additional Sites from Map Review Exercise**

Three sites were identified for further consideration as Strategic SANG within the Farnham area.

The scoring of each of the above sites in accordance with the SANG Site Quality Checklist criteria (Appendix A) is detailed in Appendix B. Large scale maps of the sites are illustrated in relation to the Farnham Parish Boundary and the Thames Basin Heath SPA in Appendix C, Figures 1 and 2.

### **2.6.1 Crooksbury Common**

Crooksbury Common is a 51ha site located within Guildford District boundary, but within 200m of Farnham Parish boundary located at Ordnance Survey Grid Reference SU888 453. A small scale map can be seen in Appendix C, Figure 16. 12.3ha of the site is designated as a Site of Special Scientific Interest (SSSI). Although this site contained some favourable features (Appendix B) that could enable this site to provide Strategic SANG for Farnham there were two factors that have meant that this site can no longer be considered suitable for SANG provision. Natural England expressed that they did not want to encourage dogs off leads where they could disturb species for which the SSSI is designated (smooth snake *Coronella austriaca* and sand lizards *Lacerta agilis*). In addition to this the site is located beyond 5km from the TBH

SPA. For these reasons, the site is considered **unsuitable to provide SANG** for Farnham. Photographs of the site can be seen in Appendix D, Plates 38 – 41.

## 2.6.2 Rowhill Copse Local Nature Reserve (LNR) SANG

### 2.6.2.1 Background

Rowhill Copse is a 26.6ha site on the boundary of Waverley District located at about Ordnance Survey Grid Reference SU852 498. 1.2ha is located within Rushmoor District (Appendix C, Figure 17). Although located within Waverley, the site is owned by Rushmoor District Council and has been managed by Rowhill Nature Conservation Society for Rushmoor District Council since 1968. In 2009, Natural England agreed that the site could provide suitable Strategic SANG for Rushmoor District Council for the Rushmoor TBH avoidance and mitigation strategy (Appendix B). In 2011, Rowhill Copse LNR was identified as potential Strategic SANG in the Rushmoor TBH avoidance and mitigation strategy as having potential to provide SANG for 380 new dwellings. At the time of writing this report (February 2015), Rushmoor District planning Department confirmed that Rowhill Copse had a remaining Strategic SANG capacity for approximately 75 dwellings. Photographs of the site can be seen in Appendix D, Plates 42 – 47.

### 2.6.2.2 Issues to Address

Following the site assessment in accordance with the SANG site quality checklist, **13 out of 14 of the 'must/should have' criteria and 4 out of 5 of the 'desirable' criteria** were already provided within the site (Appendix B).

Criteria not yet met are as follows:

*9. SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures except in the immediate vicinity of car parks. Visually sensitive way-markers and some benches are acceptable.*

This is a narrow site located within an urban setting, as such, when not towards the centre of the site, the surrounding residential areas are visible (site was visited in January 2015 when there was no vegetation on the trees), and noise from the surrounding areas encroach into the site. It is not perceived that there is any mitigation that could be provided at this site to reduce these intrusions appropriately.

*15. It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.*

The car park is located adjacent to the B3009 (Cranmore Lane). It is partially enclosed with a hedgerow, but contains two large entrance points, so it is not entirely safe for dogs to be allowed off the lead within the car park. Once within the site, it is deemed safe to allow dogs to walk off leads.

### 2.6.2.3 Conclusion

Even though 'Criterion 9 is not met, the site was still considered as suitable for Strategic SANG provision by Natural England. At the time of writing this report, the site provides SANG for Rushmoor District and has a remaining capacity for 75 new dwellings. If Waverley wishes to use Rowhill Copse LNR as SANG for the Farnham area, they would have to have discussions with Rushmoor Borough Council and other stakeholders.

## 2.6.3 Badshot Lea Ponds

This site is located within Farnham Parish boundary along the River Blackwater at about Ordnance Survey Grid Reference SU864 490 (Appendix C, Figure 18). The site is dominated (95% or more) by two large waterbodies. **As such, it is considered unsuitable to provide Strategic SANG.** Due to its obvious unsuitability, this site was not visited.

## 2.7 Review of Sites Offered by Promoters within Farnham

The following sites are discussed with regards to SANG provision and whether they could offer bespoke SANG within the site, or, if not developable for housing, the potential to use the site for Strategic SANG. These are illustrated in Appendix C, Figure 3. To comply with the TBH SPA Avoidance and Mitigation Strategy, some of the following sites would require the use of strategic SANG (e.g. Farnham Park), whilst others would need to provide bespoke SANG, either within the site boundary or at another location. Natural England has commented regarding these sites. This is incorporated in the following discussion:

### 2.7.1 West of Badshot Lea (site 25)

This site is approximately 6ha (Appendix C, Figure 3), as such it is **too small to provide bespoke SANG on-site**. Planning application WA/2014/0391 for residential development is currently with the council for determination. This site would be **expected to make financial contributions towards Strategic SANG at Farnham Park**.

### 2.7.2 Coxbridge Farm, Alton Road (site 29)

This site is 14ha in size, as such it is large enough to incorporate bespoke SANG within the site boundary (Appendix C, Figure 3). At present it is understood that the site is proposed for residential use. The site promoter is proposing 350 new dwellings whilst providing SANG of 6.72ha within the site boundary. The proposed SANG is not sufficient to provide for 350 dwellings. In addition, Natural England considers it unlikely that this area could provide an uncontrived circular walk of 2.3km. Natural England have identified that an alternative SANG solution would be required or additional land added to the proposed bespoke SANG within the site boundary. **Natural England would need to approve the proposed SANG for this site 'in principle' prior to it being allocated within the Local Plan.**

### 2.7.3 Waverley Lane, Compton (site 332)

This site is discussed in more detail in section 2.4.2.

### 2.7.4 Stockwood Way, Weybourne (site 343)

This site is discussed above in section 2.2.1.

### 2.7.5 West of Green Lane, Badshot Lea (site 438)

This site is approximately 8ha in size (Appendix C, Figure 3). The developer plans to submit a planning application for residential development, including an area of 2.75ha for SANG. **Natural England has advised that this is not sufficient to provide suitable SANG on site. An alternative SANG solution would be required or further land added** to the proposed on-site bespoke SANG.

### 2.7.6 R/o 48 Wrecclisham Hill (site 461)

This site is located off Wrecclisham Hill (Appendix C, Figure 3). It is not offered for housing as it is a dormant land fill site, having not been used for approximately 24 years. For the last 8 years the site has been unofficially used by local residents for recreation. It had been offered for Strategic SANG use by a site promoter. **However, the site is only 2.25ha and therefore not large enough to incorporate a 2.3km walk.** Natural England advised that the site could be designated as a Site of Nature Conservation Interest (SNIC). **If this site was to be brought forward for Strategic SANG, approximately 8ha would need to be added to the site, such as site 713 (section 2.7.10).**

### 2.7.7 Cedar House, Byworth Close (site 644)

The site is less than 2ha in size (Appendix C, Figure 3); as such it is **too small to incorporate a 2.3km circular walk** as required by the SANG Site Quality Checklist criteria. Natural England has advised that if this site is brought forward for housing, the applicant has two options for complying with the TBH mitigation: contribute towards Farnham Park SANG or other SANG (that has been developed by other developers); or, provide bespoke SANG that complies with the Site Quality Checklist criteria.

### 2.7.8 Monkton Lane, Hale (Site 657)

This site is approximately 2.7ha (Appendix C, Figure 3); as such it is not large enough to provide a 2.3km circular walk. It is noted that the applicant does not have access to potential SANG land. **SANG provision for this site would be from Strategic SANG such as Farnham Park, located less than 400m west of the site.**

### 2.7.9 Brethrens Meeting Room, West Street (site 673)

This is a small site (approximately 0.5ha) (Appendix C, Figure 3); as such it is **not large enough to incorporate a 2.3km circular walk**. Natural England have identified that the applicant has two options for this site: contribute towards Farnham Park SANG or other SANG (that has been developed by another developer); or provide bespoke SANG that adheres to the SANG Site Quality Checklist criteria. Bishop's Meadow (discussed in section 2.1.7) is in close proximity to this site.

### 2.7.10 Garden Style, Wrecclesham Hill (site 713)

This site located on Wrecclesham Hill and is 5ha (Appendix C, Figure 3), but is part of a larger (10ha) site that is covered by ancient woodland and Tree Preservation Orders. The applicant plans to provide housing within 3ha of the 5ha site, with the remaining 2ha to provide on-site SANG when incorporated with the remaining 5ha. It is noted that to provide a sufficient 2.3km circular walk, this site would also need to be combined with SHLAA site 461 (section 2.7.6) and potentially incorporate additional land from adjoining areas. Natural England have advised the applicant to refer to its Standing Advice on ancient woodlands and to review the SANG Site Quality Checklist criteria.

### 2.7.11 13 Upper Old Park Lane (site 716)

This site is approximately 4.8ha (Appendix C, Figure 3) and as such is **too small to incorporate a 2.3km circular walk**. The Waverley SHLAA considers that this site would best satisfy the need for SANG provision, by **financial contributions to Strategic SANG**.

### 2.7.12 R/o Three Stiles Road (site 727) and Holt Pound Farm

This proposed development site at Three Stile Road is located within the Farnham Parish boundary and within 5km of the TBH SPA at about Ordnance Survey Grid Reference SU829 469 (Appendix C, Figure 3). At 2.2ha, the site is too small to provide bespoke SANG within the site. It is adjoining the Hop Fields site (Compton Lane). The site is being promoted for housing and the developer has identified a bespoke SANG site 2.8km away at **Holt Pound Farm** (Appendix C, Figure 19) located about Ordnance Survey Grid Reference SU821 440. At present, this site is approximately 10ha and would have a catchment of 2km. This is not sufficient to provide bespoke SANG for the Three Stiles Road site, 2.8km away. It is understood that the site promoter is seeking to increase the size of the site to 12ha or more by acquiring additional land from neighbouring land owners. This would increase the site's potential SANG catchment to 4km or more, so could provide SANG for the Three Stiles Road site. At present the site is grassland. The promoter is proposing to increase the interest of the site by creating habitats such as heathland, orchards, hazel coppice and oak woodlands. Natural England has advised that Holt Pound Farm has potential to be used as bespoke SANG, provided the size of the site could be increased to approximately 12ha. Natural England has not formally approved this site as SANG as they have not seen a Management Plan. They do, however, require SANG sites to be within 5km of the SPA. However, less than 1ha of the site is located within 5km. As such, it is the authors professional opinion that as SANG is designed to direct recreational use away from the SPA, providing SANG further from the development site than the SPA itself would not provide avoidance or mitigation. As such **it is considered to be unsuitable to provide SANG**.

### 2.7.13 South-east of Badshot Lea (site 26)

This site is approximately 2.9ha; as such it is **too small to incorporate a 2.3km circular walk**. Natural England has not commented on this site. It is anticipated that this site would either need to provide financial contributions for Strategic SANG provision, or provide bespoke SANG within close proximity of the site in accordance with the SANG Site Quality Checklist criteria.

### 2.7.14 St Georges Road/ Low Lane, Badshot Lea (site 27)

This site is approximately 1ha; as such it is **too small to incorporate a 2.3km circular walk**. Natural England has not commented on this site. It is anticipated that this site would either need to provide financial contributions for Strategic SANG provision, or provide bespoke SANG within close proximity of the site and in accordance with the SANG Site Quality Checklist criteria. It is noted that this site is within 400m of Farnham Quarry and could provide financial contributions for Farnham Quarry SANG if brought forward (see 2.1.1).

### 2.7.15 Land south of Badshot Lea (site 381)

This site is approximately 30ha. At present this site has no planning status, however a 'masterplan' for residential development has been offered by marketing consultants. Dependent on the development plans, this site **could be able to incorporate at least 10ha of bespoke SANG** as mitigation for the TBH SPA, or however much is required to mitigate for the quantity of housing proposed within the site at a rate of 8ha per 1000 new dwellings. This site contains a number of properties such as businesses and residential dwellings within the site. As such, it is considered that **this site would not provide a suitable naturalistic feel to provide Strategic SANG**.

### 2.7.16 Land at Gardeners Hill Road (site 545)

This site is 2.4ha, and is more than 5km from the TBH SPA. As such, **it is too far from the SPA and too small to provide Strategic SANG.** Therefore, it is discounted from any further discussions.

### 2.7.17 Crondall Lane (site 573)

This site is discussed in Section 2.4.1.

### 2.7.18 East of Low Lane, Badshot Lea (site 615)

This site is approximately 1.5ha; as such it is **too small to incorporate a 2.3km circular walk**. Natural England has not commented on this site. It is anticipated that this site would either need to provide financial contributions for Strategic SANG provision, or provide bespoke SANG in close proximity to the site and in accordance with the SANG Site Quality Checklist criteria. It is noted that this site is adjacent to Farnham Quarry and could provide financial contributions for Farnham Quarry if SANG is brought forward there.

### 2.7.19 Part SSE Depot (2), Lower Weybourne Lane (site 790)

This site is approximately 2.1ha; as such it is **too small to incorporate a 2.3km circular walk**. Natural England has not commented on this site. It is anticipated that this site would either need to provide financial contributions for Strategic SANG provision, or provide bespoke SANG in close proximity to the site and in accordance with the SANG Site Quality Checklist criteria.

## 3 Conclusions

Following a search for sites and their assessment in accordance with the SANG Site Quality Checklist criteria, some sites were identified as being suitable and having good potential for being brought forward as Strategic SANG (**Type A sites**); others were identified as being suitable, but with unknown potential to be brought forward as Strategic SANG (**Type B sites**). These sites have fundamental issues surrounding them such as if the land owner is in agreement for the site to be brought forward as SANG (it should be noted that this is not the only reason for sites to be put in this category). Other sites were discounted due to their inadequate size, habitats on site, location, land owner not wishing the site to be used as SANG, generally not meeting enough of the site Quality Checklist criteria; and for being generally unsuitable even with enhancements (**Type U sites**).

The following sites are considered highly suitable for SANG provision (**Type A sites**):

1. Farnham Quarry
2. Farnham Park LNR SANG
3. Rowhill Copse LNR SANG

The following sites could offer potential SANG provision dependent on a number of outcomes (**Type B sites**):

1. Tongham Pools (provided it is brought forward in conjunction with Farnham Quarry)
2. Farnham Park Extension/ Land off Hale Road
3. Bishop's Meadow
4. Hop Fields (Land off Crondall Lane) Site 573
5. Fields off Waverley Lane (Compton Fields) Site 332
6. Runfold North Sandpit
7. Runfold South Sandpit
8. Homefield Sandpit
9. Jolly Farmer Sandpit
10. Alton Road Sandpit

Table 2 details the maximum amount of SANG that a site could provide. It should be noted that these calculations do not account for discounting for various reasons as mentioned in the previous chapters.

**Table 2: Potential SANG Capacity of Individual Sites**

Site Location	Potential SANG (ha)	Number of People SANG Potentially Provided for (at 8ha per 1000 people)	Number of Dwellings SANG Potentially Provided for (average 2.4 people per dwelling)	Catchment (km)
<b>'Type A' Sites</b>				
Farnham Quarry reduced	10.74	1343	559	2
Farnham Park LNR SANG	4.5	557	232	2
Rowhill Copse LNR SANG	-	-	75	5
<b>'Type B' Sites</b>				
Tongham Pools (total)	7.4	925	385	2
Farnham Park Extension/ Land off Hale Road	14.22	1775	740	4
Bishop's Meadow	12.8	1600	666	4
Hop Fields (Land off Crondall Lane): Site 573	9.02	1128	470	2
Fields off Waverley Lane (Compton Fields): Site 332	12.45	1556	648	4
Runfold North Sandpit (SITA UK)	10.1	1263	526	2
Runfold South Sandpit (SITA UK)	41.6	5200	2167	5
Homefield Sandpit (Chambers)	11.7	1463	609	2
Jolly Farmer Sandpit (Chambers)	13.7	1713	714	4
Alton Road Sandpit	36.2	4525	1885	5

Discussions with landowners/ stakeholders etc. can be a long process. Commencing this process as soon as possible is beneficial. In addition, where habitat creation and/ or enhancements are required, this can be a lengthy process (dependent on existing habitats/ environmental conditions). Before a site could act as Strategic SANG, habitats need to be mature enough to provide a natural feeling environment.

For Natural England to formally approve a site as Strategic SANG there are some other aspects that need to be ensured as follows:

- Natural England need to see and agree a Management Plan for the site for perpetuity (80 years)
- Natural England need to see that the site is secured in perpetuity by handing ownership to a Trust, the Council or some other trusted party.
- Natural England needs to have been demonstrated that financing is in place to ensure the management and maintenance of the SANG site in perpetuity.

The following sites were considered to be generally unsuitable for potential SANG provision even with enhancements (**Type U sites**):

- Alice Holt Forest
- Bourne Woods
- Land to the South of the A31 Bypass
- Land at Stockwood Way, Hale (Parcel B) (site 343)
- Land South of Frensham Vale Road (site 696)
- Land at Frensham Vale Park' (site 675)
- Rushmoor Borough Council unsuitable SHLAA sites
- Guildford Borough Council unsuitable SHLAA sites
- Hart District Council unsuitable SHLAA sites
- East Hampshire District Council unsuitable SHLAA sites
- Dunsfold Aerodrome
- Crooksbury Common
- Badshot Lea Ponds
- West of Badshot Lea (site 25)
- Coxbridge Farm, Alton Road (site 29)
- Stockwood Way, Weybourne (site 343)
- West of Green Lane, Badshot Lea (site 438)
- R/o 48 Wrecclesham Hill (site 461)
- Cedar House, Byworth Close (site 644)
- Monkton Lane, Hale (Site 657)
- Brethrens Meeting Room, West Street (site 673)
- Garden Style, Wrecclesham Hill (site 713)
- 13 Upper Old Park Lane (site 716)
- R/o Three Stiles Road (site 727) and Holt Pound Farm
- South-east of Badshot Lea (site 26)
- St Georges Road/ Low Lane, Badshot Lea (site 27)
- Land south of Badshot Lea (site 381)
- Land at Gardeners Hill Road (site 545)
- East of Low Lane, Badshot Lea (site 615)
- Part SSE Depot (2), Lower Weybourne Lane (site 790)

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**Appendix A.  
Site Quality Checklist for an  
Individual SANG**

## Appendix A.

# Site Quality Checklist for an Individual SANG

For the creation of suitable SANG, produced by SEERA June 2008 and agreed by Natural England in 2008.

The wording in the list below is precise and has the following meaning:

- Requirements referred to as “must” or “should have” are essential
- The SANGS should have at least one of the “desirable” features.

### A.1 Must/ Should have

- 1) For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance of the developments linked to it. The amount of car parking should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANGS and the SPA
- 2) It should be possible to complete a circular walk of 2.3 – 2.5 km around the SANG
- 3) Car parks must be easily and safely accessible by car and should be clearly sign posted.
- 4) The accessibility of the site must include access points appropriate for the particular visitor use the SANGS is intended to cater for.
- 5) The SANGS must have a safe route of access on foot from the nearest car park and/or footpaths
- 6) All SANGS with car parks must have a circular walk which starts and finishes at the car park.
- 7) SANGS must be designed so that they are perceived to be safe by users: they must not have tree and scrub covering parts of the walking routes
- 8) Paths must be easily used and well-maintained but most should remain unsurfaced to avoid the site becoming urban in feel
- 9) SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures except in the immediate vicinity of car parks. Visually sensitive way-markers and some benches are acceptable.
- 10) All SANGS larger than 12ha must aim to provide a variety of habitats for users to experience
- 11) Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.
- 12) SANGS must be free from unpleasant intrusions (e.g. sewage treatment works smells, etc.)
- 13) SANGS should be clearly sign-posted or advertised in some way.
- 14) SANGS should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and at car parks

### A.2 Desirable

- 15) It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.
- 16) Where possible it is desirable to choose sites with a gently undulating topography for SANGS
- 17) It is desirable for access points to have signage outlining the layout of the SANGS and the routes available to visitors.
- 18) It is desirable that SANGS provide a naturalistic space with areas of open (nonwooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water on part, but not the majority of sites is desirable.
- 19) Where possible it is desirable to have a focal point such as a view point, monument etc. within the SANGS.

## **Appendix B. SANG Site Assessment (Score)**

## Appendix B. SANG Site Assessment (Score)

Site name	Farnham Quarry	Tongham Pools	Farnham Park	Farnham Park Extension/ off Hale Road	Alice Holt
Area	50ha	15ha	Approximately 85ha	14ha	800ha
Distance from Farnham Parish	Within	0.2km	Within	Within	0.05km
Must/Should Have Criteria	Score	Score	Score	Score	Score
Criterion 1	*	*	1	*	1
Criterion 2	1	*	1	*	1
Criterion 3	*	*	1	*	1
Criterion 4	1	*	1	*	1
Criterion 5	*	*	1	*	1
Criterion 6	*	*	1	*	1
Criterion 7	*	*	1	*	1
Criterion 8	*	*	1	*	1
Criterion 9	1	1	1	1	1
Criterion 10	0	0	1	*	1
Criterion 11	1	1	1	*	0
Criterion 12	*	*	1	1	1
Criterion 13	*	*	1	*	1
Criterion 14	*	*	1	*	1
Current must have/ should have score	4	2	14	2	13
Potential must have/ should have score	13	13	14	14	13
Desirable Criteria	Score	Score	Score	Score	Score
Criterion 15	*	*	1	*	0
Criterion 16	1	0	1	1	1
Criterion 17	*	*	1	*	1
Criterion 18	1	1	1	1	1
Criterion 19	1	1	1	*	1
Current desirable score	3	2	5	2	4
Potential desirable score	5	4	5	5	4

Site name	Bourne Woods	Bishops Meadow	Land to the South of the A31 (S A31)	Crooksbury Forest	Rowhill LNR	Copse
Area	51ha	12.8ha	9ha	54ha	26.6ha	
Distance from Farnham (Parish)	Within	Within	Within	1km	Within	
Must/Should Have Criteria	Score	Score	Score	Score	Score	
Criterion 1	1	*	0	*	1	
Criterion 2	1	1	0	1	1	
Criterion 3	1	*	0	*	1	
Criterion 4	0	1	0	1	1	
Criterion 5	1	*	0	1	1	
Criterion 6	1	*	0	1	1	
Criterion 7	1	*	*	*	1	
Criterion 8	1	*	*	*	1	
Criterion 9	1	1	0	1	0	
Criterion 10	0	*	0	1	1	
Criterion 11	1	1	0	0	1	
Criterion 12	1	1	0	1	1	
Criterion 13	1	*	*	*	1	
Criterion 14	1	1	*	*	1	
Current must have/ should have score	12	6	0	7	13	
Potential must have/ should have score	12	14	4	13	13	
Desirable Criteria	Score	Score	Score	Score	Score	
Criterion 15	0	*	0	0	0	
Criterion 16	1	0	0	1	1	
Criterion 17	*	1	1	*	1	
Criterion 18	1	1	1	1	1	
Criterion 19	0	*	1	0	1	
Current desirable score	2	2	3	2	4	
Potential desirable score	3	4	3	3	4	

Site name	Hop Fields	Fields off Waverley Lane (Compton Fields)	Jolly Farmer Sandpit (Chambers Runfold PLC.)	Homefield Sandpit (Chamber Runfold PLC.)	Runfold North Sandpit (SITA UK)
Area	9.02ha	12.48 ha (north field 4.7ha, south field 8.1ha)	13.7	11.7	10.1ha
Distance from Farnham (Parish)	Within	Within	Within	Within/partially within Guildford	Within
Must/Should Have Criteria	Score	Score	Score	Score	Score
Criterion 1	*	*	*	*	*
Criterion 2	*	*	*	*	*
Criterion 3	*	*	*	*	*
Criterion 4	*	*	*	*	*
Criterion 5	*	*	*	*	*
Criterion 6	*	*	*	*	*
Criterion 7	1	1	*	*	*
Criterion 8	*	*	*	*	*
Criterion 9	1	1	*	*	*
Criterion 10	0	1	0	*	0
Criterion 11	1	*	*	*	*
Criterion 12	1	1	*	*	*
Criterion 13	*	*	*	*	*
Criterion 14	*	*	*	*	*
Current must have/ should have score	4	4	0	0	0
Potential must have/ should have score	13	14	13	14	13
Desirable Criteria	Score	Score	Score	Score	Score
Criterion 15	*	*	*	*	*
Criterion 16	1	0	*	*	1
Criterion 17	*	*	*	*	*
Criterion 18	1	1	*	*	0
Criterion 19	0	*	*	*	1
Current desirable score	2	1	0	0	2
Potential desirable score	4	4	5	5	4

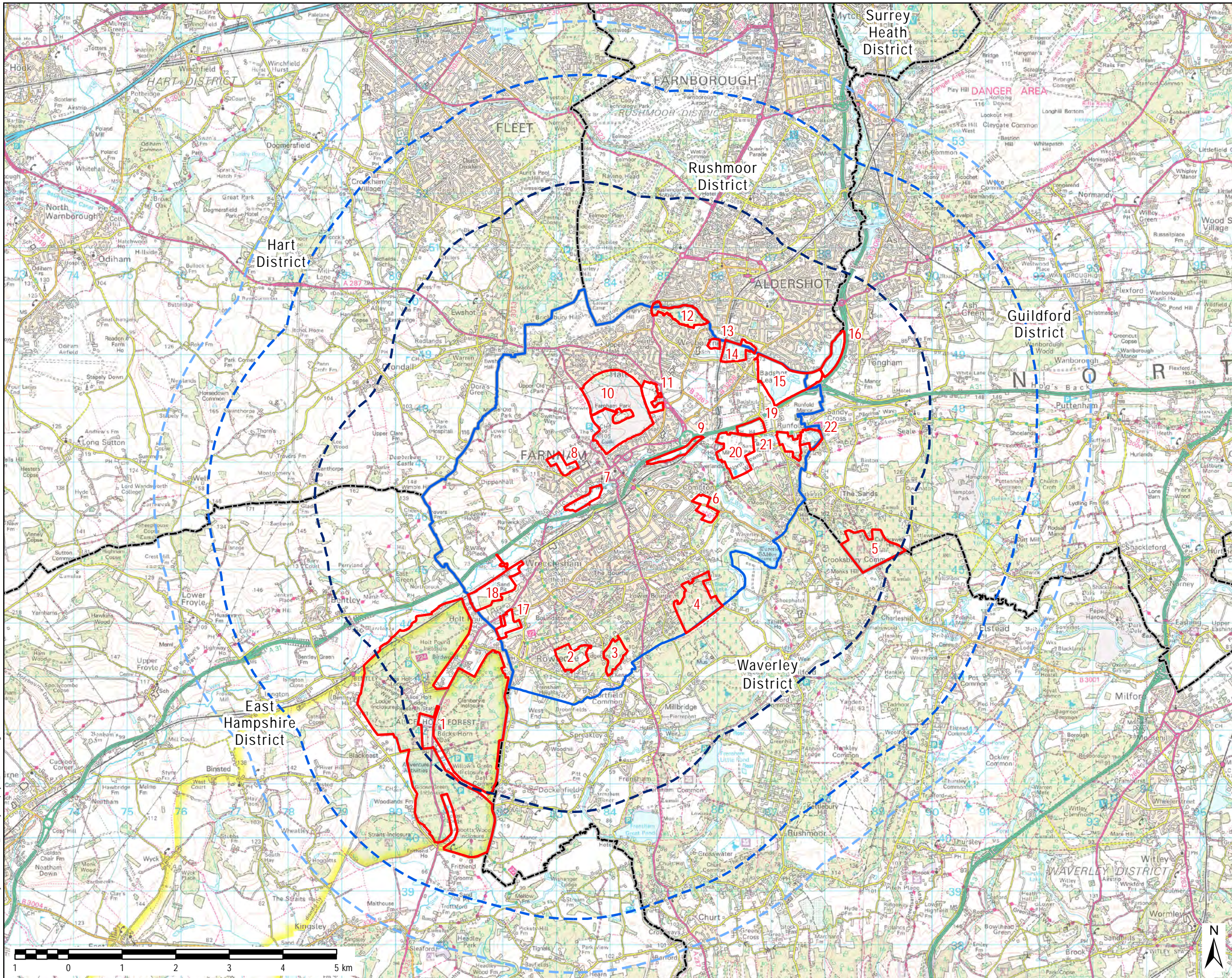
Site name	Runfold South Sandpit (SITA UK)	Alton Sandpit Road	Holt Pound Farm
Actual site size (ha)	41.6	36.2	10ha
Distance from Farnham (Parish) (km)	Within	Within	Within
Must/Should Have Criteria	Score	Score	Score
Criterion 1	*	*	*
Criterion 2	*	*	*
Criterion 3	*	*	*
Criterion 4	*	1	*
Criterion 5	*	*	*
Criterion 6	*	*	*
Criterion 7	*	*	*
Criterion 8	*	*	*
Criterion 9	*	*	1
Criterion 10	*	*	*
Criterion 11	*	*	*
Criterion 12	*	*	1
Criterion 13	*	*	*
Criterion 14	*	*	*
Current must have/ should have score	0	1	2
Potential must have/ should have score	14	14	14
Desirable Criteria	Score	Score	Score
Criterion 15	*	*	*
Criterion 16	*	0	0
Criterion 17	*	*	*
Criterion 18	*	*	*
Criterion 19	*	*	*
Current desirable score	0	0	0
Potential desirable score	5	4	4

## **Appendix C. Maps**

## Appendix C. Maps

These can be found in accompanying documents.

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- LEGEND**
- Indicative site boundary
  - Farnham Parish
  - 2km buffer of Farnham Parish
  - 4km buffer of Farnham Parish
  - 5km buffer of Farnham Parish
  - District boundary

- Sites:**
1. Alice Holt
  2. Land at Frensham Vale Park
  3. Land South of Frensham Vale Road
  4. Bourne Wood
  5. Crooksbury Common
  6. Fields off Waverley Lane (Compton Fields)
  7. Bishops Meadow
  8. Hop Fields (Land off Crondall Lane)
  9. To the South of A31
  10. Farnham Park
  11. Farnham Park Extension / Land off Hale Road
  12. Rowhill Copse LNR
  13. Land at Stockwood Way, Hale (Parcel B)
  14. Badshot Lea Ponds
  15. Farnham Quarry
  16. Tongham Pools
  17. Holt Pound Farm
  18. Alton Road Sandpit
  19. Runfold North Sandpit
  20. Runfold South Sandpit
  21. Jolly Farmer Sandpit
  22. Homefield Sandpit

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Drawing Title **FARNHAM PARISH AND SITE LOCATIONS**

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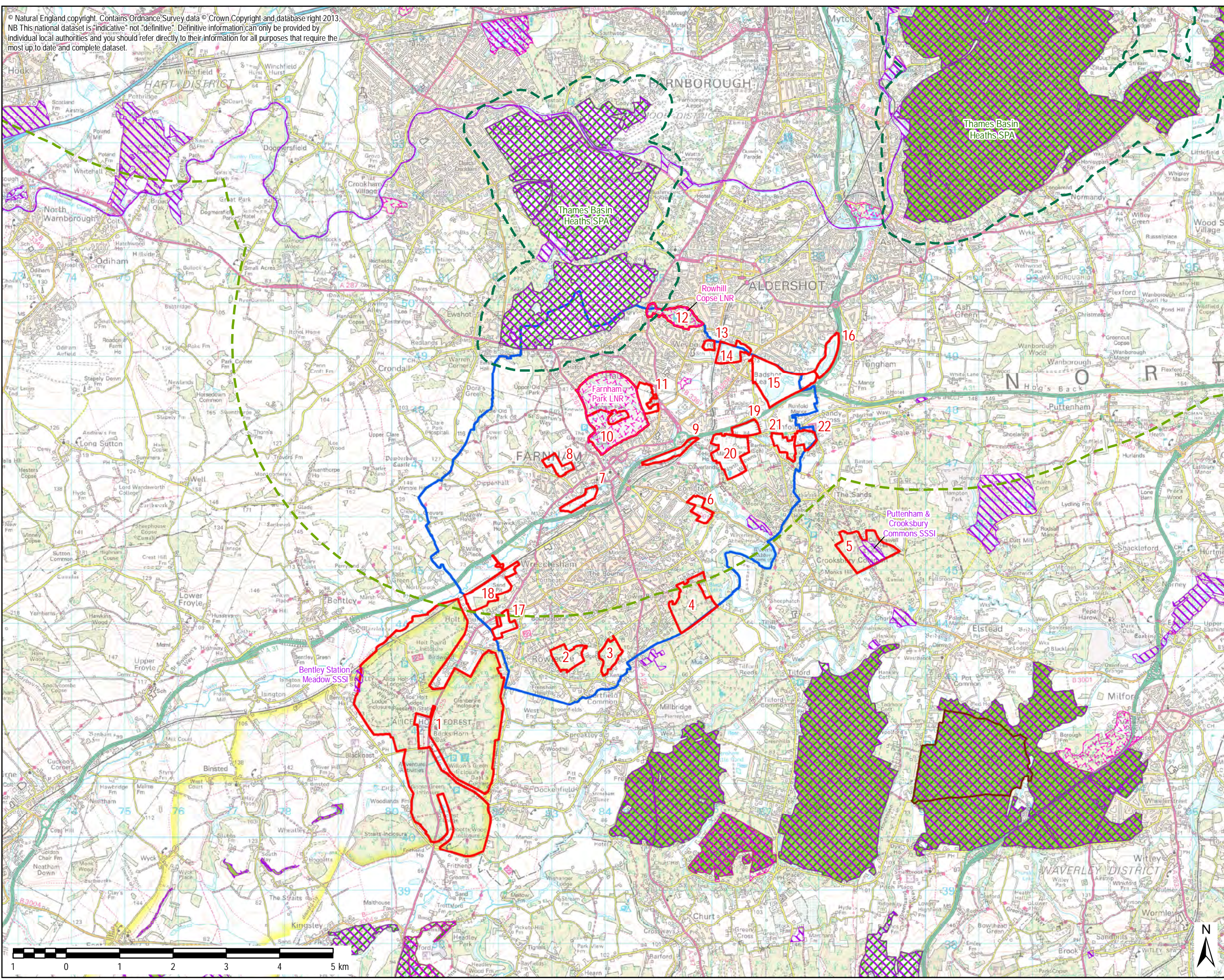
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**LEGEND**

- Indicative site boundary
- Farnham Parish
- Designated Sites**
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- Ramsar
- Local Nature Reserve (LNR)
- 400m buffer of Thames Basin Heaths SPA
- 5km buffer of Thames Basin Heaths SPA

- Sites:**
1. Alice Holt
  2. Land at Frensham Vale Park
  3. Land South of Frensham Vale Road
  4. Bourne Wood
  5. Crooksbury Common
  6. Fields of Waverley Lane (Compton Fields)
  7. Bishops Meadow
  8. Hop Fields (Land off Crondall Lane)
  9. To the South of A31
  10. Farnham Park
  11. Farnham Park Extension / Land off Hale Road
  12. Rowhill Copse LNR
  13. Land at Stockwood Way, Hale (Parcel B)
  14. Badshot Lea Ponds
  15. Farnham Quarry
  16. Tongham Pools
  17. Holt Pound Farm
  18. Alton Road Sandpit
  19. Runfold North Sandpit
  20. Runfold South Sandpit
  21. Jolly Farmer Sandpit
  22. Homefield Sandpit

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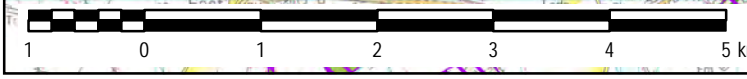
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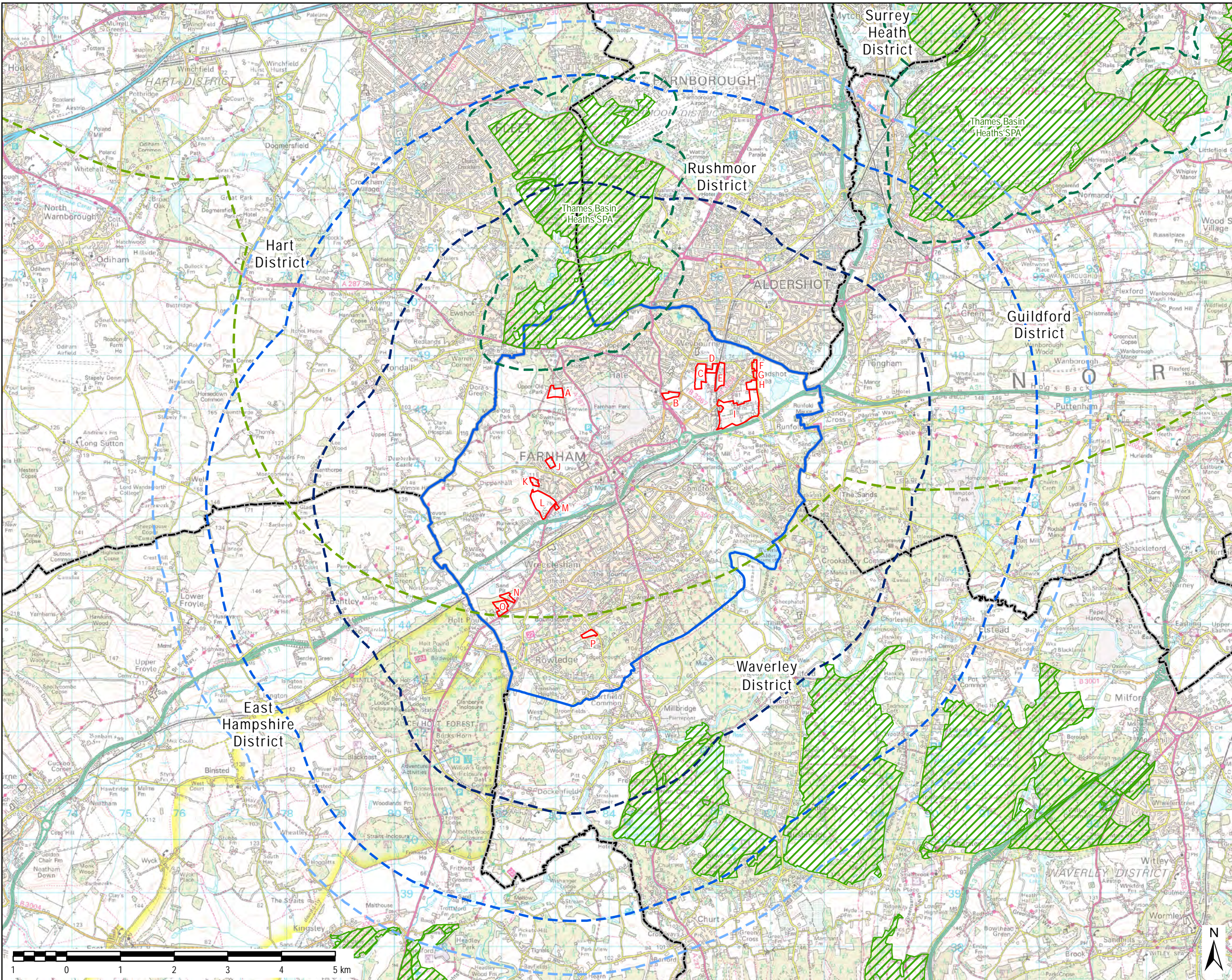
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File Name: L5004 - Information Systems\7070831 - Waverley HRA\project\_files\HRA\Figure 3 SHLAA Review of Sites Offered by Promoters within Farnham.mxd



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- LEGEND**
- SHLAA site boundary
  - Farnham Parish
  - 2km buffer of Farnham Parish
  - 4km buffer of Farnham Parish
  - 5km buffer of Farnham Parish
  - District boundary
  - Designated Sites**
  - Special Protection Area (SPA)
  - 400m buffer of Thames Basin Heaths SPA
  - 5km buffer of Thames Basin Heaths SPA

- Sites:**
- A. 13 Upper Old Park Lane
  - B. Monkton Lane, Hale
  - C. West of Green Lane, Badshot Lea
  - D. Part SSE Depot (2), Lower Weybourne Lane
  - E. West of Badshot Lea
  - F. East of Low Lane, Badshot Lea
  - G. St Georges Road/ Low Lane, Badshot Lea
  - H. South-east of Badshot Lea
  - I. Land south of Badshot Lea
  - J. R/o Three Stiles Road
  - K. Cedar House, Byworth Close
  - L. Coxbridge Farm, Alton Road
  - M. Brethrens Meeting Room, West Street
  - N. R/o 48 Wrecclesham Hill
  - O. Garden Style, Wrecclesham Hill
  - P. Land at Gardeners Hill Road

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Drawing Title **REVIEW OF SITES OFFERED BY PROMOTERS WITHIN FARNHAM**

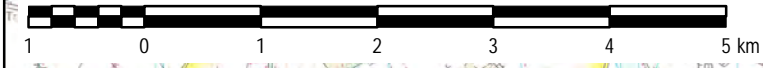
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**DRAFT**

Client  
**WAVERLEY BOROUGH COUNCIL**

Project Title  
**WAVERLEY HRA**

Drawing Title  
**TONGHAM POOLS**

Drawn	Checked	Approved	Date
IC	JM	JH	18/02/2015

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**FIGURE 5**





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Purpose of Issue: **DRAFT**

Client: **WAVERLEY BOROUGH COUNCIL**

Project Title: **WAVERLEY HRA**

Drawing Title: **FARNHAM PARK**

Drawn By	Checked By	Approved By	Date
IG	AH	RMH	18/02/2015

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Project: **WAVERLEY HRA**

Drawing: **FARNHAM PARK**

Figure: **FIGURE 6**

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Project Title: **WAVERLEY HRA**

Drawing Title: **BISHOPS MEADOW**

Drawn TG	Checked AH	Approved IHH	Date 16/02/2015
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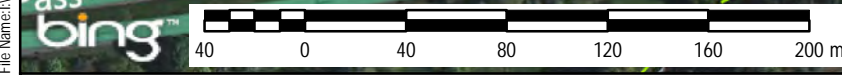
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Project Title **WAVERLEY HRA**

Drawing Title **TO THE SOUTH OF A31**

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Project Title  
**WAVERLEY HRA**

Drawing Title  
**HOP FIELDS  
(LAND OFF CRONDALL LANE)**

Drawn TG	Checked AH	Approved IHH	Date 16/02/2015
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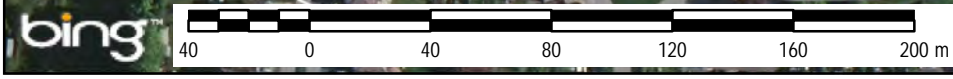
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Project Title **WAVERLEY HRA**

Drawing Title **FIELDS OFF WAVERLEY LANE (COMPTON FIELDS)**

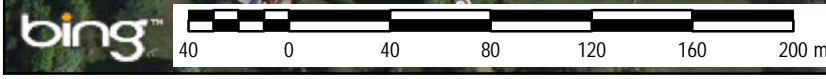
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Project Title  
**WAVERLEY HRA**

Drawing Title  
**FARNHAM PARK EXTENSION /  
 LAND OFF HALE ROAD**

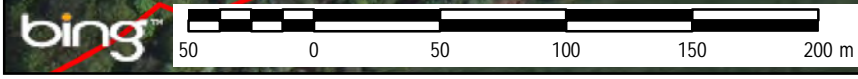
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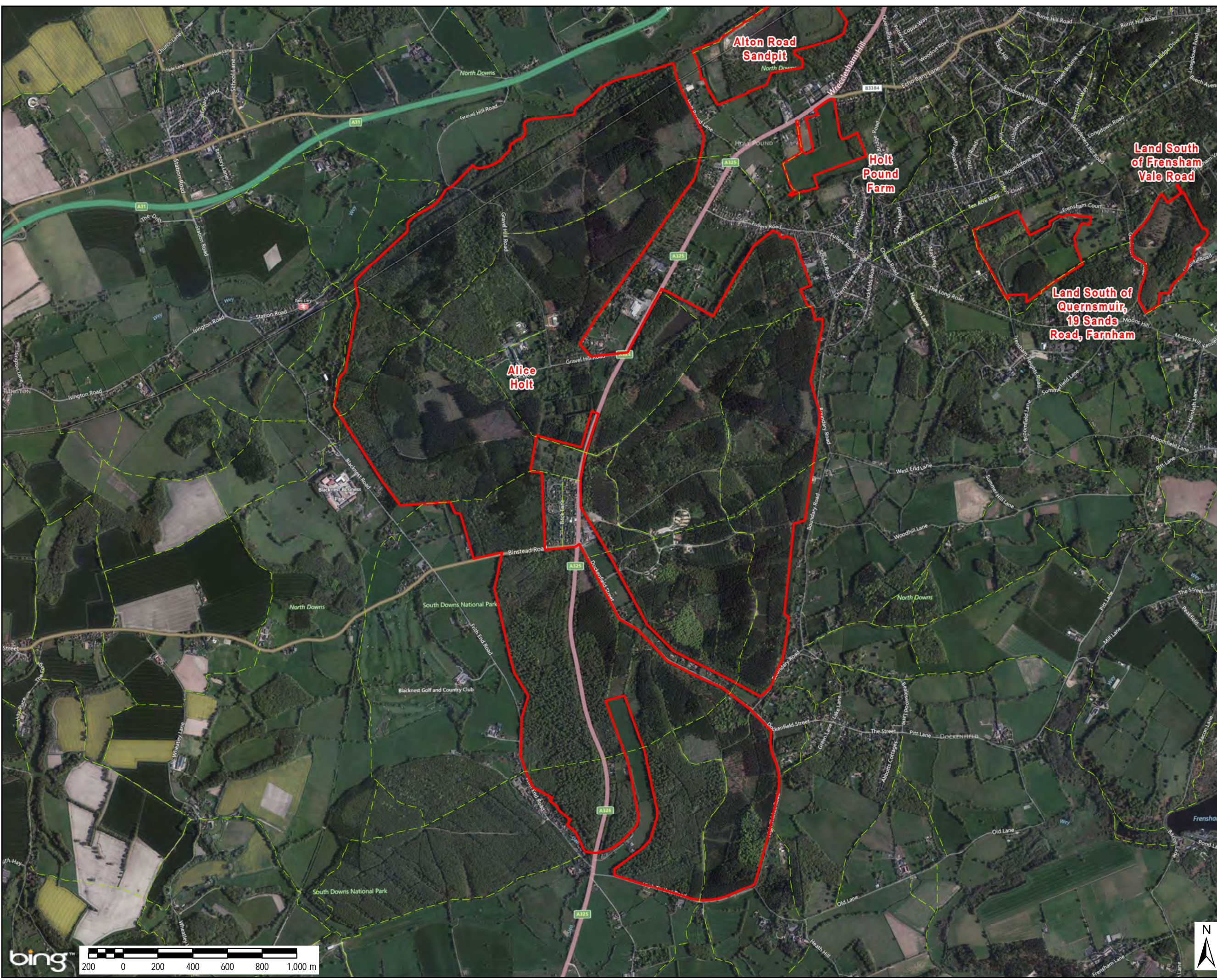
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Project Title **WAVERLEY HRA**

Drawing Title **ALICE HOLT**

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Project Title **WAVERLEY HRA**

Drawing Title **BOURNE WOOD**

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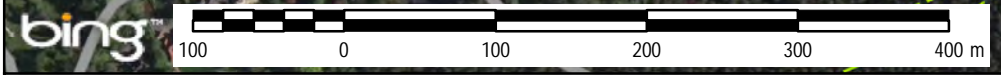
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Project Title **WAVERLEY HRA**

Drawing Title **RUNFOLD NORTH AND SOUTH, JOLLY FARMER AND HOMEFIELD SANDPITS**

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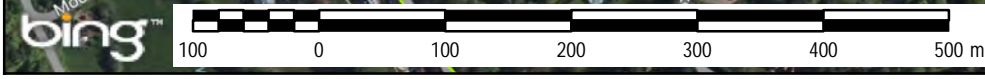
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Client  
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Project Title  
**WAVERLEY HRA**

Drawing Title  
**ALTON ROAD SANDPIT**

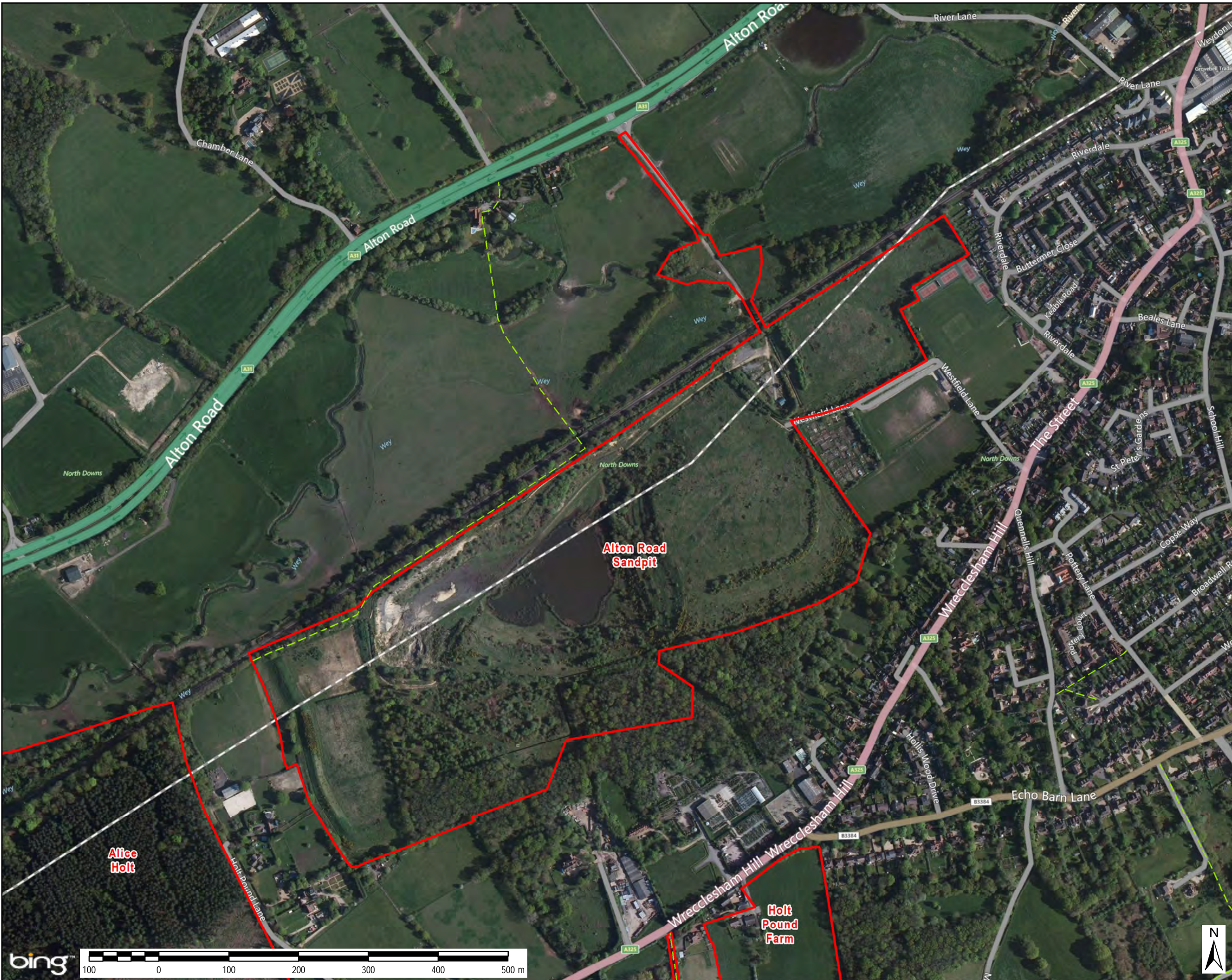
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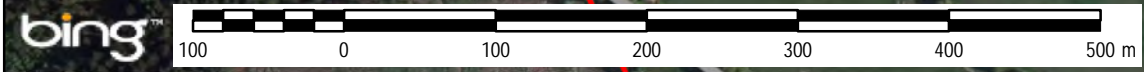
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**FIGURE 15**



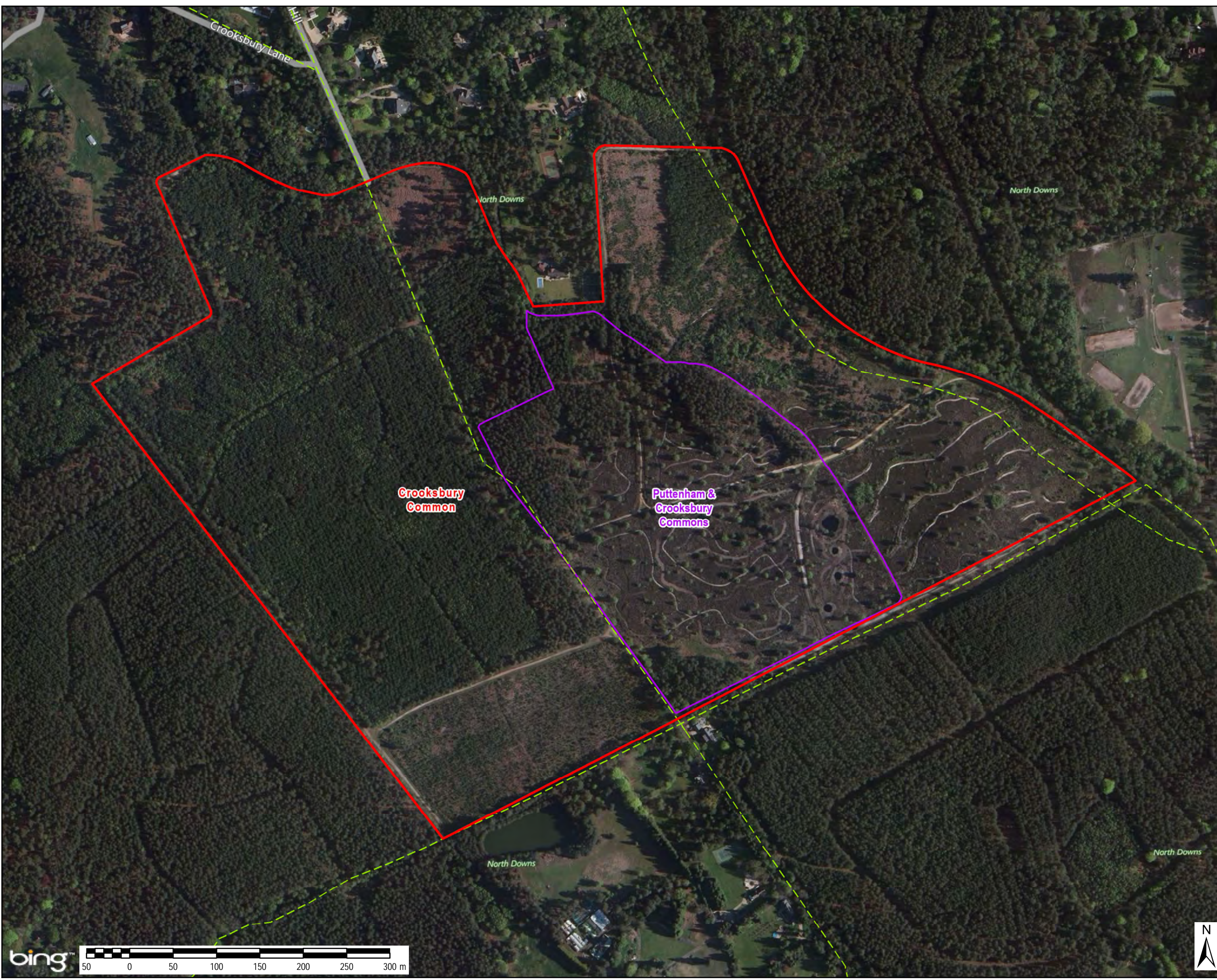
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Drawing Title **CROOKSBURY COMMON**

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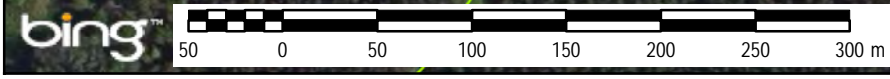
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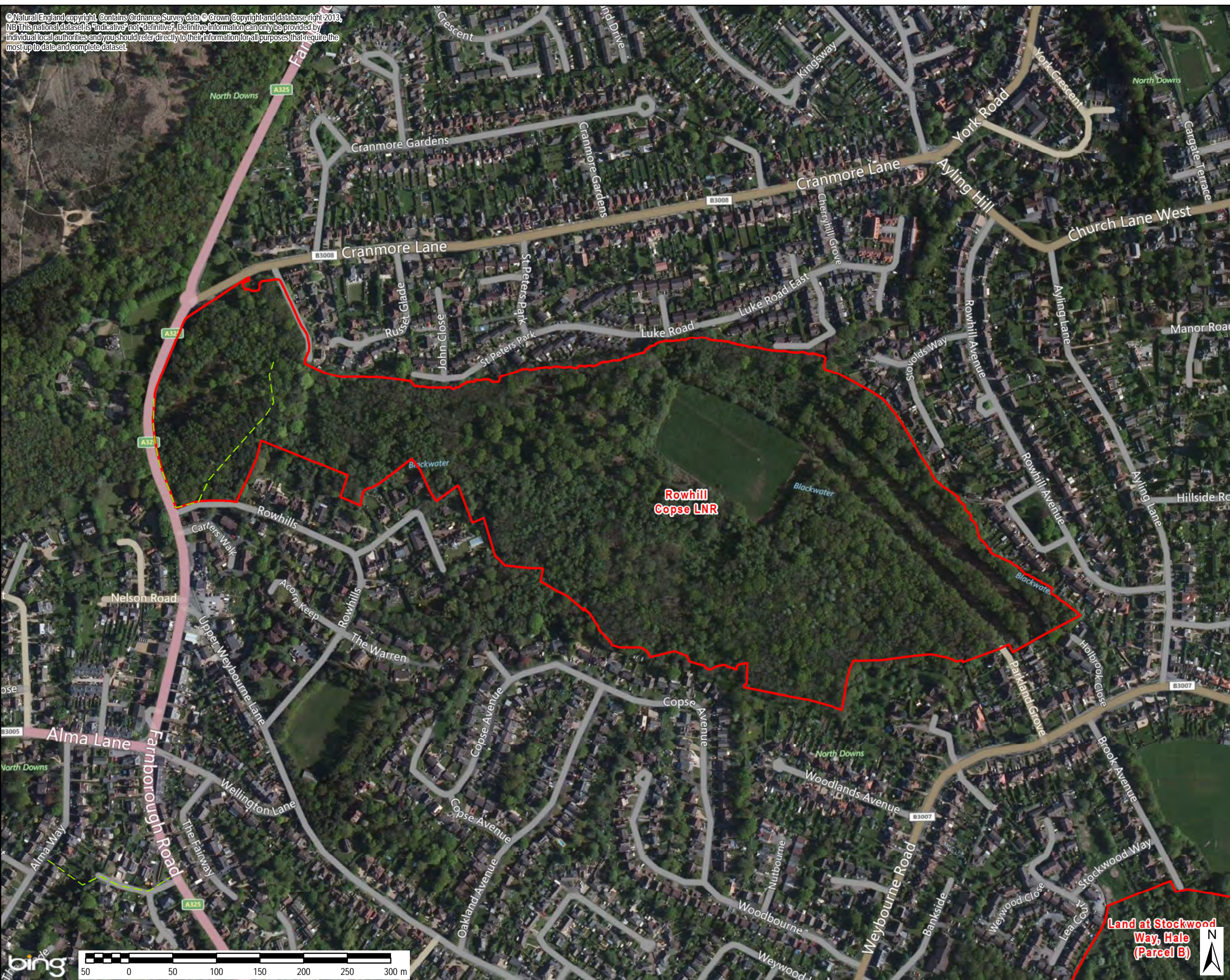


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Project Title: **WAVERLEY HRA**

Drawing Title: **ROWHILL COPSE LNR**

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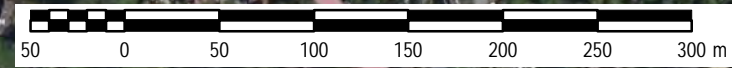
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Drawing Number: **FIGURE 17**



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**Land at Stockwood  
 Way, Hale  
 (Parcel B)**



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**Land at Stockwood Way, Hale (Parcel B)**

**Badshot Lea Ponds**

**Farnham Quarry**

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Project Title **WAVERLEY HRA**

Drawing Title **BADSHOT LEA PONDS**

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Drawing Number **FIGURE 18**

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Client **WAVERLEY BOROUGH COUNCIL**

Project Title **WAVERLEY HRA**

Drawing Title **HOLT POUND FARM**

Drawn TG	Checked AH	Approved IHH	Date 16/02/2015
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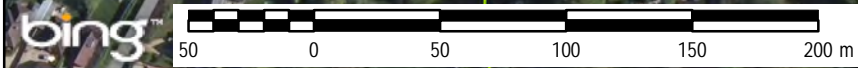
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Drawing Number **FIGURE 19**



File Name: I:\5004 - Information Systems\7070831 - Waverley HRA\project\_files\MXDs\Site Maps\Figure 19 Holt Pound Farm.mxd



## Appendix D. Photographs of Potential SANG Sites

### D.1 Farnham Quarry

Plates 1- 5



Plate 1: The eastern part of the site looking west. Potential for open space, but would require large amounts of vegetation removal and the creation of paths. Electricity lines.



Plate 2: The central area that appears to have been recently landscaped



Plate 3 The western extent of the site with a large waterbody located in unmanaged grassland with waterfowl



Plate 4: The fenced pathway within the site where dogs must be kept on the lead. Unmanaged grassland and tall ruderal vegetation.



Plate 5 north eastern access into the site from the Blackwater Valley Path. Feels unsafe due to the presence of scrub.

## D.2 Tongham Pools

Plates 6- 11



Plate 6: looking south over the lake with waterfowl.



Plate 7: Looking south to the A331 adjacent to the site.



Plate 8: grassland habitats on site in need of sapling management.



Plate 9: the eastern entrance point to the site within a residential setting.



Plate 10: Wet pathways in need of weather proofing.



Plate 11: The Blackwater Valley Way to the north of the site.

### D.3 Farnham Park LNR

Plates 12- 17



Plate 12: The car park near the golf course



Plate 13: The site



Plate 14: Sign for the on-site toilet and café



Plate 15: The site



Plate 16: A pathway through a wooded area at the eastern extent of the site



Plate 17: Existing signage at entrance points. Found throughout the site.

### D.4 Farnham Park Extension/ Land off Hale Road

Plates 18 - 21



Plate 18: A view of the southern portion of the site looking east (includes a view of A325 Hale Road).



Plate 19: A view of the northern portion of the site looking east.



Plate 20: An old tree line and undulations



Plate 21: A view looking south along Old Hale Road with the site to the right (potential vehicular access route).

## D.5 Alice Holt

Plates 22- 25



Plate 22: A wide well maintained footpath within a wooded habitat. The wideness of the paths also provides a sense of safety.



Plate 23: Less formal pathways within grassland habitat.



Plate 24: Information board and parking metre within a car park.



Plate 25: Large, wide well maintained bridge.

## D.6 Bourne Woods

Plates 26 - 29



Plate 26: A wide pathway within woodland habitat



Plate 27: The open area within the centre of the site often used for filming. Also home to the protected sand lizard.



Plate 28: Less well maintained pathways



Plate 29: Interpretation board located at the major site entrance points.

## D.7 Bishops Meadow

Plates 30 – 33



Plate 30: The site, looking north.



Plate 31: Potential car park entrance point from Whitlet Close.



Plate 32: Site signage. Photo looking south towards the River Wey



Plate 33: Narrow footpath from the site through to the churchyard, the town centre and the Waggon Yard car park (the closest car park at present).

## D.8 The Area to the South of the A31 Bypass

Plates 34 - 37



Plate 34: The eastern field of the site. This was dominated by sedges, suggesting this field was often wet underfoot.



Plate 35: The site, looking north over the River Wey. Access was not possible to most of the site. It appeared to be dominated by alder carr and wet habitats.



Plate 36: The central public footpath ended on this busy main road. It did not lead to any footpaths.



Plate 37: The central public right of way through a wooded area.

## D.9 Crooksbury Common

Plates 38 – 41



Plate 38: Existing pathway on site along the SSSI boundary. Shows heathland habitat and well maintained pathways.



Plate 39: Forestry Commission coniferous plantation habitat.



Plate 40: Partially fenced SSSI heathland habitat.



Plate 41: The earth car park with vehicles. One return to the car park, it was full.

## D.10 Rowhill Copse LNR

Plates 42 - 47



Plate 42: Boardwalk through the woodland habitat.



Plate 43: Small path through heathland habitat.



Plate 44: Meadow within the centre of the site.



Plate 45: Houses visible from the centre of the site.

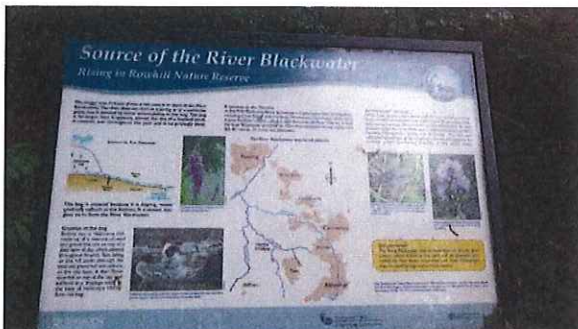


Plate 46: Interpretation board within the site.



Plate 47: Earth car park adjacent to the B3008