

THAMES BASIN HEATHS SPECIAL PROTECTION AREA

DRAFT STATEMENT OF COMMON GROUND BETWEEN THE REGIONAL ASSEMBLY AND AFFECTED LOCAL AUTHORITIES

18 DECEMBER 2006

1. Introduction

- 1.1 Following the presentation of the 'pessimistic scenario' of the Land Use Consultants' Audit of Mitigation Land by the Regional Assembly at the last Technical Session, the 13 affected local authorities have undertaken a further assessment of the potential of sites for use as SANGS.
- 1.2 The affected local authorities ('the LPAs') met with the Regional Assembly, Natural England and Hampshire and Berkshire, Buckinghamshire and Oxfordshire Wildlife Trusts on 11 December 2006 to present the findings of the LUC work, discuss the outcomes, and explore possible funding and delivery mechanisms. The meeting agenda is attached in Annex 1.
- 1.3 It was agreed at that meeting that a statement of common ground should be prepared to feed into and inform the Assessors' deliberations and discussions at the second Technical Session, especially with regard to the deliverability and availability of SANGS¹.
- 1.4 This statement covers the following areas:
 - i. A summary of the initial LUC work, the 'pessimistic scenario', and what it does and does not include
 - ii. A summary of the LPAs' categorisation exercise carried out between the first and second Technical Sessions
 - iii. The overall findings of this categorisation exercise
 - iv. What the work carried out to date does and does not include
 - v. Next steps.
- 1.5 We have attempted to get full agreement of this statement by all parties, although this has been difficult given time constraints. It is hoped that broad agreement has been gained on the areas of common ground highlighted in **bold**. Additional text provides context.

2. Summary of Audit of Mitigation Land

- 2.1 The methodology behind the Land Use Consultants' report commissioned by the Regional Assembly, DCLG, GOSE, DEFRA and Natural England (July

¹ It is important to note that SANGS can provide only part of the solution in relation to the safeguarding of the Thames Basin Heaths SPA and there is a need to combine their delivery with a wider programme of on-site habitat and access management solutions.

2006) is set out in the report itself. However in the context of this note it is considered useful to summarise what the work did and did not set out to do.

- 2.2 The LUC report represents an assessment of the availability of mainly publicly owned open space as of Summer 2006. This 'snapshot' of potential was compiled through discussion with LPAs, landowners and land managers as a broad assessment of the potential viability of the mitigation standards set out in the draft delivery plan.
- 2.3 **The July 2006 LUC report does not consider sites that may come forward through other mechanisms such as the development process itself, neither does it, specifically, consider the availability of privately owned land.**
- 2.4 Following the publication of the report, a further period of consultation was carried out. This resulted in a number of concerns being raised by some of the LPAs, landowners and managers about the viability or deliverability of some of the sites named within the report. This prompted the production of the 'pessimistic scenario', which was developed to provide an indicative picture specifically to assist the first Technical Session.
- 2.5 **The work that has been undertaken since the first Technical Session represents a further iteration of this work, which applies current local (officer level) knowledge to consider the likely suitability and / or availability of land identified in the LUC 'pessimistic scenario' for use as SANGS, particularly in the short-medium term.**

3. Summary of the LPAs categorisation exercise

- 3.1 Since the first Technical Session, the LPAs have applied local, officer-based knowledge to categorise the sites identified in the 'pessimistic scenario' on the basis of their current deliverability and viability. The Assembly welcomes the considerable work that has been carried out in the short time period available. The categorisation exercise has been a useful one allowing more detailed consideration of the likely availability of possible SANGS, and the identification of potential SANGS that the LPAs consider might be most suitable and / or available in the shorter term. The Assembly feels that it represents a logical next step following the LUC work.
- 3.2 The methodology used by the LPAs is included on a briefing note attached in Annex 2. This outlines the process of categorisation that has been applied by individual authorities which has then been combined to provide the analysis of sites summarised in Annex 3. Table 1 shows the broad categories into which the sites have been classified.

Table 1: Summary of Classification Categories

Code	Category
Y	Definite
A	Probable
B	Possible
C	Unlikely
D	Very Unlikely
R	Reject

- 3.3 **It is acknowledged that the categorisation (see Methodology Guidance in Annex 2) may be viewed as somewhat simplistic and subjective, and this reflects in part the tight timescale in which the work has been undertaken. However, it is agreed that in general the methodology has been consistently applied, although there may be slight variations of interpretation between individual LPAs.**
- 3.4 Some sites with potential which have been classified as ‘C’ or ‘D’ may have longer-term potential (within the timescale of the South East Plan) that cannot be identified at the present time and therefore should not be dismissed. However, as a working document, the categorisation represents a good starting point.
- 3.5 Sites where the LPA has little or no knowledge of that site have generally been classified as ‘D’. It is recognised that these sites may have more potential, but their status is currently unknown.
- 3.6 **The parties involved have agreed for the purposes of this work that categories ‘Y’, ‘A’ and ‘B’ represent the sites that are most suitable and / or have the potential to come forward in the shorter term, although several LPAs have expressed some concerns about sites in category ‘B’ that at the moment require further work to ascertain their viability.**
- 3.7 **It is recognised that categories ‘A’, ‘B’, ‘C’ and ‘D’ have degrees of uncertainty. On each site, the LPA has had to make a judgement. The distinctions between the categories are in reality flexible, and perhaps a ‘sliding scale’ of viability and delivery is better way of thinking about the classification. The list is the best available at this time, however it is accepted that individual sites may move up or down the categories as new information comes forward.**
- 3.8 As part of LUC’s work, the Forestry Commission, National Trust, and Wildlife Trusts identified land in their ownership or management and have, in the latest iteration, clarified whether they consider this to be suitable for SANGS.. In a number of cases, sites put forward at an early stage for inclusion have not been supported as suitable for use as SANGS, following further consideration by the land-owning bodies and / or the LPAs.

4. The overall findings of the categorisation exercise

4.1 The detailed list of sites and their categorisation is set out in Annex 3. Maps of various different combinations of categories are included in Annex 4. Table 2 summarises this information.

Table 2: Summary of Categorisation Findings

Class		>=2 and <4 hectares	>=4 and <12 hectares	>=12 and <20 hectares	>=20 and <40 hectares	>=40 hectares	Grand Total
Y: Definite	Number of sites		2	3	4	2	11
	Area (hectares)		16.73	44.60	126.00	119.87	307.20
A: Probable	Number of sites	3	10	5	4	1	23
	Area (hectares)	8.60	91.75	74.93	101.35	54.42	331.05
B: Possible	Number of sites	12	17	3	6	6	44
	Area (hectares)	33.85	122.07	46.65	164.64	750.31	1117.53
SUBTOTAL Y + A + B	Area (hectares)	42.45	230.55	166.18	391.99	924.6	1755.78
C: Unlikely	Number of sites	16	26	14	13	14	83
	Area (hectares)	45.47	182.74	214.54	379.63	1968.02	2790.41
D: Very unlikely	Number of sites	40	43	14	14	15	126
	Area (hectares)	117.07	287.63	211.72	386.41	2202.27	3205.10
N: Reject	Number of sites	46	36	6	7	12	107
	Area (hectares)	132.05	242.83	89.14	172.17	1750.41	2386.59
U: Unclassified at present*	Number of sites					1	1
	Area (hectares)					1700.40	1700.40
Total Number of sites		117	134	45	48	51	395
Total Area (hectares)		337.04	943.76	681.57	1330.20	8545.71	11838.27

* see para 5.14

4.2 In line with paragraph 3.6 above it can be seen that the total area identified in the 'pessimistic scenario' considered by the LPAs to fall within categories 'Y', 'A' and 'B' is 1756 hectares.

- 4.3 This land is potentially capable of delivering mitigation for the draft South East Plan housing allocations, subject to, inter alia, the caveats set out below. The Natural England submission to the Assessor (30 October 2006) identifies that about 1132ha of new or improved SANGS would be needed to deliver the 40,000 dwellings they estimate would fall within the 5km zone (para 8.1). However, it should be noted that the work presented here has not considered the size, capacity or distribution of SANGS in relation to the draft Delivery Plan standards (see below).

5. What the work carried out to date does and does not include

- 5.1 At the meeting between LPAs, the Assembly, Natural England and the two Wildlife Trusts on 11 December 2006, there was a recognition that there are a number of areas that have not yet been fully addressed. These are summarised below.

Visitor Capacity

- 5.2 **It is acknowledged that the LUC work and further iteration undertaken by the LPAs does not explore in any depth the visitor capacity of existing areas of public open space that may be able to provide possible SANGS.**
- 5.3 **It is agreed that on the majority of sites, SANGS visitor capacity will be constrained by a number of factors. These may include:**
- i. **Existing use of the site for recreation purposes**
 - ii. **Site sensitivities arising from the nature conservation interests of the site²**
 - iii. **Availability of car parking, including restrictions relating to common land.**
- 5.4 There may also be other factors that result in limited visitor capacity.

Deliverability issues

- 5.5 There are a number of issues relating to the deliverability of SANGS sites that cannot be resolved at the current time and therefore where a precautionary approach has generally been applied to the classification of sites.
- 5.6 **Issues where sufficient certainty is currently lacking in relation to a number of sites include:**
- i. **The availability of funding – eg for the purchase or management of sites**

² In some cases sites with nature conservation interest may be appropriate for SANGS, or may have a limited capacity. Some such sites have been accepted by NE through the mini-plan production process, however it should be noted that Wildlife Trusts and the National Trust have concerns about the possible conflict with the management objectives of their sites.

- ii. **The actual availability of private or quasi-public land coming forward, which at this time is not known**
- iii. **The viability of bringing sites up to semi-natural green space standards, or of providing suitable access/parking**
- iv. **The ability to secure and maintain the land as SANGS effectively in perpetuity.**

Distribution

5.7 The maps included in Annex 4 give a clear indication of the spatial distribution of the different categories of sites. Additionally, in the July 2006 LUC report the sites identified in that report were grouped by zone and size category in Table 3.8. However the 'pessimistic scenario' site distribution has not been tested against the draft delivery plan standards.

5.8 **Whilst the work to date has identified possible sites that may come forward for SANGS it does not consider the distribution or size of the sites in relation to the draft delivery plan standards.**

Other sources of SANGS

5.9 As set out above, the LUC study considers mainly publicly owned land or land owned by charitable bodies.

5.10 **It is agreed between all parties that this only represents a portion of land that may be available for SANGS. For example:**

- i. **Land may be brought forward by developers in relation to specific large development proposals**
- ii. **Land may become available from other private sources**
- iii. **Land owned by public or charitable bodies that is not currently 'public open space' may in the future become available for such purposes.**

However, these other potential sources have not currently been quantified.

5.11 It should also be noted that whilst as part of LUCs initial work sites within the 5-10km zone in the 11 core authorities were included, in non-core authorities only larger sites were included in the final list, where these had been requested for inclusion by other major landowners (namely the Forestry Commission and National Trust). Those sites identified but not included in the final list (and therefore not carried forward into the 'pessimistic scenario') are summarised on p31 of the LUC report, and total 948ha.

5.12 **There may be unidentified capacity within non-core authorities within the 5-10km zone that has not yet been identified in the 'pessimistic scenario' (or tested to the degree that other sites have). However, there is no evidence to quantify this potential capacity at present.**

Windsor Great Park

- 5.13 Windsor Great Park was included in the LUC 'pessimistic scenario'. Whilst it is acknowledged that the Park has limited potential as SANGS it should be noted that it has not been included in one of the 6 categories set out in paragraph 3.2 because of the complexities of the site. Further information about these complexities is provided in Annex 6.

6. Next steps

- 6.1 **The mini-plan approach, where applicable, provides a potential short-term way forward.**
- 6.2 **It is considered that the South East Plan should provide an overarching framework to allow for future joint working at the LPA level. It is accepted that it may not be necessary or practicable to produce one overarching joint DPD across the 13 LPAs. However, it would be appropriate for the SE Plan to provide a strategic response to this sub-regional issue and a mechanism to tackle cross-boundary interests. A template document as part of the South East Plan Implementation Plan would help ensure consistency between LPAs or groups of LPAs.**
- 6.3 **It is agreed by all parties that there is a need for close monitoring and review of miniplans and other approaches to record the SANGS coming forward, and the housing development that this enables. These monitoring arrangements should assess the success of SANGS in diverting activity away from the SPA and should identify the areas where SANGS is not coming forward and housing delivery is therefore being compromised. There is benefit in this monitoring being collated at a sub-regional level.**

7. Conclusions

- 7.1 It can be seen from the above paragraphs that there is a considerable amount of common ground between the parties. Future joint working is likely to be vital to secure a viable way forward in the light of whatever conclusions the Assessor and the EiP Panel reach.
- 7.2 **Regional Assembly and LPA officers are committed to working together to reach and facilitate a solution to this issue.**

Thames Basin Heaths SPA
– SANGs and Mitigation Measures
MWB Business Exchange, Guildford
11 December 2006, 10.30-15.45



AGENDA

- | | |
|-------|--|
| 10.30 | Introduction |
| 10.35 | Presentation of LPAs' views on the 'pessimistic scenario'
Discussion about sites of concern |
| 13.00 | Lunch |
| 13.45 | Mini-plans: Update on progress |
| 14.00 | Possible delivery and funding mechanisms: Discussion |
| 14.50 | Monitoring of provision and success of mitigation measures at the regional and local level: Discussion |
| 15.30 | Taking things forward: Reporting back to the Assessor |
| 15.45 | Close |

SANGS Classification Standards

Draft for use by the Affected Authorities

The following standards should enable all affected local planning authorities to assess SANGS on a comparable basis so that a more accurate picture of likely deliverability can be agreed.

It is recommended that the 'Pessimistic' dataset as supplied by SEERA via email from Catherine Rose on 27 November 2006 be used as the basis for analysis.

The following criteria should be applied to each site identified and one of the 4 categories assigned. To qualify for inclusion in a category, a site must comply with all the criteria for that category. Any site that fails on a single criterion should be categorised at a lower level.

Y	Definite	<ul style="list-style-type: none"> • Site accepted by Natural England as SANGS • Site accepted by competent authority as suitable and available as SANGS • Site earmarked for use as SANGS • All necessary agreements, resources and funding already in place or very high certainty of delivery
A	Probable	<ul style="list-style-type: none"> • Publicly owned • Freely accessible • semi-natural greenspace • Capacity to take significantly more recreational use with few restrictions on activities • Minimal on-site treatment or management intervention required • Resources available. • Located so that site likely to act as interceptor or attractor
B	Possible	<ul style="list-style-type: none"> • Owned or long-leased by public or charitable organisation • Predominantly accessible (very few restrictions) • semi-natural greenspace • Capacity to take significantly more recreational use with few restrictions on activities. • Some on-site treatment or management intervention required • Resources available • Located so that site likely to act as interceptor or attractor
C	Unlikely	<ul style="list-style-type: none"> • Owned by public, charitable or private body • Partially accessible (some restrictions) • Semi-natural greenspace

		<ul style="list-style-type: none"> • Capacity to take some more recreational use with few restrictions on activities • Significant on-site treatment or management intervention required. • Resources not fully in place but feasible. • Located so that site likely to act as interceptor or attractor
D	Very unlikely	<ul style="list-style-type: none"> • Owned by public, charitable, private or other body • Limited access (significant restrictions) • Greenspace • Limited capacity to take some more recreational use • Significant on-site treatment or management intervention required. • Resources not in place but feasible. • Located so that site unlikely to act as interceptor or attractor
N	Reject	<ul style="list-style-type: none"> • One or more factors prevent use of site as SANGS or present such insurmountable difficulty / problems that use as SANGS viewed as impracticable.

Notes on tables

Access limitations may arise because of location in respect of populated or development areas; permeability of the boundaries and within the site; car parking provision; path routing and ground conditions; presence of temporary or permanent barriers to restrict access to areas or enable grazing; bylaws or other restrictions on activities (e.g. dogs off leads, cycling, etc)

Capacity for additional recreational use will have to be a judgement call based upon local knowledge of the site, how much it is used, its condition, sensitivity and vulnerability to additional pressures and its ability to ‘swallow’ visitors (e.g. wooded sites and undulating topography can take more people than open, flat sites).

Resource availability will include funding, staff, tools and methodologies. Where appropriate funding is not currently in place but can be obtained with high certainty to realise SANGS delivery in time to avoid adverse impact from development, resources should be marked as available.

Any sites that do not meet Criteria in D should be rejected completely

Methodology

Complete the 2 worksheets in Excel template file (SANGS Classification Calcs1.xls) for your authority area, addressing the sites included in the latest LUC / SEERA Pessimistic data.

Sites worksheet: Each site should be listed with Ref no., Area, Classification and Comments.

Summary worksheet: Add up total number and area from site worksheet by Classification A, B, C, D (& R for reject) and insert under appropriate size category. Also include LUC Pessimistic totals for numbers and areas. Totals are calculated automatically in right hand column.

Save and rename spreadsheet to include your authority's name and email to me at ianphillips@btinternet.com and ian.phillips@hart.gov.uk by no later than Wednesday 6 December please.

Other considerations

Some SANGS include areas that are partially or totally inaccessible, e.g. water or areas with restricted access for safety or conservation reasons. Useful to include comments on these if known.

Some SANGS may incorporate a degree of sensitivity (e.g. SNCI / SINC, SSSI, NNR, LNR, Ancient Woodland designations) that will limit their increased recreational capacity or will prevent certain activities (e.g. dogs off leads in grazed areas). Comment if known.

Some SANGS (e.g. existing farmland or estates) may require significant landscape treatment (e.g. path creation, waymarking and signage, car parks, vegetation clearance and planting, earthworks, etc.) and new management regimes to make attractive and accessible as semi-natural greenspace for target users (e.g. esp. dog walkers, horse riders, mountain bikers and children, both accompanied and unaccompanied). Comment as appropriate.

All SANGS will require ongoing management, incorporating maintenance and monitoring.

Contact details

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Summary Tables for Districts

District	Class	Data	Size Categories					Grand Total
			>=2 and <4 hectares	>=4 and <12 hectares	>=12 and <20 hectares	>=20 and <40 hectares	>=40 hectares	
Basingstoke and Deane	C	Number of sites					1	1
		Area (hectares)					118.86	118.86
Basingstoke and Deane Number of sites							1	1
Basingstoke and Deane Area (hectares)							118.86	118.86

District	Class	Data	Size Categories					Grand Total
			>=2 and <4 hectares	>=4 and <12 hectares	>=12 and <20 hectares	>=20 and <40 hectares	>=40 hectares	
Bracknell Forest	A	Number of sites	2	7		2		11
		Area (hectares)	5.89	62.18		56.46		124.53
	B	Number of sites	7	2				9
		Area (hectares)	19.87	10.42				30.29
	C	Number of sites	4	1	1	1		7
		Area (hectares)	12.50	6.20	14.95	27.26		60.91
	D	Number of sites	5	3	2	1		11
		Area (hectares)	13.93	19.06	32.03	37.50		102.52
	N	Number of sites	2	3				5
		Area (hectares)	6.54	22.73				29.28
Bracknell Forest Number of sites			20	16	3	4		43
Bracknell Forest Area (hectares)			58.73	120.60	46.98	121.22		347.53

District	Class	Data	Size Categories					Grand Total
			>=2 and <4 hectares	>=4 and <12 hectares	>=12 and <20 hectares	>=20 and <40 hectares	>=40 hectares	
East Hampshire	C	Number of sites					1	1
		Area (hectares)					845.12	845.12
	N	Number of sites		1				1
		Area (hectares)		9.07				9.07
East Hampshire Number of sites				1			1	2
East Hampshire Area (hectares)				9.07			845.12	854.19

ANNEX 3

District	Class	Data	Size Categories					Grand Total
			>=2 and <4 hectares	>=4 and <12 hectares	>=12 and <20 hectares	>=20 and <40 hectares	>=40 hectares	
Elmbridge	Y	Number of sites				1	1	2
		Area (hectares)				22.00	40.00	62.00
	C	Number of sites	4	5	1			10
		Area (hectares)	10.95	27.29	14.48			52.72
	D	Number of sites	9	16	1	3	4	33
		Area (hectares)	24.42	111.99	12.14	85.59	419.67	653.81
	N	Number of sites	14	8	2	1	3	28
		Area (hectares)	39.26	47.80	32.63	21.79	225.83	367.31
Elmbridge Number of sites			27	29	4	5	8	73
Elmbridge Area (hectares)			74.63	187.08	59.25	129.38	685.50	1135.84

District	Class	Data	Size Categories					Grand Total
			>=2 and <4 hectares	>=4 and <12 hectares	>=12 and <20 hectares	>=20 and <40 hectares	>=40 hectares	
Guildford	Y	Number of sites			1	2	1	4
		Area (hectares)			15.00	64.00	76.00	155.00
	A	Number of sites			1			1
		Area (hectares)			18.86			18.86
	B	Number of sites	1	4	1	3	3	12
		Area (hectares)	2.31	32.53	18.20	89.60	326.19	468.83
	C	Number of sites	1	9	4	2	3	19
		Area (hectares)	3.69	74.51	64.02	46.08	295.71	484.01
	D	Number of sites	1	2	1	3	4	11
		Area (hectares)	2.52	10.27	15.75	76.64	975.09	1080.27
	N	Number of sites	1	2		2	3	8
		Area (hectares)	2.41	12.49		52.96	477.57	545.43
Guildford Number of sites			4	17	8	12	14	55
Guildford Area (hectares)			10.93	129.80	131.83	329.28	2150.56	2752.40

ANNEX 3

District	Class	Data	Size Categories					Grand Total
			>=2 and <4 hectares	>=4 and <12 hectares	>=12 and <20 hectares	>=20 and <40 hectares	>=40 hectares	
Hart	A	Number of sites			1		1	2
		Area (hectares)			14.91		54.42	69.33
	B	Number of sites				1	1	2
		Area (hectares)				27.27	116.65	143.92
	C	Number of sites	2	3	2	4	3	14
		Area (hectares)	5.28	15.45	34.17	121.87	244.53	421.30
	D	Number of sites	6	3	3	1	2	15
		Area (hectares)	16.46	20.83	39.78	21.89	227.02	325.98
	N	Number of sites	9	7	1			17
		Area (hectares)	23.00	44.95	12.59			80.54
Hart Number of sites			17	13	7	6	7	50
Hart Area (hectares)			44.74	81.23	101.45	171.03	642.62	1041.07

District	Class	Data	Size Categories					Grand Total
			>=2 and <4 hectares	>=4 and <12 hectares	>=12 and <20 hectares	>=20 and <40 hectares	>=40 hectares	
Mole Valley	B	Number of sites					1	1
		Area (hectares)					184.52	184.52
	N	Number of sites					5	5
		Area (hectares)					1006.21	1006.21
Mole Valley Number of sites						6	6	
Mole Valley Area (hectares)						1190.73	1190.73	

District	Class	Data	Size Categories					Grand Total
			>=2 and <4 hectares	>=4 and <12 hectares	>=12 and <20 hectares	>=20 and <40 hectares	>=40 hectares	
Runnymede	Y	Number of sites		1	1			2
		Area (hectares)		8.55	13.45			22.00
	A	Number of sites	1	3	1	1		6
		Area (hectares)	2.71	29.57	12.33	23.64		68.25
	B	Number of sites		2		1	1	4
		Area (hectares)		10.54		21.17	122.95	154.67
	C	Number of sites	1		1			2
		Area (hectares)	2.29		13.22			15.51
	D	Number of sites	10	12	2	2	3	29
		Area (hectares)	30.66	66.89	36.86	42.57	474.12	651.10
Runnymede Number of sites			12	18	5	4	4	43
Runnymede Area (hectares)			35.66	115.55	75.86	87.39	597.07	911.52

ANNEX 3

District	Class	Data	Size Categories					Grand Total
			>=2 and <4 hectares	>=4 and <12 hectares	>=12 and <20 hectares	>=20 and <40 hectares	>=40 hectares	
Rushmoor	Y	Number of sites					1	1
		Area (hectares)					43.87	43.87
	B	Number of sites	1					1
		Area (hectares)	2.20					2.20
	C	Number of sites		1				1
		Area (hectares)		4.31				4.31
	N	Number of sites	1	1				2
		Area (hectares)	2.66	4.02				6.68
Rushmoor Number of sites			2	2			1	5
Rushmoor Area (hectares)			4.86	8.33			43.87	57.06

District	Class	Data	Size Categories					Grand Total
			>=2 and <4 hectares	>=4 and <12 hectares	>=12 and <20 hectares	>=20 and <40 hectares	>=40 hectares	
Surrey Heath	B	Number of sites				1		1
		Area (hectares)				26.60		26.60
	C	Number of sites	1	2	1	2	2	8
		Area (hectares)	2.90	18.00	14.80	54.50	97.40	187.60
	D	Number of sites	2	3	1		1	7
		Area (hectares)	6.70	23.80	14.30		46.00	90.80
	N	Number of sites	6	8	2	2	1	19
		Area (hectares)	18.10	52.30	27.60	52.50	40.80	191.30
Surrey Heath Number of sites			9	13	4	5	4	35
Surrey Heath Area (hectares)			27.70	94.10	56.70	133.60	184.20	496.30

District	Class	Data	Size Categories					Grand Total
			>=2 and <4 hectares	>=4 and <12 hectares	>=12 and <20 hectares	>=20 and <40 hectares	>=40 hectares	
Waverley	A	Number of sites				1		1
		Area (hectares)				21.25		21.25
	C	Number of sites	1	2	3	2	3	11
		Area (hectares)	3.14	17.70	40.64	56.65	264.17	382.30
	D	Number of sites	2	2	4	3	1	12
		Area (hectares)	5.83	11.95	60.86	87.78	60.37	226.79
	N	Number of sites	5	7		1		13
		Area (hectares)	15.84	52.43		24.33		92.60
Waverley Number of sites			8	11	7	7	4	37
Waverley Area (hectares)			24.82	82.08	101.50	190.00	324.54	722.94

ANNEX 3

District	Class	Data	Size Categories					Grand Total
			>=2 and <4 hectares	>=4 and <12 hectares	>=12 and <20 hectares	>=20 and <40 hectares	>=40 hectares	
Windsor & Maidenhead	D	Number of sites		1		1		2
		Area (hectares)		11.96		34.44		46.40
	N	Number of sites	1					1
		Area (hectares)	2.54					2.54
	U	Number of sites					1	1
		Area (hectares)					1700.40	1700.40
Windsor & Maidenhead Number of sites			1	1		1	1	4
Windsor & Maidenhead Area (hectares)			2.54	11.96		34.44	1700.40	1749.34

* See Annex 6 for further information about unclassified site

District	Class	Data	Size Categories					Grand Total
			>=2 and <4 hectares	>=4 and <12 hectares	>=12 and <20 hectares	>=20 and <40 hectares	>=40 hectares	
Woking	Y	Number of sites		1	1			2
		Area (hectares)		8.18	16.14			24.33
	A	Number of sites			2			2
		Area (hectares)			28.83			28.83
	B	Number of sites	3	9	2			14
		Area (hectares)	9.47	68.58	28.45			106.51
	C	Number of sites	2	2	1	1	2	8
		Area (hectares)	4.72	13.08	18.25	33.27	142.24	211.56
	D	Number of sites	4	2				6
		Area (hectares)	12.55	14.88				27.43
	N	Number of sites	5	1	1	1		8
		Area (hectares)	13.69	5.04	16.32	20.59		55.64
Woking Number of sites			14	15	7	2	2	40
Woking Area (hectares)			40.44	109.76	107.99	53.86	142.24	454.29

District	Class	Data	Size Categories					Grand Total
			>=2 and <4 hectares	>=4 and <12 hectares	>=12 and <20 hectares	>=20 and <40 hectares	>=40 hectares	
Wokingham	C	Number of sites		1				1
		Area (hectares)		6.20				6.20
Wokingham Number of sites				1				1
Wokingham Area (hectares)				6.2				6.2

N.B. Wokingham District Council's position is currently that mitigation land for the TBH must be provided by developers themselves. Thus, whilst only one site has been identified in the LUC work and the LPAs categorization, the District Council has approached the developers connected with their strategic development locations who have indicated that there could be sufficient land available to mitigate for these developments. Most of these sites have not been included in this assessment firstly because they are privately owned, and secondly because they are directly linked to individual developments that have not yet received planning permission. Natural England has not commented on the suitability of these sites.

District	Class	Data	Size Categories					Grand Total
			>=2 and <4 hectares	>=4 and <12 hectares	>=12 and <20 hectares	>=20 and <40 hectares	>=40 hectares	
Total Number of sites			117	134	45	48	51	395
Total Area (hectares)			337.04	943.76	681.57	1330.20	8545.71	11838.27

Maps

[see separate attachment]

Presentation by Ian Phillips, Hart DC, to the 11 December 2006 meeting

The TBH SPA and SANGS



SPATBOL Presentation to SEERA

Ian Phillips

11 December 2006



Evidence Base

- LUC Pessimistic data spreadsheet as baseline
- No Pessimistic GIS dataset available
 - Some errors resulted from manual translation to GIS
- 11 LPAs responded – 3 missing
- Some queries or missing analysis require further work
- Need to concentrate on broad findings



LPA Classifications – a common approach to analysis

- **Y Definite**
 - Site accepted by Natural England as SANGS; Site accepted by competent authority as suitable and available as SANGS; Site earmarked for use as SANGS; All necessary agreements, resources and funding already in place or very high certainty of delivery
- **A Probable**
 - Publicly owned; Freely accessible ; semi-natural greenspace; Capacity to take significantly more recreational use with few restrictions on activities; Minimal on-site treatment or management intervention required; Resources available. ; Located so that site likely to act as interceptor or attractor
- **B Possible**
 - Owned or long-leased by public or charitable organisation; Predominantly accessible (very few restrictions); semi-natural greenspace; Capacity to take significantly more recreational use with few restrictions on activities; Some on-site treatment or management intervention required; Resources available; Located so that site likely to act as interceptor or attractor
- **C Unlikely**
 - Owned by public, charitable or private body; Partially accessible (some restrictions); Semi-natural greenspace; Capacity to take some more recreational use with few restrictions on activities; Significant on-site treatment or management intervention required.; Resources not fully in place but feasible; Located so that site likely to act as interceptor or attractor
- **D Very unlikely**
 - Owned by public, charitable, private or other body; Limited access (significant restrictions); Greenspace; Limited capacity to take some more recreational use; Significant on-site treatment or management intervention required; Resources not in place but feasible; Located so that site unlikely to act as interceptor or attractor
- **N Reject**
 - One or more factors prevent use of site as SANGS or present such insurmountable difficulty / problems that use as SANGS viewed as impracticable.



Queries arising from Analysis

- Some sites may be needed for mitigation elsewhere (e.g. Alice Holt for Wealden Heaths) – avoid double counting
- Conflicting conservation constraints (e.g. SAC, SSSI, SNCI or SINC, NNR or LNR)
- Conflicting recreation constraints
- Some sites include substantial water bodies
- Additional potential capacity of existing access land, and level and cost of improvements, unknown (e.g. Farnham Park 132 Has reduced to 21 Has)



Further analysis needed

- Location / size / suitability of sites to act as interceptors or attractors
- Distribution of size categories
- Character, quality and sensitivity of sites and potential for enhancement
- Sufficiency of identified SANGS land to avoid adverse impact from RSS development proposals



Outstanding Issues

- Agreement on available feasible SANGS
- Mechanism for additional land acquisition
 - Agreements, Purchase, CPO?
- Resources for additional land acquisition
- Resources for site treatment
- Resources for site management & monitoring
- Mechanism for strategic area management and monitoring



Next Steps?

- Identify stakeholders
- Broad agreement between stakeholders
- Revised NE Delivery Plan
- Sub-regional greenspace strategy
- Identify additional land and inputs if required
- Pump-priming funding
- Co-ordinated cross-authority and cross-organisation working
- S 106 standards
- Revised draft template SPD



Extract from HloWWT Position Statement

Although the Trust is keen to be part of the solution to the Thames Basin Heaths issues we are unable to comply with all of the SANGS criteria being set by Natural England on our reserves.

The Trust considers the SANGS criteria to be overly prescriptive and potentially in conflict with the management of our nature reserves. In particular the Trust is concerned with criteria 17 which requires that 'access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely'. If implemented, this may contradict other criteria, for example the perceived safety of the site from those users who are afraid of dogs (criteria 9), and freedom from unpleasant intrusions such as dog mess (criteria 19). More importantly this may conflict with the wildlife interests of the site and the management regime, especially conservation grazing. The CROW Act states that dogs must be kept on a lead during the bird nesting season (March-July) and when in close proximity to livestock.

The Trust is not happy for our land to be formally designated as SANGS under the current guidelines due to our concerns about unrestricted dog access. However, it is our experience that people will go to our sites, whether they are SANGS or not, and we do not have the resources to manage this adequately.



Extract from NE email on relevance of FC ANG dataset

- Following our phone conversation I had a closer look at the two datasets (LUC SANGs and the FC Accessible Natural Greenspace (ANG) dataset used in the ANGSt analysis). I removed all land in the FC dataset that was within or immediately adjacent to an international site (SPA, SAC, Ramsar) and also any that was within a Site of Special Scientific Interest (SSSI) as these too have the potential to be sensitive to recreational pressure. Once this was done there was in fact very little accessible natural greenspace identified in the FC dataset which was not in the LUC SANGs dataset (less than 200ha).
- I am not sure what criteria were used by LUC to identify SANGs but it doesn't look as though the FC dataset is likely to yield much in the way of additional alternative greenspace not already identified by LUC.



SPATBOL Summary Results

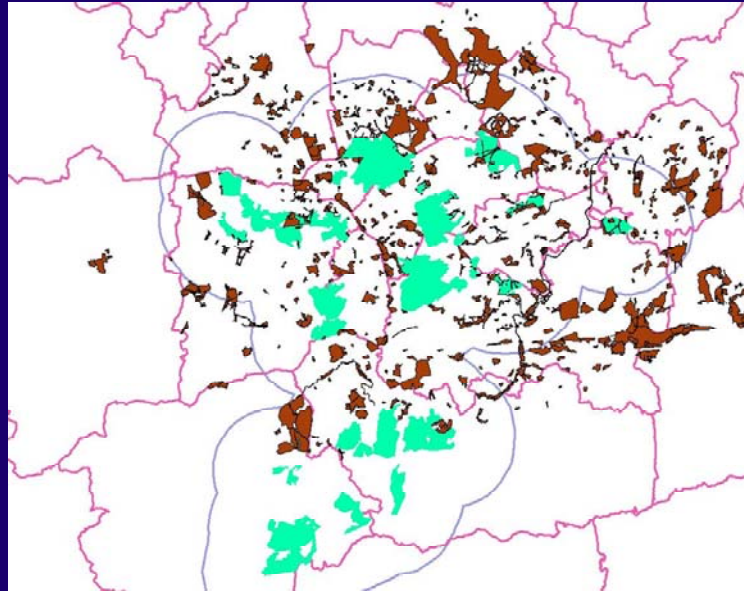
Size Categories	2-4 ha		4-12 ha		12-20 ha		20-40 ha		>40ha		TOTAL NUMBER	TOTAL AREA
	No.	Area	No.	Area	No.	Area	No.	Area	No.	Area		
LUC data (Pessimistic)	101	291.88	110	757.89	34	506.62	38	1065.16	42	7546.01	325	10167.56
Y Definite	0	0	1	8.55	2	28.45	2	64	4	181.87	9	282.87
A Probable	3	8.6	11	96.71	3	46.1	3	80.1	2	75.67	22	307.18
B Possible	9	24.37	7	42.04	1	18.2	4	105.04	4	454.7	25	644.35
C Unlikely	14	40.75	16	112.08	9	132.26	12	346.37	11	1767.57	62	2399.03
D Very unlikely	34	102.02	41	267.6	14	208.26	12	331.91	12	1948.9	113	2858.69
N Rejected	41	116.15	34	230.91	5	73.35	5	137.75	9	3006.2	94	3564.36
LPA Checksum	101	291.89	110	757.89	34	506.62	38	1065.17	42	7434.91	325	10056.48

NOTE: Approx 110 Has omitted from Waverley Farnham Park (ref 825) following NE agreement on reduced area having capacity for use as SANGS



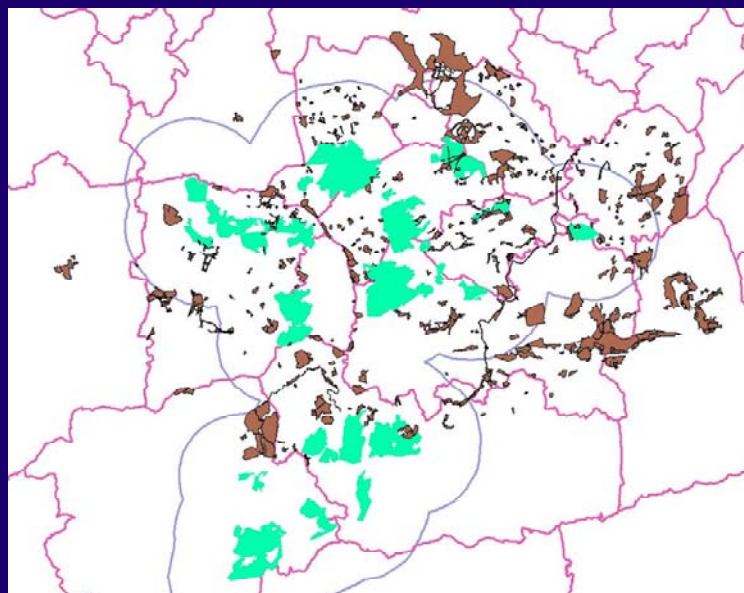
(N.B The data in this slide has been superseded by that in Annex 3)

SANGS - Original LUC Data



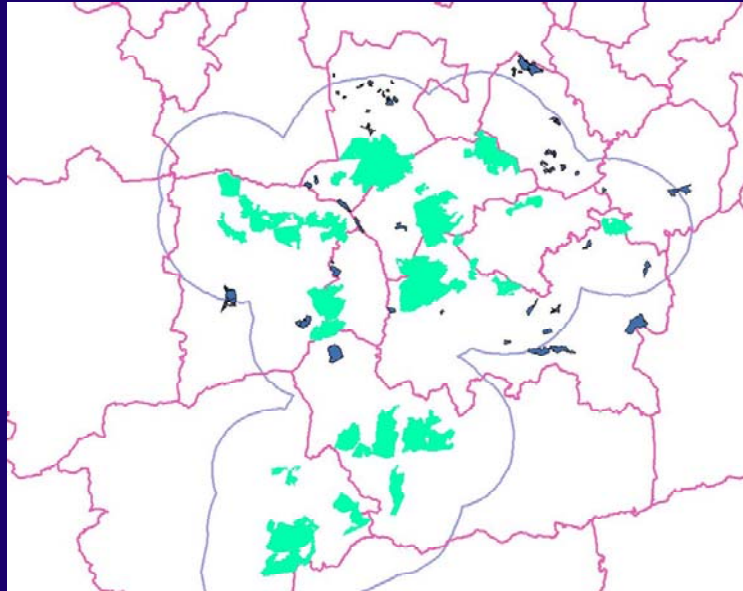
(N.B The map in this slide has been superseded by those in Annex 4)

SANGS - LUC Pessimistic Data



(N.B The map in this slide has been superseded by those in Annex 4)

SANGS – LPA feasible sites (Y, A & B classifications)



N.B. Approx 1,800 Has on 73 sites (esp. in Woking & Guildford) not yet analysed
(N.B The map in this slide has been superseded by those in Annex 4)

Further information on Windsor Great Park (LUC Site 2808)

This statement has been endorsed by officers at the Royal Borough of Windsor and Maidenhead, Runnymede Borough Council and Bracknell Forest Borough Council.

Windsor Great Park (LUC Site 2808) is identified as a SANGS under the pessimistic scenario presented by SEERA at the 1st set of Technical Meetings into the Thames Basin Heaths SPA.

Discussions between the relevant local authorities, Natural England, SEERA and LUC have highlighted the complexities of classifying the site's SANGS potential. All parties have recognised the difficulties in expressing the potential and have therefore agreed for the site's size to be removed from the tables summarising the response to the pessimistic scenario.

This appendix provides a suitable medium to express the complexities of the site to inform the Assessor.

Windsor Forest and Great Park SAC and SSSI:

Windsor Forest and Great Park SAC is designated for one Annex 1 habitat and one Annex 2 species, namely 'old acidophilous oak woods with *Quercus robur* on sandy plains' and the 'violet click beetle (*Limoniscus violaceus*)'. In addition, there is one Annex 1 habitat present as a qualifying feature but not a primary reason for selection of the site, namely 'Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrublayer (*Quercion robori-petraeae* or *Ilici-Fagenion*)'. The SSSI notification reveals the site was designated for its continuous tract of woodland and parkland which provide habitat for a range of rare species of invertebrates and flies.

Emerging appropriate assessments associated with Local Development Frameworks, suggest that site is relatively robust in terms of direct damage from recreational usage provided appropriate management is in place. The habitat is however sensitive to air quality issues associated with road traffic emissions. Such issues would have to be considered by project level appropriate assessments.

The SAC will influence areas of the site that could be utilised for recreation due to direct impacts such as trampling or through the need to control vehicle movements.

Parks and Gardens of Historic Interest:

Large parts of the site are on the Register of Parks and Gardens of Historic Interest and benefit from grade one status. Infrastructure required to facilitate increased access would need to be provided in such a way that did not harm the historic interest.

Crown Estate Requirements:

The Crown Estate owns, manages and operates the site. The Crown Estate has not expressed an agreement for their land holdings to be SANGS. Part of the site is the Savill Gardens, a charging visitor attraction. A further part falls within the deer park. Currently, the Crown Estate requires dogs to be controlled in many parts of the park. There are also a number of grace and favour residence within the park and this may lead to privacy issues which can only be discussed with the Crown Estate.

Summary:

All parties agree that the site offers limited potential in some parts to be utilised as SANGS and that this potential should be pursued in discussions with the Crown Estate. However, it is difficult to quantify the site's potential into a simple classification due to the complexities of its ecological value and sensitivities, historic landscapes and Crown Estate interest.