
**SANG Strategy Surrey
Heath**

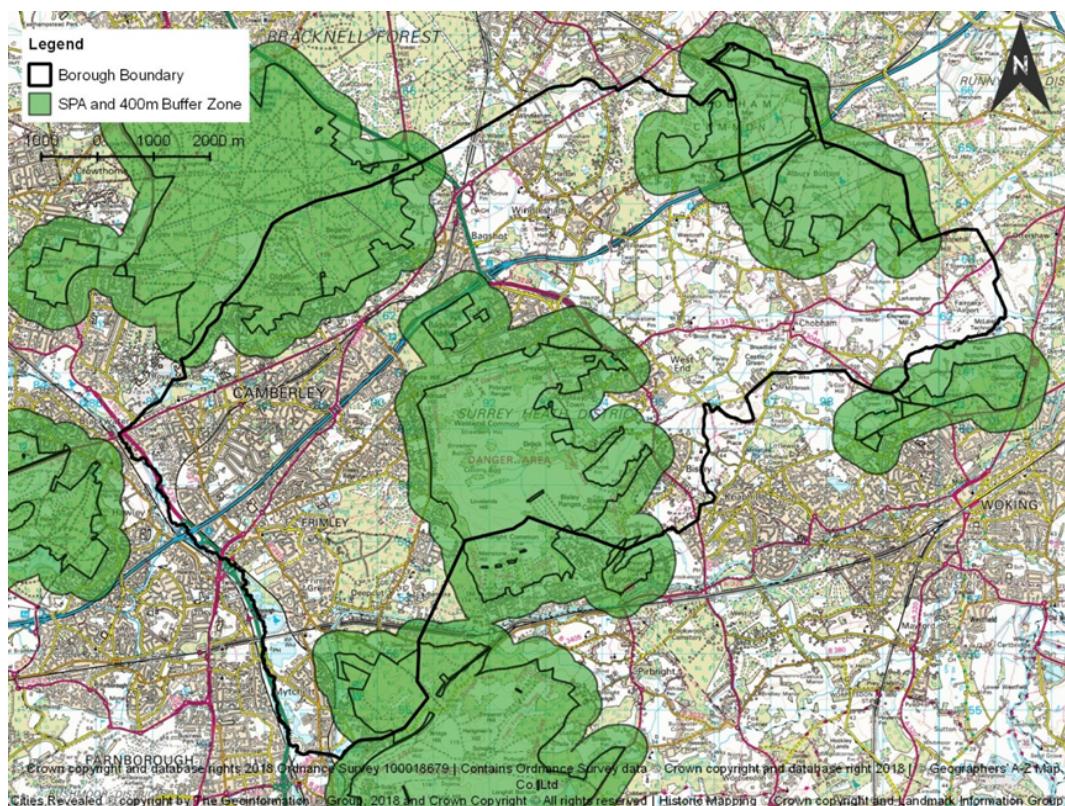
Interim Study



September 2019

1 Introduction

- 1.1.1 Housing delivery is a key element of preparing a Local Plan. The Government has stressed the need to plan for the right homes in the right places and expects local authorities to develop up-to-date plans with their communities that meet their Local Housing Need figure.
- 1.1.2 Surrey Heath is entirely within 5km of the Thames Basin Heaths Special Protection Area (SPA), which was designated by the European Union in March 2005. It is protected from adverse effects under The Conservation of Habitats and Species Regulations 2017 (or as subsequently amended) and European Directive 2009/147/EC. The Regulations deal with both the impact of developments and of Development Plans upon European Sites which include SPAs. Local Planning authorities are identified as a “competent authority” for the purposes of determining whether or not a proposed development scheme or Development Plan Document is likely to have a significant effect upon the SPA. The effect of the Regulations is to require Local Planning Authorities to ensure that any proposed development scheme or Development Plan will not adversely affect the integrity of the SPA.
- 1.1.3 The Thames Basin Heaths SPA is a network of heathland sites which are designated for their ability to provide a habitat for the three following internationally important rare bird species: dartford warbler, woodlark and nightjar. It is spread across nine local authorities in Berkshire, Hampshire and Surrey. The Thames Basin Heaths SPA covers approximately 23% of the Borough as shown on Map 1. Within Surrey Heath Borough the SPA comprises of Chobham Common, Brookwood Heaths, Colony Bog to Bagshot Heath and Broadmoor to Bagshot Woods and Heath.



Map 1: Extent of the Thames Basin Heaths SPA and 400m buffer zone

- 1.1.4 All 3 species of birds nest on the ground or at low level and so are easily disturbed or harmed by human activity. In particular, this includes recreational activity such as dog walking. Predation by domestic cats is also a risk factor, as is the potential for fly tipping and arson on the heathland habitat. As such, all net new residential development is considered to have a likely significant effect on the Thames Basin Heaths SPA and requires mitigation and avoidance measures to be considered permissible.
- 1.1.5 Due to the large number of local authorities involved and the cumulative nature of the impacts (a result of many individual housing applications), a co-ordinated approach to avoidance measures has been necessary and the Thames Basin Heaths Joint Strategic Partnership Board (JSPB) was set up to provide the vehicle for joint working between local authorities and other organisations responsible for protection of the Thames Basin Heaths SPA. The JSPB includes Member representation for each affected Local Authority together with a number of stakeholders.
- 1.1.6 In February 2009 the JSPB endorsed a strategic Delivery Framework. This recommends a combination of three avoidance measures to protect the Thames Basin Heaths from the impacts of new residential development:
- The establishment of a 400 metre buffer around the SPA within which no net new residential development will be permitted.
 - The provision of Suitable Alternative Natural Greenspace (SANG).
 - Strategic Access Management and Monitoring (SAMM) measures, coordinated visitor management across the whole of the publically accessible SPA.
- 1.1.7 SANGs are areas that currently are not in use for recreation or are underutilised and so are a new alternative provision or are existing areas that are significantly under-used and so have the capacity to absorb additional recreational use. In the case of the latter category it is important to consider why the site is under-used and whether it truly represents an alternative resource. SANGs should be in place before any development is occupied so that the risk of additional recreational pressure arising on the SPA is avoided. More information on the three avoidance measures is set out in the Thames Basin Heaths SPA Avoidance Strategy Supplementary Planning Document¹ (2019).
- 1.1.8 This Paper provides a background on existing SANG capacity in Surrey Heath, details the work that has been undertaken to acquire additional SANG capacity² to mitigate the impact of new development, and provides an assessment of potential future SANG sites in the Borough.

¹<https://www.surreyheath.gov.uk/sites/default/files/Thames%20Basin%20Heaths%20Special%20Protection%20Area%20SPD%202019.pdf>

1.1.1 ² Carrying capacity refers to the quantity of new visitors or recreational activity that a SANG can accommodate without detriment to the site

2 SANG capacity in Surrey Heath

2.1 Surrey Heath SANGs

- 2.1.1 There are currently three strategic SANGs in Surrey Heath which are detailed in Table 1. This includes details of SANG capacity remaining as of the 20th August 2019. Strategic SANGs are owned and maintained by a relevant local authority or similar body and provide avoidance measures for developments that cannot provide their own on-site SANG. There are also Bespoke SANGs in the Borough that provide avoidance measures for a specific development. New developments of more than 136 units are generally expected to provide a bespoke SANG rather than relying on capacity at Surrey Heath's available strategic SANGs. Further guidance is detailed in the Thames Basin Heaths SPA Avoidance Strategy SPD (2019).

Strategic SANG	Total people capacity	People capacity remaining
Chobham Meadows	2516	471
Chobham Place Woods	280	0
Windlemere	2000	1306

Table 1: Surrey Heath SANGs and their people capacities.

2.2 Joint working

- 2.2.1 Due to the limited availability of SANG capacity in the west of the Borough, Surrey Heath has worked with neighbouring authorities to provide SANG to mitigate the impact of new development on the SPA. This includes an apportionment of capacity from one SANG in Hart District, one SANG partially within Hart District and Rushmoor Borough, and one in Bracknell Forest Borough whose catchment areas cover either part or the entirety of the Western Urban Area³. Table 2 details the original capacity for each of these SANGs provided for Surrey Heath and the capacity remaining as of the 20th August 2019.

Strategic SANG	Total people capacity	People capacity remaining	Location
Shepherds Meadows	1200	197	Bracknell FC
Hawley Meadows	1091	60	Hart DC and Rushmoor BC
Swan Lakes	194	0	Hart DC

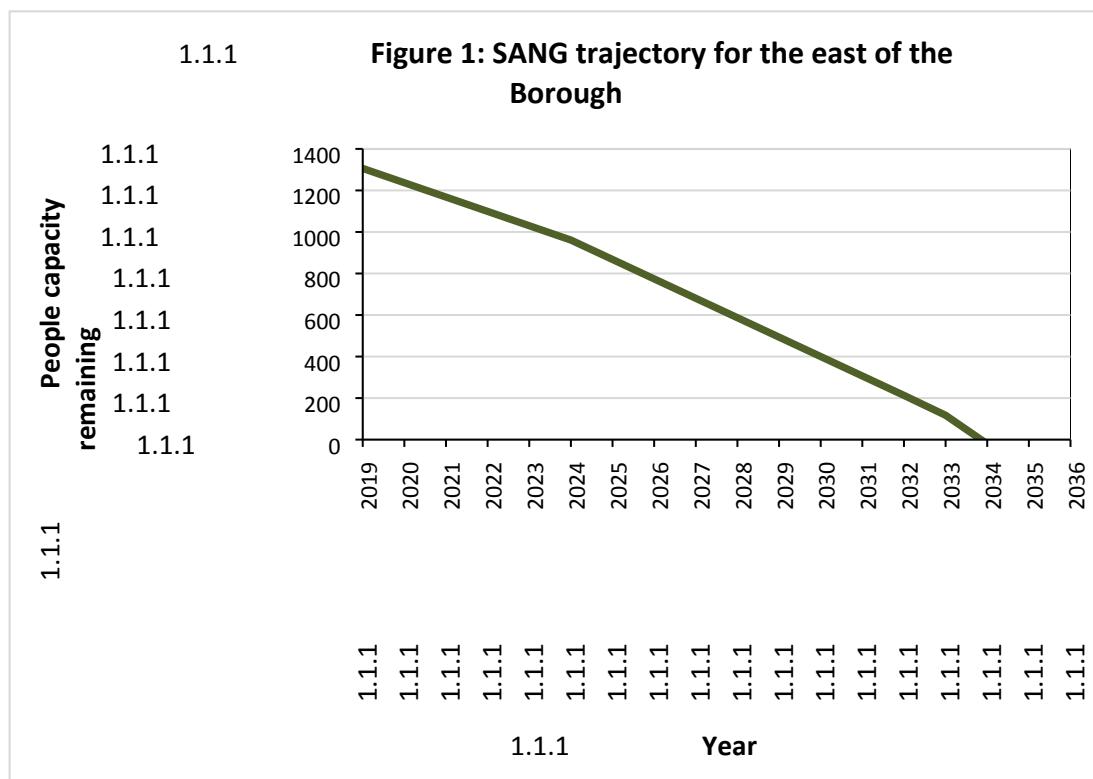
Table 2: SANGs in other Council's that Surrey Heath allocates to and their people capacities.

³ The Western Urban Area comprises the settlement areas of Camberley, Frimley, Frimley Green and Mytchett.

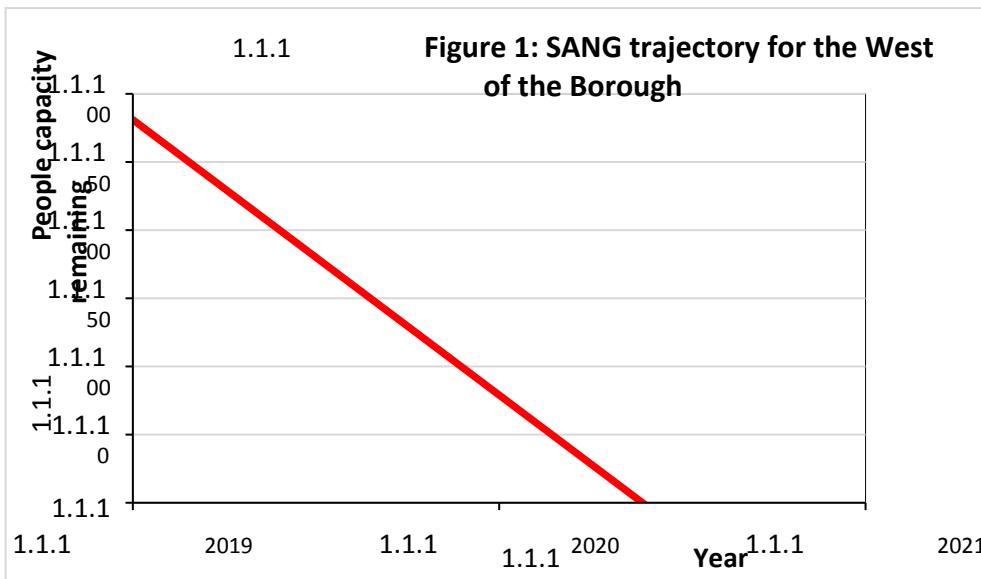
- 2.2.2 Due to the limited opportunities for the provision of additional SANG capacity within the Council for the west of the Borough, especially for Camberley Town Centre, Surrey Heath continues to work with adjoining authorities to deliver additional SANG capacity. The Council is currently in discussions with Hart District Council and Bracknell Forest Council to seek the provision of additional capacity, but there is no certainty at this time as to what additional capacity is available for Surrey Heath.

2.3 SANG trajectory

- 2.3.1 In order to ascertain the SANG capacity situation for the Borough over the next 15 years, a trajectory of SANG capacity has been produced. The trajectory is based on the SANG capacity remaining as of the 20th August and the indicative housing figures for the Strategic Land Availability Assessment 2019.
 - 2.3.2 Figure 1 illustrates the SANG capacity trajectory for the East of the Borough, which includes Windlemere and Chobham Meadows SANG catchments. It shows that capacity in this area will likely run out in 2033/34, and due to the trajectory only including sites assessed in the SLAA, this is likely a best case scenario because windfalls have not been factored into the assessment. Based on the trajectory, without any additional SANG capacity, there would be a deficit of 296 people capacity in the east of the Borough, equating to 148 dwellings at 2.5 average occupancy.



- 2.3.3 Figure 2 illustrates the SANG capacity trajectory for the West of the Borough, which includes Shepherds Meadows, Hawley Meadows and Blackwater Park SANG catchments. It shows that capacity in this area will likely run out in 2020/21. Based on the trajectory, there will be a deficit of 4083 person capacity, equating to 1633 dwellings at 2.5 average occupancy.



2.4 Surrey Heath Borough Council's position

- 2.4.1 The SANG capacity trajectory illustrates that delivering SANG for the Plan Period is a significant challenge for the Borough. If SANG capacity becomes unavailable in any area of the Borough, there will be an embargo on all net new residential development in that area for developments of 10 or more units. Consequently, if additional capacity is not provided in the west of the Borough it could significantly impact on the Council's ability to deliver housing. Therefore, it is essential that Surrey Heath identifies additional SANG capacity to mitigate the impact of such development on the Thames Basin Heaths SPA.
- 2.4.2 For the east of the Borough, this issue is not pressing because the trajectory suggests that the current capacity will run out in 2034. Moreover, the east of the Borough has greater opportunity to deliver sites that are suitable for SANG due to its rural nature. Since the introduction of the avoidance measures, three strategic SANGs have been delivered in the east of the Borough (this does not include bespoke SANGs). Moreover, an application is currently being considered for a new SANG in the East of the Borough, south of New Road in Windlesham (application reference 19/0370).
- 2.4.3 In the west of the Borough the provision of SANG capacity has been reliant on SANGs in neighbouring authorities, with only bespoke SANGs being delivered in the west of the Borough. This is mainly due to the lack of opportunity for suitable SANG sites in the west of the Borough as a result of its predominantly urban character. However, it is also influenced significantly by land ownership and land values.
- 2.4.4 Whilst the Council continues to engage and work with neighbouring authorities to provide additional SANG capacity for the west of the Borough, it is unlikely that this will provide enough additional capacity to meet the need over the Plan period. Moreover, the capacity that can be provided by neighbouring authorities is ultimately a finite resource, being dependent on existing or potential SANGs within close proximity to the west of the Surrey Heath. Therefore, it is important that the Council considers what options exist within the Borough.

3 Opportunities for new SANGs in the Borough

3.1 Introduction

- 3.1.1 This section considers future opportunities for additional SANG capacity within Surrey Heath. It begins by briefly outlining the requirements for SANG, as set out in detail in the Thames Basins Heaths SPA Avoidance Strategy SPD, and undertakes an assessment of potential SANG sites within the Borough that could provide capacity for the SANG deficit identified in section 2. The assessment is split into two stages. Stage 1 summarises the initial assessment of site options consisting of a sifting exercise to determine sites that could be considered suitable for SANG. Stage 2 outlines a detailed assessment of feasible SANGs options, including an assessment of their potential to meet the SANG deficit for the plan period.

3.2 Requirements for the creation of SANG

- 3.2.1 SANGs should be accessible, have identifiable recreational routes in the form of a circular walk and should be promoted as an alternative recreational use. SANGs should be in place prior to the occupation of any development which has been allocated to the SANG.
- 3.2.2 It is a requirement that a SANG must provide a minimum circular walk of 2.3 -2.5km. To be considered as a SANG, a site must be in excess of 2ha, however in practice to achieve the minimum circular walk requirement, SANGs need to be considerably larger. The ability of a site to deliver the necessary circular walk can be dependent on the shape of a site and the design of a proposed SANG, including effective landscaping.
- 3.2.3 Section 5 and Appendix 2 of the Thames Basin Heath Special Protection Area Avoidance Measures SPD sets out the guidelines for the creation of SANG in detail. This includes meeting all the must haves, such as being safely accessible by car and clearly signposted, should haves, for example linking to a longer walk of 5km or more, and desirables, such as being suitable for owners to take dogs from the carpark to the SANGs safely off the lead.
- 3.2.4 The catchment area a SANG can achieve is dependent on the overall size of a SANG. Where a SANG is linked up to other SANGs, through access management measures, the combined area of the SANGs can be used to derive the catchment area both SANGs can achieve. SANG catchment areas are as follows:
- I. SANG of 2-12ha will have a catchment of 2km
 - II. SANG of 12-20ha will have a catchment of 4km
 - III. SANG of 20ha+ will have a catchment of 5km
- 3.2.5 For SANGs where no discount is applied, 8ha of SANG equates to a capacity of 1000 people. As such, to meet the deficit identified for the west of the Borough, there is the need for a minimum of 32.66ha of SANG which has had no discount applied to its capacity.

- 3.2.6 SANGs are expected to be provided and funded in order that they can function in perpetuity which is considered at least 125 years⁴. All SANG proposals must include an in-depth Management Plan.

3.3 Stage 1 – initial assessment of site options

- 3.3.1 Previously assessments of potential site options for SANG have only considered sites that were submitted for potential SANGs within the Strategic Land Availability Assessment (SLAA). This was based on the assumption that sites submitted for other uses, or indeed sites that were not submitted, were not available and therefore not deliverable. However, given the pressing need for additional SANG capacity, the Council is exploring all site options that could be considered suitable for conversion to a SANG, irrespective of whether they are considered currently available.
- 3.3.2 In the first instance, sites were identified from the Call for Sites exercise held in 2018 and previous Call for Sites entries. A mapping exercise was also completed on land within 5km (this is based on the maximum catchment area a SANG is capable of achieving) of the west of the Borough. Sites that did not meet the basic criteria for SANG, for example the 2.3km circular walk and minimum area requirement, were not included in the Stage 1 assessment. All sites that are included in the assessment are only considered on the basis of their potential for SANG, not for residential development or enabling development. However, it is noted that, in some cases, enabling development may be required to ensure that a SANG is viable and achievable. Only land within the Borough was considered in the assessment.
- 3.3.3 The table 3 below shows the full list of sites considered, whether they were taken through to the stage 2 assessment and the reason for this.

Site	Area (ha)	Taken forward to stage 2	Reason
Land at Swift Lane (south of New Road)	8 - 28	Yes	The site has been submitted in previous Call for Sites and part of the site forms part of an application pending decision for change of use to a SANG.
Fairoaks Airport	52	Yes	The site was submitted with a large SANG as part of the Call for Sites 2018 and forms part of an application pending decision.
Pennyhill Park	7.2	Yes	The site was submitted as part of the Call for Sites 2018.
Snows Ride	15.8	Yes	The site was submitted as a SANG as part of the Call for Sites 2018.

⁴ In accordance with the Perpetuities and Accumulations Act 2009.

Land north of Princess Royal Barracks	8	Yes	The site was indicated as a potential extension to the Deepcut SANGs as part of the Call for Sites 2018.
Land south of Notcutts	8.2	Yes	The site was submitted as part of the Call for Sites 2018.
Pine Ridge Golf Course	65	Yes	The site was not submitted as a potential SANG as part of the Call for Sites 2018, although previous submissions have included a SANG element. Due to the sites size and location, it is taken forward for the stage 2 assessment.
Kings School Land, Watchetts Drive	6.3	Yes	The site has not been submitted as part of the Call for Sites 2018. The site is small and achieving a circular walk of 2.3-2.5km would be challenging. However, due to the site's strategic location within the Western Urban Area, it is taken forward to the stage 2 assessment.
Mytchett Lakes	51	Yes	The site has not been submitted as part of the Call for Sites 2018. However, due to the site's large area and strategic location, it is taken forward to the stage 2 assessment.
Barrosa Common	9.8	Yes	The site was submitted in previous Call for Sites, but not with a SANG element. Although the site is small and has existing recreational use, due to its strategic location it is included in the stage 2 assessment.
Frith Hill Woodland	135	Yes	The site has not been submitted as part of the Call for Sites 2018. Due to the site's large area and strategic location, it is taken forward for the stage 2 assessment.
Land east of St Catherines Road	28	Yes	The site was submitted as part of the Call for Sites, but did not include a SANG element. Due to the site's strategic location and large area, it is taken forward to the stage 2 assessment.
Land east of Basingstoke canal, South of Guildford	17	No	The Site is entirely within the 400m buffer zone and intersected by the SPA. Although the site is in a

Road			strategic location, the parcels of land outside the SPA are too small to produce a SANG that meets the basic requirements. Moreover, a SANG in this location could compromise the integrity of the SPA without implementing holistic access management measures.
Oak House Farm, Pennypot Lane	13.5	No	There are a number of sites identified in the east of the Borough as having potential for SANG. Due to the limited need for capacity in this area over the plan period, it was not considered necessary to take the sites forward to the stage 2 that were not submitted with a SANG element in the east of the Borough as part of the Call for Sites.
Land East of Clews Lane, Bisley	7.2	No	
Hawks Farm, Bisley	5.9	No	
Round Pond Nursery	8.2	No	
Watchmoor Reserve site, Camberley	5.5	No	The site was not submitted as part of the Call for Sites exercise. Although the site is in a strategic location, it is not considered capable of achieving the necessary circular walk due to the site's shape.

Table 3: Stage 1 assessment of potential SANGs in Surrey Heath

3.4 Stage 2 – assessment of potential sites

- 3.4.1 Following the Stage 1 assessment, 12 potential sites were taken forward for the Stage 2 assessment. Of the 12 sites carried forward, only two included areas of land owned by Surrey Heath Borough Council (this only represented a small proportion of the two sites). Therefore, all sites included in the Stage 2 assessment would require the Council to purchase land in order to create a strategic SANG.
- 3.4.2 The Stage 2 assessment below provides detailed information for each site in relation to its potential for SANG. The suitability of the 12 sites would need to be determined in consultation with Natural England and be in accordance with the updated Thames Basin Heaths avoidance strategy SPA SPD.

Land at swift lane

- 3.4.3 The site was submitted as part of the Call for Sites for an 8ha SANG, however previous entries have included a wider area of land in excess of 25ha. A planning application (19/0370) is currently under consideration for a section of the site that adjoins New Road to create a SANG of 17ha. The access would be from New Road, which is separate from the wider Swift Lane site. The site is entirely within the Green Belt and there is the risk of contaminated land and flooding on the site.

- 3.4.4 At a size of 17ha, the SANG would have a catchment area of 4km and an indicative people capacity of 2125. The 4km catchment would not reach Camberley Town Centre and would only include a small area of St Pauls Ward and Parkside Ward in Camberley. However, if the site were expanded beyond the boundaries of the application site to reach an area in excess of 20ha, for example extended to include the land adjoining the A322, the catchment area would reach parts of Camberley Town Centre, including the Land East of Knoll Road. Such a SANG could mitigate the impact of over 2500 people and therefore contribute to addressing the deficit in the West of the Borough.
- 3.4.5 The site does adjoin agricultural fields to the east which could be considered as possible extensions to a proposed SANG to increase the capacity.

Land at Fairoaks Airport

- 3.4.6 The site was submitted as part of a larger development in the Call for Sites 2018, as well as forming part of an application pending decision, and is entirely within the Green Belt. The site is large at 52ha and therefore capable of mitigating up to 6500 people capacity. However, the site is partly within Runneymede Borough Council and it is therefore likely that a proportion of SANG capacity would be allocated to this authority. The site could achieve the maximum catchment of 5km and therefore would only mitigate the impact of housing development coming forward in the Chobham area of Surrey Heath.

Pennyhill Park

- 3.4.7 The site is situated between Camberley and Bagshot, north of London Road, and is entirely within the Countryside beyond the Green Belt. The site is relatively small at 7.2ha, and therefore would only achieve a 2km catchment which would not reach the western urban area. The site in isolation could achieve a people capacity of 900. One challenge that would need to be addressed for the site is where the SANG would be accessed and where parking would be provided.
- 3.4.8 If direct pedestrian links were made between the site and Notcutts SANG, which is situated south of London Road opposite the site, the site's combined area (13.8ha) could achieve a 4km catchment and would reach Camberley Town Centre. If the land south of Notcutts (3.4.12) were to be incorporated and joined up with the other two sites, this could extend the capacity to 1925 and allow for a 5km catchment, incorporating a large area of Camberley. It is important to note that there is no capacity remaining at the Notcutts SANG, which is a bespoke SANG, and it does not therefore contribute to the indicative capacity figure of 1925 people.

Snows Ride

- 3.4.9 The site is located in Windlesham, east of Snows Ride. The site is entirely in the Green Belt and an undesignated open space, following an application (12/0117) for change of use from agricultural land to open space. With an area of 15.8ha, the site could achieve a 4km catchment and capacity for 1975 people. Due to the site's location, the catchment area would not reach the Western Urban Area. The site

would provide capacity for Bagshot, Windlesham and Lightwater.

Land north of Princess Royal Barracks

- 3.4.10 The site was not submitted in the Call for Sites, but was noted by a developer to be an option to mitigate the impact of a specific site in Deepcut. The site is situated to the north of the Deepcut development and has the potential to achieve capacity for 1000 people, however discounting would be required. The site is entirely within the 400m buffer zone. In order for a SANG proposal to be considered acceptable in this location, it would need to be ensured that there were no links between the SANG and the adjoining SPA through appropriate access management measures. The east of the site forms part of a Site of Interest For Nature Conservation (SINC) and this would need to be taken account of in the development of a SANG proposal.
- 3.4.11 In isolation, a SANG in this area could achieve a catchment of 2km, which would include the areas of Heatherside and Deepcut, but not the majority of the western urban area. However, if the site were to be joined up to other SANGs in the area, such as the SANG that will be provided as part of the Deepcut development, the SANG could achieve a 5km buffer and include the majority of the Western Urban Area, including Camberley Town Centre.

Land south of Notcutts

- 3.4.12 The site is situated between Camberley and Bagshot, south of the existing Notcutts SANG. The site is relatively small and in isolation could only achieve a 2km catchment, not reaching the west of the Borough, and would provide capacity for up to 1025 people. One challenge is that the site is not directly accessible by road and is currently accessed by a foot bridge over the Ascot to Guildford railway line. This would need to be addressed for the site to be considered viable for use as a SANG, including provisions for parking in close proximity to the site.
- 3.4.13 As previously noted for the Pennyhill Park site, linking up the existing Notcutts SANG with the two parcels of land could achieve a people capacity of 1925 and allow for a 5km catchment, incorporating a large area of Camberley. The site forms part of a SINC and this would need to be taken account of in the development of a SANG proposal.

Pine Ridge Golf Course

- 3.4.14 A small parcel of the site was submitted for residential development in the Call for Sites exercise 2018, however the entire site has been submitted in 2017 Call for Sites and included an element of SANG. The site currently functions as a golf course and is in single ownership. The site is bisected by an existing SANG which mitigates the impact of the Ridgewood Centre development, north of Old Bisley Road. The site is entirely within the Countryside Beyond the Green Belt and the north east of the site is within the 400m buffer zone of the SPA.
- 3.4.15 The site has the potential to create a SANG of 65ha, which would generate a people capacity of up to 8125 people and have a 5km catchment. This catchment

area would cover the entirety of the Western Urban area and meet people capacity deficit identified in this paper. The site also has potential to extend into areas to the south (Frith Hill Woodland), which would require some degree of discounting, creating a much larger SANG. There is also potential to link to the Deepcut SANGs, creating a strategic network of SANGs. A small area to the south of the site forms part of a SINC and this would need to be taken account of in the development of a SANG proposal.

Kings School Land, Watchetts Drive

- 3.4.16 The site is located east of Frimley Road, north of the M3. The site is predominantly wooded and includes the Watchett Lakes to the northeast of the site. The site has the potential to achieve a 2.3-2.5km circular walk, subject to extensive landscaping. The site is relatively small and therefore could only achieve a maximum capacity of 750 people. Natural England have previously raised concerns about the site's potential for a SANG, however it is noted that the parcel of land is in a strategic location to mitigate the impact of residential development in the west of the Borough. In addition, this is the only parcel of land within the settlement area of Camberley that is considered to have potential for change of use to a SANG.

Mytchett Lakes

- 3.4.17 The site is located between Frimley Green and Farnborough, North of the railway line from Farnborough to London, and is entirely within the Countryside beyond the Greenbelt. The site is currently used as a fishery and related activities, and the majority of the site is not publicly accessible. The western edge incorporates the Blackwater River walk. With some degree of discounting required, the site achieves a capacity of up to 5600 people and have a catchment which covered the entirety of the Western Urban Area, meeting the people capacity deficit identified in this paper.
- 3.4.18 The site is not in single ownership and it could therefore be challenging to acquire the site in its entirety. One issue that would need to be addressed is how parking would be provided at the site. The entirety of the site is an SINC and this would need to be taken account of in the development of a SANG proposal.

Barrosa Common

- 3.4.19 The site is situated north of Camberley Town Centre and west of Kings Ride. The land is owned by the MOD and has some existing recreational use. The site could achieve a capacity for 1172 people, however it is likely that discounting would be required. Although the site could only achieve a catchment of 2km and therefore not include much of the west of the borough, it would include Camberley Town Centre.

Frith Hill Woodland

- 3.4.20 The site has not been submitted as part of a Call for Sites exercise. The woodland is situated in the Countryside beyond the Greenbelt between Frimley and Deepcut, and is partly in MOD ownership. Although some of the site's area is publicly accessible and has some informal recreational use, there are also areas which are

not currently publically accessible. Despite the likely need to discount capacity, if the maximum discount of 50% was applied to the site it would still achieve a capacity of 8437 people and its catchment area would cover the entirety of west of the borough, meeting the people capacity deficit identified for this paper.

- 3.4.21 The site would link to existing and proposed SANGs in the area, including Clewborough SANG to the west, Frimley Fuel allotments SANG to the North and the Deepcut SANGs to the east, creating a network of SANGs for the west of the Borough. Moreover, the site has the potential to be transformed into a Country Park style SANG, an approach that is being utilised in Rushmoor for the former Southwood Golf Course, and therefore provide significant wider benefits to the local community. The entirety of the site is a SINC and this would need to be taken account of in the development of a SANG proposal. The site has potential for contamination and this would need to be given full regard in developing a SANG proposal.

Land east of St Catherines Road

- 3.4.22 The site is situated south of the Frith Hill woodland and east of St Catherines Road, adjoining the settlement area of Frimley. The land parcel was submitted as part of the Call for Sites 2018 for residential development. The site is densely wooded and entirely within the Countryside beyond the Green Belt. The site could achieve the maximum catchment area of 5km, covering the entirety of the west of the Borough, and could achieve a capacity of 3500 people, meeting 85% of the need identified for the west of the Borough. Much of the site is owned by two landowners. A small area to the north of the site is a SINC and this would need to be taken account of in the development of a SANG proposal.

3.5 Scoring of SANG options

- 3.5.1 In order to assess which sites included in the stage 2 assessment should be prioritised by the Council for acquisition, and to summarise the Stage 2 assessment, a scoring system was developed based on the ability of the potential SANGs to meet the deficit identified in this paper. The scoring system allows for an assessment of which sites should be the focus for the Council to acquire for SANG.
- 3.5.2 The scoring system is based on a 5 point scale, with 1 representing the least likely to meet the SANG needs for the Plan period and 5 representing the maximum potential to meet the Council's SANG capacity needs. The following four variables were considered as part of the scoring exercise:
- Catchment area: the potential for the site to have a catchment area that covers areas in greatest need of additional SANG capacity.
 - Potential capacity: the potential people capacity that a SANG can achieve.
 - Ability of the site to link with other SANG's: the potential for a site to be linked with other SANG or potential SANGs to create a network of SANG, including increasing the catchment area of the SANG/s.

3.5.3 The table 4 below summarises how sites were assessed based on the four criteria identified above.

Criterion	1	2	3	4	5
Catchment area	Covers a small area of the east of the Borough	Covers a large area of the east of the Borough	Covers a very small proportion of the west and a proportion of the east	Covers part of the west of the Borough	Covers the entirety of the west of the Borough
Potential capacity	Up to 1000 people	1001-2000 people	2001-3000 people	3001-4000 people	More than 4000 people
Potential to link to other SANGs	No potential links	Potential link, but no increase catchment area in SH	One potential link, increasing catchment area in the SH	More than one potential link increasing catchment area in SH	A number of potential links increasing catchment area in SH
Total score	1-3	4-6	7-9	10-12	12-15

Table 4: Scoring criteria for the potential SANG opportunities included in the Stage 2 assessment.

3.5.4 Table 5 below shows the scoring for each site against the 4 criteria in table 4 and includes a column illustrating the total score for the site.

Site	Catchment area	Potential capacity	Potential to link to other SANGs	Total score
Land at Swift Lane	3	3	3	9
Land at Fairoaks Airport	2	5	2	9
Pennyhill Park	3	1	4	8
Land at Snows ride	2	2	1	5
Land north of Princess Royal Barracks	4	1	4	9
Land south of Notcutts	3	1	4	8
Pine Ridge Golf Course	5	5	5	15
Kings School Land, Wathcetts	4	1	1	6
Mytchett Lakes	5	5	2	12
Barrosa Common	4	2	1	7
Frith Hill Woodland	5	5	5	15
Land East of St Catherines	5	4	5	14

Road				
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Table 5: scoring exercise of sites included in the Stage 2 assessment.

- 3.5.5 The scoring exercise in table 5 illustrates that, based on the three criteria used, the land at Pine Ridge Golf Course, Frith Hill Woodland and St Catherines Road score highly. The Mytchett Lakes site also performs well against the criteria. The other sites included in the assessment only perform moderately against the criteria and this is predominantly due to either a site being relatively small and therefore only mitigating a small amount of the need identified, or due to the sites location meaning that its catchment area would not be reaching the area identified as having the greatest need for SANG capacity. Appendix 1 illustrates the location of all sites included in the Stage 2 assessment and is colour coded based on the score attained in table 5.

3.6 Conclusions and recommendations

- 3.6.1 SANG capacity in the west of the Borough is becoming very limited. This is the area of the Borough where providing new SANG is most challenging, and it is also the area of the Borough where the majority of the Council's housing development is being directed through the Spatial Strategy in the emerging Local Plan. Therefore, there is the pressing need to acquire land for SANG that can meet the deficit of SANG capacity identified in this paper.
- 3.6.2 Based on the Stage 2 assessment and scoring exercise, the focus for delivering SANG should be placed on acquiring Pine Ridge Golf Course, Frith Hill Woodland or Mytchett Lakes, all of which in isolation would meet the need identified in the west of the Borough in full. The Land at St Catherine's Road should also be considered as an opportunity to meet the identified need, providing capacity for the majority of the deficit identified in this paper. It is noted that for any site to be considered suitable for SANG, it would need to be clearly demonstrated how the potential SANG would meet the necessary criteria in the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD.
- 3.6.3 Sites in the Bagshot area with catchment areas that have potential to reach Camberley town centre should only be considered in combination with adjoining areas of land, or indeed an extension of a site, in order to meet the need identified in this paper. Moreover, such sites, and other smaller sites such as land at Kings's school, should only be seen as a short term answer to the Council's long term SANG capacity challenges in the west of the Borough.