



Wellesley

ALDERSHOT

STRATEGY FOR THE DELIVERY OF SUITABLE ALTERNATIVE NATURAL GREENSPACE (SANG)

DECEMBER 2012



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Strategy for the delivery of Suitable Alternative Natural
Greenspace (SANG)
Wellesley, Aldershot

Grainger plc

December 2012

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Strategy for the delivery of Suitable Alternative Natural Greenspace (SANG)

1.0 Introduction

Background and context

- 1.1 In December 2008, Natural England agreed the principle of a package of measures to mitigate the adverse impacts of proposals to develop 4,500 houses forming part of the Aldershot Urban Extension (AUE), on the Thames Basin Heaths Special Protection Area (TBH SPA). The package focused on the provision of Suitable Alternative Natural Greenspace (SANG) in the area immediately surrounding the redevelopment site and was primarily designed to reduce the recreational pressures that were otherwise likely to accrue on the nearby heathland habitats of the TBH SPA. The entirety of the package was described in two related documents:
- Aldershot Urban Extension. Proposals for Suitable Alternative Natural Greenspace: Final report. Prepared by Entec on behalf of Defence Estates. Jan 2009.
 - Aldershot Urban Extension. Strategy for protecting European sites: Final report. Prepared by Entec on behalf of Defence Estates. Jan 2009.
- 1.2 Since this agreement was reached, responsibility for the development of the AUE proposals has transferred to Grainger plc who, in conjunction with Defence Infrastructure Organisation (DIO) and the Homes and Communities Agency (HCA), are submitting a hybrid planning application for 3,850 housing units and associated infrastructure. Grainger holds a 999-year lease over the land proposed as part of the SANG package to ensure delivery of a suitable mitigation strategy.
- 1.3 This document has been prepared to provide a comprehensive description of the mitigation package proposed in relation to the reduced numbers of housing units now proposed as part of the AUE. It should be considered an update of the two sister documents previously agreed by Natural England. The package remains substantially the same, but has been refined and improved to provide a functional scheme that is of practical meaning on the ground. The document has also been expanded to include new chapters on phasing, personnel, long-term management and funding mechanisms, ensuring that it is a 'one-stop-shop' that provides all relevant detail that Rushmoor Borough Council (RBC) and key stakeholders will require in carrying out the formal Habitats Regulations Assessment (HRA) required by the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations).

Contextual changes and Grainger response

- 1.4 Since Natural England's agreement in principle of the SANG package prepared by Defence Estates, there have been significant developments in the application of the Habitats Regulations to housing proposals with the potential to affect the TBH SPA. Key events leading up to, and forming part of these changes, are as follows:
- 2007. Peter Burley, Assessor for the South East Regional Spatial Strategy, reported on the implications of the TBH SPA and English Nature's Draft Delivery Plan (DDP) for future housing development in the region.
 - 2009. Drawing on the conclusions of Peter Burley's report, and in the context of an overarching policy (Policy NRM6) in the South East plan for developments which may affect the Thames Basin Heaths SPA, which remains both current and relevant, the Joint Strategic Partnership Board published the Thames Basin Heaths Delivery Framework (TBHDF) (JSPB, 2009).
 - October 2011. Since the publication of the AUE SPD, Rushmoor Borough Council (RBC) has adopted the Core Strategy, which now forms part of the Development Plan. The Core Strategy has within it a site specific AUE policy and includes specific reference to the TBHDF.
- 1.5 For the first time, the publication of the TBHDF together with the contextual support and requirements of NRM6 in the South East Plan, provided a set of agreed standards that local authorities affected by the statutory protection afforded to the TBH SPA could refer to, and utilise. Furthermore, Natural England agreed that providing housing development conformed to the standards therein set out, they were not likely to have a significant effect on the TBH SPA, meaning that appropriate assessment would not be required.
- 1.6 The TBHDF standards, which are included in RBC's adopted Core Strategy, require:
- A minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) per 1,000 new occupants either through contributions towards the provision of SANG identified by the borough council, or through on site SANG agreed with Natural England. The SANG must be provided in perpetuity
 - Contributions calculated on a per dwelling basis towards Strategic Access Management and Monitoring (SAMM) measures, to be applied across the whole of the TBH SPA.
- 1.7 Although the TBHDF and Core Strategy make specific reference to large residential developments, which are expected to provide bespoke mitigation based around these standards, these standards provide a context to the measures required to mitigate the effects of the AUE on the TBH SPA. RBC has advised that these will include a combination of benefits including SANG, biodiversity enhancement, and green infrastructure improvements (RBC, 2011).

1.8 As the overall proposals for the AUE have evolved, the changes to the statutory and regulatory frameworks against which the proposals will be determined have provided Grainger with a greater level of certainty as to the quantity and quality of mitigation provision required. Furthermore, they have provided the basis for a constructive working relationship with the key stakeholders involved with the HRA process: Natural England and RBC, the competent authority responsible for undertaking formal HRA of the hybrid planning application. In consultation with these stakeholders and others, the previously agreed mitigation package has been developed and refined to reflect:

- Changes to the quantum of housing proposed in the outline planning application for the AUE
- Development of a Green Infrastructure (GI) Strategy for the development site
- Changes to the boundary of the SANG, to reflect the extent of the 999-year lease that Grainger holds over the SANG land
- Advice deriving from the involvement of Steve Bailey, manager of the Blackwater Valley Countryside Partnership (BVCP), who is expected to be responsible for implementing the SANG proposals and their long-term management and monitoring,
- Feedback and suggestions for improvement from Natural England, RBC and RSPB arising from site visits to inspect the SANG on the ground
- Detailed review of the SANG proposals on the ground with particular reference to the current condition of the SANG land
- Review of car parking provision and pedestrian and cycle access points to the SANG in respect of the pedestrian/cycle movement networks developed for the site.

1.9 The detail of these changes is set out in Appendix 1, which at the request of RBC, provides an audit of all additions, deletions and/or modifications to the previously agreed package.

Consultation

1.10 The content of, and strategy behind the proposals within this document have been the subject of on-going consultation process with the following key stakeholders:

- Natural England
- Rushmoor Borough Council
- RSPB
- Blackwater Valley Countryside Partnership (BVCP)¹

¹ Although it cannot be guaranteed, it is expected that BVCP will be responsible for the long-term management of the SANG.

- 1.11 An informal consultation on a consultation draft of this document was carried out in June 2012 and represented the culmination of the on-going process. The consultation document included full detail of the SANG as it was known at the time, funding and delivery mechanisms, details of phasing and preliminary costings of the works. All comments received from the stakeholders have been reviewed and incorporated into this current document as appropriate.
- 1.12 In August 2012, the documentation underwent a further round of consultation as part of pre-application submission to RBC. As for the June consultation exercise, minor comments received have been incorporated into this current document as appropriate.
- 1.13 Appendix 2 sets out a record of all comments received, the response of this document to them, and provides cross-references to new or changed text against the text of the June Consultation Draft. Appendix 2 also includes the minutes of the workshop at which verbal comments were received from stakeholders, in advance of written comments.

2.0 Description of the Wellesley SANG

Introduction

- 2.1 Although in functional terms the Wellesley SANG must be considered as a linked whole, historical discussions have always considered the land as six separate parcels of land. This remains a manageable and practical way of describing both the existing conditions for the SANG and the detailed specification for the proposals going forward, and this document is structured accordingly.
- 2.2 Following an overview of the Wellesley SANG as a whole, with reference to the strategy from which the proposals for the individual SANG parcels have evolved, this section sets out a detailed description of each, considering the opportunities and constraints that each parcel presents.

Overview

- 2.3 Figure 1 shows the location of the Wellesley proposals, their relationship to the TBH SPA, the SANG and identifies the six individual land parcels of which the SANG is comprised. A number of SANG parcels include part, or whole Site of Importance for Nature Conservation (SINC) designations (see figure 1) and parts of the Basingstoke Canal Site of Special Scientific Interest (SSSI) also lie in parts of the SANG.
- 2.4 As a whole, the SANG represents 109.2 hectares of land that are of a semi-natural, rural character. At one end, the SANG comprises footpaths through beech woodland within Rushmoor Bottom, whilst at the other, the SANG offers circular walks around the freshwater lakes of Camp Farm. The long linear route of the Basingstoke Canal towpath, which offers recreational opportunities for pedestrians and cyclists alike, links these two otherwise geographically distinct locations.

Table 1: Extent of proposed SANG

SANG parcel	Area (ha)
Rushmoor Bottom	34.6
Western Basingstoke Canal Loop 1	35.2
Western Basingstoke Canal Loop 2	11.5
Camp Farm	15.0
Ski Slope Woods	7.7
Peaked Hill	5.2
Total	109.2 ha

Area available for SANG after allowing for existing recreational use

- 2.5 In consultation with Natural England and RBC, the total quantum of SANG has been discounted to allow for existing visitor use. The objective of this

discounting process has been to ensure that the total capacity of the SANG to absorb recreational pressures is not overestimated, but takes full account of existing visitor use.

- 2.6 The existing visitor use of the SANG parcels was established through a visitor survey undertaken by Geodata, part of the University of Southampton (Geodata, 2011). The survey was designed to mirror an earlier survey carried out by Entec in 2005. This enabled the survey to establish current visitor use, but also to assess whether there had been a significant change in the visitor use of the survey areas in the intervening 6-year period.
- 2.7 On the recommendation of Natural England, the results of the survey were fed into a model developed by Bracknell Forest Borough Council to establish the extent of discount that should be applied to the total SANG area. From this, it is possible to establish the 'spare capacity' available for new users deriving from the Wellesley proposals. Using average data, the Bracknell Forest discounting method suggests that even allowing for existing use, there is sufficient SANG available to absorb recreational pressures deriving from approximately 3,850 residential units. 'Worst' and 'best' case scenarios have been used to place limits of confidence on this estimate. Even if, as an extremely precautionary approach, the worst case alone is considered, then the SANG can still be shown to be a generous provision of SANG for the number of units proposed.
- 2.8 The full details of the data used, and the discounting process applied, are set out in Appendix 3 to this report. The assumptions, working methods and principles that it establishes have been agreed with Natural England and RBC. Using average data to discount the gross area of SANG available, this report has identified a total of 101.9ha available for SANG users.
- 2.9 The 101.9ha includes the area of open water comprising the two Camp Farm Lakes. This area measurement therefore includes an area within the SANG that cannot be used itself for SANG function, although it is of undoubted value in the support it offers to the function of the SANG land that surrounds it, providing an attractive and interesting context for public users. Given that the open water cannot itself function as SANG, it has been agreed with Natural England, RSPB and RBC that it is appropriate to further discount the 101.9ha by the area of the lakes (4.0ha), taking the final total of SANG available to mitigate the Wellesley proposals to **97.9ha**.
- 2.10 Note that this area does not include the off-site area of Claycart Hill car park.
- 2.11 Consideration has also been given to whether the total area of SANG available should also be discounted to allow for the ecological value of the site, which has a number of nature conservation designations that extend over parts. Discounting according to ecological value has not been applied for two reasons:

- The recreational provision has been carefully designed to ensure that it will not affect, either directly or indirectly, the ecological value of the SANG, which has been identified and characterised by a range of ecological surveys. Recreational effects will be closely monitored and managed on the ground by personnel employed as part of the package (see section 5)
- Conservation management across the whole of the SANG has been lacking for years, resulting in neglected habitats with impaired ecological value. The proposals will rectify this, restoring and enhancing the ecological value of both designated and non-designated areas alike. Furthermore, the provisions of the SANG package ensure that this management will be provided for the long-term future.

2.12 These reasons demonstrate that the ecological value of the SANG will improve substantially under the proposals of the package and it is not therefore logical to apply a discount to allow for adverse ecological impact.

Relationship to the on-site GI

- 2.13 The SANG has been brought forward as land that can be readily reached from the Wellesley proposals by foot or bike, without the need for a car. This philosophy has been central to the identification of suitable land and has been driven by issues of sustainability, but also the close proximity of the TBH SPA: the SANG must be more convenient than the TBH SPA heathland if it is to be effective in its role of mitigating the impact of increased recreational pressures.
- 2.14 The development of a Green Infrastructure (GI) Strategy for the site has been central to the delivery of this philosophy, as it provides a mechanism by which residents in all development parcels can access the SANG along green walkways and cycle routes. The existing planned nature of the brownfield site has meant that the GI Strategy has been able to draw on an existing framework of tree belts, providing instant mature green routes to the SANG for the first occupants of the new development and subsequent later phases. The relationship of the detailed SANG proposals to the GI strategy for the site is shown in figure 2.

Inter-linkage

- 2.15 Special attention has been paid to the linkages between the GI for the site and access to the SANG. With an urban context, the Wellesley proposals are criss-crossed with existing roads that demand specific crossing and access points to ensure that pedestrians and cyclists can move freely between the residential areas of the built environment and the SANG, and also between areas of the SANG itself. Pedestrian crossings and related measures such as speed restrictions still require agreement with Hampshire County Council (HCC), whose roads they affect. The process of agreeing these measures is on-going,

with data recently submitted to HCC justifying the requirements for crossings and speed restrictions as set out below. It is not expected that full county agreement will be realised pre-application. RBC will need to be certain of the deliverability of these access points, or access points of equivalent function through the S278, when undertaking the required HRA for the hybrid application once submitted. The timing of key access and crossing points for SANG function will be secured through the S106, and are listed below:

- **Crossing point 1 (CP1). Farnborough Road**
Existing pelican crossing linking southern edge of Wellesley proposals to Rushmoor Bottom and playing fields. As an existing crossing, it will be available for use in conjunction with first occupations.
- **Crossing point 2 (CP2): Farnborough Road**
Proposed toucan crossing just south of a 'left in, left out' reconfiguration of the junction between Pennefather's Road and Farnborough Road. This will allow pedestrian and cyclists to cross the Farnborough Road on a natural desire line to the open space and SANG provision beyond. The toucan will be delivered in conjunction with a speed restriction of 40mph.
- **Crossing point 3 (CP3): Alison's Road**
Alison's Road currently passes under the Farnborough Road and is grade separated. The Wellesley proposals will include provision to upgrade pedestrian access along this road, strengthening the link to the SANG. Details awaited.
- **Crossing point 4 (CP4): Clubhouse Road**
A formal pedestrian crossing will be installed to link Rushmoor Bottom to the Western Basingstoke Canal Loop 1. The crossing will comprise an island refuge with appropriate warning signage.
- **Crossing point 5 (CP5): Fleet Road**
A formal pedestrian crossing will be installed to link the two elements of Rushmoor Bottom. The crossing will comprise an island refuge with appropriate warning signage
- **Queens Avenue**
Designs for Queens Avenue between the school and neighbourhood centre are still being progressed but will include a stand-alone crossing linking Stanhope Lines and an upgraded junction with pedestrian/cycle crossing facilities at the junction at Alison's Road. A pedestrian refuge island is also being considered to the north of Alison's Road, to allow access either side of the canal tow-path.
- **Thornhill Road (CP6)**
The signalised crossing facility linking the MoD land-use to the north will continue to be used with the development in place.
- **Government Road / Thornhill Road / Ordnance Road**
Any crossing provided at this location will be as part of junction improvement works and will be dependent on future traffic flows with the A331 link road that are still being modelled.
- **Ordnance Road**
On Ordnance Road there is an existing signalised crossing close to the junction with San Carlos Approach, which will remain a useful link through the existing residential areas to the SANG (CP7). In addition

to this crossing pedestrian refuge islands are being considered close to the junctions with South Atlantic Drive and Louise Margaret Road.

- **Gallway Road**

Gallway Road provides a direct link between Ski Slope Woods and Peaked Hill and at this location an informal crossing is being considered for installation, although as with other locations this is dependent upon predicted traffic flows and land-use at this location.

- 2.16 Additional to links across physical barriers such as roads, the SANG package has also considered the coherence of the user experience, particularly along the western edge of the development, where playing fields and attractive open space do not provide clear links to the SANG. Consequently, the footpaths within Rushmoor Bottom have been extended into the adjacent open space provision, linking with pedestrian crossing points of the Farnborough Road and directing users through the playing fields to the key access points into the SANG. This will ensure that access to the SANG is legible and coherent, and will allow first-time users to easily find their way (see figure 6, shown in relation to Rushmoor Bottom).

Relationship with off-site recreational resources

- 2.17 It is important to avoid viewing the package in isolation of other, readily available recreational opportunities, that will be available and signed from the paths and routes of the SANG. Most specifically, the Basingstoke Canal towpath offers a linear route of miles that extends either side of the section identified as part of the SANG: users can easily and readily continue along the towpath for as long as they wish, well beyond the extent of the formal SANG. This is likely to be of particular value to cyclists. Similarly, access to the extensive network of footpaths through the Blackwater Valley will also be readily available from the east of the SANG package, offering a wide diversity of much longer walks that form a natural extension to the provisions of the SANG. Although outside of the control of Grainger, the opportunities offered by the towpath and the Blackwater Valley, managed and operated by Hampshire County Council through the Basingstoke Canal Authority and the Blackwater Valley Countryside Partnership (BVCP) respectively, can be considered secure into the long-term future.
- 2.18 The links of the SANG package to wider recreational opportunities are shown on figure 4.

3.0 Detailed SANG description

Introduction

- 3.1 This section describes each of the component areas of the SANG to provide an overview of existing baseline conditions and a detailed proposal of the measures required to ensure that it is used to its full potential as a recreational resource whilst respecting and enhancing its ecological value. As part of the consent for Phase 1 of the hybrid application, it is expected that RBC will condition the requirement for a detailed management plan for the SANG to formalise the content of this document into a practical guide for delivery on the ground.
- 3.2 In all cases, and prior to hand over to an organisation taking on the long-term management of the SANG, Grainger will be responsible for the removal of existing, old and unsafe army infrastructure and redundant security fences from across the SANG where these are no longer consistent with SANG function. These proposals take this as a given and do not present the detail of this work.
- 3.3 The descriptions draw on information set out in the two Defence Estates documents agreed by Natural England in 2008 (DE, 2009a and DE, 2009b), building on the proposals as appropriate.

Detailed description of Rushmoor Bottom SANG

Ownership & extent

- 3.4 Rushmoor Bottom extends to 34.6 hectares and Grainger holds a 999-year lease over its full extent, with the freehold retained by the MoD. It is periodically used for military training.

Nature conservation designations

- 3.5 Parts of the site are designated SINC. The area qualifies for designation on account of much of the area once being heathland habitat. Although this has now succeeded to woodland, the SINC designation recognises that it remains contiguous to the heathland habitats of the TBH SPA.

Land cover

- 3.6 The small compartment of woodland between Fleet Road and Clubhouse Road in the north of the SANG forms the link between Claycart Hill and Rushmoor Bottom. The area is dominated by beech with frequently occurring silver birch and pedunculate oak. The understorey is limited but where present, mostly comprises bramble and bracken, with no remnant heathland vegetation.

- 3.7 Moving south, the large central compartment of woodland is beech with a very limited shrub layer and ground flora. A small stream runs north to south along its centre.
- 3.8 On the eastern edge of Rushmoor Bottom, the beech woodland gives way to large amenity grasslands that go to make up the playing fields and open space provision for the Wellesley proposals. An existing car park and sports pavilion are present on the woodland/playing field interface.
- 3.9 The Wellington Monument is present in the southernmost extreme of the SANG. The statue and its setting has been the subject of a major restoration plan and is now readily accessible and visible. Amenity grassland open space is present immediately adjacent to the statue to the east, with beech dominated woodland behind, to the west. Figure 5 shows the Phase 1 habitat survey information for the area.

Existing recreational provision

- 3.10 The central area is subject to some informal recreational use, but with no laid out paths, users follow desire lines through the woodland. The car park on the eastern edge of the woodland is in poor condition with large potholes and is prone to fly tipping.
- 3.11 In the south, the public uses the open space around the statue for informal knock about games but again, there is no formal provision. A large, well-maintained car park with space for 85 vehicles exists immediately adjacent to the SANG. This car park is available for use throughout the week by visitors to the Royal Garrison Church of All Saints as well as those who wish to view the statue, walk in the woods or use the adjacent grassland for picnicking or other activities.

Detailed proposals for Rushmoor Bottom and adjacent playing fields to the east

- 3.12 The proposals for Rushmoor Bottom are detailed, comprehensive and respond to three key objectives:
- To maximise the recreational opportunities required for effective SANG function whilst conserving and enhancing ecological and SINC interests
 - To maintain access for existing levels of military training
 - To maintain full access for emergency vehicles to the adjacent military training estate
- 3.13 Table 2 on the following page sets out the proposals and should be viewed in conjunction with figures 6 and 7.

Table 2: Rushmoor Bottom – detailed proposals

Works type	Code	Description
Car park improvements	SCP1	<ul style="list-style-type: none"> 12 bays to be provided in location of existing car park, including x2 DDA compliant spaces. Bays to be configured correctly and surface to be upgraded to an MOT type sub base with a timber edge. See figure 7.
Habitat improvements	HI1	<ul style="list-style-type: none"> Tree removal in moribund beech plantation adjacent to car park to establish area as safe for public use, with standing dead wood retained where possible. Bat surveys to date have not identified roosts in these trees, but survey work must be updated prior to felling due to high potential of trees providing roosts for bats.
	HI2	<ul style="list-style-type: none"> Clear windblown trees to make the trail through this area easier to follow. Undertake selective thinning to open up the canopy.
	HI2a	<ul style="list-style-type: none"> Progressively control and remove rhododendron encroachment on the Wellington Statue in consultation with the Friends of the Aldershot Military Museum (FAMM). Work with FAAM to agree interpretation and information available to SANG users re history of monument and conservation works.
	HI3	<ul style="list-style-type: none"> Undertake an area of habitat restoration to establish a heathy glade within the woodland. Fell trees and scarify soils to encourage natural regeneration from the seed bank and/or use seeds harvested from the local heathlands. Restore stream course where piped and consider construction of a pond.
	HI4	<ul style="list-style-type: none"> Undertake thinning throughout birch plantation. Undertake selective thinning to open up canopy, bringing more light to woodland floor and encouraging floral diversity. Leave some standing dead wood away from established footpaths and created habitat piles with cleared timber to benefit invertebrates and other fauna. Continue this management to the northern edge of site.
Entrance features		Wooden entrance features to be installed at main entrance points to SANG.
Waymarker posts	Red dot	19x 1m timber waymarker posts to be installed though woodland. These will use a system of coloured discs to indicate the way.
Finger posts	Yellow arrow	16 x 3m timber finger posts to be installed to give direction and destination information.
Interpretation boards	Green block	4 x bespoke interpretation boards, providing information on routes through the woodland and linkages to other footpaths, military history and ecology of the area.
Dog bin	Pink flag	4 x dog bins to be installed at main access points.
Timber plank bridges	Khaki oblong	At least 1 small timber plank bridge to be installed across drainage ditch.
Pedestrian access points	P1	New access off Farnborough Road, signing users into SANG with finger posts and interpretation board.
	P2	New access from car park into woodland, incorporating finger posts and interpretation board.
	P3	New access from playing fields into woodland, incorporating finger posts and interpretation board.
	P4	Formalised road crossing to include road signage warning of crossing pedestrians. Access point to be clearly marked using finger posts.
	P5	Formalised road crossing to include road signage and the

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		provision of a pedestrian refuge in the centre of the road. Access point to be clearly marked using finger posts.
Footpath improvements		With the exception of paths immediately around Wellington Statue where significant footfall is expected, and following any vegetation clearance required to open up trails, sensitive hoggin path surfacing will only be undertaken where soils are at risk of erosion. New routes to link into SANG 1 through playing fields and along boundary with Farnborough Road will be established.
Fencing		<ul style="list-style-type: none"> 2m chain link fence to be installed along western edge of SANG with boundary signage advising of restricted access to military estate beyond.
Double yellow lines		Parking to be restricted on all accessible roads in SANG though marking of double yellow lines.

Detailed description of Western Basingstoke Canal Loop 1 SANG*Ownership & extent*

- 3.14 With the exception of the canal towpath, which is owned by the Basingstoke Canal Authority (BCA) and Claycart Hill car park, which will be regulated via a separate legal agreement, Grainger has a 999-year lease extending to the whole of the Western Basingstoke Canal Loop 1. HCC has the right of access to the canal from the towpath opposite the slipway at Wharf Bridge, for the launch of canoes, a right that was granted at the time of the sale of Runways End Activity Centre by DIO. The whole of the Western Basingstoke Canal Loop is periodically used for military training and extends to 35.2 hectares.
- 3.15 Claycart Hill car park lies outside of the 999-year lease red line; measures for this area are described in table 8, dealing with off-site provisions.

Nature conservation designations and protected species

- 3.16 Part of this area lies within the Basingstoke Canal SSSI (including the canal, Rushmoor Flash, Claycart Flash and associated woodland). The complex of wetland features within the SSSI is nationally important for aquatic plants and invertebrates. Where not SSSI, other parts of the SANG are designated as a SINC. These include:
- Claycart Hill Wood (South) designated on account of its Alder swamp woods supporting common wintergreen (*Pyrola minor*).
 - Claycart Hill Open Space SINC is outside of the red line but is included within the SANG package. This SINC is designated for semi-improved grassland, supporting a number of notable species, and areas of heathland vegetation.
 - Puckridge Heath SINC is a small piece of heathland that lies between Puckridge Dogs and the Basingstoke Canal. It is designated SINC on account of it supporting a matrix including one or all of dwarf shrub, acid grassland, valley mires and scrub.
- 3.17 A number of bat species have been recorded foraging and commuting from across the site.

Land cover

- 3.18 Eelmoor Bridge is one of the three crossing points over the Basingstoke Canal in the Claycart Hill area and lies at the far western edge of the SANG. Moving east and to the south of the Basingstoke Canal SSSI, between Eelmoor Bridge and the Claycart Hill car park, an area of semi-natural wood is present, parts of which are dominated by birch (*Betula sp.*), sweet chestnut (*Castanea sativa*), beech (*Fagus sylvatica*), pine (*Pinus sp.*), willow (*Salix sp.*) and oak (*Quercus sp.*). Towards the west, the character of the woodland changes, becoming dominated by young birch trees over bracken (*Pteridium aquilinum*). This area

supports an abundance of dead wood. This area also includes wet flashes associated with the canal SSSI notification (DE, 2009).

- 3.19 The Basingstoke Canal itself, together with its associated flashes, was notified as an SSSI because of its diversity of plant species and communities and its rich and varied invertebrate fauna. However, over recent years there has been a noticeable decline in the value of the SSSI. The reasons for this include over-shading and leaf litter from trees and the impact of a variety of ‘alien’ species of plant and animal. The canal is flanked by a towpath, tall ruderal vegetation and mature standard trees. Marginal vegetation includes meadowsweet (*Filipendula ulmaria*), fool’s watercress (*Apium nodiflorum*), gypsywort (*Lycopus europaeus*) and unbranched bur reed (*Sparganium emersum*) (DE, 2009).
- 3.20 To the east of the Claycart Hill car park is an area comprising conifer plantation and broad leaved woodland with abundant beech, silver birch (*Betula pendula*) and pedunculate oak (*Quercus robur*). The canal forms the northern boundary of this area, adjoining which is the wet Rushmoor Flash. Figure 5 shows the Phase 1 habitat survey information for the area.

Existing recreational provision

- 3.21 Open access to the woodland is possible close to the existing Claycart Hill car park. However, to the west, the vegetation soon becomes very dense and access is difficult. To the east of the car park there are some desire lines through the woodland, but they are limited in number and do not extend far from the car park. Eelmoor Bridge has an integrated footbridge and there is a small area of hard standing that, although not a formal car park, is often used by anglers on the canal and by aircraft enthusiasts. Eelmoor Bridge enables the canal to be crossed and separated by the busy Fleet Road, and lies immediately opposite a small track offering limited access to the SPA.
- 3.22 Claycart Hill car park could accommodate a large number of cars. However the MoD has allowed its condition to deteriorate in an attempt to discourage anti-social activities such as fly tipping. The car park attracts a range of vehicular users and is used by the Army as a rallying point for exercises and military training. The adjoining grassland is used as an overflow car park for the Farnborough International Airshow, which is held alternate years and lasts for a week.
- 3.23 The canal is used by anglers and has purpose built fishing pegs to reduce the incidence of fishermen damaging bank side vegetation. The towpath is used by walkers, cyclists and other recreational users and there is some boat and canoe traffic on the water. The towpath between Eelmoor Bridge and the A325 has been resurfaced to a high standard in recent years.
- 3.24 In the south east of the SANG, there is an existing circular walk immediately to the east of the Claycart Hill car park.

Detailed proposals for Western Basingstoke Canal Loop 1

- 3.25 The proposals for Western Basingstoke Canal Loop 1 are detailed, comprehensive and respond to three key objectives:
- To maximise the recreational opportunities required for effective SANG function whilst conserving and enhancing ecological, SSSI and SINC interests
 - To maintain access for existing levels of military training
 - To enable continued use of Claycart Hill car park for parking during the Farnborough International Airshow.
- 3.26 Table 3 sets out the proposals and should be viewed in conjunction with figures 8 and 9.

Table 3: Western Basingstoke Canal Loop 1 – detailed proposals

Works type	Code	Description
Car park improvements	SCP2	<ul style="list-style-type: none"> • 3 DDA compliant parking bays to be provided with surface upgraded to an MOT type sub base (see figure 9)
Habitat improvements	HI5	<ul style="list-style-type: none"> • Thin dense birch scrub and remove wind blown trees to open up canopy and allow more light to woodland floor. • Leave some standing dead wood away from footpath as invertebrate habitat. • Create habitat piles with cleared timber to benefit invertebrates and other fauna. • Remove redundant tree guards from recently planted trees.
	HI5a	<ul style="list-style-type: none"> • Create woodland glades through selective thinning and removal of trees. • Thin areas of scrub to allow the development of heathy glades. • Test soil conditions to establish whether it would be beneficial to use sulphurous additions to create optimal conditions for heathland habitat restoration. • Spread freshly collected heather clippings (both <i>Calluna vulgaris</i> and <i>Erica cinerea</i>) during spring or autumn in glade areas to encourage regeneration of heath.
	HI6	<ul style="list-style-type: none"> • Undertake sensitive thinning of scrub around the perimeter of Claycart flash to enhance the marginal fringe and prevent further encroachment, but leave some timber overhanging the water. • Create habitat piles using wood removed. • Manage invasive species if found.
	HI8	<ul style="list-style-type: none"> • Thin trees to improve age and structure of the woodland and to encourage greater floral diversity on woodland floor. • Undertake thinning on a rotational basis, thinning a particular compartment each winter. • Commence Japanese Knotweed eradication in line with JK Control guidelines set out in Appendix 4.
	HI9	<ul style="list-style-type: none"> • Create acid grassland habitat on left hand side of drive into new Claycart Hill car park through breaking up and scarifying existing ground and allowing acid grassland species to colonise.
	HI10	<ul style="list-style-type: none"> • See section on off-site measures.
	HI11	<ul style="list-style-type: none"> • Implement sensitive management on south side of canal to

		<p>thin scrub and allow development of marginal herbaceous vegetation.</p> <ul style="list-style-type: none"> • Implement a rotational coppice regime, harvesting one patch from the south bank each year and recoppicing at 7-10 year intervals. • Undertake litter clearance from canal towpath.
	HI12, HI13, HI14	<ul style="list-style-type: none"> • Undertake heavy winter thinning over 3-year period to ensure area close the new footpath is safe for public use. Thinning to prioritise coniferous trees and some birch. • Trip hazards to be removed. • Retain some non-intervention areas to act as quiet refuges for wildlife.
	HI15	<ul style="list-style-type: none"> • Scrub management to be undertaken along new path to facilitate pedestrian access to Rushmoor Flash. • Trees to be removed from the south-facing bank of the flash to create improved marginal fringe habitat. Some timber to be left over-hanging the water to provide habitat for aquatic fauna. • Small, simple hide to be constructed at back of pond, with trees cleared as required to allow placement and to ensure view. • Manage invasive species if found. • Thin discrete areas within SSSI plantation to create open glades. Thinning should prioritise the removal of conifer trees and some birch and should thin out along existing paths to improve the sense of safety for users.
	HI16	<ul style="list-style-type: none"> • Remove scrub that is encroaching first flash. • Manage invasive species if found. • Undertake thinning and remove wind-blown trees, opening up the canopy, bringing more light to the woodland floor, and enhancing the floral diversity. Combine with partial removal of bramble. • Ensure that some deadwood is left standing away from the footpath. • Create habitat piles away from the trail and flashes to benefit invertebrates and other fauna.
	HI17	<ul style="list-style-type: none"> • Undertake thinning and remove wind-blown trees in order to open up the canopy, bringing more light to woodland floor and encouraging floral diversity. Combine this with partial removal of bramble. • Ensure that some deadwood is left standing but away from footpath. • Create habitat piles away from the trail and flashes to provide invertebrate habitat and habitat for other fauna. • Ensure that the large dangerous tree near proposed footpath is removed, and when undertaking habitat management, be mindful of need to create a safe and attractive route through the woodland. • Improve wetland area by removing encroaching scrub.
Entrance features		Wooden entrance features to be installed at main entrance points to SANG.
Waymarker posts	Red dot	21 x 1m timber waymarker posts to be installed to guide walkers through woodland. These will use a system of coloured discs to indicate the way.
Finger posts	Yellow arrow	10 x 3m timber finger posts to be installed to give direction and destination information.
Interpretation boards	Green block	10 x bespoke interpretation boards, providing information on routes through the woodland and linkages to other footpaths, military history and ecology of the area. Note that interpretation board at P6 must strongly emphasise route back along southern

		edge of canal, provide information about user impacts on SPA and encourage use of SANG as responsible behaviour.
Dog bin	Pink flag	4 x dog bins to be installed at main access points.
Timber plank bridges	Khaki oblong	At least 7 small timber plank bridges to be installed across drainage ditches.
Pedestrian access points	P6	Access point to tie in with existing break in the mounding and vegetation off the main road, and the ramp created for the temporary bridge installation associated with Farnborough International Air-show. Access point to be strongly linked to the restoration of the pedestrian crossing of Eelmoor Bridge and heavily signed to encourage users to remain on SANG footpaths.
	P7	Improve access to the woodland west of Claycart Hill car park by breaking through existing mounding and levelling a route through the trees.
Footpath improvements		Within the woodlands, and following any vegetation clearance required to open up existing or proposed footpaths, sensitive hoggin path surfacing will only be undertaken where soils are at risk of erosion. Localised upgrades of the towpath with a stone finish will be carried out in consultation with the Basingstoke Canal Authority.
Fencing		<ul style="list-style-type: none"> Post & rail fence to be erected along woodland edge adjacent to Fleet Road. Fence to be wired to prevent dog access onto road.
Viewpoint improvements	1	Provide view point across airfield, ramp and bench north of the canal.
	2	Install a timber bench on north side of canal.
	3	Install seating created on top of 3 existing pairs in concrete pillars adjacent to the canal side.
	4	Install timber seating and interpretation board by canal flash. Combine with vegetation clearance as necessary.
	5	Install a timber bench and updated interpretation board on north side of the canal overlooking the flash.
	6	Install a timber bench on north side of canal.
	7	Re-grade a route to top of bank and construct bird viewing screen and timber bench.
	8	Provide new timber bench at new entry point into woodland.

Detailed description of Western Basingstoke Canal Loop 2 SANG

Ownership & extent

- 3.27 The Western Basingstoke Canal Loop 2 extends to 11.5 ha in extent. The canal and towpath is owned by the Basingstoke Canal Authority, whilst the adjoining land is owned by the MoD, although Grainger now holds a 999-year lease over this area.

Nature conservation designations

- 3.28 The Basingstoke Canal is a SSSI and parts of the rest of the site are designated as a SINC on account of their wet alder (*Alnus glutinosa*) wood habitat.
- 3.29 A number of bat species have been recorded foraging and commuting from across the site.

Land cover

- 3.30 The site partly comprises the Basingstoke Canal SSSI and two areas of woodland that adjoin the canal. Both woodlands are similar in character and are dominated by birch, sycamore (*Acer pseudoplatanus*) and some holly (*Ilex aquifolium*). There are numerous wind blown trees in various states of decomposition, some of which are likely to provide valuable invertebrate habitat. The understorey vegetation is limited and dominated by bracken and bramble (*Rubus fruticosus*). Figure 5 shows the Phase 1 habitat survey information for the area.

Existing recreational provision

- 3.31 Both woodlands are fenced and access is not encouraged. The most easterly block of woodland contains some old military infrastructure. As along the Western Basingstoke Canal Loop 1, the canal is used by anglers and has permanent purpose built fishing pegs along its length. The towpath is used by walkers, cyclists and other recreational users and there is some boat and canoe traffic on the water.

Detailed proposals for Western Basingstoke Canal Loop 2

- 3.32 The proposals for Western Basingstoke Canal Loop 2 are detailed, comprehensive and respond to two key objectives:
- To maximise the recreational opportunities required for effective SANG function whilst conserving and enhancing ecological, SSSI and SINC interests
 - To maintain access for existing levels of military training

3.33 Table 4 sets out the proposals and should be viewed in conjunction with figure 10.

Table 4: Western Basingstoke Canal Loop 2 – detailed proposals

Works type	Code	Description
Habitat improvements	HI18	<ul style="list-style-type: none"> • Completely remove fence from this part of site. • Open up edges to encourage people to walk through. • Undertake thinning to encourage greater floral diversity and to improve user sense of safety. • Undertake aftercare of recently planted trees.
	HI19	<ul style="list-style-type: none"> • Remove fence. • Manage and enhance waterbodies for invertebrates. • Reduce bramble to reclaim towpath edge and allow access though the SANG. • Undertake some thinning of birch and sycamore to encourage greater floral diversity. • Create habitat piles from cleared timber. • Maintain some standing wood away from footpaths. • Remove wind blown trees as necessary to ensure site safety. • Maintain existing stands of holly, thinning as required to improve sense of safety with views through to the towpath. • Thin woody vegetation along northern boundary of site to improve sense of safety, allowing views of buildings.
	HI20	<ul style="list-style-type: none"> • New native woodland planting to screen new, heavily fortified MoD bridge crossing canal at this point.
Waymarker posts	Red dot	5 x 1m timber waymarker posts to be installed to guide walkers though woodland. These will use a system of coloured discs to indicate the way.
Finger posts	Yellow arrow	1 x 3m timber finger posts to be installed to give direction and destination information.
Interpretation boards	Green block	3 x bespoke interpretation boards, providing information on routes through the woodland and linkages to other footpaths, military history and ecology of the area.
Dog bin	Pink flag	4 x dog bins to be installed at main access points.
Pedestrian access points	P8	Improve access from road bridge down to the canal side.
	P9	Clear vegetation, break through bund and level surface to allow access through the woodlands to the canalside.
Footpath improvements		Cut new footpath through woodland to north of canal to diversify recreational experience. Within woodlands, and following any vegetation clearance required to open up existing or proposed footpaths, sensitive hoggin path surfacing will only be undertaken where soils are at risk of erosion. Localised upgrades of the towpath with a stone finish will be carried out in consultation with the Basingstoke Canal Authority.
Fencing		Install post and rail fence along northern edge of SANG, wired appropriately to ensure that it is impenetrable to dogs. Plant hedgerow along southern boundary fence of Queens Parade, between A325 and Queens Avenue.
Viewpoint improvements	1 & 2	New timber benches to be installed next to canal.
Safety works		All holes to be grated and made safe. The new footpath should be routed away from holes.

Detailed description of Camp Farm Lake SANG

Ownership & extent

- 3.34 Grainger has a 999-year lease over Camp Farm Lake. The site extends to 15.0 hectares, of which approximately 4 hectares comprise open water split between two lakes. The terms of Grainger's lease reserve the MoD the right to fish the lakes and the Aldershot Garrison Angling Club (AGAC) holds a licence to this effect.

Nature conservation designations & protected animal species

- 3.35 Camp Farm Lake is designated a SINC, identified for its social value as a site of nature conservation interest known to be of value to local communities, and for supporting pillwort (*Pilularia globulifera*).
- 3.36 A number of bat species have been recorded foraging and commuting across the site.

Land cover

- 3.37 Camp Farm Lake is a flooded gravel pit fringed by willow and birch scrub, along with semi-mature tree species including pedunculate oak and Norway maple (*Acer platanoides*). The woodland understorey comprises bramble and bracken. There is a stand of common reed (*Phragmites australis*) located along the north-eastern margin of the lake, but otherwise there is very limited marginal vegetation. This area includes at the southern corner of the site a linear strip of wet woodland and scrub with a stream running through. The woodland is mixed containing silver birch, pine and pedunculate oak with patches of broom (*Cytisus scoparius*). Bramble occurs throughout the wooded area. There are also some more open areas that are dominated by bracken. Figure 5 shows the Phase 1 habitat survey information for the area.

Existing recreational provision

- 3.38 Access to the site is presently through a gate in the north-west corner, accessed from Camp Farm Road. The lake has a surfaced path that runs around its perimeter and there are a number of desire lines including a route up onto the embankment adjoining the southern end of the lake, which provides good views of the lake and surrounding area. The surfaced path is used by anglers to access fishing pegs, but is also open to the public. However, parts of the site are not accessible due to a lack of access provision and are not used.
- 3.39 Formed in 1970, the Aldershot Garrison Angling Club (AGAC) provides angling opportunities for serving soldiers and their dependants. AGAC holds a

licence that allows it to fish the two lakes at Camp Farm and this right remains in place under the lease agreement that Grainger has secured with the MoD.

- 3.40 Detailed and very constructive discussions have been held with AGAC to establish how the site can be successfully used as a shared facility, for the enjoyment of both anglers and SANG users alike. The full and agreed minutes of these discussions are included in Appendix 5 to this document and set out the detail of the agreements reached.

Detailed proposals for Camp Farm Lake

- 3.41 The proposals for Camp Farm Lake respond to two key objectives:
- To maximise the recreational opportunities required for effective SANG function whilst conserving and enhancing ecological and SINC interests
 - To minimise conflict between on-going angling use of the site and recreational use of the site corresponding to its role as a SANG
- 3.42 Table 5 sets out the proposals and should be viewed in conjunction with figures 11 and 12.

Table 5: Camp Farm Lake – detailed proposals

Works type	Code	Description
Car park improvements	SCP3	<ul style="list-style-type: none"> • 13 standard parking bays and 2 DDA compliant car parking spaces to be provided in parking area just off road. Surface to be upgraded to an MOT type sub base with a timber edge. See figure 12.
Habitat improvements	HI21	<ul style="list-style-type: none"> • Following improvement of car park, restore adjacent area by scarifying the surface and re-seeding with a suitable wild flower and grass mix of local provenance. • Use temporary fencing of area to ensure SANG users do not trample seeded area whilst establishing.
	HI22	<ul style="list-style-type: none"> • Remove area of existing amenity grassland and follow management as described above for restoring grassland around car park.
	HI22a	<ul style="list-style-type: none"> • Commence Japanese Knotweed eradication in line with JK Control guidelines set out in Appendix 4.
	HI22b	<ul style="list-style-type: none"> • Plant native shrubs to screen new A331 slip road from footpath
	HI23	<ul style="list-style-type: none"> • Improve the dyke that runs parallel to the road by removing scrub along its edges and built up leaf litter and sediment. Undertake management during winter. • Undertake tree thinning to enhance floral diversity and to improve the sense of safety for pedestrian users. • Remove existing barbed wire fence where present.
Entrance features		Wooden entrance features to be installed at main entrance points to SANG.
Waymarker	Red	8 x 1m timber waymarker posts to be installed to guide walkers

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posts	dot	though woodland. These will use a system of coloured discs to indicate the way.
Finger posts	Yellow arrow	8 x 3m timber finger posts to be installed to give direction and destination information.
Interpretation boards	Green block	2 x bespoke interpretation boards, providing information on routes through the woodland and linkages to other footpaths, military history and ecology of the area. Interpretation boards to include reference to responsible behaviour of dog owners, asking that dogs do not enter water and disrupt fishing activity.
Dog bin	Pink flag	2 x dog bins to be installed at main access points.
Pedestrian access points	P10	Install land drain at point where ground can become water logged.
	P11	Remove existing Heras fencing. Clear vegetation and re-grade to the road edge at the point where the road narrows.
Footpath improvements		Establish new footpath along ride through woodland to link footpath and picnic area (EIA2). Following any vegetation clearance required to open up existing or proposed footpaths, sensitive hoggin path surfacing will only be undertaken where soils are at risk of erosion.
Fencing		<ul style="list-style-type: none"> • Maintain existing fence. • Erect new post and rail fence, wired to prevent dogs pushing through, around periphery of site where adjacent to roads, as necessary.
Viewpoint improvements	2	Position new timber bench at a point allowing views across the lake to the north. Cut back vegetation and level ground as appropriate.
Environmental Improvement Areas	EIA1	<ul style="list-style-type: none"> • Screen existing housing estate using mix of native shrub species and new native hedge planting. • Improve existing surface drain to prevent flooding of area. • Install 2 picnic tables. • Create clearing in trees adjacent to lake to provide views over water.
	EIA2	<ul style="list-style-type: none"> • More closely define opening in tree cover through careful removal of peripheral trees to create enclosed but sunny picnic glade. • Install 4 picnic tables. • Install litter-bin and signage encouraging users to be responsible and to take litter home with them.

Ownership & extent

- 3.43 This SANG is 7.7 hectares in extent. Grainger holds a 999-year lease for use of the land as a SANG from the MoD.

Nature conservation designations & protected animal species

- 3.44 There are no nature conservation designations on this site but an active badger sett is present within the woodland.

Land cover

- 3.45 Ski Slope Woods is a derelict area of secondary woodland. Species present include pedunculate oak, sweet chestnut, sycamore, beech and silver birch. The understorey includes elder (*Sambucus nigra*), rowan (*Sorbus acuparia*), holly and bramble. The ground flora includes bluebell (*Hyacinthoides non-scriptus*), lesser celandine (*Ranunculus ficaria*), nettles (*Urtica dioica*) and bracken. There is a substantial amount of dead wood across the site. Figure 5 shows the Phase 1 habitat survey information for the area.

Existing recreational provision

- 3.46 With the exception of a surfaced path running along the northern edge of this SANG, the area is not used by the public.

Detailed proposals for Ski Slope Woods

- 3.47 The proposals for Ski Slope Woods respond to one key objective:
- To maximise the recreational opportunities required for effective SANG function whilst conserving and enhancing ecological and SINC interests and restoring a derelict woodland
- 3.48 Table 6 sets out the proposals and should be viewed in conjunction with figure 13.

Table 6: Ski Slope Woods – detailed proposals

Works type	Code	Description
Habitat improvements	HI24	<ul style="list-style-type: none"> • Undertake safety audit of all trees in this area and remove those that pose possible risk. Use felled timber to create habitat piles.
	HI25	<ul style="list-style-type: none"> • Improve existing amenity grassland area to enhance entrance to wood: plant native trees within the woodland.

	HI26	<ul style="list-style-type: none"> Remove all non-native species along this edge and replant with gorse (<i>Ulex europaeus</i>), hawthorn (<i>Crataegus monogyna</i>) and hazel (<i>Corylus avellana</i>).
	HI27	<ul style="list-style-type: none"> Maintain ecological character of area. Undertake thinning where trees are dense.
	HI28	<ul style="list-style-type: none"> Restore old tennis courts to open grassland site. Break up tarmac and remove from site, leaving a few rubble piles for invertebrate colonisation. Break up compacted surface through rotovating and scarifying. Create grassland site through sowing with seeds of local provenance. Ensure the site is suitably fenced (temporarily) to prevent rabbit/deer grazing and trampling by people during establishment. Careful interpretation work will be required to ensure that current and future users understand the project.
	HI29	<ul style="list-style-type: none"> Open up trail by removal of potentially hazardous trees. Use fallen timber to create habitat piles.
Entrance features		Wooden entrance features to be installed at main entrance points to SANG.
Waymarker posts	Red dot	10 x 1m timber waymarker posts to be installed to guide walkers through woodland. These will use a system of coloured discs to indicate the way.
Finger posts	Yellow arrow	6 x 3m timber finger posts to be installed to give direction and destination information.
Interpretation boards	Green block	5 x bespoke interpretation boards, providing information on routes through the woodland and linkages to other footpaths, military history and ecology of the area.
Dog bin	Pink flag	5 x dog bins to be installed at main access points.
Pedestrian access points	P12	Provide pedestrian link onto Gallway Road
	P13	Open up south west corner of car park to allow access to woodland. Regrade land and clear vegetation to create earth ramp into woodland area.
	P14	Open up existing lane connecting new development to existing/abandoned tennis court.
	P15	Provide gated access point from new development
	P16	Provide gated access point from new development
Footpath improvements		Following any vegetation clearance required to open up existing or proposed footpaths, sensitive hoggin path surfacing will only be undertaken where soils are at risk of erosion.
Fencing		<ul style="list-style-type: none"> Remove old fencing associated with lane around edge of site and erect new post and rail fencing and gating to facilitate access. Erect new post and rail fence, wired to prevent dogs pushing through, around periphery of site where adjacent to roads, as necessary.
Environmental Improvement Areas	EIA3	<ul style="list-style-type: none"> Integrate open space area into woodland through screening the road and adjacent building with new native planting. Create new mown path through grassland (species-poor) to P15. Install timber edged steps up bank. Establish individual native tree species into grassland.

Note: an updated badger survey will be required at the time of implementation of this SANG. If the sett remains active, all works will be carried out so as to minimise disturbance to badgers on this site, and a licence will be obtained if required.

Ownership & extent

- 3.49 This SANG is 5.2 hectares in extent. Grainger holds a 999-year lease from the MoD across the whole area of the SANG.

Nature conservation designations and protected animal species

- 3.50 Part of this SANG is designated a SINC: although this site was once heathland that has now succeeded to woodland, sufficient relic vegetation remains for restoration to occur. The development footprint will result in the loss of 1.0ha of a peripheral western finger of the SINC of lower ecological value, representing approximately a third of the total SINC area. It has been agreed with RBC that this loss should be compensated for by management of the remainder of the SINC to enhance and realise the potential of the relic heathland currently present (see habitat measure HI33).
- 3.51 A badger sett is present within this SANG.

Land cover

- 3.52 The southern slope of the ridgeline that runs to the rear of the Cambridge Military Hospital is well-wooded with tree species present including pedunculate oak, sycamore, silver birch, ash (*Fraxinus excelsior*), false acacia (*Robinia pseudoacacia*) and horse chestnut (*Aesculus hippocastanum*). The understorey is relatively sparse and is dominated by bramble. In addition, there is an area of rank grassland on a steep slope behind the hospital, with nettles, creeping thistle (*Cirsium arvense*) and bramble being some of the frequently occurring species. Figure 5 shows the Phase 1 habitat survey information for the area.

Existing recreational provision

- 3.53 The area is not publicly accessible.

Detailed proposals for Peaked Hill

- 3.54 The proposals for Peaked Hill respond to two key objectives:
- To maximise the recreational opportunities required for effective SANG function whilst conserving and enhancing ecological and SINC interests.
 - To provide compensatory management to address the loss of a strip of poor-quality SINC from the southern boundary of the SANG.

3.55 Table 7 sets out the proposals and should be viewed in conjunction with figure 14.

Table 7: Peaked Hill – detailed proposals

Works type	Code	Description
Habitat improvements	HI30	<ul style="list-style-type: none"> Carry out selective thinning to ensure site is safe for public access and to allow greater levels of light to the woodland floor. Use fallen timber to create habitat piles. Maintain some standing dead wood away from footpath. Remove wind blown trees to ensure site safety. Undertake strimming and raking to reduce areas dominated by bramble where close to the footpath.
	HI31	<ul style="list-style-type: none"> As per above
	HI32	<ul style="list-style-type: none"> Restore habitat by removing existing building footprints, rotovating surface and sowing with seeds of local provenance to create open grassland site linking into areas of Green Infrastructure running along southern boundary of CMH Ensure fence is suitably fenced to prevent human disturbance or rabbit/deer grazing during establishment. Ensure site specific interpretation is available so that users understand the purpose of the project.
	HI33	<ul style="list-style-type: none"> Create woodland glades through thinning and removal of sycamore, laurel, young silver birch, pine and false acacia. Thin areas of scrub to allow the development of heathy glades. Test soil conditions to establish whether it would be beneficial to use sulphurous additions to create optimal conditions for heathland habitat restoration. Spread freshly collected heather clippings (both <i>Calluna vulgaris</i> and <i>Erica cinerea</i>) during spring or autumn in glade areas to encourage regeneration of heath.
Entrance features		Wooden entrance features to be installed at main entrance points to SANG.
Waymarker posts	Red dot	10 x 1m timber waymarker posts to be installed to guide walkers though woodland. These will use a system of coloured discs to indicate the way.
Finger posts	Yellow arrow	6 x 3m timber finger posts to be installed to give direction and destination information.
Interpretation boards	Green block	4 x bespoke interpretation boards, providing information on routes through the woodland and linkages to other footpaths, military history and ecology of the area.
Pedestrian access points	P17-P20	Clear vegetation, level ground and establish signage to allow access into the site at 4 points.
Dog bin	Pink flag	3 x dog bins to be installed at main access points.
Steps		To the west of P20, re-build existing steps to allow easy access up and down gradient.
Footpath improvements		Following any vegetation clearance required to open up existing or proposed footpaths, sensitive hoggin path surfacing will only be undertaken where soils are at risk of erosion.

Note: an updated badger survey will be required at the time of implementation of this SANG. If the sett remains active, all works will be carried out so as to minimise disturbance to badgers on this site, and a licence will be obtained if required.

4.0 Off-site measures to prevent access to the SPA

Introduction

- 4.1 Consultation with stakeholders has identified additional opportunities to protect the TBH SPA from recreational pressure arising from the development of Wellesley. These measures are all localised works on MoD land and do not involve the provision of additional tracts of land to the main SANG provision previously described, other than Claycart Hill car park and surrounding land, which extends to 3.8 hectares. The location of each proposal is shown on figure 15. Detailed proposals for Claycart Hill car park are shown on figure 16. The organization responsible for delivery of the capital SANGS works, expected to be the BVCP, will also be responsible for the implementation of these off-site measures.
- 4.2 The Claycart Hill car park is located in the centre of the Western Basingstoke Canal Loop 1 SANG, south of the Basingstoke Canal, with a large adjoining area of acid grassland that is designated SINC (c.3.5ha). This comprises mat grass (*Nardus stricta*), wavy hair grass (*Deschampsia flexuosa*), sheep's fescue (*Festuca ovina*) and ribwort plantain (*Plantago lanceolata*). The existing car park, on the southern edge of the Claycart Hill area is in very poor condition, with numerous large pot holes and a tendency to flood (DE, 2009). This condition extends along the southern boundary and up the western boundary of the Claycart Hill area, beyond the existing point of public access, and reflects the military use of the area for training and as a lay-up area for heavy vehicles.
- 4.3 The Claycart Hill car park area is currently used by Defence Training Estates (DTE) for military training and is also used for third party income generation approximately six times a year, when the whole area is used to park vehicles for events. DTE has conditioned the use of Claycart Hill car park in relation to the SANG with a requirement that these levels of activity must be able to continue into the future.
- 4.4 DTE is satisfied that on occasions when the whole of the Claycart Hill car park is used for event parking, it will be appropriate to safeguard the 18-space SANG car park for SANG users only. This will be secured on the ground by SANG rangers/wardens responsible for 'policing' vehicles into, and out of the SANG car park, and will serve to protect:
- DTE's income stream
 - The interests of SANG users through ensuring that they are still able to park at Claycart Hill car park at times when it is being used for event management.

Table 8: off-site works – detailed proposals

Works type	Code	Description
Off-site works	OW1	<ul style="list-style-type: none"> Renew bridge planking to restore pedestrian element of the Eelmoor bridge. Northern end of bridge to be closely integrated into towpath to ensure people exiting the towpath are directed towards crossing the pedestrian bridge as opposed to the road bridge. Southern end of restored bridge to be tied into a ramp leading straight back down to the SANG footpath on southern side of the canal.
	OW2	<ul style="list-style-type: none"> Install locked barrier at SPA access point immediately opposite the Eelmoor bridge. Barrier function to be supported by fencing and hedgerow planting.
	OW3	<p>Claycart Hill car park</p> <ul style="list-style-type: none"> Car park to be re-configured, with closure of existing entrance and the creation of a new access off the Fleet Road to create public access car park and dedicated access to area for military vehicles. 18 car park spaces to be provided with surface upgraded to an MOT type sub base. 18 spaces to include 2 DDA compliant spaces. See figure 16. HI10: Restore 2 ha of bare, compacted earth within existing car park at Claycart Hill to acid grassland. Compacted area to be broken up and scarified and either left to colonise naturally from the seed bank or seeded using seed collected from suitable local habitats. Ultimately, the area will be encouraged and managed to develop into dry acid grassland and heath. Long-term management objectives to support this vision. Install dog bin by car park. Install x2 interpretation boards directing SANG users from the car park to the woodland walks and signage. Boards to show detailed plans and to reiterate the military code. Wording of signage to be agreed with DTE.
	OW4	<ul style="list-style-type: none"> Install locked barrier at top of Rushmoor Road to prevent vehicular traffic. Pedestrian and cyclist access to remain open.
	OW5	<ul style="list-style-type: none"> Install locked barrier across Claycart Bridge.
	OW6	<ul style="list-style-type: none"> Install locked barrier at bottom of Rushmoor Road to prevent vehicular traffic. Pedestrian and cyclist access to remain open.

5.0 Management and funding

Introduction

- 5.1 The potential for the new Wellesley population to adversely impact the TBH SPA is directly related to the length of the life of the residential development. Accordingly, the provision of the SANG package as effective mitigation for this impact must match the expected life of the development if it is to remain effective and in accordance with the Conservation of Habitats and Species Regulations 2010.
- 5.2 This section sets out the funding and management mechanisms that will be established to deliver the Wellesley SANG package into the long-term future, appropriate to the life of the development.

Tenure

- 5.3 Grainger holds a 999-year lease over the full extent of land comprising the SANG package, with the exception of the land detailed in section 4.0, dealing with off-site works. This duration is generally accepted to mean that land will be provided *in perpetuity*.
- 5.4 The lease has been specifically granted to facilitate the granting of planning permission for the Wellesley proposals and to ensure the provision of SANG for informal recreational use associated with the proposals.
- 5.5 The lease allows the continued use of the SANG for the purpose of military activities. Under the tenure of Grainger, the land will remain subject to the rule of the military bylaws.
- 5.6 For all off-site works, delivery will be achieved through a S106 agreement between Grainger, who will fund the works, the Secretary of State for Defence and RBC. To demonstrate security of provision, the Secretary of State for Defence has signed a legal agreement with Grainger that requires the MoD to enter into any necessary S106 agreements that are required for delivery of the Wellesley proposals. Grainger is securing use of the part of the Claycart Hill car park for the provision of 18 car parking spaces related to the SANG and all associated measures described in section 4.0.

Funding

- 5.7 Grainger will fund management through a mechanism agreed with RBC and Natural England as part of the determination process. Sufficient funds will be provided to ensure the full set-up costs of the SANG, subsequent establishment and maintenance in perpetuity thereafter. The exact funding mechanism will be secured through the S106 agreement.

- 5.8 In addition, a full SAMM contribution will be provided on a per house basis, in accordance with RBC's adopted Core Strategy and the requirements of the TBHF.

Management

- 5.9 It is expected that the Blackwater Valley Countryside Partnership (BVCP) will be responsible for the long-term management of the SANG package and the lease allows for Grainger appoint an organisation such as BVCP for this purpose. In the event that BVCP is not responsible for SANG implementation and management, RBC will select an alternative management organisation of suitable and comparable expertise and experience to BVCP, in full consultation with Natural England, or will take on the responsibility of SANG management itself.
- 5.10 Administered by Hampshire County Council (HCC), the BVCP coordinates conservation and recreation initiatives on behalf of local authorities whose administrative boundary includes or neighbours the Blackwater Valley. The BVCP is experienced in the delivery of SANG and is already working with RBC on the provision of SANG within the district, including Hawley Meadows and Southwood Woodland. With an existing presence in the area, the BVCP is well regarded within the community and has an established track record in setting up and effectively working with local volunteer groups.
- 5.11 Closely allied to the BVCP is the Blackwater Valley Countryside Trust (BVCT), a partner with charitable status independent of HCC and RBC. In the instance that the administrative function of local authorities changes over time, the BVCT could provide an important back-up to securing provision of the Wellesley SANG into the future, ensuring that there is a suitable organisation to which to transfer funds, thereby ensuring the continued management of the SANG in perpetuity.

Personnel

- 5.12 Delivery of the SANG package will require BVCP to employ two full-time individuals, or rangers. The role of the rangers will include:
- Preparation of a management plan to deliver the SANG proposals as set out in this document, and to review at regular intervals
 - Implementation of the bulk of the works set out in the management plan to deliver site clearance, setting out, design work, installation of furniture and ecological management works
 - Implementation of on-going maintenance, repair and replacement works as necessary
 - Commissioning and overseeing external contractors where specialist skills are required
 - Regular assessment of tree and site safety to ensure that the SANG remains safe for public use

- Monitoring of the ecological condition of the SANG to maintain quality and to inform the effective management of recreational pressures
- Overseeing dog bin and litter clearance from the site
- Working with people moving into the new development to encourage safe and responsible use of the SANG
- Production of information leaflets and literature as appropriate
- Involvement of volunteer groups in on-going management of the SANG
- Working with local schools and community groups to further the aims of the TBH SPA and SANG
- Working with an on-site community liaison officer to provide a full and accessible information service to people wishing to use the SANG
- Working with military Training Area Marshalls and Aspire Land Wardens to ensure the smooth operation of the SANG, discouragement of anti-social behaviour and the provision of information to SANG users of any military training that may be scheduled
- Provision of guided walks, information services, biodiversity and community projects as appropriate.

Education and promotion

5.13 The rangers will work with the HQ Aldershot Garrison and the new population moving into the area to ensure that public is aware of the SANG provision and to ensure that public use of the SANG land is responsible and well-informed. Measures will include:

- Provision of leaflets to promote routes through the SANG
- Provision of the ‘Military Code’, based on the military bye-laws, which will promote good practice in relation to military use of the SANG
- Provision of contextual information about the TBH SPA and the need to secure its conservation through responsible behaviour
- Liaison with schools and community groups
- On-site literature and interpretation boards
- Detailed, real-time information on a Wellesley website.

Monitoring

5.14 Visitor numbers to the SANG will be monitored through the use of visitor counters installed at key access points and administered by the BVCP or other management organisation. This data will be made available to RBC and Natural England as per their requirements.

5.15 Monitoring of the ecological condition of the SANG will be on-going to enable effective management of recreational pressures relative to ecological interest features.

- 5.16 BVCP has reviewed the schedule of works required for the SANG and prepared two sets of costs: capital costs required for set up, and annualised costs to cover the on-going management, repair and renewal costs of maintaining the SANG in perpetuity. These costs are set out in Appendix 6, for information.

6.0 Phasing

Introduction

6.1 Delivery of the SANG package will be phased alongside the progressive build of the development site and will be provided according to the following principles:

- Delivery will be front loaded and will ensure generous SANG provision for early occupiers.
- Grainger will work in parallel with the BVCP (or other appropriate management body) to deliver capital works for which it is responsible e.g. site clearance of existing army infrastructure and pedestrian road crossings.
- Early phasing will concentrate on the layout of footpaths, signage and the provision of crossing points across main roads to enable easy access to the SANG provision.
- Rangers will be working on SANG delivery and liaison with residents from the very first occupancy of the scheme.
- For the bulk of the SANG, provision will be ‘layered’ such that SANG 1, 2, 3 and 4 will be available for use for the first occupiers of the scheme, with progressive works refining SANG use and improving the ecological value of the area.
- The very earliest of provision will deliver an interim route for access to the SANG through Rushmoor Bottom along Knolly’s Road. It is expected that this arrangement will be in place for up to 18 months, whilst secure routes are established through Coruna Zone – Phase 2 (see figure 16). Thereafter, routes will be established to the SANG through safeguarding green infrastructure and associated walking/cycling routes for each delivery phase.
- Because of difficulties of access across a derelict and/or construction site, SANG 5 and 6 will be made available in association with adjacent works. SANG 6 will come forward with redevelopment of the Cambridge Military Hospital, whilst SANG 5 will come forward with the development of God’s Acre.

Phasing in detail

6.2 The phasing programme for the Wellesley proposals is shown diagrammatically on the following pages in conjunction with figure 17. The scheme is illustrative and cannot be used as a definitive guide to housing delivery on site. Accordingly, any SANG phasing linked to this programme must also be considered illustrative. Nonetheless, it is a useful planning tool and has been used as a basis to develop a set of fixed rules linking SANG delivery to numbers of built out units. The rules refer to development phases and work programmes shown in the illustrative phasing programme on the following pages.

- Rule 1: all walking routes in Rushmoor Bottom and temporary access to Rushmoor Bottom along Knolly's Road will be in place for the first occupant of the scheme.
- Rule 2: rangers will be appointed in time to work with the first occupant of the scheme.
- Rule 3: all pedestrian crossing points across Farnborough Road will be in place by occupation of the 500th unit.
- Rule 4: all work forming part of Works Lists A & B will be in place by occupation of the 700th unit.
- Rule 5: all footpaths and signage in Peaked Hill will be established prior to the first occupancy of the CMH redevelopment.
- Rule 6: all remaining works in Works List C to be completed by occupancy of 50% of the CMH redevelopment.
- Rule 7: all footpaths and signage in Ski Slope Woods will be in place for the first occupant of God's Acre.
- Rule 8: all remaining works in Works List D will be completed by occupancy of 50% of residential units in God's Acre.

Table 9: Illustrative SANG phasing, to be viewed in conjunction with figure 17

Key: ■ Housing delivery ■ SANG delivery

Phase	No. units	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	SANG provision	
A	Maida	228													Works list A	A
B	Coruna	705													Works list B	B
C	CMH	134													Works list C	C
D	McGrigor	118														D
E	Gunhill	105														E
F	Knolly's Road	22														F
G	Pennefathers	123														G
H	Stanhope Lines West	162														H
I	School End	105														I
J	Browning/Canalside	475														J
K	Stanhope Lines East	255														K
L	Neighbourhood Centre	16														L
M	Buller	243														M
N	God's Acre	170													Works list D	N

<ul style="list-style-type: none"> • Install pedestrian road crossings across Fleet and Clubhouse Roads: P5 & P6 • Implement pedestrian access points P1, P3, P6, P7, P9, P10, & P11 • Appoint warden/environmental coordinator 6 months prior to first occupations • Prepare literature promoting SANG use for inclusion in welcome pack for new occupants and information on TBH SPA. To include contact details for environmental coordinator and SANG rangers. 	
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<p>Works List C: Peaked Hill SANG</p> <ul style="list-style-type: none"> • Route all footpaths • Install way marker routes and signposts • Implement all interpretation boards • Install seating and benches • Install dog bins • Prepare detailed ecological management plan in line with all habitat improvement principles (code HI) and commence SINC restoration work • Commence rolling programme of ecological works across SANG • Implement pedestrian access points P18, P19, P20, P21 • Re-build steps • Remove fencing 	<p>Works List D: Ski Slope Woods SANG</p> <ul style="list-style-type: none"> • Route all footpaths • Install way marker routes and signposts • Implement all interpretation boards • Install seating and benches • Install dog bins • Prepare detailed ecological management plan in line with all habitat improvement principles (code HI) and commence restoration work of old tennis courts (1st 6 months) • Commence rolling programme of ecological works across SANG • Implement pedestrian access points P12-P17 • Remove old fencing and install new as required • Implement Environmental Improvement Area 3 • Install pedestrian crossing points across Gallway Road and Government Road to complete linkage to Camp Farm Lake and Peaked Hill SANG (subject to agreement with County Highways)
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7.0 Summary

- 7.1 The Wellesley application for 3,850 houses and associated infrastructure has the potential to generate increased recreational pressures that could adversely affect the ecology of the TBH SPA. This document describes the SANG package, which in conjunction with SAMM contributions, is in line with RBC's adopted Core Strategy and the Thames Basin Heaths Development Framework. The SANG package has been designed to mitigate these pressures in full.
- 7.2 The key points of the SANG package are as follows:
- The package extends to a total of 109.2 hectares (excluding the area of Claycart Hill car park). When discounted to allow for existing recreational use and the area of open water at Camp Farm, the total area available reduces to 97.9 hectares. The adopted Core Strategy requires a minimum provision of about 92 hectares, in line with the requirements of the TBHDF to deliver 4,500 residential units. Against the same standards, the smaller number of units now proposed would require a minimum delivery of 73.9 hectares.
 - The large majority of the SANG package falls within a 999-year lease that Grainger has brokered with the MoD. Small areas required to complete the SANG package lie outside the red line and will be secured through a S106 agreement. The Secretary of State has entered into an agreement with Grainger that commits the MoD to enter into any S106 agreements required for the delivery of Wellesley, thereby securing this element of the provision.
 - The SANG package will be funded through an appropriate commuted sum in perpetuity.
 - Discussions with the BVCP, which is likely to be responsible for the long-term management of the SANG, have identified the likely capital and on-going management costs of the project.
 - The SANG package has been developed in full consultation with Natural England, RBC and the RSPB.
- 7.3 A Shadow Habitats Regulations Assessment of the adequacy of the SANG package in mitigating the impact of the Wellesley proposals on the TBH SPA given the specific legal requirements of the Conservation of Habitats and Species Regulations 2010, will be supplied to RBC as part of the hybrid planning application.

References

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Appendix 1
Audit of changes from previously
agreed mitigation package

Wellesley

Audit of changes to SANG proposal document

Introduction

In December 2008, Natural England agreed the key principles of a SANG package that had been developed by Defence Estates to mitigate the effect of 4,500 housing units as part of the AUE on the Thames Basin Heaths SPA. The SANG package now submitted as part of the Wellesley application remains the same as that previously agreed in all but detail, but has been refined and improved to reflect the extent of the 999-year lease that Grainger holds for the SANG land, land ownership, changes in ground conditions and local knowledge of visitor use and SANG function in the Rushmoor area.

This appendix has been prepared to inform Rushmoor Borough Council and key stakeholders of the differences in the SANG proposal agreed in principle in 2008 and the proposal now forming part of the application. The appendix is effectively a catalogue, or audit of change and ensures that the differences between the two packages are clear, and the rationale for their inclusion, transparent.

Unless otherwise stated, all references and coding in the following tables relate to the Defence Estates document prepared by Entec: *Aldershot Urban Extension. Proposals for Suitable Alternative Natural Greenspace: Final report. January 2009*

All SANG			
DE reference	Page/figure number	Description of change	Reason
Additions			
N/A	N/A	<ul style="list-style-type: none"> • Signage and interpretation boards showing SANG provision as coherent whole at main access points to each SANG. • Signage to show SANG with its own Wellesley identity. 	<ul style="list-style-type: none"> • SANG area to be promoted as a single unit to maximise its function as alternative green space to the SPA. • a Wellesley identity for the SANGs will promote ownership and encourage responsible use.
N/A	N/A	Dog bins included at car parks and main access points to each SANG block.	<ul style="list-style-type: none"> • Convenient location of dog bins will encourage responsible use of the SANG by dog owners.

SANG 1: Western Basingstoke Canal Loop 1			
DE reference	Page/figure number	Description of change	Reason
<i>Additions</i>			
SCP1 and footpath through woodland to the west	Fig 3.1, Page 7	Footpath extended to include loop through woodland suitable for wheelchairs.	<ul style="list-style-type: none"> • Better use of woodland opportunity. • Provision of greater diversity of walking routes. • Provision of opportunities for wheelchair users.
P3: check location	Fig 4.1, Page 11 Page 13	Formalise pedestrian crossing into SANG 2 with provision of pedestrian refuge	<ul style="list-style-type: none"> • Clearly defined crossing point needed on the ground to ensure SANG use is safe and legible • Response to RSPB concern: no formal crossing point • Advice from traffic engineers to ensure pedestrian safety
Western-most extreme of SANG	N/A	Additional signage to be erected	<ul style="list-style-type: none"> • Signage to strongly promote use of SANG over SPA, and to encourage users to return along southern side of SANG rather than cross A323 to access SPA.
<i>Improvements</i>			
Path west of Claycart Hill car park	Fig 3.1, Page 6	Route changed to more closely follow canal and to link back to reconfigured car park	<ul style="list-style-type: none"> • Proposed existing route dominated by traffic noise of A323. • Traffic visible to users of existing route • New proposals improve user experience and therefore likelihood of use
Hedge on northern side of A323	Fig 3.1, Page 6	Proposal for hedge changed to proposed fence	<ul style="list-style-type: none"> • Existing hedge proposal out of character with woodland; post and wire fence more appropriate. • Hedge would take a number of years to bulk up and prevent dogs running onto road whereas fence will achieve immediate effect.
<i>Deletions</i>			
SCP3	Fig 3.1, Page 6 Page 7 Fig 3.4,	Car park restoration and associated works removed	<ul style="list-style-type: none"> • Change to red line: proposals now listed under 'off-site works' (see below)

	Page 8		
Footpath between SCP2 and Clubhouse Road crossing to SANG 2	Fig 3.1, page 6 Page 7	Link between SCP2 and Clubhouse Road crossing removed	<ul style="list-style-type: none"> Existing route is very wet and would require significant works to install and thereafter, maintain Existing route shown in narrow woodland corridor dominated by noise of Clubhouse Road
SCP2	Fig 3.1, page 6 Page 7 Fig 3.2 Page 8	Car-park proposal removed	<ul style="list-style-type: none"> Path to which it is linked removed (see above) Exit onto A325 from car-park does not allow easy return to Aldershot: 1-way flow requires traffic to travel north before returning. HCC ownership
P1 and P2	Fig 3.1, page 6, page 9	Improved pedestrian access points removed	<ul style="list-style-type: none"> Path and car park to which improved access points were related have been removed.

SANG 2: Rushmoor Bottom

DE reference	Page/figure number	Description of change	Reason
Additions			
Additional pedestrian access from Farnborough Road and sports pitches	N/A	<ul style="list-style-type: none"> P1 (revised numbering): pedestrian access linking Farnborough Rd to SANG through existing and established tree belt running through middle of sports pitches. P3 (revised numbering): pedestrian access along tree belt running along A325 and linking to P1 	<ul style="list-style-type: none"> Important to maximise accessibility of Rushmoor Bottom from western edge of development Existing proposals limited in access provision Important to separate users from traffic of A325 where possible Important to link all crossing points of A325 in as many ways as possible to maximise choice and flexibility of use
2 new pedestrian crossing of Farnborough Road	N/A	<ul style="list-style-type: none"> At grade toucan crossing to link SANG 2 to Pennefathers Road. Staggered toucan 	<ul style="list-style-type: none"> Important to establish safe and secure crossing points of Farnborough Road at natural egress points from the development (as defined by

		crossing using existing central reserve as pedestrian refuge to link SANG 2 & Fleet Road to western edge of development	the Green Infrastructure Strategy and the internal pedestrian/cycle networks).
Linkages to Farnborough Road through playing fields	N/A	<ul style="list-style-type: none"> • New footpaths to be provided along verge parallel to Farnborough Road. • Interpretation boards and signage. 	<ul style="list-style-type: none"> • Important to link SANG to development across the Farnborough Road as strongly as possible. • Ensures SANG provision is legible and accessible to the user.
Fencing along southern boundary	N/A	<ul style="list-style-type: none"> • 2m chain link fence with boundary notices discouraging access to military estate beyond 	<ul style="list-style-type: none"> • DTE operational requirement
Double yellow lines	N/A	<ul style="list-style-type: none"> • All accessible roads in SANG to be marked with double yellow lines 	<ul style="list-style-type: none"> • DTE operational requirement to ensure safe passage of emergency vehicles if required.
Improvements			
SCP4			<ul style="list-style-type: none"> •
P3	Fig 4.1, Page 11 Page 13	Formalise pedestrian crossing into SANG 1 with provision of pedestrian refuge	<ul style="list-style-type: none"> • Clearly defined crossing point needed on the ground to ensure SANG use is safe and legible • Advice received from traffic engineers to ensure pedestrian safety
P2	Fig 4.1, Page 11 Page 13	Formalise pedestrian across Fleet Road to include defined area to cross and signage	<ul style="list-style-type: none"> • Clearly defined crossing point needed on the ground to ensure SANG use is safe and legible • Advice received from traffic engineers to ensure pedestrian safety
Deletions			
<ul style="list-style-type: none"> • None to record 			

SANG 3: Western Basingstoke Canal Loop 2

DE reference	Page/figure number	Description of change	Reason
Additions			
N/A	N/A	Additional planting alongside existing MoD bridge crossing canal	<ul style="list-style-type: none"> • Bridge unsightly and lacking any screening provision • Specific advice received from Natural England
Improvements			
<ul style="list-style-type: none"> • None to record 			
Deletions			
<ul style="list-style-type: none"> • None to record 			

SANG 4: Camp Farm Lake

DE reference	Page/figure number	Description of change	Reason
Additions			
N/A	N/A	Inclusion of new picnic area in large wooded open glade to the west of the lake	<ul style="list-style-type: none"> • Natural glade offers obvious opportunity. • Substantial picnic area will diversify the interest of the SANG for users and encourage a wider range of use • Consistent with SANG function to mitigate impacts on the SPA
N/A	N/A	New footpath between lakes	<ul style="list-style-type: none"> • Enhance choice and flexibility of recreational provision across site
N/A	N/A	Inclusion of new pedestrian crossings: <ul style="list-style-type: none"> • Pedestrian refuge at junction between Gallway & Government Rd • Signalised Toucan at junction of Thornhill and Government Roads 	<ul style="list-style-type: none"> • Clearly defined crossing points needed on the ground to ensure SANG use is safe to use and legible • Advice received from traffic engineers to ensure pedestrian safety
N/A	N/A	Additional signage encouraging responsible dog	<ul style="list-style-type: none"> • Natural England raised concern that juxtaposition of fishing and SANG roles needs

		ownership with respect to use of lakes for fishing.	careful management to avoid conflict.
<i>Improvements</i>			
EIA2	Fig 6.1, page 16 Page 17 Fig 6.4, page 18	Removal of picnic benches from existing proposals and enhanced landscape screening using native scrub species consistent with existing hedgerow	<ul style="list-style-type: none"> • Picnic area overlooked by housing and unlikely to be obvious destination • Enhanced landscaping scheme improves raw urban edge to Camp Farm Lake and screens existing residents from increased activity on SANG
SCP5	Fig 6.1, Page 16 Page 17	More efficient car parking design to provide 22 parking spaces	<ul style="list-style-type: none"> • Smaller land-take provides greater opportunities to sympathetically landscape the car park
<i>Deletions</i>			
EIA1	Fig 6.1, Page 16 Page 17 Fig 6.2, page 17	Removal of proposal for picnic area by Ash Lock	<ul style="list-style-type: none"> • Upgrade to picnic area is not consistent with BCA medium-term plans to use yard of Ash Cottage for storage and as workshop area • Land is not within Grainger control
P1	Fig 6.1, page 16 Page 18	Removal of P1	<ul style="list-style-type: none"> • With the removal of EIA 1, the improved pedestrian access point P1 is no longer needed

SANG 5: Ski Slopes Wood			
DE reference	Page/figure number	Description of change	Reason
Additions			
N/A	N/A	Additional pedestrian access point in south eastern corner of SANG: P12 (new numbering)	<ul style="list-style-type: none"> • Improves connectivity to SANG 4 and eastern edge of housing proposals • Allows SANG to be used as a through route as well as a destination in own right.
Improvements			
Habitat Improvement 5	Fig 7.1, Page 19 Page 21	Remove fencing around tennis court	<ul style="list-style-type: none"> • Derelict fencing represents safety hazard
Southern footpath loop	Fig 7.1, page 19	Re-align footpath to take users out of south eastern corner of SANG	<ul style="list-style-type: none"> • Improve connectivity to GI • Create a more obvious link to SANG 4, with connections to improved pedestrian facility along Government and Gallway Roads.

SANG 6: Peaked Hill			
DE reference	Page/figure number	Description of change	Reason
Additions			
N/A	N/A	Additional management proposals for woodland designated SANG (new numbering: HI33)	<ul style="list-style-type: none"> • Compensation for loss of small area of SINC/SANG • Loss of small area of SINC and compensation agreed with RBC.
Improvements			
N/A	N/A	Realignment of footpath	<ul style="list-style-type: none"> • Paths realigned to more sympathetically follow topography and contours, thereby reducing need for infrastructure to facilitate use • Paths spaced more widely to increase rural feel of woodland and the length of walk available
Deletions			
Habitat Improvement 3	Fig 8.1, page 22 Page 23	Habitat improvement no longer relevant, with narrow strip	<ul style="list-style-type: none"> • Developable area significantly constrained by the presence of hard standings

		along southern edge removed from SANG/SINC for inclusion within development area. Compensatory measures agreed with RBC.	and isolated, patchy SANG/SINC around it <ul style="list-style-type: none"> • Remaining SANG/SINC to east of Peaked Hill offers plenty of meaningful compensatory opportunities.
New steps	Fig 8.1, page 22 Page 23	Steps retained on westernmost extreme of SANG but removed from interior of woodland	<ul style="list-style-type: none"> • Steps out of character with rural, wooded SANG • Revised path alignment to follow contours negates need for steps.

Off-site measures

DE reference	Page/figure number	Description of change	Reason
<i>Additions</i>			
N/A	N/A	OW1: repair to footbridge element of Eelmoor Bridge and works to link to towpath and SANG footpath to the south of the canal.	<ul style="list-style-type: none"> • Better management of pedestrians within SANG, preventing need for SANG users to access road. • Minimise risk of conflict between vehicular road users and pedestrians. • Protection of SPA interests
		OW2: barrier and fencing with hedge planting across access to SPA	<ul style="list-style-type: none"> • Measure to encourage public to favour SANG use over SPA use • Protection of SPA interests
		OW3: location of car park changed to move away from canal and top of Rushmoor Bottom Road. New design to separate military access from public car park, thereby reducing potential for conflict, and to move access point. New design increases area available for restoration to acid grassland.	<ul style="list-style-type: none"> • Changed form to reduce potential for conflict between DTE and public. • Changed location away from top of Rushmoor Bottom Road and access to the SAP to better relate parking provision to SANG, thereby directing people away from SPA. • Increased SINC restoration area better meets ecological enhancement objectives.
		OW4: locked barrier across top of	<ul style="list-style-type: none"> • Measure to encourage public to favour SANG use over

		Rushmoor Bottom Road. Additional fencing to tie into existing security fencing either side of barrier.	<p>SPA use</p> <ul style="list-style-type: none"> • Protection of SPA interests
		OW5: locked barrier across Claycart Bridge.	<ul style="list-style-type: none"> • Measure to encourage public to favour SANG use over SPA use • Protection of SPA interests
		OW6: locked barrier across bottom of Rushmoor Bottom Road. Additional fencing to tie into existing security fencing either side of barrier.	<ul style="list-style-type: none"> • Measure to encourage public to favour SANG use over SPA use • Protection of SPA interests

Table of changes to individual SANG areas

SANG area	Original area (ha)	New area (ha)	Reason for change
Rushmoor Bottom	33.4	34.6	Small area on western edge of Rushmoor Bottom has been removed from the SANG as it is behind a military security fence that is to remain. Seems to be an error in original area measurement in DE document, which when combined with additional area through inclusion of the roads within the SANG, the overall area appears to have increased.
Western Basingstoke Canal Loop 1	46.7	35.2	Land now used by the golf course and the area of Claycart Hill car park has been removed from the SANG area. Note that Claycart Hill car park is retained in the SANG package as an off-site measure, for delivery outside of the red line - but no longer remains within the SANG area defined by the red line (an additional 3.8 hectares). The additional area of Claycart therefore remains available for SANG users.
Western Basingstoke Canal Loop 2	11.5	11.5	No change recorded.
Camp Farm	19.5	15.0	Error in original area measurement in DE document. Additionally, there has been some land take to allow for a new slip road onto the A331. 15.0 hectares is correct measurement, inclusive of lake.
Ski Slope Woods	6.8	7.7	Small changes to the boundary resulting in losses have been compensated for by gains from the previously identified developable area elsewhere.
Peaked Hill	6.3	5.2	A small loss of SANG reflects an area of disturbed ground outside of the woodland, associated with hard standings and existing buildings. This area has been removed from the SANG as previously developed land, to be included within the developable area for the Wellesley proposals.
Total	124.1	109.2	

Appendix 2
Audit of changes arising from
consultation with stakeholders

Appendix 2

Wellesley, Aldershot - Consultation Comments

Wellesley: Strategy for SANG delivery

Organisation	Comments received/issue raised	Grainger response	Changes to the document
Steve Bailey Hampshire County Council	Fig 4 has marked as SANG all open space in the Blackwater Valley Strategy area, not all of which is SANG or proposed SANG.	Document amended	Figure 4 revised
Paul Howe Ecology/Biodiversity Officer Rushmoor Borough Council	2.3 - The SINC's shown on figure 1 are incomplete – there are several more which aren't shown including the airport and Puckridge Heath (which falls within the western canal loop).	Document amended	Figure 1 revised to show all SINC's within 2km of site boundary
	2.3 - This paragraph also mentions that part of the western canal loop falls within Eelmoor marsh SSSI. As Eelmoor is a SSSI with no public access and is quite sensitive this reference should be removed.	Document amended	Revised para 2.3
	2.3 - There should be a mention in this paragraph that the Basingstoke Canal SSSI does fall within the boundaries of the SANG in places.	Document amended	Revised para 2.3
	3.15 - Not sure that “most” of the western Basingstoke canal loop falls within the Canal SSSI. There are parts which are within the SSSI but the majority isn't.	Document amended	Revised para 3.16
	3.15 - This section makes no mention of the Puckridge Heath SINC (a small piece of heathland adjacent to the northern boundary of the dog training area). There is an opportunity here for some enhancement of this small, isolated heathland patch, perhaps by opening up a bit more of the surrounding woodland.	Agreed. Document amended to include Puckridge Heath SINC. Additional management measures are included to open woodland up to encourage the creation of heathy glades, which is consistent with both the ecological and recreational objectives for the SANG.	Revised para 3.16 Additional habitat improvement measure (HI5a) in table 3 Revised Figure 8
	3.38 - Currently there are signs up at Camp Hill Lake which suggest dogs should be kept on leads at all times (contrary to the aims of the SANG) due to the potential disturbance to anglers. The proposal is to put up signs requesting that dogs are prevented from entering the water. Is this situation acceptable to the fishing club? BVCP make reference to dog proof fencing in their costings.	Grainger has held very constructive discussions with AGAC since HRA workshop. It has been agreed that all signage requires review, which will be done as part of the implementation of Phase 1.	New paragraph 3.41 New appendix 5 with agreed and detailed minutes of meeting between AGAC and Grainger
	3.45 - This section should highlight the proportion of SINC area that will be lost as a result of the western strip being developed. May also be useful to put this into context by mentioning the potential enhancement of further areas (with possible seeding) to act as a receptor site for the lizard translocation.	Agreed. Section updated to include reference to loss and proposed compensation measures.	Revised para 3.45, now para 3.51 Figure 14 updated to include specific habitat improvement measure (previously missing)
Tracey Coleman Rushmoor Borough Council	Signage throughout the development indicating where the SANGs are located	Agreed. These measure are set out in the Phase 1 of SANG implementation.	
	Is information going to be provided to the residents about the need to keep dogs on a lead on the SPA during the nesting season?	Contextual information will be provided on the SPA to all new residents, but a careful balance needs to be found so as not to encourage new residents to use the SPA for recreation.	Revised para 5.13
	2.13 - Provisional detail will need to be confirmed before LA can accept the scheme	Agreed. Final agreements with HCC are expected post-application.	Revised para 2.13, now 2.15 to reflect current position as regards negotiations with HCC.

	CP2 – need confirmation it will be available at the commencement of occupation	Subject to agreement with HCC, CP2 will come forward at an early stage of Phase 2. First occupants of Phase 1 will be able to cross the A325 using the existing pedestrian crossing north of the Tesco roundabout	
	CP4 – not shown on plan, need confirmation of HCC approval	Document amended	Revised Figure 3
	CP5 – confirmation of HCC approval needed	See comments above.	
	There are 2x CP6?	Document amended	Revised Figure 3
	Incorporation of leaf on wayfinders with different colour?	The detail of wayfinder design will be the responsibility of BVCP to decide and implement.	
	Commuted sum is going to be paid to whom?	The delivery mechanism will be secured through on-going negotiations with Natural England and RBC that will conclude in parallel with the determination process. The agreed mechanism will be secured through the S106.	Revised para 5.7
	More detail needed regarding the delivery method		
Marc Turner Senior Adviser Natural England	2.13 - We are pleased to note the list of proposed crossing points and other traffic control measures which will help to create inter-linkages between the different SANG components. Natural England would advise that these measures should be secured by a condition of any permission granted in order to ensure effective functioning of the SANG.	Agreed.	Revised para 2.13, now para 2.15
	3.1 - We note the reference to the intention to prepare a management plan for the SANG which will form a practical guide for delivery. We acknowledge that the management plan will be developed as part of the SANG delivery, and as such will not be provided in advance. It is Natural England's opinion that the preparation of the management plan should be conditioned as stated, as part of any permission granted.	Agreed and noted.	
	3.32 - Natural England notes that the figure for the area of the Camp Farm Lake SANG currently includes the water bodies. We understand that this figure is to be amended to exclude the area of water.	Agreed. Further to the discussions with the RSPB, the 4ha area of the open water of Camp Farm Lake has been removed from the total, discounted SANG area, reducing the total SANG available for new recreation to 97.9ha.	Revised paras 2.8 and 2.9 All area figures throughout document revised to reflect agreement
	3.36 - We note that the Aldershot Garrison Angling Club (AGAC) retain fishing rights for the lakes at Camp Farm. Natural England is concerned about the potential for conflict between the anglers and SANG users particularly dog walkers. We understand that discussions are to be held with the AGAC to address how the two activities can coexist within the site, and would advise that the results of these discussions are included in the final document.	Grainger has held very constructive discussions with AGAC since HRA workshop. Historically, AGAC has had virtually no issue with dog walkers and are confident that this is unlikely to be a major issue. Measures for ensuring responsible use of SANG by both dog walkers and anglers alike as a shared facility alike have been agreed.	New paragraph 3.41 New appendix 5 with agreed and detailed minutes of meeting between AGAC and Grainger
	3.49 This paragraph should presumably read "proposals for Peaked Hill" rather than Ski Slope Woods.	Document amended	Revised para 3.49, now 3.55

	5.9 - Natural England is concerned about the lack of certainty around who will be responsible for the long-term management of the SANG package, however we acknowledge the requirement not to specify this. We would advise that the document states that the long-term management of the SANG will be carried out by the Blackwater Valley Countryside Partnership or another organisation with sufficient expertise for the role. If this is not possible, then we would at least want to see a backup proposal of Rushmoor Borough Council “stepping in” if the chosen body defaults on their responsibilities.	Agreed: further specification added to document	Revised para 5.9
	6.1 - We note that in the early stages of the development, interim access to the SANG will be provided along Knolly’s Road. We understand that concerns were raised over this access, but that these are likely to be resolved. Should this access route turn out to be not feasible, we advise that alternative access routes would be required to enable access from phase 1 of the development.	Noted: Aldershot Garrison has reviewed the SANG Strategy document and has advised that the use of Knolly’s Road as an interim measure is not an issue.	
Carrie Temple Senior Conservation Officer RSPB	We are concerned by the references to maintaining “access for existing levels military training” at Rushmoor Bottom and the Western Basingstoke Canal Loops 1 & 2. Although we assume the level of use is relatively low, and largely unobtrusive to other site users, we would like to see further detail of the level and type of existing use, and an assessment of how this could affect attractiveness of the SANGs.	Noted. Details of existing military use of parts of the SANG have been requested from DTE, but are not available. It is understood that DTE use of the area typically involves fitness training for troops and this would continue.	
	We consider that further assessment is required of the likely effect of the use of the Claycart Hill car park during military rallies and during the Farnborough Airshow, and any contingency that may be required to ensure continued access to the Western Basingstoke Canal SANGs by car-users during these periods.	Clarification has been sought from DTE as to how Claycart car park can be available for SANG users during periods when the larger area is used by DTE for 3rd party income generation. Agreement has been reached and will be set out in the S106 agreement. The document has been amended accordingly.	New para 4.2 Revised para 5.6
	We consider that it is imperative that the complete package of mitigation measures is clearly tied to the outline scheme through the s106, so that there is no danger of the mitigation being undermined by any future applications that may seek to rely upon the same measures. The outline application must therefore ensure that it identifies the total extent of housing that is anticipated to come forward as part of the Wellesley development, so that a comprehensive assessment can be made of the effectiveness of the proposed measures to protect the European sites. Any future housing applications (however small) that seek to rely on the same mitigation will require individual assessment under the Habitats Regulations and are likely to fail if it cannot be demonstrated at that stage that ‘spare capacity’ exists within the previously agreed package of mitigation measures.	Noted.	

	2.13 - We remain concerned by the attractiveness of the northern part of the Rushmoor Bottom SANG where it is bisected by the Clubhouse Road and Fleet Road. We understand that the proposed 'island' crossing points are the preferred option of the County Council's highways department. However, we are concerned that this type of crossing will leave this part of the SANG feeling very fragmented and will do nothing to lessen the intrusion of the road network at these points. We are particularly concerned that these crossings may mean that the SANG is less attractive to dog-walkers (the key user group that the SANGs are aimed at) who may feel unsafe crossing at these points, and may be put off by having to repeatedly put their dogs back on the lead to safely cross. We would welcome further consideration of options to improve the inter-linkages at these points, including a possible reduction in the speed limit to these stretches of road.	Noted. All possible options have been explored and the proposed solution is the most appropriate – both in relation to the pedestrian user and vehicular traffic. Speed limits on this stretch of road are not acceptable to County Highways for a number of reasons.	
	3.15 - Wording of the s106 will be critical in order to secure area of SANG at Claycart Hill SINC, which is not subject to the 999 year lease.	Noted.	
	3.32 - As raised previously, we are concerned by the inclusion of the 4ha of open water within the Camp Farm SANG area. Clearly this part of the site will not be accessible to visitors and therefore should be deducted from the calculation of its overall area. We do not feel that deducting the area of open water from the total Wellesley SANG area will affect any assessment of its overall effectiveness, but it will ensure that the approach to SANG calculation is in line with that of other schemes.	Noted and agreed. All total area calculations of available SANG have been discounted to allow for the 4ha of open water comprising the Camp Farm lakes. This reduces the total SANG area available for new recreation to 97.9ha.	Revised paras 2.8 and 2.9 All area figures throughout document revised to reflect agreement
	3.37 - Potential conflict between the Aldershot Garrison Angling Club and other visitors of the Camp Farm SANG is acknowledged in the SANGs Strategy. However, as discussed in our recent meeting, it would be advisable to agree a 'Plan of Action' in the event of any conflict, particularly to clarify that, in the case of any irresolvable issues, the SANG purpose will take precedence.	Grainger has held very constructive discussions with AGAC since HRA workshop. In the very unlikely event of a conflict (see appendix 5 for details of historical issues) a mechanism for conflict resolution has been agreed.	New paragraph 3.41 New appendix 5 with agreed and detailed minutes of meeting between AGAC and Grainger
Martin Lloyd Head Disposals South Projects Defence Infrastructure Operations	Western Loop 1 SANG - We sold a year or so ago the Runmways End Activity centre. This was leased to and run by the Scouts. Hampshire CC purchased it, improved it and opened it up to all Youth groups. As part of the sale HCC was granted the right to access the Basingstoke from the northern side opposite the slipway at Wharf Bridge in order to undertake canoeing activity and launch the canoes without having to transport them around to the slipway. This is only a right of access and they have no ability to prevent users of the SANG.	Document amended to include provision.	Revised paragraph 3.14

<p>Claire Dalton Senior Estate Surveyor Defence Infrastructure Organisation</p>	<p>Colonel Bishop, Commander DTE SE, has confirmed that he is prepared to accept the 16 (plus 2 disabled) car spaces, on the condition that a further barrier is erected to the eastern side of the new access to prevent additional people parking on the restored car parking area. It is unclear as to whether there were already measures in place to prevent this - however the principle should be that a barrier will be in place to allow the military to access the site from this point and for casual use events to use this area - but that it will be closed for the remainder of the time and not be available for general use.</p>	<p>Document amended to include a revised car parking arrangement at Claycart Hill car park for 18 cars, inclusive of 2 DDA compliant spaces. Layout also includes provision to agree signage with DTE, a barrier to the area of car park for closure and habitat restoration, for occasional access by DTE when needed for 3rd party income generation.</p>	<p>New para 4.3 Revised figure 16</p>
<p>Jo Usher</p>	<p>Within the introduction paragraphs we believe it would be helpful to include specific reference to the MOD 999-year lease with Grainger plc to ensure that the Blackwater Valley Countryside Partnership, or other management body, understands the restrictions of the lease agreement</p>	<p>Agreed. Document amended.</p>	<p>Revised para 1.2</p>
	<p>Page 9, para 3.2 needs clarification, particularly removal of security fencing.</p>	<p>Agreed. Document amended.</p>	<p>Revised para 3.2</p>
	<p>Page 30, para 5.12 we suggest that you refer to military training, rather than military operations.</p>	<p>Agreed. Document amended.</p>	<p>Revised para 5.12</p>
	<p>Page 31, para 6.1 [sic] we suggest that Rangers should liaise with HQ Aldershot Garrison, as well as the residents of the AUE.</p>	<p>Agreed. Document amended.</p>	<p>Revised para 5.13</p>
	<p>Page 19, Habitat Improvements to Western Basingstoke Canal Loop 2 we welcome the proposal to erect a post and rail fence along the northern edge of the SANG but request that a hedge is also planted along the southern boundary of Queens Parade between Queens Ave and the A325.</p>	<p>Agreed. Document amended.</p>	<p>Revised table 4 Revised Figure 10</p>
<p>Other changes</p>	<p>Paul Vickers, Chairman of the Friends of Aldershot Military Museum requested consideration to the restoration of the setting of the Wellington Monument, inclusive of installing paths, palings and undertaking comprehensive rhododendron management to prevent the monument being swamped.</p>	<p>Grainger agrees that control of rhododendron around the Wellington Statue is necessary. The possibility of path and fence installation will be explored further with the Friends once S106 obligations have been negotiated with RBC.</p>	<p>Habitat Improvement measure HI2a added to table 2 Revised figure 6</p>
	<p>Internal review has highlighted the need to include provisions for protected animal species and the control of Japanese Knotweed, identified at 2 points in the SANG: to the west of Claycart car park and on the eastern edge of the lake at Camp Farm.</p>		<p>Information on protected species added at para 3.17, 3.30, 3.37. 3.45 and 3.52. Tables 6 & 7 include notes on the need for update badger survey and the need to review any works in close proximity to a sett to establish whether or not a licence is required.</p>
	<p>Rushmoor Pedestrian Forum expressed substantial concern that the proposals would prevent pedestrian and cycle access to Rushmoor Road, an important commuting route.</p>	<p>Following agreement with Natural England and RSPB, this access has now been reinstated.</p>	<p>Revised table 8 Revised figure 15</p>
<p>Pre-application consultation with RBC: August 2012 Paul Howe</p>	<p>Para 1.6 of the SANG Strategy suggests that the Core Strategy has superseded the SPD – wording here is not quite right</p>	<p>Agreed</p>	<p>Para 1.6 amended, now para 1.4</p>

	<p>Neither document [<i>Shadow HRA or SANG Strategy</i>] mentions the SE Plan and Policy NRM6. This is still part of our Development Plan and along with the TBHDF was a key influence on our Core Strategy policy so suggest reference to it could be made in paras 1.6 and 1.7 of the SANG Strategy.</p>	<p>Agreed</p>	<p>Para 1.6 amended, now para 1.4 Para 1.7 amended, now para 1.5</p>
	<p>Nothing further to add at this stage – all comments from the previous review of the documents have been adopted. The overall SANGs package has the potential to deliver substantial ecological benefits to a number of SINC, which are presently unmanaged and probably declining in value. Detailed management plans will be produced which will secure the ongoing management.</p>	<p>Noted</p>	<p>-</p>

HRA Workshop Minutes of meeting

Date: 7th July 2012
Location: Smith Dorrien, Aldershot
Attended by: Marc Turner (MT) – Natural England
Sarah Armstrong-Stacey (SAS) – Natural England
Paul Howe (PH) – Rushmoor Borough Council
John Thorne (JT) – Rushmoor Borough Council
Steve Bailey (SB) – Blackwater Valley Countryside Partnership
Carrie Temple (CT) – RSPB
James Dawkins (JD) – RSPB
Fran Pickering (FP) - Savills
Alan Chitson (AC) – Grainger plc
Jeff Picksley (JP) – Terence O'Rourke Ltd
Nicola French (NF) - Terence O'Rourke Ltd

1. NF introduced the meeting, setting out that the main objectives of the workshop were to:
 - receive feedback from all present on the consultation drafts of the SANG delivery strategy and the Shadow HRA prepared for the Wellesley proposals
 - establish whether or not there are any significant issues on the draft documentation. In the event that issues are identified, to discuss and resolve to the satisfaction of all stakeholders.
2. AC provided an update on project progress. The last round of public and stakeholder consultation is nearing completion, and all technical and EIA works are being finalised. It is expected that the application will be submitted to RBC in August.
3. NF provided an update on changes to the SANG package since circulation of the Consultation Draft:
 - DIO has sold Runways End activity centre close to the Basingstoke Canal to HCC, which is now leased to the Scouts. As part of this arrangement the activity centre has a right of access onto the Basingstoke Canal opposite the slipway through the SANG car park at the eastern end of the Basingstoke Canal Loop 1 part of the Wellesley SANG. It is not envisaged that this permissive access will have any material effect on the conclusions of the SANG document.
 - DTE has reviewed the SANG document and is happy with the proposed off-site works with the exception of the Claycart Hill car park. This area is outside of the land within Grainger's lease with access and use of this area to be secured through a S106 agreement.

DTE is seeking to reduce the number of car parking spaces available and remove the picnic tables.

- The Friends of the Aldershot Military Museum has contacted Grainger in respect of the Wellington Monument. The Friends have come up with a number of ideas for restoring the Monument and its setting. Measures have been reviewed to consider what could be incorporated in the SANG delivery strategy. Measures such as rhododendron removal would complement the objectives of the SANG document. SB noted that the BVCP have done a number of small scale projects (mainly tree and rhododendron removal) around the monument in recent years and any attempts to open up vistas around the monument will need to be undertaken gradually due to local concern whenever substantial tree felling is proposed. JT commented that he considered it unlikely that works associated with the monument would require planning permission.
4. It was agreed that all stakeholders will provide written feedback on the documentation by the 9th July 2012. Detailed comments received from the workshop are attached to these minutes as Appendix 1. More substantive, or generic issues are documented below:

Natural England comments: Shadow HRA

- Para 6.25 et seq. Further detail is required to allow impacts of changes in air quality on the European sites to be assessed. MT noted that a good example of the treatment of air quality issues in the context of HRA was Broadmoor Hospital. Natural England will reserve their view on air quality impacts until detailed information is provided.
- Para 6.33. No concerns about hydrology relating to the Basingstoke Canal, although current difficulties with resourcing mean that Cressida Wheelwright has been unable to look at this issue in detail. NF advised that any issues should be identified as soon as possible and forwarded so that they can be addressed in the Surface Water Strategy. **Action MT/SAS as necessary.**
- Natural England agrees with the conclusions of the shadow HRA, subject to the provision on information relating to air quality.

Natural England comments: SANG delivery strategy

- MT questioned whether the SANG delivery document was the management plan that would be used to deliver the proposals on the ground. NF advised that a detailed management plan would be conditioned as part of the consent for Phase 1 of the proposals and that SB had provided costs for preparing this document. SB further advised that plans would probably be drawn up for each SANG area and that BVCP would need to be fully familiar with the sites when preparing these. MT advised that Natural England would normally require a Management Plan as part of the application, but is happy that the SANG delivery strategy contained sufficient information in the way of management intention for it to be sufficient. JT confirmed that RBC was satisfied with the document in this regard. NF highlighted that with the exception of Peak Hill and Ski

Slope Woods SANG all the SANG area would be available for use at the time of first occupation. This was considered a sufficient extent of SANG delivery for Phase 1 by all.

- MT raised concern as to the possible conflict between anglers and dog walkers around Camp Farm Lake. CT asked who would take precedence in the event of a conflict between anglers and SANG users. NF stated that the DIO position is that the angling activities are licensed and should conflict arise the licence will be revoked. SB suggested that identified dog splashes have been successfully used at similar sites. It was agreed that an identified method of conflict resolution should be agreed with DIO and included in the SANG document. **Action: NF**
- MT highlighted that the document did not read as completely certain that BVCP would be responsible for managing the SANG into the future. JT noted that Grainger cannot explicitly identify a service provider for which RBC has the ultimate decision. NF advised that although there was no absolute guarantee, BVCP is the only organisation in the frame and has a track record of successful SANG delivery for RBC. It was agreed that additional wording should be included at para 5.9 to the effect that RBC will consult Natural England as to the appropriateness of the body responsible for SANG management at the time of the S106 negotiations.
- SAS asked for clarification on the interim access arrangements along Knolly's Road. NF noted that this issue still need to be resolved and that confirmation from the Garrison was still outstanding. **Action: NF to chase**
- MT noted the use of volunteers for management was included in the document. SB responded that this was an established method of assisting with management of sites, however the use of volunteers would be dependent on how the project developed. The management plans are not reliant on the use of volunteers and the associated costs reflect this.
- Subject to clarification on the points raised, MT confirmed that Natural England was satisfied with the scope and content of the SANG delivery strategy.

Rushmoor Borough Council comments: Shadow HRA & SANG document

- PH noted that RBC views of the shadow HRA were largely in accord with Natural England and the information on air quality will need updating and reviewing when the results of AQ modelling became available.
- Comments on the SANG document were mostly minor and are listed in the attached appendix.
- PH also drew attention to comments from Tracey Coleman about the need to agree the location of crossing points across highways. NF noted that there was a meeting on Thursday with HCC to discuss highway matters. The SANG document will be updated with meeting agreements.
- JT confirmed his support of the conclusion of PH that the shadow HRA was sound, subject to the provision of the air quality information. Reference was made to the potential of the SANG provision to cover SANG requirements for Hospital Hill, a site that Grainger hope to bring

forward shortly and large enough for a maximum of 40 residential units (likely to be many fewer). NF explained that previous discussions had concluded that so long as the new development was specifically linked to Wellesley through the S106, Natural England had confirmed that it was appropriate to consider the current SANG provision sufficient to meet the requirements of the additional housing. MT confirmed this as the view of Natural England and CT also confirmed that this was the likely view of the RSPB.

Blackwater Valley Countryside Partnership comments

- SB queried why the new entrance to Claycart Hill car park appears to re-use an entrance that has previously been blocked. NF noted that the new entrance provides better visibility than the existing entrance and its location had been agreed by Highway engineers who had reviewed the location on the ground.

RSPB comments

- CT noted that the RSPB were pleased to see that the recreational opportunities within the SANG network had been used to best effect.
- CT considered that the assessment of baseline conditions in the Shadow HRA was limited and requested further information covering details of the visitor surveys undertaken, distribution of Annex 1 species across the relevant parts of the SPA and an assessment of predicted movement patterns.
- CT stated that it is the RSPBs position that for large bespoke schemes an appropriate assessment would be required even where the TBHDF criteria had been met or exceeded. CT considered that the shadow HRA document relied too much on meeting these criteria and lacked the necessary assessment.
- CT requested clarification on the levels of existing military use of the Western Basingstoke Canal Loop and Rushmoor Bottom, in relation to both type and frequency of activities. Information was also sought on the operation of the Claycart car park during Farnborough International Airshow and other military events. **Action: NF to investigate** SB commented that he believed the area was used for car-parking around six times a year. JT commented that permitted development rights would allow the area to be used for up to 28 days a year for parking without the need for planning permission.
- CT queried how secure the provision of the car park at Claycart would be given it falls outside the area secured by Grainger under a 999-year lease. JT noted that a S106 agreement is the only relevant way to secure this land. NF drew attention the commitment from the Secretary of State to sign up to any off-site measures required to deliver the scheme prior to submission.

- CT requested that, to ensure a consistent approach with other schemes the area of open water at Camp Farm Lake be removed from the SANG areas calculations. It was agreed that this would make no difference to the outcome of the scheme and that the final SANG area shown in the documents should exclude the area of open water.
 - CT noted that the RSPB were pleased that closure of Bourley Road had been included in the SANG proposals, although they still consider that the need for and location of the road crossings along Bourley Road are not ideal. It was acknowledged, however, that there was little else that could realistically be done to address this issue. NF noted that discussion with Highways and engineers had resulted in the most appropriate crossings for the locations, which were determined by the need to unite the function of the SANG.
5. The need for appropriate assessment was considered round the table. MT acknowledged the position of the RSPB in relation to bespoke schemes but felt in this case NE would be unlikely to advise that the scheme required appropriate assessment. JT confirmed RBC's position that an appropriate assessment was not required. This reflected the advice from Natural England, RBC's their statutory consultee, that the proposals, inclusive of the SANG and SAMM package, are not likely to have a significant effect on the Thames Basin Heaths SPA or other European sites.
 6. The need for Claycart Hill car park was discussed around the table. All agreed there was a need for a substantial provision for parking. MT considered that a car park of around 20 spaces would be appropriate at this location. Anything smaller risked people seeking out additional car parking space further along, in the SPA. CT agreed with this rationale.
 7. It was agreed that TOR will incorporate the comments into the documents as set out at the meeting and according to the detailed comments to follow. Any changes arising to the document that fell outside the scope of the consultation and subsequent discussions would be notified to all stakeholders as a separate consultation item. MT requested a register of changes in the final document to allow changes to be readily identified. NF agreed, stating that the final document would include a section on consultation, with all consultation responses included as an appendix. An audit of changes would be a natural extension to this appendix.

NF040712

Appendix 1: detailed comments arising

To be supplemented by written responses from all stakeholders by 9th July 2012

Natural England comments

Para 2.7 should be amended to read “ a minimum rate of SANG provision of 8ha per 1,000 population”.

Para 5.5 The population figures from the original citation should be supplemented with up-to-date population information.

Para 6.14 More information should be provided detailing the areas of SANG, excess SANG provided and the effects of discounting on the SANG area provided. The document needs to be more explicit in how these figures have been reached.

RBC comments

PH requested that areas are provided to the loss of SINC and the size of the compensation area are quantified in the SANG document.

PH drew attention to missing SINC information and the mislabelling of the SSSI along side the Basingstoke Canal in figure 1. PH also noted the presence of Puckeridge Heath behind the dog-training centre which is not mentioned in the management section of the Western Basingstoke Canal Loop.

RSPB comments

JD noted that the comments relating to arson frequency and distance from habitation lacked proper references and that the section on impacts of fire was potentially misleading.

Appendix 3
Paper setting out approach
to discounting to allow for existing visitor use

**Wellesley, Aldershot
SANG capacity and provision in relation to the proposed development**

Contents	Page no.
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2. Background: previous mitigation proposals, surveys and agreement	2
3. Methodology for calculation of SANG quantum	3
4. Results and conclusions	5

Tables

- 1. 'Average' Residual SANG based on data from the Geodata Institute Visitor Survey (November 2011)**
- 2. 'Best case' Residual SANG based on data from the Geodata Institute Visitor Survey (November 2011)**
- 3. 'Worst case' Residual SANG based on data from the Geodata Institute Visitor Survey (November 2011)**

1. Introduction

- 1.1 This note calculates the residual capacity of the SANG proposed in relation to the Wellesley development on the basis of the Bracknell Forest model for SANG calculation. It has been prepared to inform a meeting between Grainger and Natural England on 11 January 2012. A range of results are provided to account for various visitor scenarios currently using the site and are drawn from visitor survey data undertaken by Geodata of the University of Southampton in late September/October 2011 (report version 1.0 23 November 2011). The note also provides a comparison of the recent visitor survey work with that carried out by Entec on behalf of Defence Estates in 2005, which formed part of the basis of the existing agreement in principle with Natural England on the quantum of SANG appropriate for the delivery of the Wellesley development. This note seeks to update the information on which the agreement was reached and now seeks Natural England's agreement of the revised figures and approach.

2. Background: previous mitigation proposals, surveys and agreement

- 2.1 In their letter of 23rd December 2008 Natural England set out their agreement in principle to Defence Estate's detailed mitigation proposal for a total area of 124.1 ha for SANG brought forward in relation to a scheme for 4,500 homes. The mitigation proposals consisted of six sites:

Area 1 – Western Basingstoke Canal Loop (46.7 ha)
Area 2 – Rushmoor Bottom (33.4 ha)
Area 3 – Western Basingstoke Canal Loop 2 (19.5 ha)
Area 4 – Camp Farm Lake (11.5 ha)
Area 5 – Ski Slope Woods (6.8 ha)
Area 6 – Peaked Hill (6.3 ha)

- 2.2 The full mitigation package and proposed improvements to the SANG areas were documented in two reports:

- Aldershot Urban Extension: Protection of European Sites – Final Report. Final Report. Defence Estates, 2009.
- Aldershot Urban Extension: Proposals for Suitable Alternative Green Space. Final Report. Defence Estates, 2009.

- 2.3 The mitigation package included a series of capital improvement works to the SANG, including:

- Car park improvement areas
- Improved footpath through woodland
- Bridge
- Waymarker posts
- Improved access points
- New hedgerows, steps, fences, seating, picnic tables

- Improved drainage
- Dog bin
- Habitat improvement
- Canal bridge lighting and signage

2.4 The previous work identified the requirement to maintain access for existing levels of military training (Aldershot Training Area to the west and the Ash/Pirbright Ranges to the east) and the need to enable continued use of the grassland adjoining Claycart Hill car park for car parking during the Farnborough International Airshow. It also sought to address the possibility of uncontrolled heathland fires, the ‘in-combination’ effect on visitor numbers with other developments within the TBH SPA and the decline of the Basingstoke Canal SSSI.

2.5 The current proposals comprise the same six SANGs, with slight modifications to their boundaries (and therefore areas) reflecting the detail of the 999-year lease agreement between Grainger and the MoD:

- Site 1 - Rushmoor Bottom – 34.6 ha
- Site 2 - Western Basingstoke Canal Loop 1 – 35.2 ha
- Site 3 - Western Basingstoke Canal Loop 2 – 11.5 ha
- Site 4 - Camp Farm Lake – 15.0 ha
- Site 5 - Ski Slope Woods – 7.7 ha
- Site 6 - Peaked Hill – 5.2 ha

2.6 In addition to the detail of the SANG proposals, the agreement reached with Natural England in December 2008 drew on a visitor survey carried out by Entec in 2005, to establish the existing visitor use of the SANG sites. This information was used to calculate the total quantum of SANG required, discounted appropriately to reflect existing visitor pressures. This work has now been updated with a survey carried out by Geodata during September and October 2011 which was undertaken to establish whether the results of the 2005 survey were still representative of the use of the sites, as well as to provide up to date data for input into methods for deriving an appropriate quantum of SANG (see below). The survey comprised two elements:

- interviews of visitors using the potential SANG sites
- visitor counts to record all users observed at each survey point

2.7 The results found there to be no significant difference in the use of the sites between September/October 2011 and 2005.

3. Methodology for calculation of SANG quantum

3.1 Bracknell Forest Council has developed a formula for calculating the provision of SANG, to take into account the existing visitor use of the site. This has become an established approach, and has been recommended by Natural England as the basis on which the quantum of SANG required to

mitigate the proposals for the Wellesley development on the TBH SPA should be calculated.

- 3.2 Bracknell Forest Council’s Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document Appendices (Consultation Draft) (September 2011) advises that when calculating the provision of SANG, proposals must take into account the existing visitor use of the site:

*‘The overall carrying capacity of each site can be calculated with reference to the 8ha/1000 standard set out in the Thames Basin Heaths Delivery Framework. For example, a new 8ha site would mitigate for 1000 new residents. However, as demonstrated by the visitor surveys, **all of the potential SANGs have a level of existing visitor use. The actual mitigation capacity of each site is the difference between the overall carrying capacity (based upon the 8ha/1000 standard) and the current visitor use. (32)**’*

- 3.3 Table 5 of the SPD appendices demonstrates how to calculate the residual area of SANG capacity available, taking into account existing visitor numbers:

Open Space (SANG)	Total visits per year to open space	Equivalent no. of visitors (rounded) ¹	Estimated area	Capacity to mitigate (persons) (8ha/1000)	Mitigation Capacity (rounded) ²	Residual area of SANG capacity available (ha) (estimated)
Example SANG	116,000	691	22.3	2,788	2,097	16.78ha

1. The number of visitors using the open space was calculated by dividing the number of visits to the site, by the average number of visits made by users per year. This methodology has been approved by Natural England.

2. Estimated capacity to mitigate minus no. of visitors per annum.

- 3.4 When calculating the area of a SANG Bracknell Forest Council’s policy highlights that any relevant open space of public value (OSPV) should be discounted (4.3 ha of OSPV per 1,000 people) (Bracknell Thames Basin Heaths SPA A&M SPD (Consultation Draft) (September 2011). This is because open land to avoid and mitigate adverse impacts on habitat protected by the SPA designation is not the same as open space provision to meet recreational needs. Each serves a different purpose and is defined as such. Hence the capacity of the SANG is based on 8ha/1000 persons after discounting any relevant OSPV as set out in Appendix 4 of the Bracknell TBH SPA A&M SPD.

- 3.5 The Bracknell Forest Council calculation has been used to calculate the quantum of SANG required to mitigate the proposals of the Wellesley development on the Thames Basin Heaths SPA. To ensure that the visitor survey information obtained for the SANGs is as representative as possible, it has been stress tested to work not only with average data, but also the most

conservative and most generous data parameters to provide a 'worst' and 'best' case scenario in an attempt to place confidence limits on the average.

- 3.6 Using the survey data from the Geodata 2011 Visitor Survey (version 1.0 23 November 2011) the average number of visits in total was determined, using Table 4-10: Regularity of visits to the site, as follows:

$$A_v = (6.5*90 + 4.5*44 + 2.5*80 + 1*81 + 0.5*31 + 0.25*42 + 0.05*69)/(90 + 44 + 80 + 81 + 31 + 42 + 69) = 2.502 \text{ (to 3 s.f)}$$

The top line of this expression is the sum of the middle number of visits in each bracket multiplied by the number of people in that bracket e.g. the first figure 6.5*90 is simply the middle value of '6-7 times a week' multiplied by the number of people who responded to this category. For the 'less often' category it is assumed that visitors visit the park once every six months. Those individuals who responded 'don't know' were not included in the statistics. This gives an average of 2.5 visits per week per visitor, or put another way, each existing user is expected to visit the SANG on 130 days a year. To provide a 'best case' and 'worst case' scenario the group in table 4-10 above the average (4.5 times a week) and the group below the average (1 time a week) were used in the same way to calculate an estimate of existing visitor use either side of the average.

- 3.7 The average existing visit data was combined with the survey visitor counts to establish the number of individuals who visited the site. It assumes that the same proportions of visit frequency are relevant to those visitors who were observed, but for whom no interviews were carried out. Following the Bracknell methodology (see above), the number of visitors using the SANG was calculated by dividing the number of visits to the site, by the average number of visits made by users per year.
- 3.8 In order to relate the data to the forecasted additional number of people created by the Wellesley development, Rushmoor Borough Council has advised an average occupancy rate of 2.4 people per dwelling.
- 3.9 Please refer to tables 1, 2 and 3 for the complete calculations.

4. Results and conclusions

- 4.1 Based on the average of 2.5 visits per week (see table 1) the following headline figures are relevant:

Residual capacity in hectares – 101.9 ha

Residual capacity in relation to persons – 12,737.5 persons

Residual capacity in relation to dwellings – 5,307.9 dwellings

- 4.2 The results clearly demonstrate that the current provision of SANG for the AUE is more than adequate to accommodate the future development proposals.
- 4.3 To ensure greater accuracy, and accommodate any possible anomalies in the data, a range of visits per week were taken into account. The ‘best case’ (see table 2) scenario was based on a 4.5 visits per week average and represents the lower end of the spectrum in terms of the number of individuals visiting the site. The following are the headline figures:

Residual capacity in hectares – 105.1 ha

Residual capacity in relation to persons – 13,137.5 persons

Residual capacity in relation to dwellings – 5,474.0 dwellings

- 4.4 As expected the figures demonstrate that the current provision is more than adequate for this level of individuals visiting the sites.
- 4.5 The key test is the ‘worst case’ (see table 3) scenario, which was based on a 1 visit per week average and represents the higher end of the spectrum in terms of the number of individuals visiting the site. The following are the headline figures:

Residual capacity in hectares – 90.9 ha

Residual capacity in relation to persons – 1,1362.5 persons

Residual capacity in relation to dwellings – 4,734.4 dwellings

- 4.6 Taking into account the range of the results and the up to date visitor information, these results provide a robust basis for the current provision of SANGs in relation to the AUE. The outline application is expected to seek consent for 3,850 dwellings, which at the Thames Basin Heaths Delivery Framework standard of 8 hectares per 1000 people, would require a total of 73.92 hectares of SANG to mitigate. The discounted areas calculated above show that regardless of the assumptions used, all scenarios provide an excess of SANG relative to the requirements of the new development.

Appendix 4
Procedure for the control
of Japanese Knotweed

Appendix 4

Treatment programme for Japanese Knotweed Stands identified across the Wellesley SANG

Extracted from Scion Estates Ltd, Aldershot Urban Extension: Japanese Knotweed Management Plan. January 2012 with slight modifications

Management Prescription

The stands of knotweed will be subjected to a rigorous programme of herbicide treatments using a proprietary herbicide containing the active ingredient glyphosate such as Roundup ProBiactive or Gallup HiActive.

This programme will be in place from May through to October (i.e. all the time that the knotweed is actively growing).

This programme of treatments will need to remain in place for at least three seasons before we can expect the re-growth to stop. Even at this stage the rhizomes can remain dormant and viable in the soil for many more years and may then re-grow if the soil is subsequently disturbed.

During the growing season, the areas will be inspected monthly and the knotweed re-sprayed each time the re-growth reaches five leaf stage. Typically, four applications will be required during each season with the applications carried out in May, July, August and October.

If growing conditions require additional treatments then these will be carried out as required.

It is recommended that an area is fenced around the stand of Japanese knotweed incorporating a 7m radius of the visible stand until treatment has successfully concluded.

Experience

All operators must hold the necessary NPTC certificates of competence in the application of pesticides.

All treatments carried out will be in accordance with the guidance given in the Environment Agency document entitled *The knotweed code of practice - Managing Japanese knotweed on development sites*, a copy of which is available from the EA website.

Appendix 5
Agreed minutes of meeting:
Aldershot Garrison Angling Club (AGAC)/ Grainger plc

AGAC/Grainger/DIO DRAFT Minutes of meeting

Date: 10th July 2012
Location: Smith Dorrien, Aldershot
Attended by: Dave Ashburner (DA) – AGAC Chairman
Mark Fox (MF) – AGAC Fisheries Officer
Michael Russell (MR) - DIO
Alan Chitson (AC) – Grainger plc
Nicola French (NF) - Terence O'Rourke Ltd

1. NF introduced the meeting and provided a brief overview on project progress. A hybrid planning application will be submitted in the late summer, comprising an outline application for 3850 houses and associated infrastructure, together with a detailed application for Phase 1. Given the time needed to consent the project, and to negotiate the S106 agreement, it was anticipated that the 1st works would occur in late 2013. The first phase of SANG (Suitable Alternative Natural Greenspace) provision, which will include Camp Farm Lake, will commence in parallel with the first works.

The SANG is required to mitigate a potential increase in recreational pressures that would otherwise be likely to accrue to the Bourley & Long Valley SSSI, part of the Thames Basin Heaths Special Protection Area (SPA), which is a European nature conservation designation. The land will be transferred to Grainger under a 999-year lease, for the purpose of using and managing as SANG, with the MoD retaining the freehold. The licence under which AGAC fish the lakes will remain with DIO, with Grainger's lease explicit that the MoD retain the right to fish. Nonetheless, the terms of the lease enable Camp Farm Lake to be used as part of the SANG provision, so there is a need to reconcile the two uses to ensure that they are consistent with one another.

The strength of the legislation protecting the Thames Basin Heaths SPA is such that Grainger has undertaken a round of informal consultation prior to submission of the planning application to ensure that all key stakeholders are satisfied with the proposals in principle. This consultation process has recently ended and has been very positive and constructive. One of the few concerns that was raised however, was the potential for conflict between SANG users and AGAC use of Camp Farm Lakes. The main objectives of the meeting are therefore to:

- provide information to AGAC on the proposals for Camp Farm Lakes (known as Chalk Farm and Hill Lake and Ash Lock Pond to AGAC) in relation to the Wellesley development and associated SANG proposals
- consider the extent of compatibility of continuing use of the lakes by AGAC with future SANG function

- consider mechanisms for the resolution of conflict in the instance that they arise
 - establish actions needed to ensure a constructive way forward for both the time up to the point of submission of a planning application for Wellesley, and thereafter, as part of Phase 1 of SANG implementation.
2. DA and MF both welcomed the opportunity to talk to Grainger and provided reassurance that historically, AGAC have had only 2 or 3 incidences of a clash between a fisherman and a member of the public, over a history of more than 40 years. In all instances, this was a consequence of failure to clean up after dog fouling rather than dogs swimming in close proximity to an actively fished swim. However, it was recognised that with a potentially very significant increase in the public use of the site, the potential for conflict was possible, and it is important to proactively manage potential issues. Experience of AGAC on Hawley Lake suggest possible flash points as dogs running in and out of the water, dogs being allowed to foul footways and the possibility of members of the public using the water's edge for late night parties.
 3. NF explained the detailed proposals for Camp Farm Lakes. These would include a new car park at the entrance to the site to accommodate 15 vehicles, a new picnic area in the glade away from the lake, circular walks around and between the lakes and a new entrance in the south eastern corner, onto Camp Farm Road. Dog bins would be provided at the new entrance and within the car park. Way marker and finger posts would be used to identify routes around the lakes, with interpretation boards at the 2 main entrances. New signage would be needed across the site. The Blackwater Valley Countryside Partnership is likely to be responsible for the implementation and long-term management of the SANG and will employ 2 personnel on-site to undertake and oversee all capital and management works, and to liaise with the public and warden as appropriate.
 4. DA & MF welcomed the proposals and considered that they were all entirely consistent with AGAC use of the lake, and indeed, would benefit the club in many ways. Furthermore, it is clear that the club use of the site also stands to facilitate its function as a SANG. The following points were established:
 - All signage across the site to be reviewed jointly between BVCP as the managing body and AGAC to ensure that all interests were represented appropriately. AGAC has no problem with removing the onerous restrictions currently evident across the site, but has asked that signage should emphasise the need to clean up after dog fouling. AGAC also requested 1 restriction: that dogs should be kept on leads in the small narrow footpath that runs between the main lake and the stock pond on to the point where it joins the main circular route, and that cyclists should not use this path. Otherwise AGAC is satisfied that the provisions of the SANG strategy are consistent with angling use of the site. NF agreed that this was appropriate, as long as the remainder of the footpath (the large majority) remains unrestricted. AGAC agreed that this would be appropriate from their perspective.

- All life belts and emergency equipment will continue to be managed by AGAC, who will ensure that it is sufficient in quantum and maintained at an appropriate standard to be adequate cover for the increased use of the site.
 - AGAC to retain a key to the gate by the new car park to allow AGAC members the ability to drive in to the small AGAC carpark just within the site. The entrance will be shared by SANG users, but is a rough track so vehicle speeds are very low. Furthermore, intensity of use is low, with 4 anglers typically present at the busiest times.
 - AGAC to retain 2 small sheds on site for equipment storage.
 - AGAC to retain responsibility for maintaining a clear overflow pipe network and ditch clearance, to ensure that the spring-fed lakes do not flood.
 - AGAC will continue to undertake maintenance operations within the lakes, and minor branch pruning/trimming operations alongside the lake and access track to facilitate their use of the site. In all instances, the BVCP will be notified of all intended works beforehand, which full details and a risk assessment included. BVCP to work with AGAC in ensuring that the approval of works is dealt with efficiently.
 - AGAC has a comprehensive team of 8-10 bailiffs, headed up by a Head Bailiff who reports to MF. The bailiffs regularly patrol the site to check permits, litter pick and ensure that anglers comply with AGAC rules. It was agreed that the bailiff team would be an important interface between the public, AGAC and BVCP. DA welcomed the fact that bailiffs would have an immediate point of contact in the instance that there was a problem between an angler and a member of the public, and also highlighted that bailiffs would work with BVCP to maintain the site, identify damage, wear & tear, and report any maintenance issues as soon as they occurred. It was agreed that in working together, the AGAC bailiffs and BVCP have the basis for a very constructive relationship.
5. It was agreed that with proactive management, the potential for actual conflict between anglers and SANG users can be minimised, with the following actions identified as required on both sides:
- AGAC to prepare a code of conduct for circulation to all members, reminding them that the site is a shared facility and the need to deal politely with a member of the public in the instance that a conflict does arise.
 - NF to speak to AGAC AGM in the early new year to introduce the proposals to members, and outline collective responsibilities.
 - BVCP to ensure that SANG users are aware that the site is a shared facility and that full respect for anglers is required.
 - AGAC to consider installing a notice board within the SANG user car park to communicate current events/current bird or wildlife sightings to SANG users.
6. In a situation where a conflict did arise, the anglers first recourse would be to the patrolling bailiff of the time. The bailiff will carry numbers for the BVCP team who would be called upon if the bailiff was unable to diffuse the situation. Likewise, in the instance that a SANG user lodged a complaint about

an angler to a BVCP warden, contact with DA or MF would come through bailiffs on the ground, as appropriate. Ultimately, the DIO would be required to arbitrate in relation to the licence agreement held by AGAC, but the likelihood of a dispute escalating to this extent was considered extremely small.

7. Finally, the existing licence was discussed and found to be a very dated document with a lot of obsolete provisions, renewable on an annual basis and terminable at very short notice. This will be subject to wholesale review as soon as the need for Camp Farm Lakes is confirmed through consent of the scheme, with the full division of BVCP/AGAC responsibilities clearly set out within it.

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Appendix 6
Blackwater Valley Countryside Partnership (BVCP)
costings of SANG package



Wellesley Woods

Costings for Aldershot Urban Extension SANGS
Updated 30.11.12





Interpretation sign



Entrance sign



Entrance feature



Entrance board



Wheelchair trail



Walking event - midday stop



Woodland skills with volunteer group



Bound surface track, suitable for wheelchairs



Volunteers constructing viewing screen



Viewing screen



Community bench



Bench detail

Costs are for work outlined in the Draft *Strategy for Delivery of Suitable Alternative Natural Greenspace (SANG)* dated June 2012.

The proposal is to use a 2 person team to deliver the bulk of jobs in site clearance, setting out and establishment of routes, design work, installation of furniture and overseeing contracts where required.

The team would then be responsible for maintenance and maximising usage and awareness of the SANG & SPA issues at an early stage through volunteer projects, guided walks etc.

Capital costs have been calculated for setting up each site and averaged over the delivery period for each work list to give a cost per year. (Tables 1-7).

Revenue costs for staff and other non site charges have been calculated assuming staff are employed from day one with other charges assuming to steadily increase as work is implemented over the 10 year set up period (Tables 8 and 9).

Table 9 shows total annual costs including an allowance for contingency and administration.

Cost for highway related work (pedestrian crossings, barriers across roads, yellow lines etc) are not included. Nor do they take account of inflation.

Costs are based on the assumption sites will be passed to BVCP in condition safe to start “estate” type work. Buildings, structures and old rubbish dumps on site will have been removed or made safe. Grainger will remain responsible for making safe any hazards that are currently hidden but may become apparent during work e.g. buried hazardous wastes.

Notes

- 1 BVCP is a not for profit organisation, income from administration fees will be used to support environmental improvements throughout the Blackwater Valley.

Table 1. SANG 1 Rushmoor Bottom

Ref	Item	Cost £
SCP 1 +	Car parks	18,625
H1 1-4	Habitat improvement works; surveys, tree thinning, glade creation, removal of fence, litter, hazardous trees. Reinstate stream & pond	18,650
	Entrance features	21,000
	Waymarkers	1,800
	Finger posts	1,900
	Interpretation boards & signage	11,000
	Bins	2,000
	Timber plank bridges	4,000
P 1-5	Pedestrian access point	7,000
	Footpath improvements	35,075
	Security fencing	23,000
	Total	144,050

Notes:

1. Includes provisional amount for second car park.
2. Work list A and B averages at £20,579 p.a. over 7 year period 2013-2020.
3. Annualised replacement of assets is £3,075

Table 2. SANG 2 Canal Loop 1

Ref	Item	Cost £
SCP 2	Car parks	3,450
H1 5-17	Habitat improvement works, surveys, tree thinning glade creation, scrub clearance, removal of fence, litter, hazardous trees.	13,300
	Entrance features	12,000
	Waymarkers	1,575
	Finger posts	1,300
	Interpretation boards & signage	18,000
	Bins	2,000
	Plank bridges	7,000
P 6-7	Access point improvements	5,000
	Footpath improvements	20,750
	Wheelchair route *	137,550
	Dog proof fences	75,250
V 1-8	View points, benches, picnic tables	6,750
	Total	303,925

Notes:

1. Wheelchair route yet to be detailed, costs assume bound surface path of 1.3km
2. Cost for upgrade of towpath not included, to be agreed with Basingstoke Canal Authority.
3. Work list A and B averages at £43,418 p.a. over 7 year period 2013-2020.
4. Annualised replacement of assets is £18,820.

Table 3. SANG 3 Canal loop 2

Ref	Item	Cost £
HI 18-20	Habitat improvement works, surveys, fence removal tree thinning glade creation grassland improvement, tree planting, removal of fence, litter, hazardous trees.	12,900
	Waymarkers	750
	Finger posts	500
	Interpretation boards & signage	4,500
	Bins	2,000
P 8-9	Pedestrian access point improvements	16,000
	Footpath improvements	53,500
	Fencing	5,600
V 1-8	View points	500
	Safety works- not costed. Site to be made safe prior to work by BVCP	0
	Total	96,250

Notes:

1. Cost for upgrade of towpath not included, yet to be agreed with Basingstoke Canal Authority.
2. Work list A and B averages at £13,750 p.a. over 7 year period 2013-2020.
3. Annualised replacement of assets is £5.210.

Table 4. SANG 4 Camp Farm Lake

Ref	Item	Cost £
SCP 4	Car parks	7,600
H1 21-23	Habitat improvement works; grassland restoration, ditch works, removal of fence, litter, hazardous trees	7,000
	Entrance features	6,000
	Waymarkers	975
	Finger posts	800
	Interpretation boards & signage	4,500
	Bins	800
P 10-11	Pedestrian access point improvements	13,000
	Footpath improvements	43,650
	Fencing	20,250
V 1-8	View points, benches,	250
EIA 1-2	Environmental improvement areas; glade clearance drainage, signage benches & picnic tables	9,050
	Total	113,875

Notes:

1. Work list A and B averages at £16 268 p.a. over 7 year period 2013-2020.
2. Annualised replacement of assets is £4,903.

Table 5. SANG 5 Thorn Hill - Ski slope

Ref	Item	Cost £
H1 24-29	Habitat improvement works, tree safety grassland restoration, tree thinning, removal of fence, litter, hazardous trees.	10,050
	Entrance features	18,000
	Waymarkers	1,125
	Finger posts	800
	Interpretation boards & signage	10,500
	Bins	2,000
P 12-17	Access point improvements	10,000
	Footpath improvements	6,235
	Dog proof fences	15,000
EIA 3	Environmental improvement areas, fence removal steps, tree planting benches	2,000
	Total	75,710

Notes:

1. Does not include cost for removing old tennis court, tarmac and associated fencing and walls, to be done prior to BVCP starting work.
2. Work list D averages at £37,855 p.a. over 2 year period 2020-2022.
3. Annualised replacement of assets is £4,148.

Table 6. SANG 6 Peaked Hill

Ref	Item	Cost £
H1 30-33	Habitat improvement works, tree safety grassland & heather restoration, bramble clearance, tree thinning, removal of litter, hazardous trees	2,700
	Entrance features	12,000
	Waymarkers	750
	Finger posts	600
	Interpretation boards & signage	9,000
	Bins	1,200
P 17-20	Access point improvements	5,000
	Footpath improvements	5,285
	Steps	10,000
	Total	48,285

Notes:

1. Work list C averages at £37,855 p.a. over 2 year period 2014-2016.
2. Annualised replacement of assets is £2,881.

Table 7. Off site works

Ref	Item	Cost £
OW 1	Renew bridge planking. Tie into tow path and ramp to new footpath	6,900
OW 2	Install locked barrier at SPA access points opposite Eelmoor bridge, fencing & hedge planting	9,775
OW 3	Claycart Car Park Reconfigure, close existing entrance 18 spaces car park with MOT type sub base Restore 2 ha compacted earth to grassland, 3 picnic tables, bin and 2 interpretation boards	48,913
OW 4	Install locked barrier at top of Rushmoor Rd with fencing	10,750
OW 5	Install locked barrier at Claycart Bridge	9,200
OW 6	Install locked barrier at bottom of Rushmoor Rd with fencing	11,500
	Total	97,038

Notes:

4. Work list B averages at £16,173 p.a. over 6 year period 2014-2020.
5. Annualised replacement of assets is £5,537.

Table 8. Staff costs

Items	Quantity	Unit costs	Repeat period	Annualised costs
Visitor / education officer inc vehicles, equipment & on-costs	1	42,000	1	42,000
Ranger inc vehicles, equipment & on-costs	1	42,000	1	42,000

Table 9. Annual costs

Items	Quantity	Unit costs	Repeat period	Annualised costs
Annualised replacement of assets	1	39,036	1	39,036
Visitor counters	7	100	1	700
Empty bins	25	1,000	1	25,000
Ecological surveys	1	6,000	5	1,200
Visitor surveys	1	10,000	5	2,000
Tree safety	1	4,000	1	4,000
Contractors & contingency	1	5,000	1	5,000
Biodiversity & community projects	1	1,000	1	1,000
Waste disposal	5	400	1	2,000
Ecological management plan	1	7,500	10	750
Information leaflet	1	4,000	5	800
Total				81,486

Annual costs estimated to rise equally during 10 year set up period i.e. at £8,149 p.a. reaching £81,486 in year 11.

Table 10. Costs per annum,

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-17	2019-20	2020-21	2021-22	2022-23	2023 onward
SANG 1	20,579	20,579	20,579	20,579	20,579	20,579	20,579				
SANG 2	43,418	43,418	43,418	43,418	43,418	43,418	43,418				
SANG 3	13,750	13,750	13,750	13,750	13,750	13,750	13,750				
SANG 4	16,268	16,268	16,268	16,268	16,268	16,268	16,268				
SANG 5		37,855	37,855								
SANG 6									24,143	24,143	
Offsite		16,173	16,173	16,173	16,173	16,173	16,173				
Staff costs	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000
Annual costs	0	8,149	16,297	24,446	32,594	40,743	48,892	57,040	65,189	73,337	81,486
Sub total	178,014	240,191	248,339	218,633	226,782	234,930	243,079	165,183	173,331	157,337	165,486
Contingency & Admin @ 20%	35,603	48,038	49,668	43,727	45,356	46,986	48,616	33,037	34,666	31,467	33,097
Total annual cost	213,617	288,229	298,007	262,360	272,138	281,916	291,695	198,219	207,998	188,805	198,583

Appendix 1 – Works schedule
SANG 1: Rushmoor Bottom

Works type	Code	Description
Car park improvements	SCP1	12 bays to be provided in location of existing car park. Bays to be configured correctly and surface to be upgraded to an MOT type sub base with a timber edge.
Habitat improvements	HI1	Tree removal in moribund beech plantation adjacent to car park to establish area as safe for public use. Bat surveys to date have not identified roosts in these trees, but survey work must be updated prior to felling due to high potential of trees for bats.
	HI2	Clear windblown trees to make the trail through this area easier to follow. Undertake selective thinning to open up the canopy.
	HI3	Undertake an area of habitat restoration to establish a heathy glade within the woodland. Fell trees and scarify soils to encourage natural regeneration from the seed bank and/or use seeds harvested from the local heathlands. Restore stream course where piped and consider pond
	HI4	Thinning throughout birch plantation. Undertake selective thinning to open up canopy, bringing more light to woodland floor and encouraging floral diversity. Leave some standing dead wood away from established footpaths and created habitat piles with cleared timber to benefit invertebrates and other fauna. Continue this management to the northern edge of site.
Entrance features		Wooden entrance features installed at main entrance points to SANG
Waymarker posts		19 x 1m timber waymarker posts to be installed to guide walkers though woodland. These will use a system of coloured discs to indicate the way.
Finger posts		16 x 3m timber finger posts to be installed to give direction and destination information.
Interpretation boards		4 x bespoke interpretation boards, providing information on routes through the woodland and linkages to other footpaths, military history and ecology of the area.
Dog bin		4 x dog bins to be installed at main access points.
Timber plank bridges		At least 1 small timber plank bridge to be installed across drainage ditch.
Pedestrian access points	P1	New access off Farnborough Road, signing users into SANG with finger posts and interpretation board.
	P2	New access from car park into woodland, incorporating finger posts and interpretation board.
	P3	New access from playing fields into woodland, incorporating finger posts and interpretation board.
	P4	Access point to be clearly marked using finger posts. Formal crossing to be provided by others
	P5	Access point to be clearly marked using finger posts. Formal crossing to be provided by others
Footpath improvements		Following any vegetation clearance required to open up trails, surfacing, and drainage works will be undertaken where soils are at risk of erosion (estimated c 10% of total length).. New routes to link into SANG 1 through playing fields and along boundary with Farnborough Road.
Fencing		2m chain link fence to be installed along Western edge of SANG

SANG 2: Western Basingstoke Canal Loop 1

Works type	Code	Description
Car park improvements Habitat improvements	SCP2	<ul style="list-style-type: none"> 3 DDA compliant parking bays to be provided with surface upgraded to an MOT type sub base.
	HI5	<ul style="list-style-type: none"> Thin dense birch scrub and remove wind blown trees to open up canopy and allow more light to woodland floor. Leave some standing dead wood away from footpath as invertebrate habitat. Create habitat piles with cleared timber to benefit invertebrates and other fauna.
	HI6	<ul style="list-style-type: none"> Remove redundant tree guards from recently planted trees. Undertake sensitive thinning of scrub around the perimeter of Claycart flash to enhance the marginal fringe and prevent further encroachment, but leave some timber overhanging the water. Create habitat piles using wood removed. Manage invasive species if found.
	HI8	<ul style="list-style-type: none"> Thin trees to improve age and structure of the woodland and to encourage greater floral diversity on woodland floor. Undertake thinning on a rotational basis, thinning a particular compartment each winter.
	HI9	<ul style="list-style-type: none"> Create acid grassland habitat on left hand side of drive into new Claycart carpark. Through breaking up and scarifying existing ground and allowing to colonise
	HI10	<ul style="list-style-type: none"> See off-site measures
	HI11	<ul style="list-style-type: none"> Implement sensitive management on south side of canal to thin scrub and allow development of marginal herbaceous vegetation. Implement a rotational coppice regime, harvesting one patch from the south bank each year and recoppicing at 7-10 year intervals. Undertake litter clearance from canal towpath.
	HI12, HI13, HI14	<ul style="list-style-type: none"> Undertake heavy winter thinning over 3-year period to ensure area close the new footpath is safe for public use. Thinning to prioritise coniferous trees and some birch. Trip hazards to be removed. Retain some non-intervention areas to act as quiet refuges for wildlife.
	HI15	<ul style="list-style-type: none"> Scrub management to be undertaken along new path to facilitate pedestrian access to Rushmoor Flash. Trees to be removed from the south-facing bank of the flash to create improved marginal fringe habitat. Some timber to be left overhanging the water to provide habitat for aquatic fauna. Small, simple hide to be constructed at back of pond, with trees cleared as required to allow placement and to ensure view. Manage invasive species if found. Thin discrete areas within SSSI plantation to create open glades. Thinning should prioritise the removal of conifer trees and some birch and should thin out along existing paths to improve the sense of safety for users.
	HI16	<ul style="list-style-type: none"> Remove scrub that is encroaching first flash. Manage invasive species if found. Undertake thinning and remove wind-blown trees, opening up the canopy, bringing more light to the woodland floor, and enhancing the floral diversity. Combine with partial removal of bramble. Ensure that some deadwood is left standing away from the footpath.

		<ul style="list-style-type: none"> • Create habitat piles away from the trail and flashes to benefit invertebrates and other fauna.
	HI17	<ul style="list-style-type: none"> • Undertake thinning and remove wind-blown trees in order to open up the canopy, bringing more light to woodland floor and encouraging floral diversity. Combine this with partial removal of bramble. • Ensure that some deadwood is left standing but away from footpath. • Create habitat piles away from the trail and flashes to provide invertebrate habitat and habitat for other fauna. • Ensure that the large dangerous tree near proposed footpath is removed, and when undertaking habitat management, be mindful of need to create a safe and attractive route through the woodland. • Improve wetland area by removing encroaching scrub.
Entrance features		Wooden entrance features installed at main entrance points to SANG
Waymarker posts		21 x 1m timber waymarker posts to be installed to guide walkers through woodland. These will use a system of coloured discs to indicate the way.
Finger posts		10 x 3m timber finger posts to be installed to give direction and destination information.
Interpretation boards		10 x bespoke interpretation boards, providing information on routes through the woodland and linkages to other footpaths, military history and ecology of the area.
Dog bin		4 x dog bins to be installed at main access points.
Timber plank bridges		At least 7 small timber plank bridge to be installed across drainage ditches.
Pedestrian access points	P6	Access point to tie in with existing break in the mounding and vegetation off the main road and the ramp created for the temporary bridge installation with Farnborough air-show. Access point to be strongly linked to the restoration of the pedestrian crossing of Eelmoor Bridge and heavily signed to encourage users to remain on SANG footpaths.
	P7	Improve access to the woodland west of Claycart Hill car park by breaking through existing mounding and levelling a route through the trees.
Footpath improvements		Following any vegetation clearance required to open up trails, surfacing, and drainage works will be undertaken where soils are at risk of erosion (estimated c 20% of total length).
Fencing		Post & rail fence to be erected along woodland edge adjacent to Fleet Road. Fence to be wired to prevent dog access onto road.
Viewpoint improvements	1	Provide a viewpoint across airfield, ramp and bench north of canal
	2	Install a timber bench on north side of canal
	3	Install seating created on top of 3 existing pairs in concrete pillars adjacent to the canal side.
	4	Install timber seating and interpretation board by canal flash. Combine with vegetation clearance as necessary.
	5	Install a timber bench and updated interpretation board on north side of the canal overlooking the flash.
	6	See off site works for Claycart car park.
	7	Install a timber bench on north side of canal.
	8	Re-grade a route to top of bank and construct bird viewing screen and timber bench.
	9	Provide new timber bench at new entry point into woodland.

SANG 3: Western Basingstoke Canal Loop 2

Works type	Code	Description
Habitat improvements	HI18	<ul style="list-style-type: none"> Completely remove fence from this part of site Open up edges to encourage people to walk through Undertake thinning to encourage greater floral diversity and to improve user sense of safety.
	HI19	<ul style="list-style-type: none"> Undertake aftercare of recently planted trees. Remove fence Reduce bramble to reclaim towpath edge and allow access though the SANG. Undertake some thinning of birch and sycamore to encourage greater floral diversity. Create habitat piles from cleared timber. Maintain some standing wood away from footpaths. Remove wind blown trees as necessary to ensure site safety. Maintain existing stands of holly, thinning as required to improve sense of safety with views through to the tow path. Thin woody vegetation along northern boundary of site to improve sense of safety, allowing views of buildings.
	HI20	<ul style="list-style-type: none"> New native woodland planting to screen new, heavily fortified MoD bridge crossing canal at this point.
Waymarker posts Finger posts		<p>5 x 1m timber waymarker posts to be installed to guide walkers though woodland. These will use a system of coloured discs to indicate the way.</p> <p>1 x 3m timber finger posts to be installed to give direction and destination information.</p>
Interpretation boards		3 x bespoke interpretation boards, providing information on routes through the woodland and linkages to other footpaths, military history and ecology of the area.
Dog bin		4 x dog bins to be installed at main access points.
Pedestrian access points	P8	Improve access from road bridge down to the canal side.
	P9	Clear vegetation, break through bund and level surface to allow access through the woodlands to the canal side.
Footpath improvements		<p>Cut new footpath through woodland to north of canal to diversify recreational experience. Following any vegetation clearance required to open up trails, surfacing and drainage works will be undertaken where soils are at risk of erosion (estimated c 25% of total length).</p> <p>(Upgrades of the towpath in consultation with BCA not yet costed)</p>
Fencing		Install post and rail fence along northern edge of SANG, wired appropriately to ensure that it is impenetrable to dogs.
Viewpoint improvements	1 & 2	New timber benches to be installed next to canal.
Safety works		All holes to be grated and made safe. The new footpath should be routed away from holes.

SANG 4: Camp Farm Lake

Works type	Code	Description
Car park improvements	SCP4	<ul style="list-style-type: none"> 13 standard parking bays to be provided in parking area just off road. Surface to be upgraded to an MOT type sub base with a timber edge.
Habitat improvements	HI21	<ul style="list-style-type: none"> Following improvement of car park, restore adjacent area by scarifying the surface and re-seeding with a suitable wild flower and grass mix of local provenance. Use temporary fencing of area to ensure SANG users do not trample seeded area whilst establishing.
	HI22	<ul style="list-style-type: none"> Remove area of existing amenity grassland and follow management as described above for restoring grassland around car park.
	HI23	<ul style="list-style-type: none"> Improve the dyke that runs parallel to the road by removing scrub along its edges and built up leaf litter and sediment. Undertake management during winter. Undertake tree thinning to enhance floral diversity and to improve the sense of safety for pedestrian users. Remove existing barbed wire fence where present
Entrance features		Wooden entrance features installed at main entrance points to SANG
Waymarker posts		8 x 1m timber waymarker posts to be installed to guide walkers through woodland. These will use a system of coloured discs to indicate the way.
Finger posts		8 x 3m timber finger posts to be installed to give direction and destination information.
Interpretation boards		2 x bespoke interpretation boards, providing information on routes through the woodland and linkages to other footpaths, military history and ecology of the area.
Dog bin		2 x dog bins to be installed at main access points.
Pedestrian access points	P10	Install land drain at point where ground can become water logged
	P11	Remove existing Heras fencing. Clear vegetation and re-grade to the road edge at the point where the road narrows.
Footpath improvements		Establish new footpath along ride through woodland to link footpath and picnic area (EIA2). Following any vegetation clearance required to open up trails, surfacing and drainage works will be undertaken where soils are at risk of erosion (estimated c 30% of total length).
Fencing		<ul style="list-style-type: none"> Maintain existing fence Erect new post and rail fence, wired to prevent dogs pushing through, around periphery of site where adjacent to roads, as necessary.
Viewpoint improvements	2	Position new timber bench at a point allowing views across the lake to the north. Cut back vegetation and level ground as appropriate.
Environmental Improvement Areas	EIA1	<ul style="list-style-type: none"> Screen existing housing estate using mix of native shrub species and new native hedge planting. Improve existing surface drain to prevent flooding of area Install 2 picnic tables Create clearing in trees adjacent to lake to provide views over water.
	EIA2	<ul style="list-style-type: none"> More closely define opening in tree cover through careful removal of peripheral trees to create enclosed but sunny picnic glade Install 4 picnic tables Install litter bin and signage encouraging users to be responsible and to take litter home with them.

SANG 5: Ski Slope SANG

Works type	Code	Description
Habitat improvements	HI24	<ul style="list-style-type: none"> Undertake safety audit of all trees in this area and remove those that pose possible risk. Use felled timber to create habitat piles.
	HI25	<ul style="list-style-type: none"> Improve existing amenity grassland area to enhance entrance to wood: plant native trees within the woodland.
	HI26	<ul style="list-style-type: none"> Remove all non-native species along this edge and replant with gorse, hawthorn and hazel.
	HI27	<ul style="list-style-type: none"> Maintain ecological character of area. Undertake thinning where trees are dense.
	HI28	<ul style="list-style-type: none"> Restore old tennis courts to open grassland site. Break up tarmac and remove from site, leaving a few rubble piles for invertebrate colonisation Break up compacted surface through rotovating and scarifying. Create grassland site through sowing with seeds of local provenance Ensure the site is suitably fenced (temporarily) to prevent rabbit/deer grazing and trampling by people during establishment. Careful interpretation work will be required to ensure that current and future users understand the project.
Entrance Features	HI29	<ul style="list-style-type: none"> Open up trail by removal of potentially hazardous trees. Use fallen timber to create habitat piles
		Wooden entrance features installed at main entrance points to SANG
	Waymarker posts	10 x 1m timber waymarker posts to be installed to guide walkers though woodland. These will use a system of coloured discs to indicate the way.
	Finger posts	6 x 3m timber finger posts to be installed to give direction and destination information.
	Interpretation boards	5 x bespoke interpretation boards, providing information on routes through the woodland and linkages to other footpaths, military history and ecology of the area.
Dog bin Pedestrian access points		5 x dog bins to be installed at main access points.
	P12	Provide pedestrian link onto Gallway Road
	P13	Open up south west corner of car park to allow access to woodland. Regrade land and clear vegetation to create earth ramp into woodland area.
	P14	Open up existing lane connecting new development to existing/abandoned tennis court.
	P15	Provide gated access point from new development
Footpath improvements	P16	Provide gated access point from new development
		Following any vegetation clearance required to open up trails, surfacing, and drainage works will be undertaken along c 10% of total length.
	Fencing	<ul style="list-style-type: none"> remove old fencing associated with lane around edge of site and erect new post and rail fencing and gating to facilitate access. Erect new post and rail fence, wired to prevent dogs pushing through, around periphery of site where adjacent to roads, as necessary.
Environmental Improvement Areas	EIA3	<ul style="list-style-type: none"> Integrate open space area into woodland through screening the road and adjacent building with new native planting. Create new mown path through grassland (species-poor) to P15. Install timber edged steps up bank. Establish individual native tree species into grassland.

SANG 6: Peaked Hill SANG

Works type Code Description

Works type	Code	Description
Habitat improvements	HI30	<ul style="list-style-type: none"> Carry out selective thinning to ensure site is safe for public access and to allow greater levels of light to the woodland floor. Use fallen timber to create habitat piles Maintain some standing dead wood away from footpath. Remove wind blown trees to ensure site safety Undertake strimming and raking to reduce areas dominated by bramble where close to the footpath
	HI31	<ul style="list-style-type: none"> As per above
	HI32	<ul style="list-style-type: none"> Restore habitat by removing existing building footprints, rotovating surface and sow with seeds of local provenance to create open grassland site linking into areas of Green Infrastructure running along southern boundary of CMH Ensure fence is suitably fenced to prevent human disturbance or rabbit/deer grazing during establishment. Ensure site specific interpretation is available so that users understand the purpose of the project.
	HI33	<ul style="list-style-type: none"> Create woodland glades through thinning and removal of sycamore, laurel, young silver birch, pine and false acacia. Thin areas of scrub to allow the development of heathy glades. Test soil conditions to establish whether it would be beneficial to use sulphurous amendments to create optimal conditions for heathland habitat restoration. Spread freshly collected heather clippings (both <i>Calluna vulgaris</i> and <i>Erica cinerea</i>) during spring or autumn in glade areas to encourage regeneration of heath.
Entrance Features		Wooden entrance features installed at main entrance points to SANG.
Waymarker posts		10 x 1m timber waymarker posts to be installed to guide walkers though woodland. These will use a system of coloured discs to indicate the way.
Finger posts		6 x 3m timber finger posts to be installed to give direction and destination information.
Interpretation boards		4 x bespoke interpretation boards, providing information on routes through the woodland and linkages to other footpaths, military history and ecology of the area.
Pedestrian access points	P18-P21	Clear vegetation, level ground and establish signage to allow access into the site at 4 points.
Dog bin		3 x dog bins to be installed at main access points.
Steps		To the west of P20, re-build existing steps to allow easy access up and down gradient.
Footpath improvements		Following any vegetation clearance required to open up trails, surfacing and drainage works will be undertaken where soils are at risk of erosion (estimated c 10% of total length).

Off site works

Off-site works – detailed proposals

Works type	Code	Description
Off-site works	OW1	<ul style="list-style-type: none">Renew bridge planking to restore pedestrian element of the Eelmoor bridge. Northern end of bridge to be closely integrated into towpath to ensure people exiting the towpath are directed towards crossing the pedestrian bridge as opposed to the road bridge. Southern end of restored bridge to be tied into a ramp leading straight back down to the SANGS footpath on southern side of the canal.
	OW2	<ul style="list-style-type: none">Install locked barrier at SPA access point immediately opposite the Eelmoor bridge. Barrier function to be supported by fencing and hedgerow planting.
	OW3	<p>Claycart car park</p> <ul style="list-style-type: none">Car park to be re-configured, with closure of existing entrance and the creation of a new access off the Fleet Road to create public access car park and dedicated access to area for military vehicles. 18 car park spaces to be provided with surface upgraded to an MOT type sub base. 18 spaces to include 5 DDA compliant spaces.HI10: Restore 2 ha of bare, compacted earth within existing car park at Claycart to acid grassland. Compacted area to be broken up and scarified and either left to colonise naturally from the seed bank or seeded using seed collected from suitable local habitats. Ultimately, the area will be encouraged and managed to develop into dry acid grassland and heather heath. Long-term management objectives to support this vision.Install x3 new picnic tables on level ground within restored area by Claycart Hill car park.Install dog bin by car parkInstall x2 interpretation boards directing SANG users from the car park to the woodland walks. Boards to show detailed plans and to reiterate the military code.
	OW4	<ul style="list-style-type: none">Install locked barrier at top of Rushmoor Road to prevent pedestrian and vehicular traffic. Barrier to be supported by fencing either side to tie into existing fencing.
	OW5	<ul style="list-style-type: none">Install locked barrier across Claycart Bridge.
	OW6	<ul style="list-style-type: none">Install locked barrier at bottom of Rushmoor Road to prevent pedestrian and vehicular traffic. Barrier to be supported by fencing either side to tie into existing security fencing.