Insert Name

Insert Address

Insert Date

**RE: RU.22/0479- change of use from agricultural land to publicly accessible open space to be used as Suitable Alternative Natural Greenspace (SANG) on 10.42ha of land**

I would like to object to the creation of the SANG as part of the hybrid application to help the housing development be achieved.

**This land should remain as it is, for risk of displacing existing wildlife, once humans, dogs and domestic cats are closer and entering into the land which is currently not accessible to the public.**

**I would also like to highlight the evident PARKING ISSUES which will arise from creating this land into a SANG.**

The creation of the SANG as part of the hybrid application (RU.22/0479) and the amenities within it, appeal to those within the village but also to those in nearby villages. Regardless of the bus and cycle links, there will be an amount of the public which will drive to the SANG. There has been no parking provision considered for these visitors nor a contingency parking area should the number of visitors by car exceed expectations once the development is complete.

According to Nature England, "[For all sites larger than 4ha](https://www.bing.com/ck/a?!&&p=2e063399e847ccd3JmltdHM9MTY2MzYzMjAwMCZpZ3VpZD0wYWZmNzJlYy1iMmVhLTZlMTAtMDhmOC03ZDM4YjMxMTZmN2EmaW5zaWQ9NTI0Mw&ptn=3&hsh=3&fclid=0aff72ec-b2ea-6e10-08f8-7d38b3116f7a&u=a1aHR0cHM6Ly93d3cuZ3VpbGRmb3JkLmdvdi51ay9tZWRpYS8zMzc4MC9OYXR1cmFsLUVuZ2xhbmQtU0FORy1ndWlkZWxpbmVzLUF1Z3VzdC0yMDIxL3BkZi9OYXR1cmFsX0VuZ2xhbmRfU0FOR19ndWlkZWxpbmVzX0F1Z3VzdF8yMDIxLnBkZj9tPTYzNzY4MzM2OTUyNTU3MDAwMA&ntb=1) there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance (400m) of the developments linked to it. The amount of car parking space should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANG and the SPA."

[It is ESSENTIAL that a site larger than 10ha provide adequate parking](https://www.bing.com/ck/a?!&&p=7f8348b5f068b019JmltdHM9MTY2MzYzMjAwMCZpZ3VpZD0wYWZmNzJlYy1iMmVhLTZlMTAtMDhmOC03ZDM4YjMxMTZmN2EmaW5zaWQ9NTIwMQ&ptn=3&hsh=3&fclid=0aff72ec-b2ea-6e10-08f8-7d38b3116f7a&u=a1aHR0cHM6Ly93d3cudGhyZWVyaXZlcnMuZ292LnVrL0dldFJlc291cmNlLmFzcHg_ZmlsZT1BcHBlbmRpeCUyMDQlMjAtJTIwTmF0dXJhbCUyMEVuZ2xhbmQlMjBTQU5HUyUyMEd1aWRhbmNlLnBkZg&ntb=1). According to the BNG assessment report completed by Tyler Grange, and the planning application itself, the SANG comprises 10.42ha of habitat. There is a lack of parking provision within Vistrys masterplan for SANG visitors, a car park provision for the SANG should be considered within the residential development area. The amount and nature of parking provision should reflect the anticipated use of the site by visitors and the catchment size of the SANGS. It should provide an attractive alternative to parking by the part of SPA for which it is mitigation. Car parks should be clearly signposted and easily accessed. New parking provision for SANGS should be advertised as necessary to ensure that it is known of by potential visitors.

Evidence from the SANGs Summer survey showed that of 216 visitors (in a 16-hour period) to Ottershaws other SANGs (17ha in total), 36% of those visitors were not local to Ottershaw. Further to this, the transport survey of this document shows 32% of visitors were by car. 60% of visitors were dog walkers. If we assume 1 per vehicle (as many dog walkers are), this is 69 cars in a 16-hour period to a 17ha area. Therefore, we can estimate there could be **40 cars in a 16-hour period visiting the new SANG**. There must be a car park to accommodate these visitors otherwise the development area will become congested and Brox Road and its attributor roads, further congested.

**In order to avoid disruption outside of the development the SANG parking provision must fall within the proposed new housing development, accessible from its Brox Road entrance and be suitably convenient to facilitate access to the SANG by all including the less able.** Further to this, Design standard 17 states the development should contain a mix of uses. A SANG as large as the one proposed for Ottershaw East would be worthy of a cafe and such a provision should be considered and doubles as an opportunity for social spaces. Recommendation: Provision of an appropriate designated car parking facility within the residential development, placed near to easy access the SANG. Consideration of local amenities should also be provided – something similar to Heather Farm in Horsell may be appropriate.

Many thanks for your consideration on this important matter.