

Long Reach SANG: Understanding challenging constraints to good growth

The South East of England's need for new homes is the greatest demand in the country. It is also significantly constrained by important designations such as Green Belt and the Thames Basin Heaths Special Protection Area (SPA), representing some of the highest protection in terms of planning policy.

Recognising these challenges, LDA Design and BSG Ecology were appointed to support the planning application for the creation of a significant area of Suitable Alternative Natural Greenspace (SANG) to assist in alleviating pressure on the Thames Basin Heaths SPA and to unlock housing delivery in the eastern part of the Borough.

The commission included detailed consultation with Guildford Borough Council, Natural England and the Surrey Wildlife Trust, and also community consultation. LDA Design produced detailed landscape designs, landscape management plan and management and maintenance costings. We went on to provide expert witness at a successful Appeal in a test case for the interpretation of the change of use of land in relation to inappropriate development in the Green Belt, which has since been clarified in the updated 2019 National Planning Policy Framework.



Client
BlackOnyx Developments Ltd

Location
Guildford, Surrey

Partners
BSG Ecology, AECOM, TTP Consulting

Services
Biodiversity, Environmental Planning

Area
25 ha

Schedule
2016 - 2017

¹ Illustrative masterplan