

**THAMES BASIN HEATHS  
JOINT STRATEGIC PARTNERSHIP BOARD**

Date: 18 June 2009

Subject: **Items for Information**

1. Update on local authority avoidance strategies and levels of developer contributions
2. Monitoring of planning permissions, starts and completions
3. Update on SANG land and appeal decisions

Report of: Cath Rose  
South East England Partnership Board

**Recommendation:**

It is recommended that the Committee note the contents of this report.

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**1. Update on local authority avoidance strategies and levels of developer contributions**

- 1.1 At the last Board meeting members requested an update on:
- Local authority timescales for adopting or updating avoidance and mitigation strategies
  - The levels of developer contributions being sought for SANG across the affected local authorities

Timescales for adopting or updating strategies

- 1.2 The majority of authorities around the SPA now have some form of avoidance and mitigation strategy in place. Following agreement of the Delivery Framework and the adoption of the South East Plan some authorities are now looking to review or update their strategies. **Table 1.1** sets out when strategies were adopted and authorities' proposals for reviewing them.

**Table 1.1: Timescales for adopting or updating strategies**

| Authority            | Existing Strategy?                          | Planned Strategy review?                                  |
|----------------------|---|---|
| Bracknell Forest     | Yes, adopted July 2007                      | Yes, adoption anticipated Feb 2010                        |
| Elmbridge            | Yes, adopted April 2007                     | Yes, adoption anticipated by end of 2009                  |
| Guildford            | Yes, adopted September 2006                 | Yes, adoption anticipated October 2009                    |
| Hart                 | Yes, adopted January 2009                   |   |
| Runnymede            | Yes, adopted 2008                           | Yes, review planned to start later this year              |
| Rushmoor             | No  | Work on miniplan underway, draft expected later this year |
| Surrey Heath         | Yes, adopted July 2008                      |   |
| Waverley             | Yes, adopted April 2007                     | Yes, adoption anticipated October 2009                    |
| Windsor & Maidenhead | No  | Work on SPD expected to commence later this year          |
| Woking               | Yes, adopted June 2006                      | Yes, adoption expected later this year                    |
| Wokingham            | Work currently underway to develop strategy | Adoption anticipated October 2009                         |

Developer contributions being sought

- 1.3 **Table 1.2** sets out the developer contributions being sought by different authorities. As avoidance strategies have been adopted at different times over the past few years, different approaches are taken and therefore it is difficult to make direct comparisons. For example:
- Some authorities collect contributions on the basis of the original Natural England Draft Delivery Plan, effectively dividing the zone of influence into two zones, and collecting a higher tariff for dwellings in 'Zone B' nearer to the SPA
  - Some authorities collect different amounts depending on the size of the dwelling, whereas others collect a standard tariff
  - Most authorities charges do not yet include a figure for access management, however a couple do.
- 1.4 However it can be seen that the levels of contributions being collected vary considerably. This is generally related to the availability of suitable SANG land across the affected area and variations in the costs associated with bringing land up to a suitable standard.

**Table 1.2: Levels of developer contribution being sought for SANG**

| District                           | Contribution per dwelling (£) |             |               |               |               |               |
|------------------------------------|-------------------------------|-------------|---------------|---------------|---------------|---------------|
|                                    | Studio                        | 1 bed       | 2 bed         | 3 bed         | 4 bed (+)     | 5 bed+        |
| Bracknell Forest ( <i>note 1</i> ) | 1,536                         |             |               |               |               |               |
| Elmbridge ( <i>note 2</i> )        | n/a                           | 1,509 / 755 | 2,264 / 1,133 | 3,144 / 1,573 | 3,522 / 1,761 | 4,528 / 2,264 |
| Guildford ( <i>note 2</i> )        | n/a                           | 981 / 491   | 1,271 / 636   | 1,586 / 803   | 1,904 / 952   |               |
| Hart                               | n/a                           | 3,612       | 6,724         |               | 9,725         |               |
| Runnymede                          | 2,000                         |             |               |               |               |               |
| Rushmoor                           | No avoidance strategy         |             |               |               |               |               |
| Surrey Heath ( <i>note 1</i> )     | 3,500                         |             |               |               |               |               |
| Waverley                           | n/a                           | 978         | 1,314         | 1,874         | 2,135         | 2,785         |
| Windsor & Maidenhead               | No avoidance strategy         |             |               |               |               |               |
| Woking ( <i>note 2</i> )           | 780 / 390                     | 850 / 425   | 1,150 / 575   | 1,520 / 760   | 1,750 / 875   |               |
| Wokingham ( <i>note3</i> )         | 3,266 / 3,400                 |             |               |               |               |               |

*Note 1: Includes contribution for access management*

*Note 2: Where 2 figures are included this indicates a different tariff for Zone B (400m-2km from the SPA) and Zone C (2km-5km from the SPA) in line with the original Natural England Draft Delivery Plan*

*Note 3: Figures for Wokingham are provisional, for Simons Wood SANG/Barkham Ride SANG.*

## 2. Monitoring of planning permissions, starts and completions

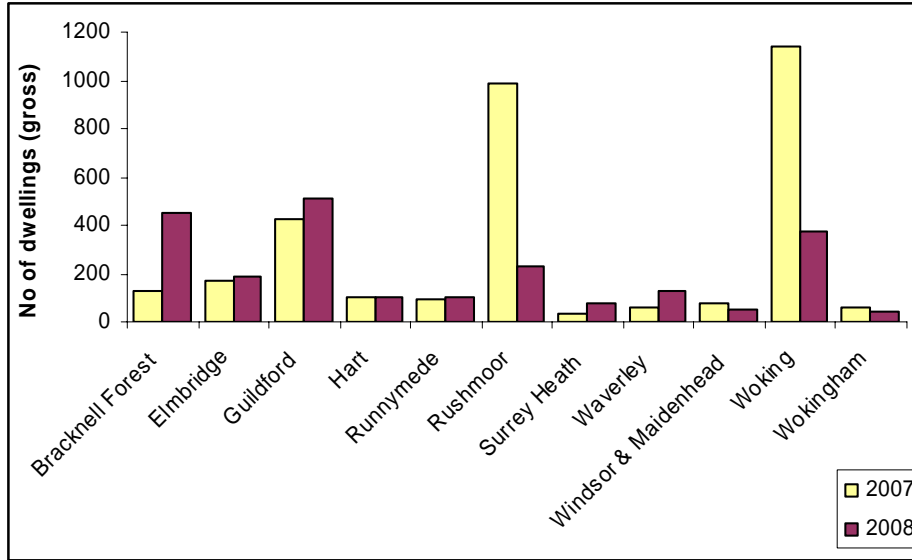
- 2.1 Information on housing completions across the whole South East region was presented to the last JSP Board meeting to demonstrate the emerging impact of the economic downturn on housing starts and completions. This item provides more information about:
- Permissions for new homes granted in 2007 and 2008 in the authorities that surround the Thames Basin Heaths SPA
  - Dwelling completions between 2005/06 and 2007/8 in those authorities
  - The latest regional data on housing starts and completions.

### Planning permissions 2007-2008

- 2.2 Data on planning permissions granted for new homes has been compiled by the Government Office on the basis of information provided directly by individual planning authorities, or taken from committee reports where such information has not been directly submitted. It should be noted that this data refers to the *gross* number of new dwellings permitted (ie takes into account replacement dwellings), however the Delivery Framework suggests that avoidance measures only need be applied to net new dwellings.
- 2.3 There have been substantial fluctuations in the numbers of permissions granted, which is likely to reflect large sites coming forward. **Graph 2.1** shows the number of permissions granted within the 5km Zone of Influence in 2007 and 2008. Higher numbers of dwellings have been granted by those

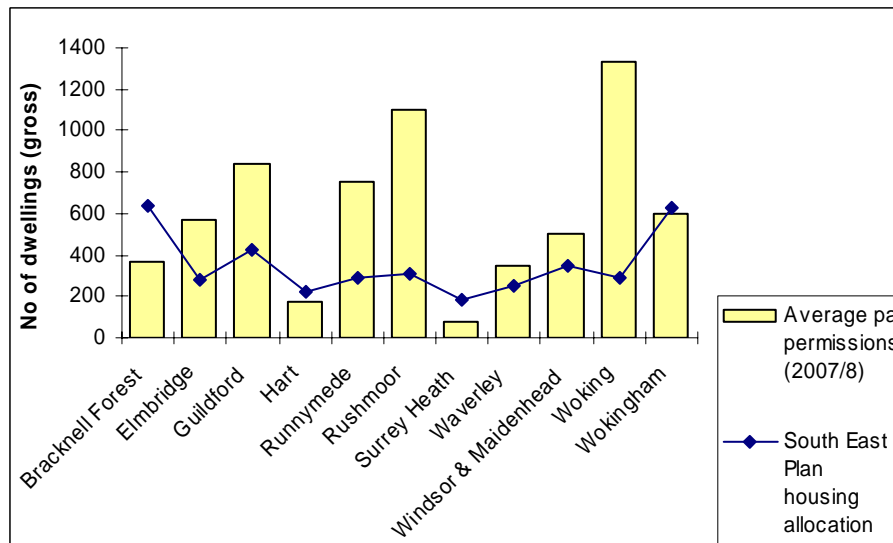
authorities with avoidance strategies in place or where larger sites (providing their own avoidance measures) have come forward.

**Graph 2.1: Planning permissions (gross) granted in the 5km zone of influence (2007-2008)** (Source: GOSE)



2.4 **Graph 2.2** indicates how the average level of permissions for new dwellings granted by each authority (2007-2008) compares to the housing allocations within the South East Plan. From this graph it can be seen that the majority of authorities have been granting 'enough' permissions to reflect the South East Plan targets, however some authorities have not achieved this. Whilst this data does provide a useful snapshot in time, the short time series of data used – along with recent economic circumstances - mean that the data is not sufficiently robust to draw any strong conclusions about trends in levels of housing delivery.

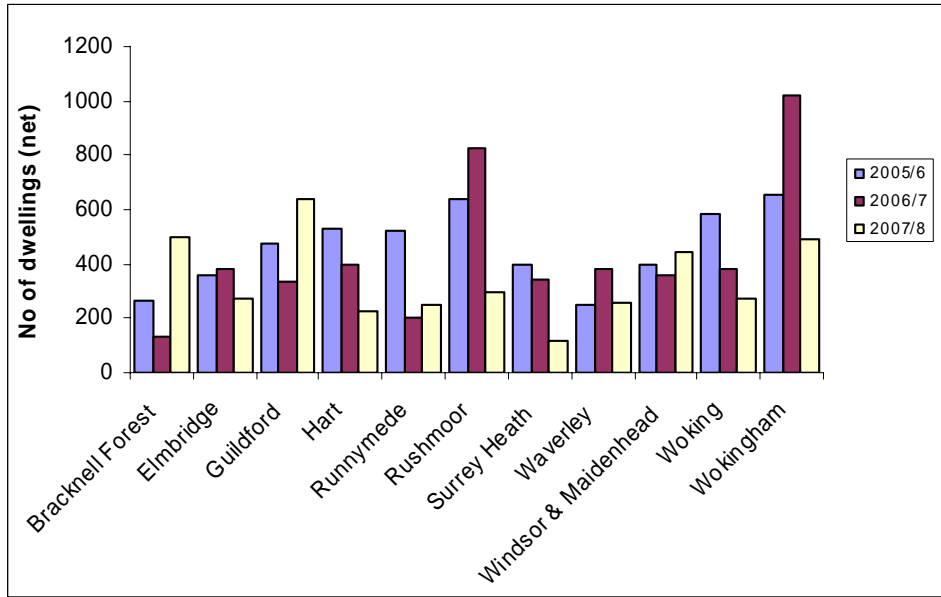
**Graph 2.2: Planning permissions for new dwellings (gross) (av p.a 2007-2008) against SE Plan housing allocations** (GOSE, SE Plan)



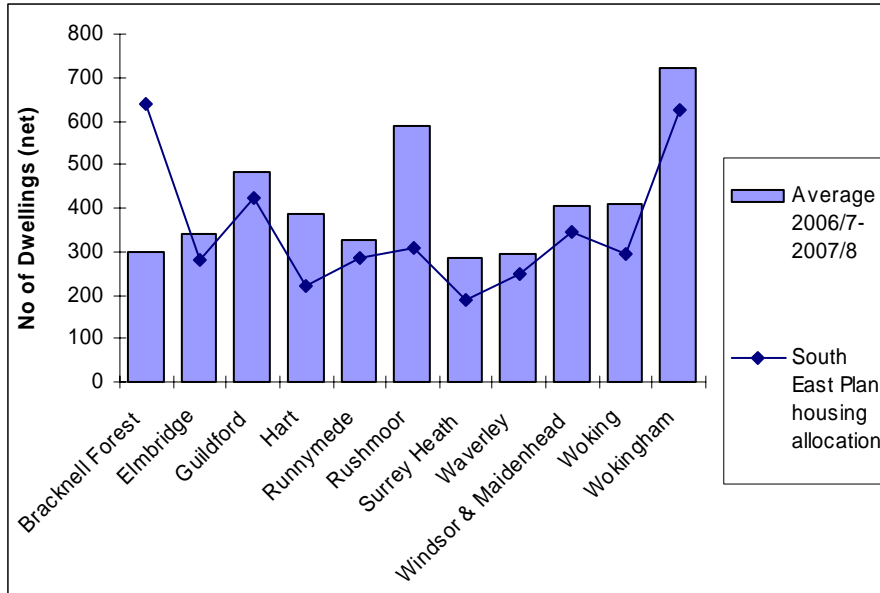
Dwelling completions 2005/6-2007/8

- 2.5 The data on dwelling completions has been taken from the regional planning body's regional monitoring work. It should be noted that this completions data only covers the period up to Spring 2008, therefore does not fully reflect the recent downturn in the housing market.
- 2.6 **Graph 2.3** shows the number of dwellings completed for the past 3 (financial) years by authority. Again it can be noted that within some individual districts the number of dwellings completed has fluctuated considerably year on year. **Graph 2.4** plots average annual completions for these three years against the South East Plan housing targets. It can be seen that the vast majority of authorities have completed around about or above the annual average number of dwellings required in the South East Plan.

**Graph 2.3: Dwelling completions by authority 2005/6 – 2007/8** (source: Regional Monitoring Report)



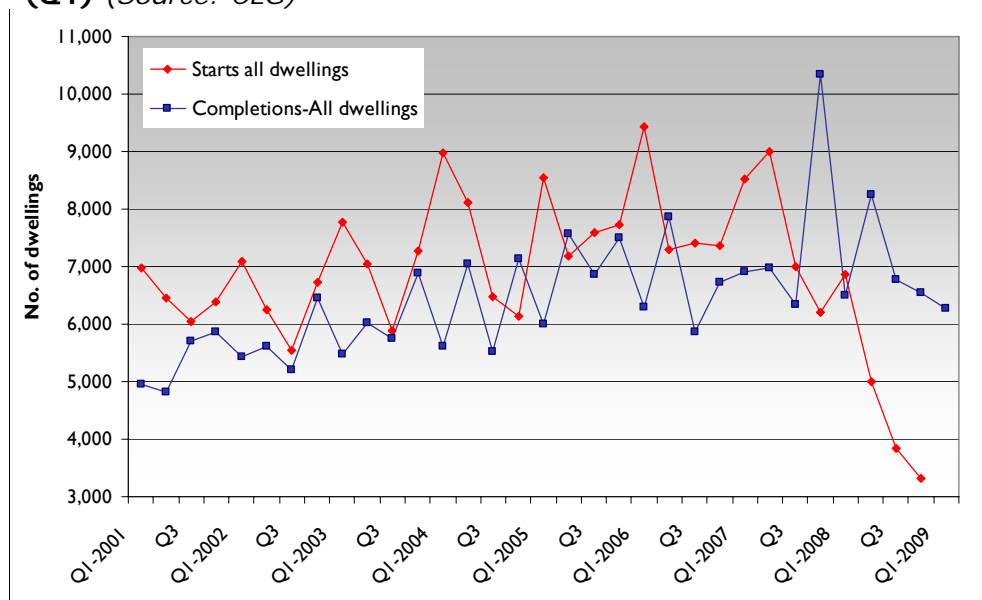
**Graph 2.4: Average dwelling completions (2005/6-2007/8) against South East Plan housing allocations** (source: Regional Monitoring Report, SE Plan)



Regional data on starts and completions

2.7 The Government collects data on a quarterly basis on housing starts and completions at a regional level. Although this is not as robust or comprehensive as the data collected at a regional level, it provides a more up to date picture of general trends across the region. Unfortunately it is not possible to break this data down to a local authority level. **Graph 2.5** provides an update to the data presented to the last Board meeting, including information for the first quarter of 2009.

**Graph 2.5: Starts & Completions Data for the South East, 2001-2009 (Q1)** (Source: CLG)



- 2.8 The decline in housing starts appears to be continuing, although at a less dramatic rate than in the Q3 and Q4 of 2008. The level of completions also shows some decline, but this has not been as marked as the decline in housing starts (the impact of declining starts may yet become apparent in completions data later in 2009). Recent evidence from the National House Builders Council indicates that nationally, between January and April 2009, planning applications for new houses increased by 10% - the first quarter on quarter rise for almost 2 years – which the NHBC sees as a ‘positive indicator’ that the severe downturn in housebuilding activity maybe beginning to turn a corner.
- 2.9 Given the continuing uncertainty about the extent and duration of the economic downturn it is difficult to anticipate trends on the basis of recent data. The slowdown in the housing development sector will mean in a reduction in the absolute value of s106 contributions being collected for Thames Basin Heaths avoidance measures. Fewer houses coming forward will mean that there will be less additional pressure on the SPA, so the overall requirement for avoidance measures (and the rate at which current SANG capacity is used) will also be less. However, maintenance and monitoring of existing avoidance measures will still need to be funded.
- 2.10 A detailed monitoring framework for the SPA has previously been considered by the Board. As well as monitoring the success of avoidance measures (SANG and access management/education) and the health of bird populations, it will be important to carefully monitor new dwelling permissions granted across the JSP authorities, and housing starts and completions, to inform decisions on the funding and provision of strategic access management and monitoring and to ensure that sufficient funds will be available for this project.

### **3. Update on SANG land and appeal decisions**

#### SANG land

- 3.1 **Table 3.1** sets out the information currently available about SANG provision across the affected area. This information has been provided by local authority officers
- 3.2 It should be noted that:
- For those authorities that partially fall within the 5km zone, it has not always been possible to estimate the proportion of the South East Plan housing allocation that may be delivered within the 5km zone. The column ‘Estimated years SANG supply’ therefore assumes that all the allocation is delivered within the 5km zone, which may be unlikely.
  - In some authorities, larger sites will provide their own SANG, and will contribute significantly to the delivery of the authority’s housing allocation, however this SANG has sometimes not yet been formally allocated. Therefore, again, the ‘Estimated years SANG supply’ may be artificially low.

Appeals decisions

- 3.3 **Table 3.2** summarises appeal decisions relating to the Thames Basin Heaths that have been received between February and April 2009.

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Table 3.1 SANG provision and capacity

| SANG identified                         |                                 |                          | SANG allocated                            |                               |                                      |                                     | Overall provision        |                       | Notes   |
|---|---------------------------------|--------------------------|---|-------------------------------|--------------------------------------|-------------------------------------|--------------------------|-----------------------|---|
| Name of SANG site                       | Total discounted SANG area (ha) | Total SANG capacity (dw) | Dwellings allocated to SANG to date* (dw) | Amount of SANG allocated (ha) | Remaining unallocated SANG area (ha) | Remaining unallocated capacity (dw) | SE Plan allocation (dpa) | Est years SANG supply |   |
| <b>Bracknell Forest Borough Council</b> |                                 |                          |   |                               |                                      |                                     |                          |                       |   |
| Longhill Park                           | 9                               | 325                      | 158                                       | 4.38                          | 4.62                                 | 167                                 |                          |                       | BFBC currently implements a 12ha per 1000 new resident SANG standard, all calculations are based on this standard. SANG capacity is allocated on receipt of pre-app or application, and should the application be refused, is not relinquished until 6 months after the decision. This means that we have a lot of allocated SANG land, which is not shown here, as this shows those only allocations with planning permission. BFBC strategy provides for a number of large sites to come forward with bespoke SANGS - these total 5275 dwellings. |
| Horseshoe Lake                          | 8.76                            | 316                      | 46  | 1.28                          | 7.48                                 | 270                                 |                          |                       |   |
| Englemere Pond                          | 26.4                            | 952                      | 203                                       | 5.63                          | 20.77                                | 749                                 |                          |                       |   |
| The Cut Cluster                         | 12                              | 432                      | 176                                       | 4.89                          | 7.11                                 | 256                                 |                          |                       |   |
| Shepherd Meadows                        | 27                              | 974                      | 0   | 0                             | 27                                   | 974                                 |                          |                       |   |
| Silver Jubilee Field                    | 2.4                             | 86                       | 0   | 0                             | 2.4                                  | 86                                  |                          |                       |   |
| South Hill Park                         | 12.6                            | 454                      | 0   | 0                             | 12.6                                 | 454                                 |                          |                       |   |
| Ambarrow Court/Hill                     | 10.8                            | 389                      | 0   | 0                             | 10.8                                 | 389                                 |                          |                       |   |
| <b>Total</b>                            | <b>108.96</b>                   | <b>3928</b>              | <b>583</b>                                | <b>16.18</b>                  | <b>92.78</b>                         | <b>3345</b>                         | <b>639</b>               | <b>5.23</b>           |   |

| <b>Elmbridge Borough Council</b> |             |             |             |              |              |  |             |             |  |  |
|----------------------------------|-------------|-------------|-------------|--------------|--------------|--|-------------|-------------|--|--|
| Brooklands Community Park        | 22          |             |             |              |              |  |             |             |  | ^^ allocation within 5km zone, not whole district  |
| Esher Common                     | 20          | 2100        |             |              |              |  |             |             |  |  |
| <b>Total</b>                     | <b>42</b>   | <b>2100</b> |             |              |              |  | <b>61^^</b> |             |  |  |
| <b>Guildford Borough Council</b> |             |             |             |              |              |  |             |             |  |  |
| Riverside Park, Guildford        | 14.7        |             | 749         | 14.13        | 0.57         |  |             |             |  | Assumes 2 bed units at - 100 dwellings / ha. This means that the number of dwellings still to allocate is NOT the difference between the number of units already with permission and the number of units possible if all units were 2 bed units.<br>Review will bring in new SANGS expected adoption Sept/Oct 2009 should give increased capacity to 2014 (5 years).<br>^allocation within whole district not 5km zone |
| Chantry Woods, Guildford         | 38          |             | 369         | 8.06         | 29.94        |  |             |             |  |  |
| Lakeside Park, Ash Vale          | 3.6         |             | 98          | 2.79         | 0.81         |  |             |             |  |  |
| Effingham Common, East Horsley   | 34          |             | 5           | 0.11         | 33.89        |  |             |             |  |  |
| <b>Total</b>                     | <b>90.3</b> |             | <b>1221</b> | <b>25.10</b> | <b>65.20</b> |  |             | <b>422^</b> |  |  |

**Hart Borough Council**

|                           |           |             |             |             |              |              |            |             |  |
|---------------------------|-----------|-------------|-------------|-------------|--------------|--------------|------------|-------------|--|
| Hitches Lane Country Park | 24        | 1230        | 324         | 2.77        | 21.23        | 906          |            |             | <p>^ Please note the number of dwellings granted permissions includes 19 dwellings from applications previously held up by the SPA, before adoption of the IAS. These applications have been granted permission subject to the legal agreements being signed within 3 months.</p> <p>^^ Please note that the capacity of Hitches Lane is based on occupancy rate so the total capacity and remaining dwelling capacity are approximates. The total capacity for Hitches Lane is 3000 persons, with a capacity of 2192.78 persons remaining. The release of SANG has also been managed - one third of the total spare capacity (747 persons) has been made available initially. Release of further capacity will be addressed through the LDF</p> |
| <b>Total</b>              | <b>24</b> | <b>1230</b> | <b>324^</b> | <b>2.77</b> | <b>21.23</b> | <b>906^^</b> | <b>220</b> | <b>4.19</b> |  |

**Royal Borough of Windsor and Maidenhead**

|      |  |  |  |  |  |  |  |  |  |
|------|--|--|--|--|--|--|--|--|--|
| None |  |  |  |  |  |  |  |  |  |
|------|--|--|--|--|--|--|--|--|--|

|                                      |              |             |            |            |            |            |            |  |   |
|--------------------------------------|--------------|-------------|------------|------------|------------|------------|------------|--|---|
| <b>Total</b>                         |              |             |            |            |            |            | <b>346</b> |  |   |
| <b>Runnymede Borough Council</b>     |              |             |            |            |            |            |            |  |   |
| St Anns Hill Chertsey                | 5.25         |             |            |            |            |            |            |  | SE Plan housing allocation includes the DERA allocation which will need to provide a bespoke solution to the TBH and as such will not use up the current SANG allocation. |
| Hare Hill                            | 3.37         |             |            |            |            |            |            |  |   |
| Three Linked Sites                   | 16.4         |             |            |            |            |            |            |  |   |
| Queens Wood                          | 4.3          |             |            |            |            |            |            |  |   |
| <b>Total</b>                         | <b>29.32</b> | <b>600</b>  |            |            |            |            | <b>286</b> |  |   |
| <b>Rushmoor Borough Council</b>      |              |             |            |            |            |            |            |  |   |
| Southwood Woodlands                  | 32.53        | 1698        |            |            |            |            |            |  |   |
| <b>Total</b>                         | <b>32.53</b> | <b>1698</b> |            |            |            |            |            |  |   |
| <b>Surrey Heath Borough Council</b>  |              |             |            |            |            |            |            |  |   |
| Land at Chobham Place Woods, Chobham | 5.39         | 280         |            |            |            |            |            |  |   |
| Land at Nottcutts Nursery, Bagshot   | 7.45         | 194         |            |            |            |            |            |  |   |
| <b>Total</b>                         | <b>12.84</b> | <b>474</b>  |            |            |            |            | <b>187</b> |  |   |
| <b>Waverley Borough Council</b>      |              |             |            |            |            |            |            |  |   |
| Farnham Park                         | 10.9         | 567         | 293        | 5.6        | 5.3        | 274        |            |  | The East Street development will take up another 235 of the remaining 274. Grant subject to signing S106's. Therefore 39 dwellings remaining.                             |
| <b>Total</b>                         | <b>10.9</b>  | <b>567</b>  | <b>293</b> | <b>5.6</b> | <b>5.3</b> | <b>274</b> |            |  |   |
| <b>Woking Borough Council</b>        |              |             |            |            |            |            |            |  |   |
| Horsell Common                       | 20           | 1036        |            |            |            |            |            |  |   |
| Hoe Valley White Rose Lane           | 8.2          | 425         |            |            |            |            |            |  |   |
| Brookwood Country park               | 20           | 1036        |            |            |            |            |            |  |   |

|  |              |               |            |              |           |            |            |             |  |
|--|--------------|---------------|------------|--------------|-----------|------------|------------|-------------|--|
| <b>Total</b>   | <b>48.2</b>  | <b>2497.4</b> |            |              |           |            | <b>292</b> |             |  |
| <b>Wokingham Borough Council</b>   |              |               |            |              |           |            |            |             |  |
| Extension to<br>Keephatch<br>Woods, Binfield<br>Road,<br>Wokingham   | 3.19         | 156           | 150        | 3.19         | 0         | 0          |            |             | Associated with<br>application F/2007/2517   |
| Simons Wood,<br>Wellingtonia Ave,<br>Crowthorne  | 20           | 980           | 0          | 10           | 10        | 490        |            |             | National Trust has<br>confirmed site is<br>available, seeking to<br>resolve outstanding legal<br>and financial issues.<br>Council has made joint<br>RIF application with Hart<br>DC. RIF application<br>assumes capacity shared<br>jointly with Hart DC.<br>Decision on RIF bid<br>expected June 2009. |
| Part of WBC<br>landholdings off<br>Barkham Ride<br>(between<br>Finchampstead<br>North and<br>Barkham Hill)                   | 12           | 588           | 0          | 12           | 12        | 588        |            |             | Site will only be released<br>in joint RIF application<br>with Hart DC is<br>unsuccessful. Planning<br>application for change of<br>use required and this is<br>expected to be received<br>in early summer.  |
| Bespoke SANG<br>associated with 4<br>Strategic<br>Development<br>Locations<br>allocated in the<br>submitted Core<br>Strategy |              | 9728          | 9728       |              | 0         | 0          |            |             | Through the Council's<br>submitted Core<br>Strategy, the four<br>Strategic Development<br>Locations will each have<br>sufficient SANG (in line<br>with Natural England's<br>standards) to avoid their<br>likely significant impacts<br>upon the SPA.   |
| <b>Total</b>   | <b>23.19</b> | <b>1136</b>   | <b>150</b> | <b>13.19</b> | <b>10</b> | <b>490</b> | <b>623</b> | <b>1.73</b> |  |

**Table 3.2 Appeal decisions Feb 2009 – April 2009**

| PINS Ref                                | Site Address   | Proposal   | Decision  | Summary of Inspectors Views  |
|---|--|--|-----------|--|
| <b>Bracknell Forest Borough Council</b> |  |  |           |  |
| APP/R0335/A/08/20808 03                 | 114, College Road, College Town, Sandhurst GU47 ORD                    | Erection of a 3-bed detached house   | Allowed   | Unilateral undertaking submitted which included appropriate contribution and restrictions in line with Avoidance and Mitigation Strategy   |
| APP/R0335/A/08/20915 13                 | 44-46 Lily Hill Road, Bracknell, Berkshire RG12 2SD                    | Erection of 4no. three bedroom houses and 1 no. five bedroom house following demolition of existing dwelling.  | Dismissed | SPA in combination effect identified which could be resolved via unilateral undertaking, but this was not signed or dated and did not cover other necessary impacts of the development.  |
| APP/R0335/A/08/20877 57                 | 6 Rose Cottages, High Street, Little Sandhurst, Berkshire GU47 8LQ     | Erection of a new dwelling to rear of existing dwelling.   | Dismissed | Unilateral undertaking not signed by mortgagee, therefore no certainty of avoiding effect  |
| APP/R0335/A/08/20887 46                 | Land at former RAF Staff College site, Broad Lane, Bracknell RG12 9BX. | Section 73 application to allow erection of 730 dwellings without compliance with condition 28 of planning permission 03/00567/OUT (this condition requires the provision of a public bus and emergency vehicles only link within the site. It is proposed to provide this link but without a bus gate). | Allowed   | Inspector followed the line taken at appeal (APP/R0335/A/07/2052970), i.e. no increase in housing numbers, therefore no need for AA, despite original permission not having been assessed. This is contrary to legal opinions from David Elvin QC on the subjects of variations, conditions and reserved matters and on the appropriate baseline in cases of overlapping consents. |
| APP/R0335/A/09/20937 59                 | Land adjacent to Woodridge House, Woodridge Close, Bracknell, Berks    | Erection of 1no. four bedroom detached house with associated car parking.  | Allowed   | Unilateral undertaking submitted which included appropriate contribution and restrictions in line with Avoidance and Mitigation Strategy   |
| APP/R0335/A/09/20968 11                 | 2A Woodridge Close, Bracknell, Berks RG12 9QY                          | Erection of two storey building accommodating 4no. one bedroom flats   | Allowed   | Unilateral undertaking submitted which included appropriate contribution and restrictions in line with Avoidance and Mitigation Strategy   |
| <b>Elmbridge Borough Council</b>        |  |  |           |  |
| Data unavailable                        |  |  |           |  |
| <b>Guildford Borough Council</b>        |  |  |           |  |
| APP/Y3615/                              | Land adjoining 1   | Two storey dwelling with basement  | Dismissed | Unilateral undertaking for each scheme submitted,  |

|  |  |  |           |  |
|--|--|--|-----------|--|
| A/08/20814<br>46 and 7   | George Road  | following demolition of existing garages.  |           | including contributions towards alternative open space to the Thames Basin Heaths Special Protection Area. Appeal dismissed on other grounds.  |
| APP/Y3615/<br>A/08/20867<br>63/WF                                  | 26 Guildown Avenue   | Detached two storey five bed dwelling with detached double garage with storage over and attached bin store and new vehicular access onto The Mount (additional plans received 29/07/08). | Allowed   | One of the Council's reasons for refusal of the application which led to this appeal was that suitable provision had not been made in relation to a SANGS contribution. During the course of this appeal an executed unilateral undertaking was provided by the appellant. Inspector agreed with Council that in order to fulfil the policy objectives in relation to the protection of the TBHSPA, any section 106 agreement must be bi-lateral, due to the need to secure not only payment of the relevant SANGS contribution but also a commitment from the Council to expend the contribution in accordance with the mitigation strategy. Applicant subsequently submitted an executed bi-lateral agreement; therefore Inspector considered the TBH no longer an issue for the appeal to consider. |
| APP/Y3615/<br>A/08/20907<br>79/NWF                                 | Land at Woodlands, 14 Great Quarry                                 | Detached two storey 2 bed dwelling with integral garage integrating existing pool house following demolition of existing garage.   | Dismissed | S.106 agreement submitted by appellant to secure a payment towards the provision or improvement of a Suitable Alternative Natural Green Space (SANG), in accordance with the Borough's Interim SPA Avoidance Strategy. Appeal dismissed on other grounds   |
| <b>Hart District Council</b>                                       |  |  |           |  |
| Data unavailable   |  |  |           |  |
| <b>Royal Borough of Windsor and Maidenhead</b>                     |  |  |           |  |
| APP/T0355/<br>A/07/20585<br>48 &<br>APP/T0355/<br>A/07/20585<br>49 | Fairfield House,<br>London Road,<br>Sunningdale,<br>Ascot. SL5 9RY | Appeal A: Construction of 14 x 2 bedroom flats<br>Appeal B: Construction of 15 x 2 bedroom flats   | Allowed   | The Inspector refers to the fact that RBWM has no formally designated SANG although there are large areas of land within it which have permissive rights of access. He continues that previous Inspectors concluded that these are of sufficient character and quality to attract visitors away from the SPA and could function as SANG. The Inspector concluded that the raft of measures put forward by the appellant would diminish recreational pressures on the SPA to the point  |

|                                     |  |  |           |  |
|-------------------------------------|--|--|-----------|--|
|                                     |  |  |           | whereby any impact would be insignificant. The measures included the preclusion of dog ownership for the occupiers of the flats; an information pack drawing attention to the alternatives to the SPA; membership of Saville Garden Society, free parking at four car parks serving Windsor Great Park and improvements to a pedestrian crossing to serve Ascot Heath. The S106 agreement would also provide a substantial contribution to support Surrey Wildlife Trust in the creation of a new SANG at Valley End (which is a component of the Surrey Heath Borough Council mini plan). |
| <b>Runnymede Borough Council</b>    |  |  |           |  |
| Data unavailable                    |  |  |           |  |
| <b>Rushmoor Borough Council</b>     |  |  |           |  |
| Data unavailable                    |  |  |           |  |
| <b>Surrey Heath Borough Council</b> |  |  |           |  |
| Data unavailable                    |  |  |           |  |
| <b>Waverley Borough Council</b>     |  |  |           |  |
| R3650/A/08 /2079969                 | Hoghatch Farm, Hoghatch Lane, Farnham          | Outline application for the erection of 4 new dwellings following demolition of existing dwelling but retaining of building of special interest. | Dismissed | TBH S106 agreement in place (site 410m from SPA). Appeal dismissed for other reasons   |
| R3650/A/08 /2086345                 | Land At 2 Shortheath Road, Farnham             | Demolition of existing house, retention of existing coach house and erection of a building to provide 10 flats                                   | Allowed   | S106 agreement in place.   |
| R3650/A/08 /2086356                 | Land At Bourne House, Lodge Hill Road, Farnham | Erection of a new dwelling.  | Dismissed | S106 agreement in place. Appeal dismissed for other reasons  |
| R3650/A/08 /2088029                 | Land At 14 Bethel Lane, Farnham                | Alterations to existing dwelling and erection of a new dwelling.   | Dismissed | S106 agreement in place. Appeal dismissed for other reasons  |
| R3650/A/08 /2088921                 | Castle Stables, Old Park Lane, Farnham         | Change of use of rural building and stable building to provide an independent dwelling   | Dismissed | S106 agreement in place. Appeal dismissed for other reasons  |
| <b>Woking Borough Council</b>       |  |  |           |  |
| Data unavailable                    |  |  |           |  |

**Wokingham Borough Council**

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| APP/X0360/<br>A/08/20797<br>30 | Blanke Villa,<br>Lambs Lane,<br>Spencers Wood,<br>Reading | Demolition of existing buildings<br>(builders yard) and redevelopment<br>for 36 residential units. | Dismissed | Site is 4.2km from SPA. Whilst WBC had agreed an approach for SPA mitigation (mini-plan) on 19 Feb 09, the two sites included (Simons Wood and Barkham Farms) were too distant from the appeal site. Appellant accepted that they were unlikely to be able to find a SANG on their own. Appellant suggested Grampian conditions to address current lack of SANG. Inspector did not consider suggested approach and condition wording was acceptable in line with the Circular and other government guidance. |
|--------------------------------|---|--|-----------|--|