

**THAMES BASIN HEATHS  
JOINT STRATEGIC PARTNERSHIP BOARD**

Date: 21 October 2008

Subject: **Items for Information**

1. **Update on Local Authority Strategy Status**
2. **Update on SANG Provision and Capacity**
3. **Update on Recent Appeal Decisions**

Report of: See individual items

**Recommendation:**

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

**1. Update on Local Authority Strategy Status**

- 1.1 Interim strategies (miniplans) or supplementary planning documents (SPDs) allowing for the provision of SANG are proven to be unlocking housing delivery in those authorities which have adopted such strategies. **Table I** summarises the policies and strategies currently in place across the affected local authorities and proposals for their review / adoption.

**Table I**

<b>Authority</b>	<b>Avoidance strategy in place? (Y/N)</b>	<b>Est. date of strategy review or adoption</b>	<b>Notes</b>
Bracknell Forest BC	Yes	Feb-09	
Elmbridge BC	Yes	Nov 09	
Guildford BC	Yes	Spring 09	
Hart DC	No	Dec 08/Jan 09	Currently out to consultation on Avoidance Strategy 29th Sept -10th Nov
RBWM	No	2009/10	
Runnymede BC	Yes	March 09	
Rushmoor BC	Yes	2009	<i>Situation as of May 08</i>
Surrey Heath BC	Yes		
Waverley BC	Yes		<i>Situation as of May 08</i>
Woking BC	Yes	2011	Review 2009 following agreement of Delivery Plan
Wokingham BC	No	Nov-08	Exec Forward Programme indicates mini-plan to be adopted in Nov 08

- 1.2 Consistent, across-the-board, delivery of the key principles set out in the South East Plan and recommended in the Delivery Framework will require existing miniplans, interim strategies or SPDs to be updated and new strategies to be put in place where none currently exist. Progress towards achieving this will be regularly reported to the Board.

## 2. Update on SANG Provision and Capacity

- 2.1 As set out in (1) above, some authorities have adopted interim strategies or SPD that identify SANG provision for either the short or longer term respectively. Other authorities do not yet have identified SANG.
- 2.2 There is a need to keep remaining SANG capacity under close review to ensure that SANG continues to be available in advance of housing occupation.
- 2.3 In the future it is anticipated that this SANG 'accounting' be one aspect of the wider monitoring strategy. However in the interim, **Annex I** - which has been pulled together on the basis of information provided by local authority officers, sets out the information currently available.
- 2.4 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 draft 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. Particular examples include Bracknell Forest and Wokingham.

It is hoped that these data issues can be overcome in future reporting.

## 3. Update on Recent Appeal Decisions

- 3.1 The Board member sub-group have recommended that the Board retains an overview of recent appeal decisions. In the past the views of Planning Inspectors on matters relating to the Thames Basin Heaths has varied. These regular updates will help highlight any continuing variations in approach.
- 3.2 **Annex 2** therefore sets out a summary of any recent appeal decisions.

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## 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)	Draft SE Plan allocation** (dpa)	Est years SANG supply	
<b>Bracknell Forest Borough Council</b>									
Longhill Park	9	325	152	4.2	4.8	173			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	37	1	7.76	279			
Englemere Pond	26.4	952	192	5.32	21.08	760			
The Cut Cluster	12	432	24	0.66	11.34	408			
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>109.0</b>	<b>3928</b>	<b>405</b>	<b>11.2</b>	<b>97.8</b>	<b>3523</b>	<b>539</b>	<b>6.5</b>	
<b>Elmbridge Borough Council</b>									
Brooklands Community Park	22	2100	147	2.5	39.5				
Esher Common	20								
<b>Total</b>	<b>42</b>	<b>2100</b>					<b>61^^</b>	<b>32</b>	^^ allocation within 5km zone, not whole district
<b>Guildford Borough Council</b>									
Riverside Park, Guildford	14.7		662	14.5	0.2				Total capacity (dwellings) worked out using 2 bed unit as basis SANGS capacity is worked out
Lakeside Park, Ash	3.6		91	2.9	0.7				

Vale									on population, not dwellings capacity
Chantry Woods, Guildford	38		326	8.3	29.7				
Effingham Common, East Horsley	34		5	0.1	33.9				
<b>Total</b>	<b>90.3</b>		<b>1084</b>	<b>25.8</b>	<b>64.5</b>			<b>322</b>	
<b>Hart Borough Council</b>									
Hitches Lane	24	1250	300	5.76	18.24	950			Identified with Interim Avoidance Strategy currently out to consultation. Not yet under construction - timetable to be confirmed through this consultation stage.
<b>Total</b>	<b>24</b>	<b>1250</b>	<b>300</b>	<b>5.76</b>	<b>18.24</b>	<b>950</b>		<b>200</b>	<b>4.75</b>
<b>Royal Borough of Windsor and Maidenhead</b>									
None									
<b>Total</b>								<b>281</b>	
<b>Runnymede Borough Council</b>									
St Anns Hill Chertsey	5.25								SE Plan housing allocation does not include the DERA allocation as this is seen as separate from district's yearly allocation. The DERA site 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>196</b>	<b>9.57</b>	<b>19.75</b>	<b>404</b>		<b>146</b>	
<b>Rushmoor Borough Council***</b>									
Southwood Woodlands	33	1693							AUE is self-mitigating
Tongham Pools	9.42	471							
Aldershot Urban Extension	86.4	4578							
<b>Total</b>	<b>128.8</b>	<b>6742</b>						<b>310^</b>	^310pa includes AUE
<b>Surrey Heath Borough Council***</b>									
Land at Chobham Place Woods,	5.39	280							

Chobham									
Land at Nottcutts Nursery, Bagshot	7.45	194							
<b>Total</b>	<b>12.84</b>	<b>474</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>187</b>	<b>0.0</b>	
<b>Waverley Borough Council***</b>									
Farnham Park	10.9	567							
<b>Total</b>	<b>10.9</b>	<b>567</b>					<b>230</b>		
<b>Woking Borough Council</b>									
Horsell Common	20	1036	930	17.9	2.1	106			
Hoe Valley White Rose Lane	8.2	425	286	505	2.7	139			
Brookwood Country park	20	1036	303	5.8	14.2	733			
<b>Total</b>	<b>48.2</b>	<b>2497.4</b>	<b>1519</b>	<b>29.3</b>	<b>18.9</b>	<b>978.4</b>	<b>242</b>	<b>4.0</b>	
<b>Wokingham Borough Council</b>									
Keephatch Woods, Wokingham extension	3.19	156	150	3.19	0	0			Associated with application F/2007/2517
Simons Wood, Wellingtonia Ave, Crowthorne	20	980	0	20	20	980			National Trust has confirmed site is available, seeking to resolve outstanding legal and financial issues
<b>Total</b>	<b>23.2</b>	<b>1136</b>	<b>150</b>	<b>23.2</b>	<b>20</b>	<b>980</b>	<b>523</b>	<b>1.9</b>	

\* Not Proposed Changes \*\* Permissions \*\*\* Full data not available at time of writing

## Recent Appeal Decisions

PINS Ref	Site Address	Proposal	Decision	Summary of Inspectors Views
<b>Bracknell Forest Borough Council</b>				
APP/R0335/A/07/205 2970	Former RAF Staff College, Broad Lane, Bracknell, RG12 9DD	full app for a partial alternative to 06/00573/REM for erection of 100 flats and 2 detached houses	Dismissed	Inspector decided that, despite extant permissions not having been assessed under the Habs Regs, SPA was not a reason for dismissal as the appeal scheme included a dog covenant which would make it less harmful than the permitted scheme
<b>Elmbridge Borough Council</b>				
APP/K3605/A/08/206 694	83a, Queens Road, Weybridge	2 storey rear extension and internal conversion of first and second floors into 5 one bed flats	Allowed	
APP/K3605/A/07/205 638	Land and garages rear of west Lodge, Mayfield Road, Weybridge, Surrey, KT13 8XE	Conversion of existing garage and conservatory to separate residential dwelling with access from March Road	Dismissed	
APP/K3605/A/08/206 584	The Spnney, 3 Woodsway, Oxshott, Leatherhead, Surrey	2 detached 2 storey houses with integral garages following demolition of existing houses	Dismissed	
APP/K3605/A/08/207 060	St John's Ambulance, 12 Portsmouth Road, Cobham, Surrey, KT11 1HZ	2 stoery building with rooms in the roof space comprising office space with associated parking and 5 flats at first and second floor.	Allowed	
APP/K3605/A/07/205 436	75, Fairmile Lane, Cobham, Surrey, KT11 2DG	5 detached 2storey dwellings with rooms in the roof, integral garages and new access road from Fairmile Lane following demolition of existing dwelling	Dismissed	
APP/K3605/A/07/205 437	75, Fairmile Lane, Cobham, Surrey, KT11 2DG	5 detached 2storey dwellings with rooms in the roof, integral garages and new access road from Fairmile Lane following demolition of existing dwelling	Dismissed	
APP/K3605/A/08/207 649	16, Waverley Road, Stoke Dabernon, Cobham, Surrey, KT11 2ss	Two detached two storey houses with rooms in the roof space (Plot 1 only) and integral garage following demolition of existing house	Allowed	

APP/K3605/A/08/207 656	16, Waverley Road, Stoke Dabernon, Cobham, Surrey, KT11 2ss	Two detached two storey houses with rooms in the roof space (Plot 1 only) and integral garage following demolition of existing house	Allowed	
APP/K3605/A/08/207 542	Selborne, Grove Lodge and Grove Cottage, Old Avenue, Weybridge, Surrey, KT13 OPQ	4 three storey terraced town houses with rooms in the roof space and 2 pairs of 3 storey semi-detached houses with rooms in the roof space, accessed from Old Avenue following demolition of existing houses.	Dismissed	
APP/K3605/A/08/207 542	Selborne, Grove Lodge and Grove Cottage, Old Avenue, Weybridge, Surrey, KT13 OPQ	4 detached two storey houses with rooms in the roof space and attached garage following demolition of existing houses	Allowed	
APP/K3605/A/08/207 568	282-288, Brooklands Road, Weybridge, Surrey, KT13 OQX	Redevelopment of site to provide 16 houses and 6 flats following demolition of existing buildings	Dismissed	
<b>Guildford Borough Council [Since Sept 07]</b>				
APP/Y3615/A/07/205 3373	Headway House, North Road, Guildford, GU2 9PU	Erection of a two storey building incorporating day centre and four flats and a two storey terrace of 6 houses following demolition of existing day centre	Allowed	Developer contribution agreed.
APP/Y3615/A/07/204 1498/NWF / 2041497	The Willows & Surrey Hills, Mobile Parks, Guildford Road, Normandy, Guildford, Surrey, GU3	Change of use of land to site fourteen new mobile homes following the removal of various industrial, commercial and storage uses	Allowed	Developer contribution agreed.
APP/Y3615/A/07/203 6294	Land at, Shepherds Lane, Guildford, GU2	Erection of four x three bed dwellings with rooms in the roof, two two bed dwellings and a pair of three bed semi-detached dwellings with fifteen allocated car parking spaces following demolition of single storey building.	Dismissed	Developer contribution agreed, dismissed on other grounds
APP/Y3615/A/07/204 2986/WF	Avenbury, Woking Road, Jacob's Well, Guildford, GU4 7PS	Erection of two storey detached house and double garage following demolition of existing garage and side entrance porch.	Dismissed	Developer contribution agreed, dismissed on other grounds
APP/Y3615/A/07/204 7512	2 Broomfield, Guildford, GU2 8LH	Erection of two storey semi-detached dwelling with associated parking.	Allowed	Developer contribution agreed.
APP/Y3615/A/07/204 5496	10 Palm Grove, Guildford, GU1 1JP	Erection of attached one bedroom house with two parking spaces, following	Allowed	Inspector considered the effect of the proposal on (i) the character and appearance of the area in

		demolition of existing single storey side addition and detached garage.		terms of its design, scale, proximity to boundaries and living space, (ii) the Thames Basin Heaths Special Protection Area; and (iii) highway safety. Allowed with condition relating to provision of avoidance measures
APP/Y3615/A/07/205 5975/NWF	Land to the rear of Grange Road, including The Coppins, Grange Road, Ash, Aldershot, GU12 6HB	Outline application for 10 dwellings comprising 3 x 2 bedroom houses, 4 x 3 bedroom houses, 3 x 4 bedroom houses with new access road following demolition of existing property	Allowed	Developer contribution agreed.
APP/Y3615/A/07/205 7320	Land adjacent 25, Fort Road, Guildford	Outline application for two detached two storey dwellings	Allowed	Developer contribution agreed.
APP/Y3615/A/07/205 7676/NWF	Avenbury, Woking Road, Guildford, GU4 7PS	Erection of two storey detached house following demolition of existing garage.	Allowed	Developer contribution agreed.
APP/Y3615/A/07/205 6139/WF	79 The Street, Tongham, Farnham, GU10 1DD	Erection of detached three bedroom house with attached single garage	Dismissed	Developer contribution agreed, dismissed on other grounds
APP/Y3615/A/07/206 0563	St Mary Of Pity Roman Catholic Church & 13, (part) 15, 17, 17a, 19 & 23, New Inn Lane, Guildford	Erection of 41 residential units comprising 24 x 3 bed houses, 8 x 4 bed houses and detached block providing 4 x 1 bed apartments and 5 x 2 bed apartments	Allowed	Inspector considered (i) The effect of the proposals on the character and appearance of the area; (ii) The effect of the proposals on the amenity of those living nearby by reason of loss of outlook and loss of privacy; and (iii) Whether financial contributions are required in respect of local education provision and local environmental improvements.
APP/Y3615/A/07/206 1582/NWF	143a, Epsom Road, Guildford, Surrey, GU1 2PP	Detached two storey block with accommodation in roofspace comprising six flats following demolition of existing house and garage	Dismissed	Developer contribution agreed, dismissed on other grounds
APP/Y3615/A/07/205 9933/WF	8 Cobbett Road, Guildford, GU2 8EL	Erection of two storey attached building to form two, one bedroom flats	Allowed	Developer contribution agreed.
APP/Y3615/A/08/206 4522/NWF	Shortlands, Inverurie & Rear of Verona, Frimley Road, Ash Vale, GU12 5PP	Erection of 14 dwellings, following demolition of existing houses and all detached garages and outbuildings	Dismissed	Inspector considered the effect of the proposal on the character and appearance of the surrounding area; the effect of the proposal on highway safety; the effect of the proposal on the living conditions of neighbouring occupiers; the adequacy of provision of infrastructure; and the effect of the proposal in relation to sites and species of importance for nature conservation. Dismissed on grounds that no s106 agreement

				signed, development would, with others, have an unacceptable adverse effect on the SPA
APP/Y3615/A/08/206 2716/WF	72 Waltham Avenue, Guildford, GU2 9QE	Erection of a pair of semi-detached houses, following demolition of existing dwelling and garage (as amended by plans received 08/10/07).	Dismissed	Inspector considered the effect on the character and appearance of the area; and the effect of the parking arrangements on the safety and convenience of the occupiers and their neighbours; and the effect on wildlife. Dismissed on the grounds that no s106 agreement signed, development would, with others, have an unacceptable adverse effect on the SPA
APP/Y3615/A/08/206 2820/NWF	Land adjoining, 1 Hawthorn Road, Ripley, Woking, GU23 6LH	Two storey attached three bedroom dwelling following demolition of existing attached garage to No1. Hawthorn Road.	Allowed	Developer contribution agreed.
APP/Y3615/A/08/206 6608/WF	28 Harts Hill, Guildford, GU2 8LN	Part two / part single storey rear extension, provision of pitched roof at side, and subdivision of dwelling to create a new two storey attached house.	Allowed	Developer contribution agreed.
APP/Y3615/A/08/206 4558/WF	4 Oxenden Road, Tongham, Farnham, GU10 1AF	Erection of two detached houses with integral garages, following demolition of existing bungalow	Dismissed	Developer contribution agreed, dismissed on other grounds
APP/Y3615/A/08/206 5200/WF	11 Hillspur Road, Guildford, GU2 8HE	Erection of attached two storey house.	Dismissed	Developer contribution agreed, dismissed on other grounds
APP/Y3615/A/08/206 5419	Rose Cottage, Jacobs Well Road, Jacobs Well, Guildford, GU4 7PD	Erection of detached bungalow following demolition of existing conservatory and timber outbuildings.	Dismissed	Developer contribution agreed, dismissed on other grounds
APP/Y3615/A/08/206 7217	28 Woodbridge Hill, Guildford, GU2 9AB	Outline Application for erection of semi- detached house, following demolition of existing annexe.	Dismissed	Developer contribution agreed, dismissed on other grounds

APP/3615/A/08/2065 800/NWF	38 Farnham Road, Guildford, GU2 4JN	New roof to enable addition of second floor, two storey rear extension and enlarged basement area to create 5 flats	Dismissed	On grounds that no s106 agreement signed, development would, with others, have an unacceptable adverse effect on the SPA
APP/Y3615/A/08/206 5035	44 Falcon Road, Guildford, GU1 4JD	Detached two storey block with accommodation in roof comprising 5 x 1 bed flats	Allowed	Developer contribution agreed.
APP/Y3615/A/08/206 7142	31 Beckingham Road, Guildford, GU2 8BT	Erection of an attached 2 bedroom house with associated parking following demolition of part of rear extension at 31 Beckingham Road.	Dismissed	Inspector considered the effect of the development on the openness and character of the area and street scene.
APP/Y3615/A/08/206 9655/WF	32 - 34, Grange Road, Guildford, GU2 9PY	Erection of a terrace of three, two storey houses, following demolition of existing single garage.	Allowed	Developer contribution agreed.
APP/Y3615/A/08/206 5461/NWF	378-380 (Ash Vale Stores), Vale Road, Ash Vale, Aldershot, GU12	Change of use of first floor retail space to create a one bedroom apartment (amendment to permission for demolition of all existing buildings on site and erection of a new building comprising two retail units on ground floor with five flats above.)	Dismissed	Proposal is within 400m of the SPA. The railway embankment and canal do not match the avoidance strategy description of exceptional circumstances which may make development in this zone acceptable. Despite being a small proposal unlikely to affect the integrity of the SPA on its own, the threat would increase cumulatively.
APP/Y3615/A/08/206 9623	Derwent, Glaziers Lane, Normandy, Guildford, GU3 2ED	Erection of a detached three bedroom dwelling with rooms in the roof	Allowed	Developer contribution agreed.
APP/Y3615/A/08/206 8135/NWF	111 Epsom Road, Guildford, GU1 2LE	Erection of a block of six, two bedroom flats following demolition of existing bungalow	Dismissed	Developer contribution agreed.
APP/Y3615/A/08/207 2641	109 South Lane, Ash, ALDERSHOT, GU12 6NL	Erection of two detached four bedroom houses with integral garages.	Dismissed	On grounds that no s106 agreement signed, development would, with others, have an unacceptable adverse effect on the SPA
APP/Y3615/A/08/207 2639/WF	1 Upfolds Green, Guildford, GU4 7HY	Construction of one attached two storey 3 x bed dwelling	Dismissed	Developer contribution agreed, dismissed on other grounds
APP/Y3615/A/08/207 5473/NWF	8 Warwicks Bench Road, Guildford, GU1 3TL	Two detached two storey six bed dwelling following demolition on existing dwelling, garage and outbuildings.	Allowed	Developer contribution agreed.
<b>Hart District Council</b>				
None				
<b>Royal Borough of Windsor and Maidenhead</b>				

APPT0355/A/08/2069 617	Meadow Court, London Road, Ascot	Demolition of existing dwelling and erection of 2 pairs of semi detached dwellings	Dismissed	Inspector took into account the incombination effect of the proposal with other plans and projects. Commented on the existance of nearby potential SANG areas (although not designated as such) but because of the proximity of the site to the TBHSPA (3.7km linear distance) that the mere presence of these areas would be insufficient to fully mitigate the "in combination" effects on the SPA. Inspector also commented that no unilateral undertaking had been offered by the appellant to restrict ownership of pets. Concluded that in the absence of any mitigation measures that there would be an adverse impact on the TBHSPA.
<b>Runnymede Borough Council</b>				
	53 Hare Hill, Addlestone	13 dwellings	Dismissed	Dismissed on non TBH grounds
<b>Rushmoor Borough Council</b>				
APP/P1750/A/07/205 8846	Gable End, Victoria Road, Aldershot, Hants GU11 1SL	Extension of single storey section of the building and add two floors above it to provide 3 reconfigured flats and 4 additional flats	Dismissed	Dismissed on other grounds. Inspector concluded that the proposal would be unlikely to have a significant effect on the SPA either alone or in combination with other plans or projects.
<b>Surrey Heath Borough Council**</b>				
<b>Waverley Borough Council**</b>				
<b>Woking Borough Council</b>				
None				
<b>Wokingham Borough Council</b>				
APP/X0360/A/07/206 3266	91-97 Kiln Ride, Finchampstead	Outline application for the erection of 4 dwellings	Allowed	NE commented that site was more than 5.2km (travel) and therefore SPA not an issue.
APP/X0360/A/07/206 6420	128 Finchampstead Rd, Wokingham	Demolish existing dwelling and erect 2 dwellings.	Dismissed	Site was more than 5.2km travel from the SPA. Inspector not convinced that there was an issue. Furthermore, there were other open spaces closer to site than SPA and therefore more likely to be visited. Consequently, no significant likely effect from scheme

APP/X0360/A/07/206 8247	267 Finchampstead Rd, Finchampstead	Erect dwelling	Dismissed	Site is more than 5.2km (travel) from the SPA. Therefore, NE did not object.
APP/X0360/A/07/205 8424	Ardwell Lodge, Ardwell Close, Crowthorne	Demolish dwelling & erect 2 dwellings.	Dismissed	There was outline planning permission for three dwellings on the site, one of which had been built. This approval pre-dates SPA designation. Site is 2km from SPA. Agreed scheme would have impact in combination on the SPA. Whilst appellant willing to make large contribution, no certainty that this will deliver necessary measures. Little weight given to the less than 10 dwelling rule.
APP/X0360/A/08/207 4297	Finchampstead Baptist Church, The Village, Finchampstead	Change of use of church to dwelling	Allowed	Site is within 5km of the SPA. There are alternative areas of open space closer to the site which are suitable for dog walking. The parts of the SPA closest to site do not have car park which would discourage their use.

\*\* Data not available at time of writing