

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I068268
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1. **TITLE:** Suitable Alternative Natural Greenspace (SANG) - Capacity Allocation

2. **SERVICE AREA:** Environment, Culture & Communities

3. **PURPOSE OF DECISION**

To approve the withdrawal of access to strategic SANG capacity from certain 'windfall' developments and Prior Approvals in order to reserve limited capacity for allocated sites.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

That following careful assessment officers be authorised not to provide capacity in the Strategic Suitable Alternative Natural Greenspaces (SANGs) for large Prior Approval schemes or other unplanned large applications located beyond the defined settlements in Binfield, Bracknell, Warfield and Winkfield which are considered to undermine the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy.

That these forms of development be directed to known private Bespoke SANGs where capacity may exist.

7. **REASON FOR DECISION**

To safeguard Strategic SANG capacity for allocated residential development sites and windfall planning application sites within the defined settlement boundaries which conform with the development plan and the National Planning Policy Framework.

To protect the Council's Special Protection Area avoidance and mitigation strategy as set out in the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

8. **ALTERNATIVE OPTIONS CONSIDERED**

Two alternative options have been considered:

1. To provide Strategic SANG capacity for such developments in the north of the Borough. This would ultimately result in the Council having to refuse many applications for sites which are allocated in the Site Allocations Local Plan or windfall planning application sites within the defined settlement boundaries which are supported in the Development Plan.
2. Withdraw the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012) and place an embargo on all new residential development in the Borough. Development could then proceed

but only if where it provides its own SANG solution accompanied by a full Habitats Regulation Assessment (HRA).

Both options are considered unnecessary and undesirable and can be avoided if the Council agrees not to provide Strategic SANG capacity for large residential Prior Approval applications and relevant large unplanned residential developments located beyond the defined settlement boundary in the North of the Borough. The term large developments are defined as residential developments of 10 or more dwellings. The Council has worked, and will continue to work, with third parties to facilitate alternative private Bespoke SANG capacity to enable such developments to proceed, outside the Councils avoidance and mitigation strategy.

9. **PRINCIPAL GROUPS CONSULTED:** Not applicable.
10. **DOCUMENT CONSIDERED:** Report of the Director of Environment, Culture & Communities
11. **DECLARED CONFLICTS OF INTEREST:** None.

Date Decision Made	Final Day of Call-in Period
6 June 2017	13 June 2017