

# Draft Thames Basin Heaths Special Protection Area Supplementary Planning Document

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# Consultation

## How to Get Involved

This draft Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (draft SPA SPD) and the Sustainability Appraisal Screening Report (November 2017) are available for consultation between Monday 8 January 2018 and Monday 19 February 2018. They can be viewed at the Council Offices. They are also available on-line at [www.bracknell-forest.gov.uk/spa](http://www.bracknell-forest.gov.uk/spa)

There are a number of ways in which you can make comments on the draft SPA SPD. To save time and reduce costs, the Council would prefer you to respond electronically by using the link on the Council's website at [www.bracknell-forest.gov.uk/spa](http://www.bracknell-forest.gov.uk/spa). When you reach our planning consultation portal, click on the 'read and comment on document box'. You can make comments on any of the sections in the document.

If you would rather use an alternative method, please email your response to [development.plan@bracknell-forest.gov.uk](mailto:development.plan@bracknell-forest.gov.uk)

You can also post your response to:

Spatial Policy  
Environment, Culture and Communities  
Bracknell Forest Council  
Time Square  
Market Street  
Bracknell  
RG12 1JD

## What will happen to your comments?

Any representations received will be available to view through the planning consultation portal some time after the close of the consultation. Please check [www.bracknell-forest.gov.uk/spa](http://www.bracknell-forest.gov.uk/spa) for updates. Your views will help inform the final version of the SPD.

## Further Information

If you have any queries about this document, please contact a member of the Development Plans Team using the email or postal address above, or phone 01344 352000.

More information on the Development Plan for Bracknell Forest is found [here](#)



# Summary

A summary of the avoidance and mitigation strategy is outlined in the table below. More detail is contained in the following sections.

**Table 1 Summary of SPA Avoidance and Mitigation Strategy**

	Size of Dwelling (bedrooms)	SANG Contribution (per dwelling)	SAMM Contribution (per dwelling)	Total Contribution <sup>(1)</sup> (per dwelling)
RESIDENTIAL DEVELOPMENT <sup>(2)</sup>				
1. Net increase in residential dwellings within 400m of SPA	Presumption against net increase in residential development.			n/a
2. Net increase of fewer than 109 dwellings located between 400m and 5km of the SPA <sup>(3)</sup>				
Market dwellings	1	£4,403	£399	£4,802
	2	£5,193	£526	£5,719
	3	£6,112	£711	£6,823
	4	£6,838	£807	£7,645
	5+	£7,886	£1,052	£8,938
Affordable dwellings	1	£1,778	£399	£2,177
	2	£2,193	£526	£2,719
	3	£2,737	£711	£3,448
	4	£3,088	£807	£3,895
	5+	£3,761	£1,052	£4,813
3. Prior Approval applications for a net increase of less than 109 dwellings located between 400m and 5km of the SPA. <sup>(4)</sup>	1	£4,568	£399	£4,967
	2	£5,412	£526	£5,938
	3	£6,408	£711	£7,119
	4	£7,175	£807	£7,982
	5+	£8,324	£1,052	£9,376

	Size of Dwelling (bedrooms)	SANG Contribution (per dwelling)	SAMM Contribution (per dwelling)	Total Contribution <sup>(1)</sup> (per dwelling)
<b>4. Large residential developments (including Prior Approval applications)<sup>(5)</sup> located between 400m and 5km of the SPA (net increase of 109 dwellings or more)</b>	1	Provision of a bespoke SANG in accordance with the Avoidance and Mitigation SPD and the Habitats Regulations and in agreement with Natural England (NE) and BFC.	£399	Costs of bespoke SANG + SAMM contributions (dependent on housing mix)
	2		£526	
	3		£711	
	4		£807	
	5+		£1,052	
<b>5. Net increase of more than 50 residential dwellings located between 5 - 7km of the SPA</b>	May be required to provide appropriate mitigation. Considered on a case by case basis in agreement with NE. The level of SANG mitigation is likely to be at least 2ha / 1,000 new population. The SAMM contribution is likely to be equal to the monitoring contribution for the SAMM project (an average of £190 per dwelling). Subject to Habitats Regulations Assessment, in order to establish likely significant effect on the SPA. An assessment will be made on the evidence presented.			
<b>6. C2 and C3 Care Homes within 400m of the SPA</b>	Considered on a case by case basis at the planning application stage, in agreement with NE. Such development will only be supported where the patrons of the facility are truly immobile or unlikely to ever visit the SPA. In this case avoidance and mitigation may also require measures to ensure that the car park cannot be made available to the general public.			
<b>7. C2 and C3 Care Homes between 400m and 7km of the SPA</b>	Considered on a case by case basis at the planning application stage, in agreement with NE. Where the patrons of the facility are truly immobile or unlikely to ever visit SPA, no avoidance and mitigation measures are required. Where residents are in self-contained accommodation and can therefore live reasonably independently, even if there is a level of care required, then it is assumed that the residents are of a mobility level that would not preclude them from visiting the SPA. In these cases avoidance and mitigation measures will be required as set out in 2. above. For such developments located in the 5-7km SPA buffer zone, the avoidance and mitigation measures set out in 5. above will apply.			
<b>NON RESIDENTIAL DEVELOPMENT</b>				
<b>8. Non residential development</b>	Subject to Habitats Regulations Assessment in order to establish likely significant effect on the SPA. May be required to provide appropriate avoidance and mitigation measures. Considered on a case by case basis in agreement with NE.			

1. SANG and SAMM should ordinarily be applied unless it can be demonstrated that, through any other package of avoidance and mitigation measures put forward, the development will lead to no significant adverse effect on the integrity of the SPA



in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended). In accordance with this legislation, the local authority must adopt a precautionary approach and any avoidance and mitigation measures must be agreed in advance with the Council and NE.

2. Including new build, redevelopment, mixed use schemes, changes of use, conversions, affordable housing, planning applications for approval of reserved matters (where no avoidance or mitigation measures have been secured at outline stage) (including flats, apartments and houses).
3. The Council recovers the SANG enhancement costs from CIL. These figures are the developer contributions secured through a s106 agreement.
4. These figures are the total SANG contribution which is secured through s106 agreements. For these applications SANG enhancement costs are not recovered through CIL.
5. Comprehensive development (or part thereof) including, but not limited to, sites identified in the Council's Core Strategy DPD, the Site Allocations Local Plan, the emerging Comprehensive Local Plan and other major sites.

# 1 Introduction

## 1.1 The Thames Basin Heaths Special Protection Area

**1.1.1** This draft Thames Basin Heaths Special Protection Area Supplementary Planning Document (draft SPA SPD) is for public consultation during January and February 2018. Following consideration of all responses to the consultation a revised SPA SPD will be adopted as planning guidance in spring 2018. Once adopted it will replace the Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD (2012) and Section 5.12 and Appendix 1 Section 5 of the Planning Obligations Supplementary Planning Document (2015).

**1.1.2** The Thames Basin Heaths Special Protection Area (SPA) was designated in March 2005. It is protected from adverse effects under The Conservation of Habitats and Species Regulations 2010 (as amended) and European Directive 2009/147/EC. The SPA is a network of heathland sites which are designated for their ability to provide a habitat for the internationally important bird species of woodlark, nightjar and Dartford warbler.

**1.1.3** The SPA zone of influence spans 11 local authorities across Hampshire, Berkshire and Surrey and is fragmented by urban development and other land uses. It consists of 13 Sites of Special Scientific Interest (SSSIs) scattered across these counties as shown in Appendix 1.

**1.1.4** The two areas of the SPA that lie within Bracknell Forest are the Broadmoor to Bagshot Heaths SSSI and the Sandhurst to Owlsmoor Bogs and Heaths (also known as Wildmoor Heath) SSSI. A large proportion of Bracknell Forest lies within 5km of the SPA to which this SPD principally applies.

**1.1.5** In 2005 Natural England conducted research which indicated that the existing level of recreational pressure was having a detrimental effect on the three species of Annex I birds for which the SPA was designated. These ground-nesting birds which breed on the SPA are subject to disturbance from people and their pets using the SPA for recreational purposes and this affects their breeding success.

**1.1.6** Due to this information and the level of house-building expected in the Thames Basin Heaths area, Natural England (NE) objected to all planning applications for a net increase in residential development within 5km of the SPA. This affected 11 local authorities in Berkshire, Hampshire and Surrey, which are within 5km of the SPA.

**1.1.7** In order to comply with the Conservation of Habitats and Species Regulations (the 'Habitats Regulations') and demonstrate that house-building is deliverable without giving rise to an adverse effect on the integrity of the SPA, Bracknell Forest Council has carried out Habitats Regulations Assessments. These documents identified potential effects on the SPA and proposed measures which would ensure that those effects could be avoided and mitigated.

## 1.2 Purpose and Scope of the SPD

**1.2.1** This draft SPA SPD provides an updated avoidance and mitigation strategy to show how the adverse effects of development on the integrity of the Thames Basin Heaths SPA should be avoided and mitigated.

## 1.3 Spatial Policy Framework

**1.3.1** The following table outlines the elements of the Development Plan that are relevant to this SPD.

**Table 2 Spatial Policy Framework**

Adopted Policy	Policy References	Notes
National Planning Policy Framework (NPPF) (March 2012)	Chapter 11 (Conserving and enhancing the natural environment)	Para. 119 The presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
South East Plan (2009)	NRM6 Thames Basin Heaths Special Protection Area	The South East Plan (2009) was partially revoked on 25 March 2013. Policy NRM6, which deals with the Thames Basin Heaths Special Protection Area, remains in place. This sets out the principle of the protection of the Thames Basin Heaths SPA in the South East.
Bracknell Forest Council Core Strategy DPD (February 2008)	CS14 Thames Basin Heaths Special Protection Area	This sets out the principle of the protection of the Thames Basin Heaths SPA in Bracknell Forest. This is likely to be superseded by the Comprehensive Local Plan.
Site Allocations Local Plan (July 2013)	SA4 Land at Broadmoor, Crowthorne  SA5 Land at Transport Research Laboratory, Crowthorne  SA6 Land at Amen Corner (North), Binfield  SA7 Land at Blue Mountain, Binfield  SA8 Land at Amen Corner (South), Binfield  SA9 Land at Warfield  SA10 Royal Military Academy, Sandhurst	These policies set out the SPA avoidance and mitigation requirements for development allocations in Bracknell Forest.

Adopted Policy	Policy References	Notes
Bracknell Forest Borough Local Plan 1991-2006	EN3 Nature Conservation	This sets out the principle of the protection of the Thames Basin Heaths SPA in Bracknell Forest. This is likely to be superseded by the Comprehensive Local Plan.

**1.3.2** The above plans and policies are supplemented with the following guidance:

**Table 3 Thames Basin Heaths SPA Guidance**

Guidance	Notes
Thames Basin Heaths SPA Avoidance and Mitigation Supplementary Planning Document (March 2012) (Bracknell Forest Council)	This is an Avoidance Mitigation Strategy to show how the effects of new (and principally) residential developments on the Thames Basin Heaths SPA should be avoided and mitigated in accordance with the Development Plan. This new SPA SPD will update this guidance.
Planning Obligations Supplementary Planning Document (February 2015) (Bracknell Forest Council)	This sets out the Council's approach and procedure for securing infrastructure by planning obligations from development in Bracknell Forest. This draft SPA SPD is the start of the process to update Section 5.12 and Appendix 1 Section 5 of this guidance.
Thames Basin Heaths SPA Delivery Framework (12 February 2009) (Thames Basin Heaths Joint Strategic Partnership Board)	This Delivery Framework has been endorsed by the Thames Basin Heaths Joint Strategic Partnership Board and is recommended to the local authorities affected by the Special Protection Area (SPA). The Board encourages local authorities to use the Framework to guide the production or revision of local avoidance and mitigation strategies.

**1.3.3** Emerging policy is set out in the table below:

**Table 4 Emerging Planning Policy**

Plan	Policy References	Notes
Draft Local Plan	TBH SPA1 Thames Basin Heaths Special Protection Area  CON1 Designated Nature Conservation and Geological Sites	These policies will set out the principle of the protection of the Thames Basin Heaths SPA in Bracknell Forest and supersede the Core Strategy (2008) and the Bracknell Forest Borough Local Plan (1991-2006).

## 1.4 Sustainability Appraisal

**1.4.1** The Planning Practice Guidance (PPG) states that supplementary planning documents do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already have been assessed during the preparation of the Local Plan.

**1.4.2** A strategic environmental assessment is unlikely to be required where a supplementary planning document deals only with a small area at a local level (see regulation 5(6) of the Environmental Assessment of Plans and Programmes Regulations 2004), unless it is considered that there are likely to be significant environmental effects.

**1.4.3** Before deciding whether significant environment effects are likely, the local planning authority should take into account the criteria specified in schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004 and consult the consultation bodies.

**1.4.4** BFC therefore undertook a SEA Screening and from 28 September to 9 November 2017 a consultation was undertaken on this screening report with Natural England, the Environment Agency and Historic England. Responses were received from all three consultation bodies and these can be found in the appendices of the SEA Screening Determination. The Council has concluded that this SPD is not likely to have a significant environmental effect and accordingly will not require a Strategic Environmental Assessment. The main reason for this conclusion is:

- The Thames Basin Heaths SPA Avoidance and Mitigation SPD elaborates on the policies and principles set out in the National Planning Policy Framework (NPPF), the South East Plan Policy NRM6, Core Strategy Policy CS14 Thames Basin Heaths SPA and the Bracknell Forest Local Plan (2001 – 2006) and sets out how development proposals can achieve them. It does not present any policies, and serves only to provide greater clarity about the Council's expectations in relation to existing policies within the Development Plan. The South East Plan and the Core Strategy have already been subject to full Sustainability Appraisal (including SEA) and assessed as having no significant environmental effect.

## 1.5 Sub-Regional Working

**1.5.1** The Thames Basin Heaths SPA principally affects 11 local authorities. These are Waverley BC, Guildford BC, Surrey Heath BC, Woking BC, Bracknell Forest Council, Hart DC, Wokingham BC, Elmbridge BC, Runnymede BC, The Royal Borough of Windsor and Maidenhead and Rushmoor BC. In order to be sure of a consistent approach across the whole area, and on the advice of the Technical Advisor at the South East Plan Examination in Public (November/December 2007), a Joint Strategic Partnership (JSP) was set up in 2007 to provide a vehicle for joint working, liaison and exchange of information between local authorities and other organisations affected by the Thames Basin Heaths SPA. A Councillor from Bracknell Forest is a member of the Joint Strategic Partnership Board (JSPB).

**1.5.2** In 2009 the JSPB adopted guidelines in the Thames Basin Heaths Special Protection Area Delivery Framework (JSPB 12 February 2009). This is available on the Council's website [here](#). These guidelines form the basis of the approach adopted in this SPD. The

JSPB meets twice a year and oversees matters such as the Strategic Access Management and Monitoring (SAMB) project and the monitoring of Suitable Alternative Natural Greenspaces (SANGs). This joint working also fulfils duty to cooperate requirements.

**1.5.3** Bracknell Forest Council has been working jointly at a sub-regional level for a number of years to implement avoidance and mitigation measures and will endeavour to continue to do so in the future.

## 2 Background

### 2.1 Habitats Regulations

**2.1.1** The Conservation of Habitats and Species Regulations 2010 (as amended) (the Habitats Regulations) implement in Great Britain the requirements of the EU Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) (Council Directive 92/43/EEC). They also protect areas classified under Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (codified version) (the Birds Directive). The Regulations aim to protect a network of sites that have rare or important habitats and species in order to safeguard biodiversity.

**2.1.2** Under the EC Birds Directive, Member States are required to take special measures to conserve the habitats of certain rare species of birds (listed in Annex I of the Birds Directive) and regularly occurring migratory birds. In particular each Member State was required to classify the most suitable areas of such habitats as Special Protection Areas (SPAs). This is designed to protect wild birds, and to provide sufficient diversity of habitats for all species so as to maintain populations at an ecologically sound level. All Bird Directive SPAs are part of the Natura 2000 network under Article 3(1) of the Habitats Directive.

**2.1.3** Under Article 6(3) of the Habitats Directive, Competent Authorities have a duty to ensure that all the activities they regulate have no adverse effect on the integrity of any of the Natura 2000 sites. The Competent Authority (in this case Bracknell Forest Council) must assess the possible effects of a plan or project on any Natura 2000 sites through a Habitats Regulations Assessment.

**2.1.4** This process identifies any likely significant effects on the SPA which may arise, either alone or in combination with other plans or projects. With appropriate avoidance and mitigation measures it can often be concluded that the development plan is unlikely to lead to a significant effect on the integrity of the SPA.

**2.1.5** If at the screening stage it is considered that there is likely to be a significant effect, in view of the site's conservation objectives, then the plan or project must be subject to an Appropriate Assessment (AA). Having undertaken the AA (again in view of the site's conservation objectives), the Competent Authority shall agree to the plan or project only after ascertaining that it will not adversely affect the integrity of the European site concerned, or where the further tests as described in article 6(4) can be met. This process is clarified in Figure 1 of Circular 06/2005 'Biodiversity and Geological Conservation' which is shown in Appendix 2.

**2.1.6** The decision-maker must consider the likely and reasonably foreseeable effects in order to ascertain that the proposal will not have an adverse effect on the integrity of the SPA with certainty using the precautionary principle before it may grant permission (subject to the exception tests set out in Regulation 61 of the Habitats Regulations). The process requires close working with Natural England in order to obtain the necessary information, agree the process, outcomes and mitigation proposals, and to meet the requirements of the Habitats Regulations.

## 2.2 Potential Adverse Effects on the Integrity of the SPA

**2.2.1** Bracknell Forest Council has carried out Habitats Regulations Assessments for the Core Strategy DPD, the Site Allocations Local Plan and the emerging Draft Local Plan. The potential adverse effects on the integrity of the SPA are as follows:

**Table 5 Potential Adverse Effects on the Integrity of the SPA**

Potential Effects	Characteristics Which Could Lead to Adverse Effects
Human disturbance (as a result of urbanisation)	<ul style="list-style-type: none"> <li>An increase in residential development in the proximity of the SPA is likely to lead to an increase in urbanisation effects such as increased fly-tipping, cat predation and uncontrolled fires.</li> <li>Urbanisation could also present a potential pathway of impact where development on employment sites is located close to the SPA and lead to, for example, fly-tipping.</li> </ul>
Recreational pressure	<ul style="list-style-type: none"> <li>An increase in the population of Bracknell Forest has the potential to lead to more visits per annum to the SPA i.e. increased recreational pressure.</li> <li>Recreational pressure has the potential to lead to disturbance to sensitive species (particularly ground-nesting birds such as woodlark and nightjar), preventing appropriate management or exacerbating existing management difficulties, causing damage through erosion and causing eutrophication as a result of dog fouling.</li> </ul>
Air pollution	<ul style="list-style-type: none"> <li>Residential and employment development in Bracknell Forest has the potential to lead to an increase in car journeys and this is likely to lead to increased air pollution.</li> <li>Nitrogen deposition from increased traffic flows could lead to adverse effects on the SPA and the potential for in-combination effects.</li> <li>Department for Transport guidance as expressed in the Design Manual for Roads and Bridges (DMRB) states that: 'beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant'.</li> <li>It has been determined that parts of the SPA are situated within 200m of major roads that may be regularly used by vehicle journeys arising from Bracknell Forest as a result of the increased population.</li> </ul>

**2.2.2** This Avoidance and Mitigation SPD addresses the recreation-related effects on the SPA which should allow the Council to conclude no adverse effect on the integrity of the SPA as a result of a net increase in residential development between 400m and 5km of the SPA.

**2.2.3** Developments that cannot be mitigated by this SPD (e.g. non-residential developments) will be dealt with on a case by case basis. A Habitats Regulations Assessment may be required to address some or all of the above potential effects on the SPA.



# 3 SPA Avoidance and Mitigation Strategy

## 3.1 Introduction

**3.1.1** This section provides guidance on the measures which will be implemented in Bracknell Forest to avoid likely significant effects on the integrity of the SPA from development.

**3.1.2** Any net increase in residential dwellings within 5km of the SPA and large developments within 5-7km of the SPA (with a net increase in dwellings of more than 50) are likely to have a significant adverse effect on the SPA either alone or in combination with other plans or projects. Consequently, every proposal for net additional dwellings must make provision to avoid and mitigate the effect. If developments secure and provide necessary avoidance and mitigation measures at the time of grant of planning permission as set out in this draft SPA SPD they can avoid the effects of the development proposal and a project-level Appropriate Assessment is not required.

**3.1.3** The JSPB currently considers a two-pronged approach to avoiding likely significant effect on the SPA is appropriate as follows:

- Provision of Suitable Alternative Natural Greenspace (SANG) to attract people away from the SPA and hence reduce pressure on it; and
- Strategic Access Management and Monitoring (SAMM) measures on, and monitoring of, the SPA to reduce the effect of people who visit the SPA.

**3.1.4** Habitat management may, theoretically, be taken to be an avoidance measure; however, the focus in the short-term must be improving the quality of the SPA to favourable condition status. This is a duty of SPA landowners which falls outside the planning system and is not the focus of this guidance.

**3.1.5** The avoidance and mitigation measures should be provided in order that they can function in perpetuity which is considered to be at least 125 years. An 'in perpetuity' period of 125 years has been applied in this SPD in accordance with the legislation which defines the 'in perpetuity' period (Perpetuities and Accumulations Act 2009).

**3.1.6** The option remains for developers to undertake a Habitats Regulations screening assessment and where necessary a full Appropriate Assessment to demonstrate that a proposal will not adversely affect the integrity of the SPA. Should any other package of avoidance and mitigation measures be put forward, these must be in accordance with the Habitats Regulations and the local authority must adopt a precautionary approach. Any avoidance and mitigation measures must be agreed in advance with the Council and NE.

## 3.2 Zones of Influence

**3.2.1** There are three Zones of Influence as shown in Figure 1 and in the table below:

**Table 6 SPA Buffer Zones**

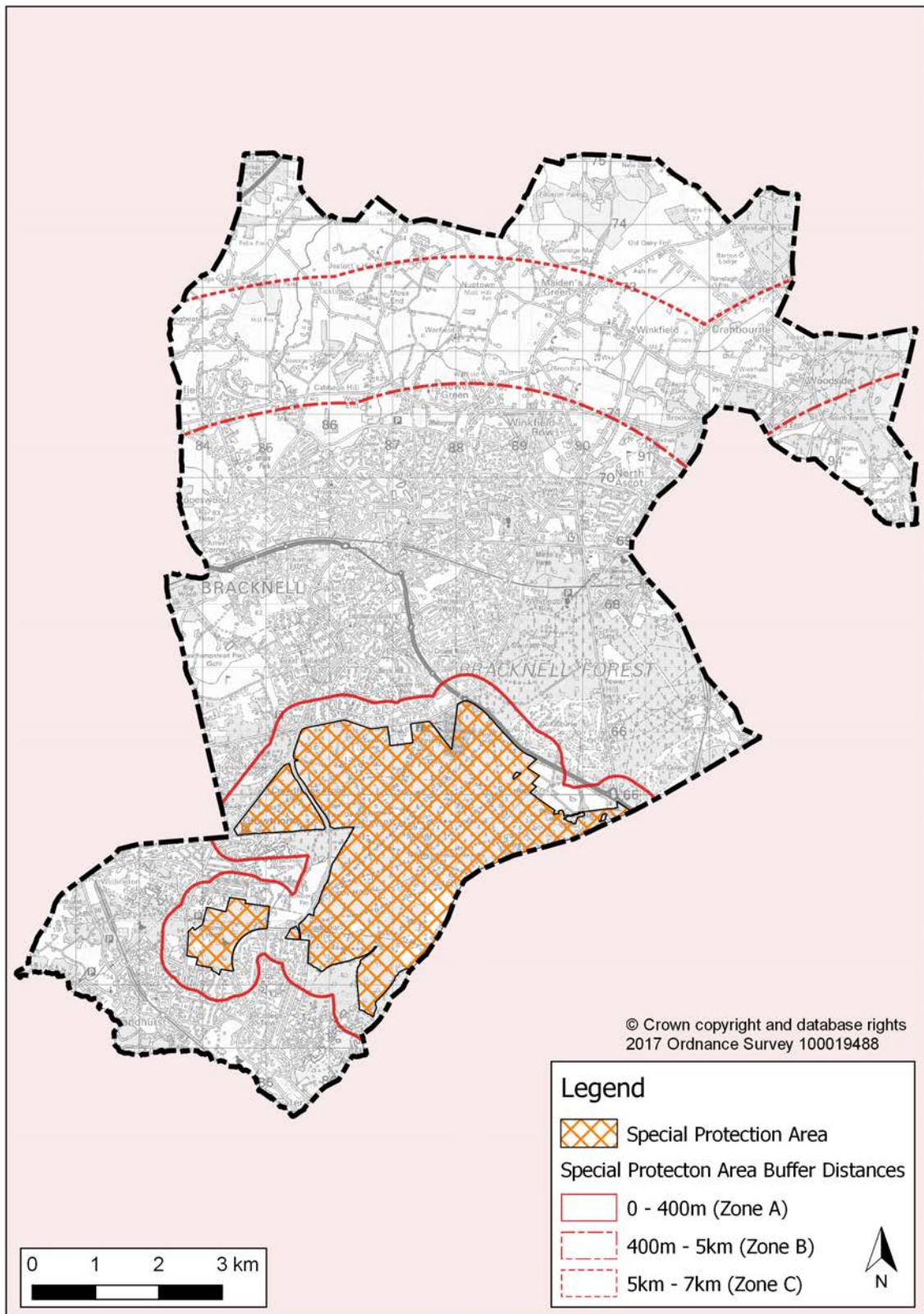
Zone of Influence	Distance from the SPA
A	From 0m to 400m straight line distance from the SPA
B	From 400m to 5km straight line distance from the SPA
C	From 5km to 7km straight line distance from the SPA

**3.2.2** There is a presumption against residential development within 400m of the SPA boundary. This is measured as the crow flies from the SPA perimeter to the point of access on the curtilage of the dwellings as recommended by the Joint Strategic Partnership Board and set out in the Thames Basin Heaths SPA Delivery Framework (12 February 2009). Within Zone A (the exclusion zone) the effect of new net increases in residential development on the SPA is likely to be such that it is not possible to conclude no adverse effect on the integrity of the SPA. There is therefore a presumption against any net increase in residential development within this zone. A Habitats Regulations Assessment will be needed, and agreed with NE, to demonstrate that any development within this zone will not have an adverse effect on the SPA and/or the acceptability of any avoidance and mitigation measures provided.

**3.2.3** Applications for non-residential development in Zone A will be assessed on a case by case basis, in agreement with NE.

**3.2.4** From 400m – 7km of the SPA (Zones B and C) development can be permitted and avoidance and mitigation measures should be applied. The majority of new housing development in Bracknell Forest up to 2034 will be located within Zone B (between 400m and 5km of the SPA).

Figure 1 Thames Basin Heaths SPA and SPA Buffer Zones



## 3.3 Types of Development Covered

**3.3.1** The duty to consider the possibility of likely significant effects on the SPA applies to all types of development, not just residential. This strategy largely concerns itself with the effects arising from the developments listed below.

- Proposals for 1 or more net new dwelling units falling within Use Class C3 (Dwellinghouses);
- Conversion of a B1 Office use to C3 Dwellinghouses;
- Conversion of a building from light industrial use class B1(c) to residential use class C3. The Permitted Development right came into effect on 1 October 2017 for a three-year period.
- A change of use from a dwelling house (C3 use) to a House in Multiple Occupation (HMO) (C4 use);
- A change of use from either C3 or C4 uses to a large HMO i.e. 6 or more people sharing (sui generis);
- Proposals for 1 or more net new units of staff residential accommodation;
- C1 (Hotel use) and C2 (Residential institutions); and
- C2 and C3 care homes.

**3.3.2** For more information on Use Classes see the Planning Portal [here](#) Please note that this gives an indication of the types of use which may fall within each use class but this is a guide only and it is for local planning authorities to determine, in the first instance, depending on the individual circumstances of each case, which use class a particular use falls into.

**3.3.3** Reserved matters,<sup>(1)</sup> discharge of conditions, amendments to existing planning consents and non-residential development will be considered on an individual basis.

**3.3.4** Replacement dwellings will not lead to increased recreational pressure, therefore, they will have no likely significant effect on the SPA and will not be required to provide avoidance and mitigation measures.

**3.3.5** All projects, applications for planning permission and prior approval applications for developments in the vicinity of the SPA will be screened to assess whether they will have a likely significant effect on the integrity of the SPA (individually or in combination with other plans or projects) and where necessary a Habitats Regulations Assessment will be undertaken.

**3.3.6 C2 and C3 Care Homes:** In assessing any planning application for a C2 or C3 care or extra care facility, the Council will take account of whether there is any risk of the residents of the facility causing a likely significant effect upon the integrity of the SPA. If the development is located within 400m of the SPA and the patrons of the facility are truly immobile or unlikely to ever visit the SPA then the only mitigation which may be required are measures to ensure that the car park cannot be made available to the general public wishing to access the SPA. For such developments within 400m - 5km of the SPA, any facilities that house residents that will never or are very unlikely to visit the SPA would not require any mitigation. Where residents in this SPA buffer zone are in self-contained accommodation and can therefore live reasonably

1 In March 2007, legal advice was received which led the Council and Natural England to the view that Regulations 48 and 49 of the 1994 Habitats Regulations should be applied to applications for approval of reserved matters or variations or renewals, where potential effects on the SPA were not fully considered when an existing permission was granted or where information more recently provided would make for a different assessment of effects. The relevant paragraphs of the updated legislation are Regulations 61 and 62 of the 2010 Habitats Regulations (as amended).

independently, even if there is a level of care required, then it is assumed that the residents are of a mobility level that would not preclude them from visiting the SPA. In these cases avoidance and mitigation measures will be required as set out in Table 1.

**3.3.7 Hotels:** For traditional hotels offering short stay accommodation avoidance and mitigation measures will generally not be required. However, for hotels located within 400m of the SPA with a new car park, measures may be required to ensure that the car park cannot be made available to the general public wishing to access the SPA. For hotels offering accommodation for longer periods of time, such as Apart-hotels where the dwelling is to become the full time address for a person, then avoidance and mitigation measures will be required as set out in Table 1.

**3.3.8 Staff Accommodation:** Where staff accommodation becomes the permanent full time address for that member of staff then avoidance and mitigation measures will be required as set out in Table 1.

**3.3.9 Camping and Caravans:** Where the caravan is a person's permanent address then avoidance and mitigation measures will be required as set out in Table 1.

**3.3.10 Permitted Development:** Permitted development (such as the conversion of retail, office or light industrial space to residential units) is not exempt from the Habitats Regulations. Avoidance and mitigation measures will be required as set out in Table 1.

**3.3.11 Houses in Multiple Occupation (HMOs):** For planning applications converting traditional C3 housing stock into HMOs, if the facilities have individual lockable rooms, then each room will be treated as a separate one bedroom dwelling and avoidance and mitigation measures will be required as set out in Table 1.

## 3.4 Suitable Alternative Natural Greenspaces (SANGs)

**3.4.1** The provision of alternative recreational land to attract new residents away from the SPA is a key part of avoiding the effects of new development on the Thames Basin Heaths SPA. There are different types of SANGs.

- **Strategic SANGs** which are open spaces in Bracknell Forest which, in agreement with NE, have been identified as being suitable for bringing up to SANGs standard through the application of developer contributions. These are open space land which is owned / managed by the Council and to which developers pay financial contributions towards their enhancement to SANG status and long term management. These mainly provide mitigation for smaller schemes or urban developments which cannot realistically provide their own land for SANGs.
- **Bespoke SANGs** which are new open spaces provided mostly by large developments where the developer upgrades part of the land to SANG status or provides SANG off-site and then usually transfers the SANG land to Council ownership with maintenance sums to fund its long term management.
- **Third Party Private SANGs** which are privately provided and owned. They have been approved through planning permission and developers can purchase SANG capacity directly from the owners by private contract in agreement with the Council. Long term management is sometimes provided by the owner or the land is transferred to Council ownership with maintenance sums to fund its long term management.



**3.4.2** The following table sets out the SANG standards for each Zone of Influence. For developments in close proximity to the SPA this standard may be higher. All SANGs must comply with the [Natural England SANG Quality Guidance](#)

**Table 7 SANG Standards for Net Increase in Dwellings**

Zone of Influence		SANG Standard	Comments
A	From 0m to 400m straight line distance from the SPA;	No standard	Net additional residential dwellings cannot mitigate their adverse effect on the integrity of the SPA so planning permission must not be granted.
B	From 400m to 5km straight line distance from the SPA	At least 8 hectares per 1,000 persons	Some development schemes require SANGs to be significantly in excess of 8 hectares per 1000 persons especially those which lay in close proximity to the SPA.
C	Beyond 5km to 7km straight line distance from the SPA	Likely to be at least 2 hectares per 1,000 persons but will be assessed on a case by case basis in agreement with NE.	Only affects developments of over 50 dwellings.

**3.4.3** To ensure that development does not harm the integrity of the SPA in certainty using the precautionary principle, sufficient SANG must be provided and open to the public in advance of dwelling occupation. For strategic SANGs which may already be open to the public this means the Council undertaking the SANG enhancement works in advance of dwelling occupation. The Council is proactive and 'pump primes' these works so that they are completed before dwellings need to be occupied.

**3.4.4** All SANGs have catchment areas. This is the area within which a development needs to be located in order to use a particular SANG as an SPA avoidance and mitigation measure. These are as follows:

- A SANG of 2-12ha will have a catchment of 2km;
- A SANG of 12-20ha will have a catchment of 4km;
- A SANG of 20ha+ will have a catchment of 5km.

**3.4.5** Developments with a net increase of less than 10 dwellings do not need to be within a specified distance of a SANG.

## 3.5 Strategic SANGs

**3.5.1** Strategic SANGs are either Council owned or maintained open spaces and are located throughout the Borough. Developments using strategic SANGs as mitigation contribute towards their enhancement, ongoing management and maintenance through a combination of s106 agreements and the Community Infrastructure Levy (CIL).

**3.5.2** Each Strategic SANG has a Management Plan which has been agreed with NE and details the open space works required to enhance each piece of land to full SANG status. Such works are carried out on an incremental basis and include measures such as new footpaths, planting, signage, interpretation boards and bins.

**3.5.3** The level of the financial contribution depends upon the number of dwellings in the scheme, the number of bedrooms they contain and their distance from the SPA as set out in Table 1. It should be noted that for any Prior Approval schemes utilising Strategic SANG capacity, the full SANG mitigation contributions are paid through s106 obligations and the Council do not recover the SANG enhancement costs through CIL. This is because these schemes do not contravene s106 obligation pooling restrictions as set out in CIL Regulation 123 as they are not a planning application approval but are implemented under the Habitats Regulations. The relevant costs are set out in Table 1.

**3.5.4** Appendix 3 explains the process undertaken to identify strategic SANGs in Bracknell Forest and Appendix 6 contains maps showing their location and catchment areas. The table in Section 3.8 below lists the open spaces in the borough which have been identified as suitable strategic SANGs and their catchment areas.

## 3.6 Bespoke SANGs

**3.6.1** Bespoke SANGs may be provided for certain developments. This may be the developer's choice, required by policy or necessity due to lack of SANGs capacity, or required where compliance with a general standard may not be sufficient to comply with Habitats Regulations. Bespoke SANGs must be open to the public in advance of occupation of the dwellings and provided in perpetuity. Bespoke SANGs which have come forward in Bracknell Forest to date are shown in Appendix 4.

**3.6.2** Large residential developments located in Zone B (between 400m and 5km of the SPA) will be required to provide a bespoke SANG in accordance with the Avoidance and Mitigation SPD and the Habitats Regulations and in agreement with NE and BFC. Due to the practicalities of providing bespoke SANGs which are large enough to be attractive to new residents, it is likely that only larger developments (109 or more dwellings) will be in a position to deliver acceptable bespoke SANGs.<sup>(2)</sup>

**3.6.3** Bespoke SANGs mitigating dwellings in Zone B would need to be provided at a standard of at least 8 hectare per 1,000 population. However, the minimum SANGs standard may not be sufficient to demonstrate that the requirements of the Habitats Regulations are met. For example, given their respective locations adjacent to the SPA, land at Broadmoor and land at the Transport Research Laboratory (TRL) are both planned to provide SANG land significantly in excess of 8 hectares per 1000 persons.

2 This is the minimum number of dwellings necessary to generate a requirement for a minimum 2ha SANG (at an average of 2.31 persons per dwelling and a SANG standard of at least 8ha per 1,000 new population). In practice SANGs are much larger since they are required to incorporate a minimum 2.3 - 2.5km walk.

**3.6.4** A SANG must be big enough to provide a minimum 2.3km circular walk which effectively means a minimum area of approximately 10 hectares depending on the nature of the site. Smaller areas of land may be used as SANG provided they physically connect to an existing SANG or other areas of land which are also suitable for SANG. For example, land at Manor Farm was enhanced to SANG standard and linked by a bridge across the River Cut to connect to the Garth Meadow site (part of the Cut Countryside Corridor SANG).

**3.6.5** The Council will consider the acceptability of bespoke SANGs on a case-by case basis, in agreement with NE and in accordance with the Habitats Regulations.

**3.6.6** Due to the large-scale nature of these developments; and the concentration of new residents arising in these locations, where possible these proposals will provide their own areas of SANGs on-site. Where this is not possible, off-site provision may be acceptable, assuming the Council, in agreement with NE, can conclude that the off-site SANGs will function as an effective alternative to the SPA.

**3.6.7** Where appropriate, the Council will endeavour to assist in the provision of SANGs for developments within or close to Bracknell Town Centre by providing Bespoke SANG solutions.

**3.6.8** Developers in other areas may also wish to consider bringing forward a bespoke mitigation package rather than making a contribution towards the Council's strategy. This must be agreed with the Council and Natural England.

**3.6.9** Whilst the SANGs quantity and quality standards set out in this document are a useful starting point for the assessment of bespoke SANGs, compliance with these standards may not be sufficient to demonstrate that the requirements of the Habitats Regulations are met. A Habitats Regulations Assessment will be required to ensure that there is no likely significant effect or no adverse effect on the integrity of the SPA. Early dialogue with the Council and NE is encouraged.

**3.6.10** Bespoke SANGs must meet the NE SANG Quality Guidance. Levels of existing visitor use on the SANG will need to be discounted to protect current access. Any existing nature conservation interests must also be taken into account and potentially discounted.

**3.6.11** To mitigate the effect that occupiers of a development will have on the integrity of the SPA, any enhancement to SANGs standard must be in place before those occupiers move in. Where appropriate therefore, the Council will seek to restrict occupations until related SPA avoidance and mitigation measures and/or works have been completed. Rather than retain responsibility for maintaining in-kind semi-natural open space, a developer may want to offer the land to BFC (with an in perpetuity maintenance contribution), another public body or set up a management company or community trust (all subject to appropriate ongoing funding). In this case the Council will need assurance that such an organisation has the necessary skills and resources to maintain the open space and that it will remain in existence to achieve this in perpetuity.

**3.6.12** Where a development includes specific measures to avoid and mitigate its effect upon the SPA, the Council will, in agreement with NE, undertake a Habitats Regulations Assessment. This will consider the effect of the proposal on the SPA and the avoidance and mitigation measures, including size, quality and location of any proposed SANG and strategic access management and monitoring measures.



## 3.7 Third Party Private SANGs

**3.7.1** Current and Emerging Third Party SANGs are described in more detail in Appendix 5. The Council will work with developers and landowners to bring forward Third Party Private SANGs. The owners of Third Party SANGs provide capacity for their own nearby developments and/or for other developments. These sites must be upgraded to SANG status in accordance with the NE SANG Quality Guidance and in agreement with the Council and NE, made publicly accessible at all times and ensure that their in-perpetuity maintenance is guaranteed.

**3.7.2** Developers seeking to purchase SANG capacity from the Third Party SANG provider must agree the cost via a private contractual agreement between themselves and the owner of the SANG. Council approval must be sought to ensure that the development is located within the catchment area of the SANG and that there is sufficient SANG capacity remaining. The purchasing developer must then ensure the mitigation is tied to their development scheme and ensure that SAMM payments are secured with the Council in a s106 Agreement in line with a Council Template S106 Agreement which contains the following obligations:

- Not to occupy the development until the Third Party SANG capacity has been secured, provided, made publically available and with guaranteed in-perpetuity maintenance;
- To pay the required SAMM contributions.

## 3.8 Agreed and Emerging SANGs

**3.8.1** The table below lists all the agreed and emerging Strategic, Bespoke and Third Party Private SANGs in the Borough. Figure 2 is a map of the SANGs which have been agreed. Further more detailed maps of the agreed SANGs can be found in Appendix 6.

**Table 8 Current and Emerging SANGs**

SANG	Sites	Type of Site	Area (ha)	SANG Catchment	Comments
Ambarrow Hill / Court SANG	Ambarrow Hill / Court	Strategic	13.73	4km	In operation since 2007
	Silverdene	Third Party	2.87		Planning application under consideration
Blue Mountain SANG	Blue Mountain	Bespoke	12.99	4km	Planning permission granted. SANG available when development is first occupied.
Broadmoor SANG	Broadmoor (for Cricket Field Grove)	Bespoke	8	2km	Planning Permission granted subject to s106 agreement. First part of a wider

SANG	Sites	Type of Site	Area (ha)	SANG Catchment	Comments
					area of SANG to come forward on this site.
Cut Countryside Corridor SANG	Larks Hill	Strategic	22.64	5km	In operation since 2008
	Larks Hill replacement SANG Land	Strategic			
	Garth Meadows	Strategic			
	Jock's Copse , Tinkers Copse and The Cut (sth)	Strategic			
	Piggy Wood	Strategic			
	Anneforde Place	Strategic	0.9		Operational on adoption of SPA SPD
	Land at Manor Farm	Bespoke	0.5		In operation since 2012
	Cabbage Hill (west) SANG	Bespoke	13.83		In operation since 2016
	Cabbage Hill (west) Surplus Land	Bespoke	3.59		Subject to a release of covenant and potential visitor survey
	River Cut	Bespoke	2		Subject to agreement of SANG Management Plan
Englemere Pond SANG	Englemere Pond	Strategic	27.53	5km	In operation since 2008
Frost Folly SANG	Wellers Lane	Bespoke	12.57	4km	Operational from spring 2018 with excess SANG capacity available to other developments
Horseshoe Lake SANG	Horseshoe Lake	Strategic	10.07 <sup>(1)</sup>	4km	In operation since 2007
Bullbrook SANG	Longhill Park	Strategic	12.53	5km	In operation since 2006

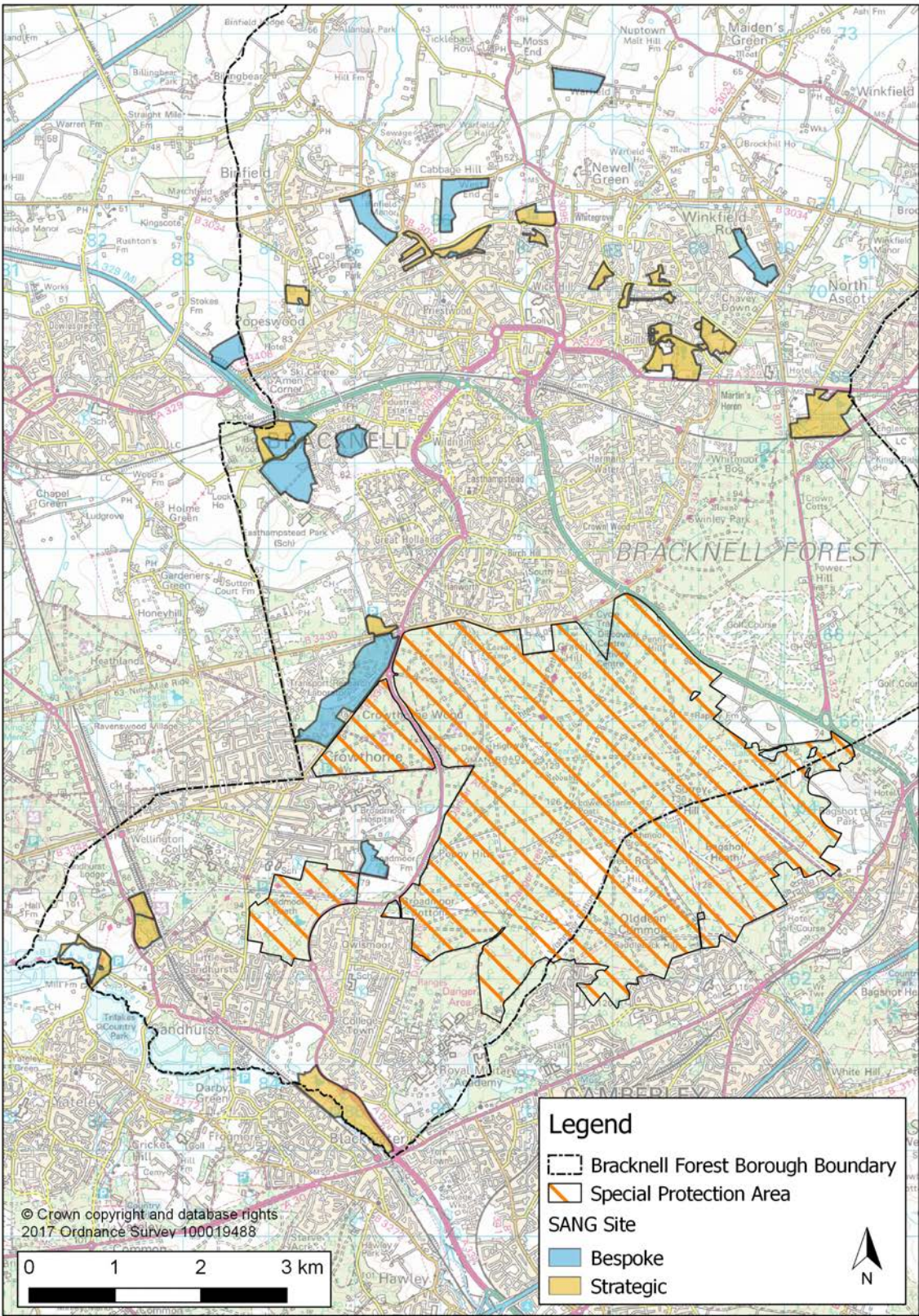
SANG	Sites	Type of Site	Area (ha)	SANG Catchment	Comments
	Milman Close	Strategic			
	Beswick Gardens Copse	Strategic			
	Clintons Hill	Strategic			
	Lily Hill Park	Strategic	18.65		In operation since 2017
	Whitegrove Copse	Strategic	3.65		Operational on adoption of SPA SPD
	Harvest Hill	Strategic	2.3		
	Edmunds Green	Strategic	2.32		
	The Chestnuts	Strategic	1.08		
Moss End SANG	Land at Moss End	Third Party	25.5	5km	Planning application under consideration
Shepherd Meadows SANG	Shepherd Meadows	Strategic	33.74	5km	In operation since 2009. <sup>(2)</sup>
	Shepherd Meadows North	Strategic	2.61		Use of land as SANG approved by Sandhurst Town Council. Subject to agreement of SANG Management Plan.
	Seeby's Meadow	Strategic	3.6		
	Seeby's Copse	Strategic	2.23		
South Bracknell SANG	Great Hollands Recreation Ground Woodland	Strategic	4.78	5km	Operational in 2018
	Land at Transport Research Laboratory	Bespoke	42.5		Operational in 2018
Warfield Park SANG	Warfield Park	Bespoke	11.2	400m	If a car park is provided then residual capacity can be used for developments up to 2km

SANG	Sites	Type of Site	Area (ha)	SANG Catchment	Comments
West Binfield SANG	Land at Amen Corner North	Bespoke	9.9	4km <sup>(3)</sup>	Operational in 2018
	Popes Meadow	Strategic	5.2		Operational on adoption of SPA SPD
	Land south of Foxley Lane	Bespoke	13.32		Dependent on a Planning Appeal.
West Bracknell SANG	Peacock Meadows	Bespoke	35.57	5km	In operation since 2007
	Tarman's Copse	Bespoke	9.68		Subject to agreement of SANG Management Plan
	Bigwood	Strategic	10.7		Operational on adoption of SPA SPD
	Riggs Copse	Bespoke	2.7		Operational after Amen Corner South application is approved
Windmill Farm SANG	Windmill Farm	Third Party	12.09	4km	Planning application under consideration

1. 19.44ha including lake
2. SANG capacity equivalent to 500 persons is not available to Bracknell Forest developments as BFC has agreed with Surrey Heath BC that developments in Surrey Heath can be mitigated by this SANG where suitable).
3. 5km if Foxley Lane becomes part of the SANG



Figure 2 SANGs in Bracknell Forest





## 3.9 Strategic Access Management and Monitoring (SAMM)

**3.9.1** The second avoidance and mitigation measure is strategic access management and monitoring which is required to be provided for in perpetuity. A contribution towards the Strategic Access Management and Monitoring (SAMM) project will be required from all new net residential development, regardless of whether the SANGs provision is strategic, bespoke or via a Third Party Private SANG. Both SANG and SAMM should ordinarily be applied unless it can be demonstrated that, through any other package of avoidance and mitigation measures put forward, the development will lead to no significant adverse effect on the integrity of the SPA in accordance with the Habitats Regulations. In accordance with this legislation, the local authority must adopt a precautionary approach and any avoidance and mitigation measures must be agreed in advance with the Council and Natural England. This will ensure that visitor management on the SPA is co-ordinated across the area, so that displacement of visitors from one area of the SPA to another is avoided.

**3.9.2** The Thames Basin Heaths SPA comprises multiple SSSI sites, owned and managed by many different organisations and some private individuals. In order to ensure that access management implemented in one area does not simply displace visitors onto another part of the SPA, it is necessary to take a strategic approach to visitor access management.

**3.9.3** The Access Management and Monitoring Partnership (made up of landowners and managers of the SPA) with support from NE and Hampshire County Council, has put forward a programme of strategic visitor access management measures for the purpose of mitigating the effects of new development on the SPA, funded by developer contributions. These measures, in combination with a complementary monitoring programme, have been taken forward into the Strategic Access Management and Monitoring (SAMM) Project. Natural England currently hosts the project co-ordinator, whilst Hampshire County Council manages the finances.

**3.9.4** The SAMM project aims to:

- Promote SANGs as new recreational opportunities for local people and particularly encourage their use during the breeding bird season
- Provide on-the-ground wardening service to supplement existing wardening efforts Provide an SPA-wide education programme
- Create new volunteering opportunities
- Demonstrate best practice for strategic access management of visitors and visitor infrastructure where the supply of greenspace is heavily dependent on protected areas
- Monitor visitor usage of SANGs and SPA
- Monitor Annex 1 birds on SPA sites

**3.9.5** The increase in co-ordination capabilities will help existing wardens to promote standard messages, whilst the on-the-ground wardening service will be implemented in relation to delivery of new residential development. In combination, this will allow confidence that, even if the provision of SANGs alone does not divert all new residents from using the SPA for recreation, there will be no increase in harm caused as a result of recreational pressure.

**3.9.6** The SAMM Legal Agreement was signed by BFC, Natural England and the other ten local authorities affected by SPA issues in July 2011. The project was implemented from 14 July 2011.

**3.9.7** The SAMM Project Manager (currently hosted by Natural England) is tasked with drawing up the detailed list of actions. The resulting work programme is overseen by JSPB.

**3.9.8** The SAMM Project is being funded by relevant s106 contributions. As the measures are strategic, not all money collected from development within the borough will necessarily be spent within the borough. However, all contributions will be spent in accordance with a work programme. A monitoring process will measure the success of the project.

## 3.10 Air Quality

**3.10.1** As stated in section 2.2, new residential and employment development in Bracknell Forest has the potential to increase the number of car journeys. This is likely to cause a rise in nitrogen deposition which could lead to adverse effects on the SPA in-combination with other developments. Some developments will therefore be required to carry out an air quality assessment as part of an HRA at the planning application stage. The majority of these developments will be identified through the Comprehensive Local Plan process. Any measures proposed to avoid or mitigate the effects of air pollution on the SPA must be agreed with the Council and NE and satisfy the Habitats Regulations.

# 4 Implementation and Monitoring

## 4.1 Introduction

**4.1.1** This chapter focuses on three types of SANGs:

- Strategic SANGs
- Bespoke SANGs
- Third Party Private SANGs

**4.1.2** It describes the process of setting up these SANGs, the costs involved and their operation. It also sets out the level of SAMM contributions. A summary of all the SPA contributions can be found in Table 1.

## 4.2 Strategic SANG Contributions

**4.2.1** Strategic SANG capacity is usually reserved for development with a net increase of between 1 and 108 dwellings. In some cases Strategic SANG capacity may be reserved for planned urban developments which cannot realistically provide their own land for SANGs. The Council enhances each Strategic SANG on an incremental basis (the SANG enhancement works). These works are usually funded through Community Infrastructure Levy (CIL) receipts (see below). Each development cannot be occupied until the relevant enhancement works are provided on the assigned Strategic SANG. This means a s106 obligation to restrict occupation is required to be entered into by the developer. The Council does not wait for the CIL receipts to come in but instead ‘pump primes’ SANG enhancement works the cost of which is then paid back by an equivalent amount from CIL receipts. This means that occupations can take place in a timely manner.

**4.2.2** All SANGs have catchments areas as described in Chapter 3. Developments with a net increase of 10 dwellings or more can purchase capacity (subject to Council approval) if they fall within the catchment of a SANG. However developments under 10 dwellings do not need to be within the catchment of a specific SANG and may be allocated SANG capacity from any Strategic SANG in the Borough.

**4.2.3** The Council has agreed the SANG enhancement works with NE and these are set out in SANG Management Plans which can be viewed on the [Council's website](#). The works are carried out by the Council in accordance with the relevant SANG Management Plan. To determine the extent of the works required in the SANG Management Plan information is collated such as:

- survey information on: visitors; accessibility; parking; user perception and habitat/nature conservation qualities;
- the expertise of those with responsibility for open space management; and
- information from Natural England based upon its research.

**4.2.4** The key SANG enhancements are to improve accessibility, to provide well-designed circular walks of more than 2.3 – 2.5km and to make semi-natural habitat more attractive in line with research carried out by Natural England.



**4.2.5** Each Strategic SANG has a headline SANG capacity in terms of the number of dwellings it can accommodate. The process for calculating this is set out in Appendix 3. The Council then allocates the capacity incrementally until no more capacity is available. Capacity is assigned to relevant allocated sites, pre-applications, applications and planning permissions. In instances where applications are refused or dismissed on appeal or where planning permission lapses, then the relevant allocated SANG capacity is returned for another development to utilise.

**4.2.6** Contributions need to be in proportion to the proposed development and sufficient to avoid and mitigate adverse effects. The process for the calculation of the SANG payment contributions can be found in Appendix 7. and are divided as follows:

- **A. SANG Enhancement contributions** – these are infrastructure works to upgrade a site to SANG status in accordance with the relevant SANG Management Plan. Such works are paid for from the Community Infrastructure Levy (CIL) because they cannot be sought through the s106 pooling restriction as set out in CIL Regulation 123. In the instance where Prior Approval applications utilise Strategic SANG capacity, these applications are made under the Habitats Regulations rather than through the formal planning process. Therefore the s106 pooling restriction does not apply and the SANG enhancements contribution will be sought through s106 planning obligations.
- **B. In Perpetuity Maintenance contributions** – This sum is to ensure the SANG is maintained and managed for an in-perpetuity period (125 years) to comply with the Habitats Regulations and the Development Plan. In perpetuity maintenance contributions do not comprise infrastructure but will be for matters such as repairs, planting, SANG wardens and staff. The amount will be pooled with all other similar contributions and invested to ensure that the maintenance budget lasts for at least 125 years. It will be secured through s106 obligations.
- **C. Education and Promotion contributions** – This ensures that the Council can undertake projects to promote SANGs and educate local people about the issues on the SPA. It will go towards matters such as producing leaflets, speaking to school children and other relevant activities. Again this is not infrastructure so it will be secured by planning obligation through s106 Agreements.
- **D. Facilitation** – This amount does not comprise infrastructure but will be used to operate and review the strategy, to pay Planning and Parks and Countryside staff time and for the right to use Council SANG capacity.

**4.2.7** The method of calculating Strategic SANG contributions is set out in Appendix 7 and the level of contributions for a net increase in residential dwellings (market housing) are summarised as follows:

**Table 9 SANG Contributions for Market Housing**

<b>Market Housing<sup>(1)</sup></b>	
Number of bedrooms per dwelling	Total Contributions per (net increase in) dwelling
1 bedroom	£4,403
2 bedroom	£5,193
3 bedroom	£6,112

Market Housing <sup>(1)</sup>	
4 bedroom	£6,838
5+ bedroom	£7,886

1. These are the level of SANG contributions recovered through a s106 agreement. The Council recovers SANG enhancement costs from CIL.

**4.2.8** Affordable housing (comprising social rent and intermediate housing) also need to be mitigated by SANGs but viability concerns and the Council's objective to optimise the provision of more affordable dwellings in the borough should be taken into account. Therefore a separate rate for affordable housing should be applied as follows:

**Table 10 SANG Contributions for Affordable Housing**

Affordable Housing <sup>(1)</sup>	
Number of bedrooms per dwelling	Total Contributions per (net increase in) dwelling
1 bedroom	£1,778
2 bedroom	£2,193
3 bedroom	£2,737
4 bedroom	£3,088
5 bedroom	£3,761

1. These are the level of SANG contributions recovered through a s106 agreement. The Council recovers SANG enhancement costs from CIL.

**4.2.9** Prior Approval developments are not exempt from the Habitats Regulations. For Prior Approval applications using strategic SANG, SANG enhancement costs will be recovered through s106 obligations and the following SANG contributions will apply:

**Table 11 SANG Contributions for Prior Approval Applications**

Prior Approval applications <sup>(1)</sup>	
Number of bedrooms per dwelling	Total Contributions per (net increase in) dwelling
1 bedroom	£4,568
2 bedrooms	£5,412
3 bedrooms	£6,408
4 bedrooms	£7,175

## Prior Approval applications<sup>(1)</sup>

5+ bedrooms	£8,324
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1. The total SANG contribution is recovered through a s106 agreement. The Council does not recover SANG enhancement costs from CIL.

**4.2.10** Where contributions are due as development progresses, index-linking to relevant inflationary indices will be used to ensure the value of the contribution continues to reflect the costs of inflation.

## 4.3 Bespoke SANGs

**4.3.1** Bespoke SANGs must be provided for sites with a net increase of 109 or more dwellings. The land must be enhanced to SANG standard through in-kind works by developers as agreed in a s106 Agreement. Once enhanced the land is usually transferred to the Council with a commuted maintenance sum. These sums are based on 2017/18 costs of a base line maintenance rate of £1,605 per hectare per annum and an additional SANGs enhancement maintenance cost (extra cost of managing the sites to SANGs standard) of £994 per hectare per annum. This works out at approximately **£65,477 per hectare** which allows for estimated interest rates and inflation to be applied over the period. These figures may be updated periodically to reflect current costs.

**4.3.2** The Council facilitates high density development sites in urban areas which cannot provide SANG land on-site (for example Bracknell town centre sites) by allocating strategic SANG for this purpose where there is strategic SANG capacity available. Developers through agreement with the Council will pay financial contributions to Strategic SANGs as described in Table 1. It should be noted that the Council will consider use of this capacity on a case by case basis and to ensure that allocated sites can be delivered. This means that the Council cannot guarantee all development sites can be accommodated. In the instance where capacity is refused by the Council the developer should look to purchase SANG capacity from Third Party Private SANG.

**4.3.3** In some circumstances there may be Bespoke SANGs provided by the Council which have their own costs. These are on a case by case basis. A facilitation cost may be applied to the final figure for the use of Council land.

## 4.4 Third Party Private SANGS

**4.4.1** Third Party Private SANGs are enhanced to SANG status by the land owner and are usually transferred to Council ownership with a commuted maintenance sum as shown above for long term management. Developers wishing to use Third Party Private SANGs must do so with the agreement of the SANG owner and the Council. In such cases developers must purchase SANG capacity from the owner of the Third Party Private SANG and enter into a s106 Agreement obligation with the Council to demonstrate that suitable capacity has been purchased. The development cannot be occupied until the purchased SANG capacity has been provided and made publicly available.

## 4.5 SAMM Contributions

**4.5.1** The JSPB has agreed that the SAMM contribution should be applied on a 'per bedroom' basis. As there are no reliable figures for occupancy rates in Bracknell Forest, no local occupancy rates have been applied and sub regional averaged figures have been used to calculate the SAMM contributions. This is based on a programme of access management and monitoring measures set out in Thames Basin Heaths Strategic Access Management and Monitoring Project: Tariff Guidance, March 2011 and can be found on the [Council's website](#)

**4.5.2** The 'example' SAMM tariff set out in the above guidance is the contribution which Bracknell Forest apply. See Appendix 7.

**Table 12 SAMM Contribution per Dwelling**

Dwelling Size	SAMM Contribution per dwelling
1 bedroom	£399
2 bedrooms	£526
3 bedrooms	£711
4 bedrooms	£807
5+ bedrooms	£1,052

## 4.6 Timing of Mitigation

**4.6.1** Any s106 contribution payments to be made to the Council are to be secured by planning obligations and paid no later than the commencement of the development. If the development is likely to be built in major phases, payment by installment will be considered. The use of CIL for enhancements to Strategic SANGs will be a matter for the Council to resolve using its internal financial administration processes.

**4.6.2** Where specific measures and/or works (by the developer or, by others who are better placed to provide) are needed to avoid and mitigate the effect that occupiers of a development will have on the SPA, these must be undertaken and in place before those occupiers move in. Consequently in some cases, the Council will, by planning condition or obligations, restrict the occupation of a development until related avoidance and mitigation measures and/or works are complete. Where the Council is undertaking such works on the strategic SANGs it will need a reasonable period of time in which to spend these monies. The Council will continue to use pump priming works to SANGs to enable early occupation of appropriate schemes.

**4.6.3** The use of a Grampian Condition to secure a SANG for a development will only be accepted when there is certainty that a suitable SANG will come forward, the landowner has given permission for the development to be mitigated by a particular SANG and only final sign off is awaited. It may also be necessary to provide for financial contributions in addition to the Grampian Condition which should be secured by s106 Agreement at the time of grant of planning permission.

## 4.7 Monitoring

**4.7.1** Monitoring is carried out by both the Council and the SAMM Project.

**4.7.2** The SAMM project monitors the visitor usage of the SPA and SANGs and Annex 1 Bird populations on SPA sites. The report “Results of the 2012/13 Visitor Survey on the Thames Basin Heaths Special Protection Area (SPA) (NERC136)” published in February 2014 by NE examines the effectiveness of the SPA avoidance and mitigation strategy. This survey is repeated approximately every 5 years.

**4.7.3** The Council undertakes its own monitoring. It reports regularly to the JSPB on SANG delivery within the Borough and submits monitoring data relating to SAMM contributions quarterly to the JSPB.

**4.7.4** Where contributions are secured and paid under an Agreement with the Council, the receipt and use of contributions can be tracked and information on spending will, on request from a contributing developer, be made available subject to the Council's reasonable costs being met.

**4.7.5** In some cases it may be appropriate for conditions to be imposed when planning applications are determined to ensure a development makes provision for the implementation of related SPA avoidance and mitigation measures. However in most cases where a development proposes some in-kind SPA avoidance and mitigation measures, or a financial contribution is involved, the Council will seek to secure provision by planning obligations and will monitor compliance to ensure that what is promised is delivered. If necessary the Council will use legal remedies to enforce obligations.

## 4.8 Review

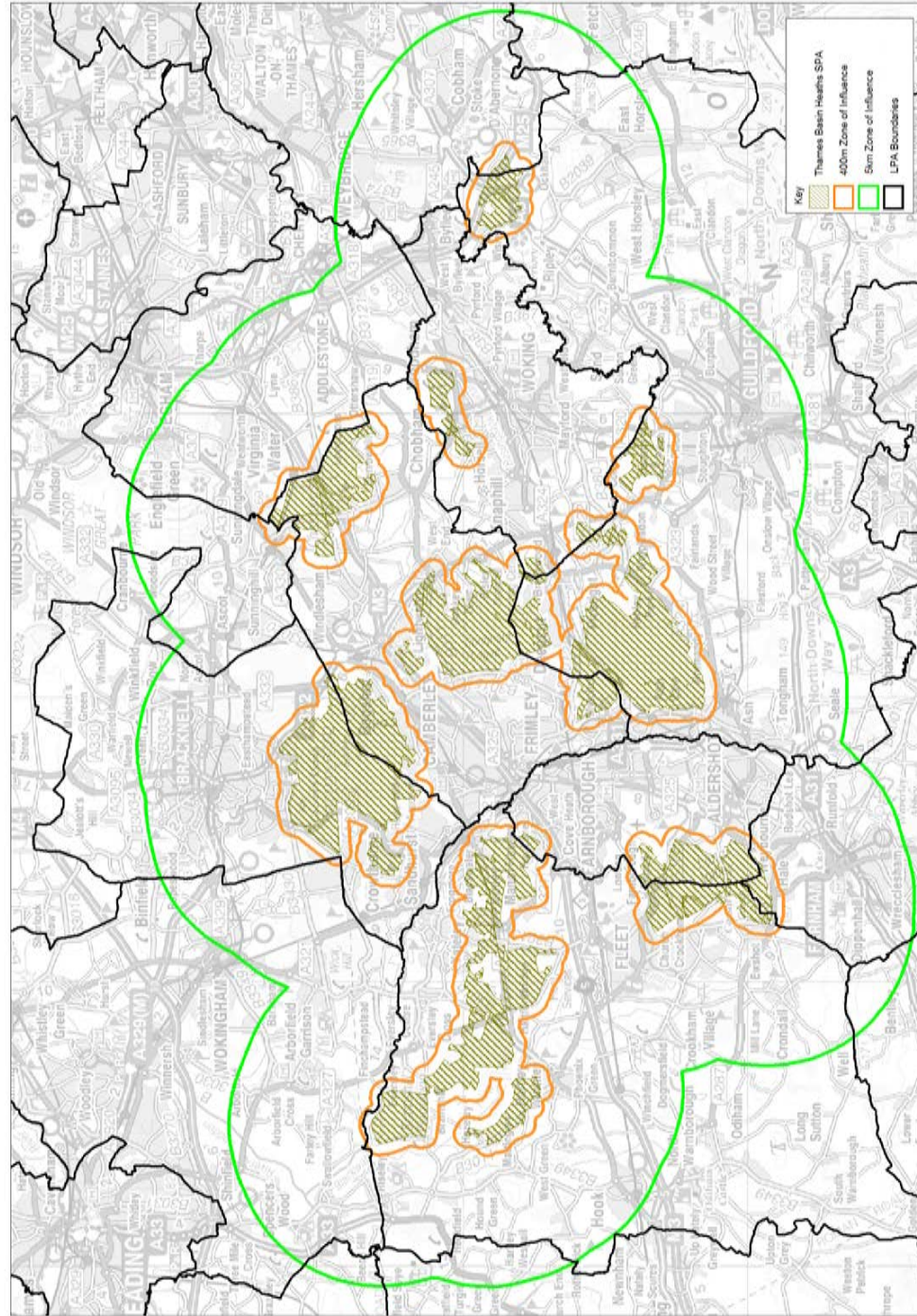
**4.8.1** The Council monitors the availability of SANG in the borough to ensure there is sufficient capacity in the right places to provide mitigation for new dwellings. This needs to take account of current need, but also expected future development. The Council will review this strategy at appropriate points as needed.

**4.8.2** The JSPB will review the results of the monitoring work undertaken on an annual basis and amendments will be recommended by the Board to address identified problems, which will be considered by individual SPA affected authorities. Amendments may be made to this strategy in accordance with the above, if considered necessary.



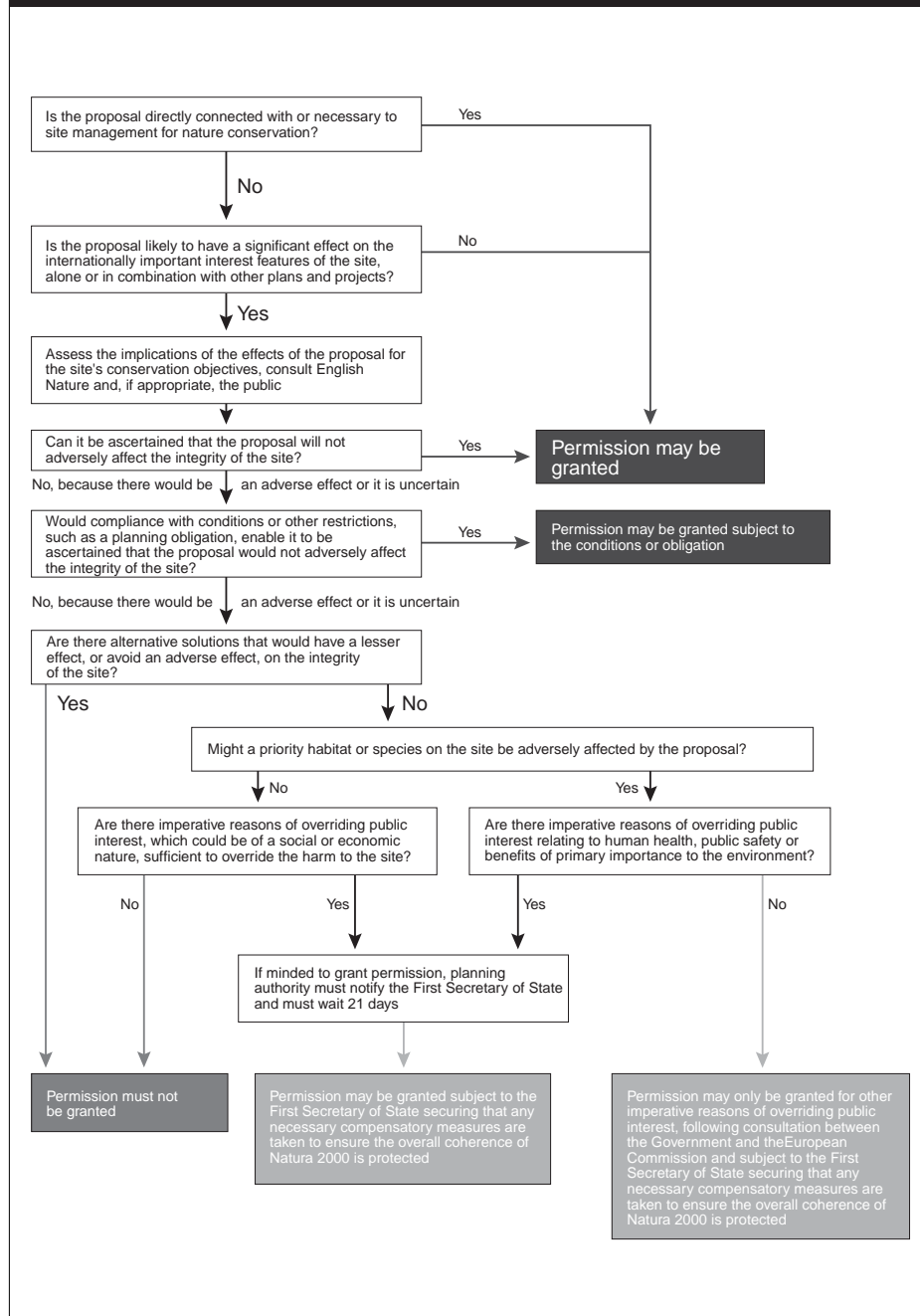
# Appendix 1: Thames Basin Heaths SPA

Figure 3 Thames Basin Heaths Special Protection Area



# Appendix 2: Consideration of Development Proposals Affecting Internationally Designated Sites

Figure 1: Consideration of development proposals affecting Internationally Designated Nature Conservation Sites



## Appendix 3: Strategic SANGs

1. The Delivery Framework (JSPB 2009) states that SANGS on existing, publicly accessible sites is appropriate where there will be no harm to nature conservation interest and there is capacity and potential for improvement. This is subject to meeting the Natural England's Quality Standards.
2. The Thames Basin Heaths SPA SPD (March 2012) identified the following sites suitable for strategic SANGs in Bracknell Forest. These are shown in the table below.

**Table 13 Existing Strategic SANGs**

Site	Estimated Area
The Cut Countryside Corridor: Jocks Copse, Tinker's Copse, & The Cut (south) (5.88ha) / Garth Meadows (7.12ha) / Larks Hill (7.58ha) / Piggy Wood (2.06ha)	22.64ha
Shepherd Meadows	33.74ha
Englemere Pond	27.53ha
Horseshoe Lake	19.44ha <sup>(1)</sup>
Longhill Park Group: Longhill Park (9.31ha) / Milman Close (0.53ha) / Beswick Gardens Copse (0.54ha) / Clintons Hill (3.91ha) / Lily Hill Park (22.74ha)	37.03ha
Ambarrow Court / Hill	13.73ha
Part of Great Hollands Recreation Ground	4.78ha

1. 10.07 excluding the lake, island and watersports centre.
3. Since 2012 the suitability of several new strategic SANGs sites has been agreed with NE. These are shown in the following table:

**Table 14 New SANG Sites**

Site	Estimated Area
Anneforde Place	0.9ha
Seeby's Copse, Seeby's Meadow and Shepherd Meadows North	8.5ha
Bigwood	10.7ha



Site	Estimated Area
Whitegrove Copse, Harvest Hill, Edmunds Green and The Chestnuts	11.45ha
Popes Meadow	5.2ha

- Anneforde Place (alongside a bespoke SANG provided at Manor Farm) now forms part of The Cut Countryside Corridor. The proposal to extend the Shepherd Meadows SANG into Seeby's Copse, Seeby's Meadow and Shepherd Meadows North has been approved by Sandhurst Town Council and is subject to the agreement of a SANG Management Plan. It is also the intention that Popes Meadow will be linked to other sites to create the West Binfield SANG and Whitegrove Copse, Harvest Hill, Edmunds Green and The Chestnuts will form part of the Bullbrook SANG together with the Longhill Park Group and Lily Hill Park. More information can be found in Appendix 6.
- Where there is existing visitor use, visitor surveys have been carried out in order to discount this and work out the SANG capacity which is available as mitigation for residential developments.
- Studies by Leisure-Net (2006) established the total number of annual visits to the proposed SANGs and adjusted this to account for seasonality. The surveys were conducted over 450 hours of visitor usage data at 18 parks, over the time period 7am to 7pm on weekdays and weekends. In addition, 861 people were interviewed in more depth. Data was also collected on the frequency of people's visits to estimate the number of people using each site. This data on local frequency of visit relates well to national benchmarks.

**Table 15 Calculation of Open Space Use**

% of People Visiting	Frequency (visits per week)	Number of people (from 861 interviewed)	Visits per person per week	Number of visits per week (from 861 interviewed)	Number of visits per year	Visits per person (from 861 interviewed) per year (rounded)
34%	6.50 (either 6 or 7)	293	2.21	1903	98,946	115
6%	4.50 (either 4 or 5)	52	0.27	232	12,088	14
21%	2.50 (either 2 or 3)	181	0.53	452	23,505	28
14%	1.00 (once a week)	121	0.14	121	6,268	7.5

% of People Visiting	Frequency (visits per week)	Number of people (from 861 interviewed)	Visits per person per week	Number of visits per week (from 861 interviewed)	Number of visits per year	Visits per person (from 861 interviewed) per year (rounded)
25%	0.30 (less than once a week)	215	0.08	65	3,358	4
100%		861	3.22 (# of visits per week by average visitor)	2772	144,166	<b>168 visits per year by average visitor</b>

Source: Leisure-net (June 2006) Parks and Open Spaces Users Survey

7. This shows that one person who regularly visits the open space, on average, visits approximately three times a week and makes 168 visits per year. This figure can then be used to establish the number of people in the locality who use each area of open space; this is calculated in the table below.
8. The overall carrying capacity of each site can be calculated with reference to the standard of at least 8ha/1000 population set out in the Thames Basin Heaths Delivery Framework. However, as demonstrated by the visitor surveys, most of the potential SANGs have a level of existing visitor use. The actual mitigation capacity of each site is the difference between the overall carrying capacity (based upon the standard of at least 8ha/1000 population) and the current visitor use, as demonstrated in the tables below for existing and new strategic SANGs. It should be noted that the figures are rounded.

**Table 16 Mitigation Capacity of Existing Strategic SANGs**

A. SANGs	B. Total visits per annum to SANGs <sup>(1)</sup>	C. Equivalent no. of visitors p.a <sup>(2)</sup>	D. Estimated Area (ha)	E. Capacity to Mitigate (D / 8 x 1000)	F. Residual Mitigation Capacity (E - C)	G. Residual area of SANG capacity available (F / 1000 x 8)
The Cut Countryside Corridor: (Jocks Copse/ Tinker's Copse/ The Cut (south)/	116,000	691	22.64ha	2,830 persons	2,139 persons	17.12ha

A. SANGs	B. Total visits per annum to SANGs <sup>(1)</sup>	C. Equivalent no. of visitors p.a <sup>(2)</sup>	D. Estimated Area (ha)	E. Capacity to Mitigate (D / 8 x 1000)	F. Residual Mitigation Capacity (E - C)	G. Residual area of SANG capacity available (F / 1000 x 8)
Garth Meadows/ Larks Hill/ Piggy Wood)						
The Longhill Park Group (excluding Lily Hill Park):  Longhill Park/ Milman Close/ Beswick Gardens Copse/ Clintons Hill	37,000	221	14.29ha	1,787 persons	1,566 persons	12.53ha
Lily Hill Park	86,000	512	22.74ha	2,843 persons	2,331 persons	18.65ha
Englemere Pond	10,000	60	27.53ha	3,442 persons	3,382 persons	27.06ha
Horseshoe Lake	30,000	179	10.07ha	1,259 persons	1,080 persons	8.64ha
Shepherd Meadows	90,000	536	33.74ha	4,218 persons	3,682 persons	29.46ha
Ambarrow Court/ Hill	32,000	191	13.73ha	1,717 persons	1,526 persons	12.21ha
Part of Great Hollands Recreation Ground	19,000	114	4.78ha	598	484 persons	3.9ha
<b>TOTAL</b>					<b>16,190 persons</b>	<b>129.57ha</b>

1. See Open Spaces Study - Parks and Open Spaces Users Survey Leisure-net (June 2006)

2. Calculated by dividing the number of visits to the site per annum, by the average number of visits made by users per year [see Table 16]. This methodology has been approved by NE.

9. The same process was carried out for the new strategic SANGs as follows:

**Table 17 Mitigation Capacity of New Strategic SANG Sites**

A. SANG Sites	B. Total visits per annum to SANGs	C. Equivalent no. of visitors p.a. <sup>(1)</sup>	D. Estimated Area (ha)	E. Capacity to Mitigate (D / 8 x 1000)	F. Residual Mitigation Capacity (E - C)	G. Residual area of SANG capacity available (F / 1000 x 8)
Anneforde Place	-	-	0.9ha	113 persons	86 persons <sup>(2)</sup>	0.68ha
Seeby's Copse, Seeby's Meadow and Shepherd Meadows North	4,400 <sup>(3)</sup>	26	8.5ha	1,062 persons	1,036 persons	8.29ha
Bigwood <sup>(4)</sup>	-	-	10.7ha	1,337 persons	1,337 persons	10.7ha
Whitegrove Copse, Harvest Hill, Edmunds Green and The Chestnuts.	119,215	710	11.45ha	1,168 persons	458 persons	3.67ha
Popes Meadow	21,000 <sup>(5)</sup>	125	5.2ha	650 persons	525 persons	4.2ha
<b>TOTAL</b>					<b>3,442 persons</b>	<b>27.54 ha</b>

1. Calculated by dividing the number of visits to the site per annum, by the average number of visits made by users per year [see Table 16]. This methodology has been approved by NE.

2. In this case a 24% discount has been applied - the same as the rest of the Cut Countryside Corridor.

3. Leisure-Net Visitor Survey - Proposed SANG Extension June/July 2017

4. This site is currently not open to the public

5. See Open Spaces Study – Leisure Net Solutions Ltd September 2008

10. The table below shows all the strategic SANGs in Bracknell Forest and shows their mitigation capacity.

**Table 18 Agreed Strategic SANGs in Bracknell Forest**

Site	Mitigation Capacity (persons)	Approximate Mitigation Capacity (dwellings) <sup>(1)</sup>	Date that mitigation capacity starts to be allocated to developments <sup>(2)</sup>
The Cut Countryside Corridor:  Jocks Copse, Tinker's Copse, & The Cut (south) (5.88ha) / Garth Meadows (7.12ha) / Larks Hill (7.58ha) / Piggy Wood (2.06ha) / Anneforde Place (0.9ha)	2,225 persons	963 dwellings	2008
Longhill Park Group:  Longhill Park (9.31ha), Milman Close (0.53ha), Beswick Gardens Copse (0.54ha), Clintons Hill (3.91ha), Lily Hill Park (22.74ha), Whitegrove Copse (3.65ha), Harvest Hill (2.3 ha), Edmunds Green (2.32 ha) and The Chestnuts (1.08 ha).	3,897 + 458 persons from the new SANG sites = 4,355 persons	1,687 dwellings + 198 dwellings from the new SANG sites = 1,885 dwellings	2006
Englemere Pond	3,382 persons	1,464 dwellings	2008
Horseshoe Lake	1,080 persons	467 dwellings	2007
Shepherd Meadows	3,682 persons <sup>(3)</sup>	1,594 dwellings	2012
Ambarrow Court / Hill	1,526 persons	660 dwellings	2007
Great Hollands Recreation Ground Woodland	484 persons	209 dwellings	After adoption of this SPD
Bigwood	1,337 persons	578 dwellings	After adoption of this SPD
Popes Meadow	525 persons	227 dwellings	After the adoption of this SPD
<b>TOTAL</b>	<b>18,596</b>	<b>8,495 dwellings</b>	

1. This is based on an average of 2.31 persons per dwelling however is only an approximate figure since it not know what size of dwellings will come forward. There may be a large number of smaller dwellings or fewer larger dwellings.
  2. Remaining SANG capacity for some SANGs is much lower than the mitigation capacity figures shown in columns 2 and 3 since some capacity has already been allocated to developments.
  3. SANG capacity equivalent to 500 dwellings is not available to Bracknell Forest developments as BFC has agree with Surrey Heath BC that developments in Surrey Heath can be mitigated by this SANG where suitable).
12. Therefore it is estimated that the open spaces listed above have the capacity to mitigate against a total of **18,596** additional people if enhancements are implemented. Some of this capacity has however already been used up (equivalent to 6,676 persons). For developments that are located between 5km - 7km of the SPA a lower SANG standard is likely to be applied. The SANGs will therefore be able to mitigate for a higher number of residential developments in this SPA buffer zone.
13. These SANG catchment areas cover the entire borough with the exception of a very small north-east section; however this area is predominantly designated as a Special Area of Conservation and owned by the Crown Estate so development proposals are highly unlikely to come forward in this area. Maps of these SANGs and their catchment areas are shown in Appendix 6.
14. The broad enhancements to these areas of open space are set in Open Space Management Plans which have been or will be agreed with NE and are listed on the [Council's website](#) These will be reviewed approximately every 5 years in agreement with NE, in consultation with other partners where relevant.



## Appendix 4: Bespoke SANGs

**Table 19 Agreed and Emerging Bespoke SANGs in Bracknell Forest**

Site (Site Allocations policy reference where applicable)	Size (ha)	Discounted Mitigation Capacity (persons) <sup>(1)</sup>	Approx. Mitigation Capacity (dwellings)	SANG	Status
Amen Corner North (SA6 Land at Amen Corner North, Binfield)	9.9	1,237	535	Will form part of West Binfield SANG when linked to Popes Meadow	Likely to become operational in 2018.
Blue Mountain (SA7 Land at Blue Mountain, Binfield)	12.99	1,585	686	Blue Mountain SANG	Planning permission granted. SANG available before development first occupied.
Broadmoor (SA4 Land at Broadmoor, Crowthorne)	8	1,000	432	Broadmoor SANG	Planning permission granted subject to a s106 agreement. 8ha of this SANG will come forward as part of the Cricket Field Grove development. The SANG will need to be extended as more residential development comes forward.
Cabbage Hill West (SA9 Land at Warfield)	12.88	1,610	696	Forms part of The Cut Countryside Corridor	Open to the public in 2016. To be transferred to the Council for long term management. Forms part of the Cut Countryside Corridor SANG.
Cabbage Hill West Surplus Land	tbc	tbc	tbc	Would form part of the Cut	Emerging SANG subject to a release of covenant and

Site (Site Allocations policy reference where applicable)	Size (ha)	Discounted Mitigation Capacity (persons) <sup>(1)</sup>	Approx. Mitigation Capacity (dwellings)	SANG	Status
				Countryside Corridor SANG.	potential visitor survey.
Frost Folly	12.57	1,571	680	Frost Folly SANG	Planning permission granted. First phase SANG enhancement works due to be completed in 2018. Land to be transferred to BFC for long term management.
Land South of Foxley Lane	13.32	1,616	699	Would form part of the West Binfield SANG	Emerging SANG - dependent on a Planning Appeal.
Manor Farm (SA9 Land at Warfield)	0.5ha	-	-	Forms part of the Cut Countryside Corridor	Open to the public and transferred to the Council for long term management.
Peacock Meadows	35.57	4,446	1,924	Forms part of the wider West Brackell SANG when linked with Tarman's Copse, Bigwood and Riggs Copse.	Open to the public and transferred to the Council for long term management.
Riggs Copse (SA8 Land at Amen Corner South, Binfield)	tbc	tbc	tbc	Will form part of the wider West Brackell SANG when linked with Peacock Meadows, Bigwood and Tarman's Copse.	Emerging SANG - will become operational after Amen Corner South application is approved.
River Cut	tbc	tbc	tbc	Would form part of the Cut	Emerging SANG subject to agreement

Site (Site Allocations policy reference where applicable)	Size (ha)	Discounted Mitigation Capacity (persons) <sup>(1)</sup>	Approx. Mitigation Capacity (dwellings)	SANG	Status
				Countryside Corridor SANG.	of SANG Management Plan.
Tarman's Copse	9.68	1,090	471	Forms part of the wider West Brackell SANG when linked with Peacock Meadows, Bigwood and Riggs Copse.	Subject to the agreement of the SANG Management Plan.
TRL, Crowthorne (SA5 Land at Transport Research Laboratory, Crowthorne)	42.5	5,312	2,299	Will form part of the South Bracknell SANG when linked to Great Hollands Recreation Ground.	Likely to become operational in 2018.
Warfield Park	11.2	tbc	tbc	Standalone SANG.	Planning permission granted - mitigation for the extension of Warfield Park.

1. Based on 8ha/1,000 population. Some sites may require a higher level of mitigation than this.

Bespoke SANGs may have excess SANG capacity which can be allocated to developments in their catchment area in addition to those for which they were originally constructed. This needs to be carried out with the permission of the owner of the SANG and agreed with the Council and NE. The maps in Appendix 6 show the locations and catchment areas of the agreed Bespoke SANG sites.

## Appendix 5: Private Third Party SANGs

Private Third Party SANGs may have SANG capacity available which can be allocated to developments in their catchment area. This needs to be carried out with the permission of the owner of the SANG and agreed with the Council and NE.

**Table 20 Emerging Private Third Party SANGs**

SANG (Site)	Size	Mitigation Capacity	Status
Moss End SANG, Warfield	25.5	tbc	Emerging SANG - planning permission applied for.
Silverdene	2.87	tbc	Emerging SANG - planning permission applied for to extend the Ambarrow Court / Hill SANG.
Windmill Farm	12.09	tbc	Emerging SANG - planning permission applied for.

# Appendix 6 SANG Maps and Catchment Areas

The following maps show the SANGs in Bracknell Forest which have been agreed to date as set out in section 3.8. There is a detailed map of each SANG describing which sites are strategic, bespoke or brought forward by a third party. A map of the catchment area of each SANG is also included. Where SANGs comprise more than one site, these sites are linked by footpaths, bridleways and sometimes by smaller open spaces. This detail is not shown in the SPA SPD but can be found in the Open Space (SANG) Management Plans, some of which are still to be agreed with NE.

**Figure 4 Ambarrow Court / Hill SANG**

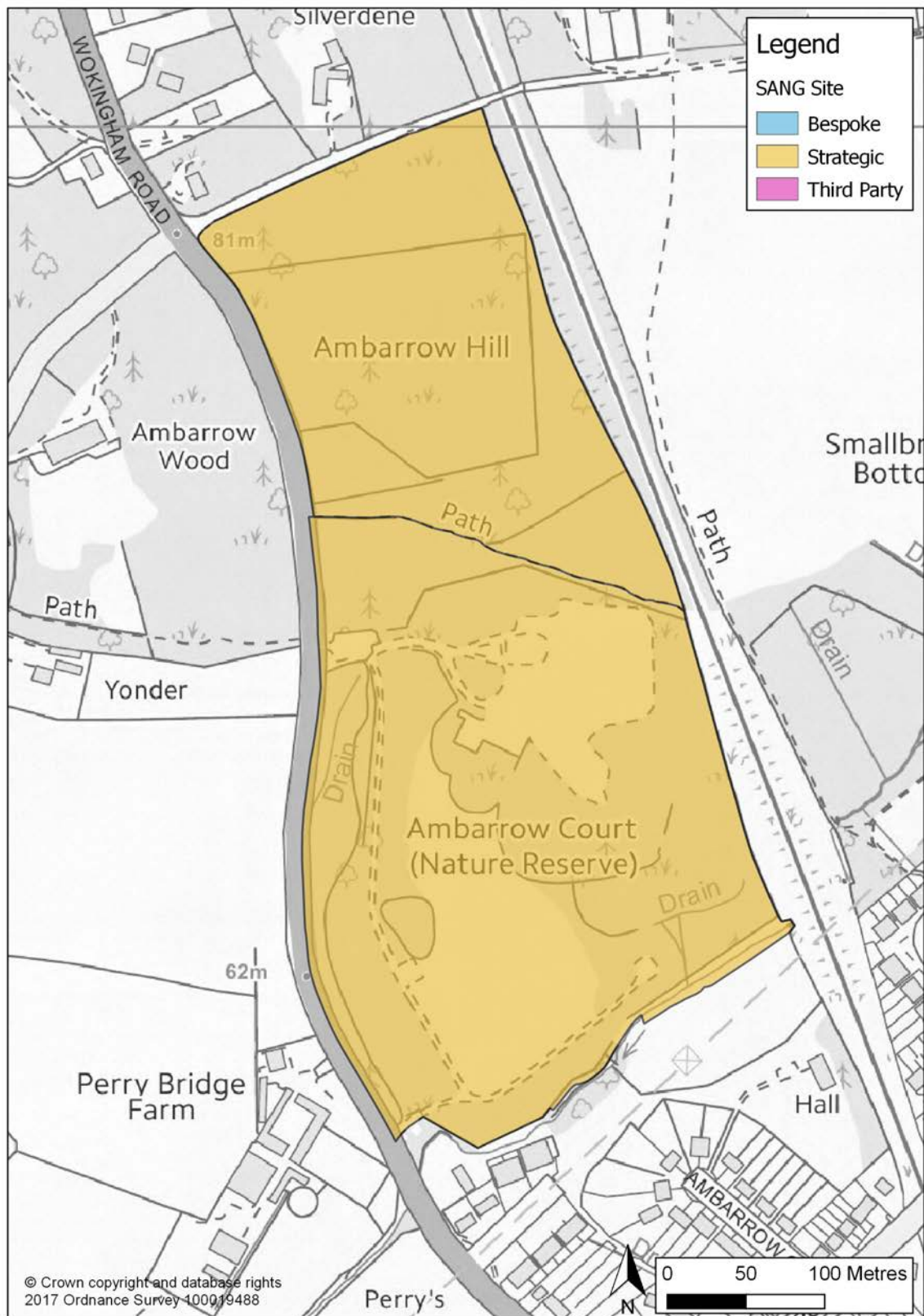
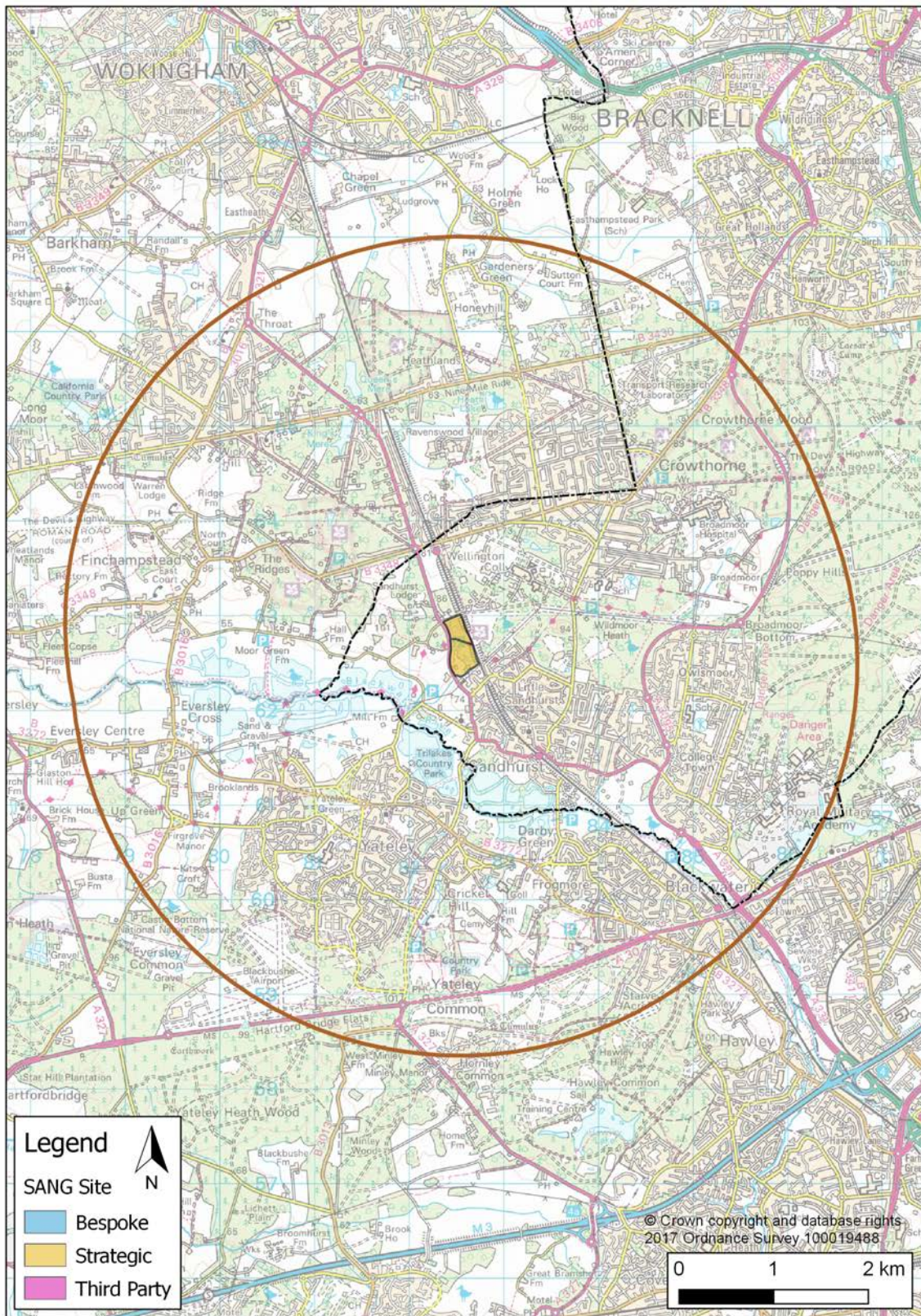




Figure 5 Ambarrow Court / Hill SANG 4km Catchment





**Figure 6 Blue Mountain SANG**

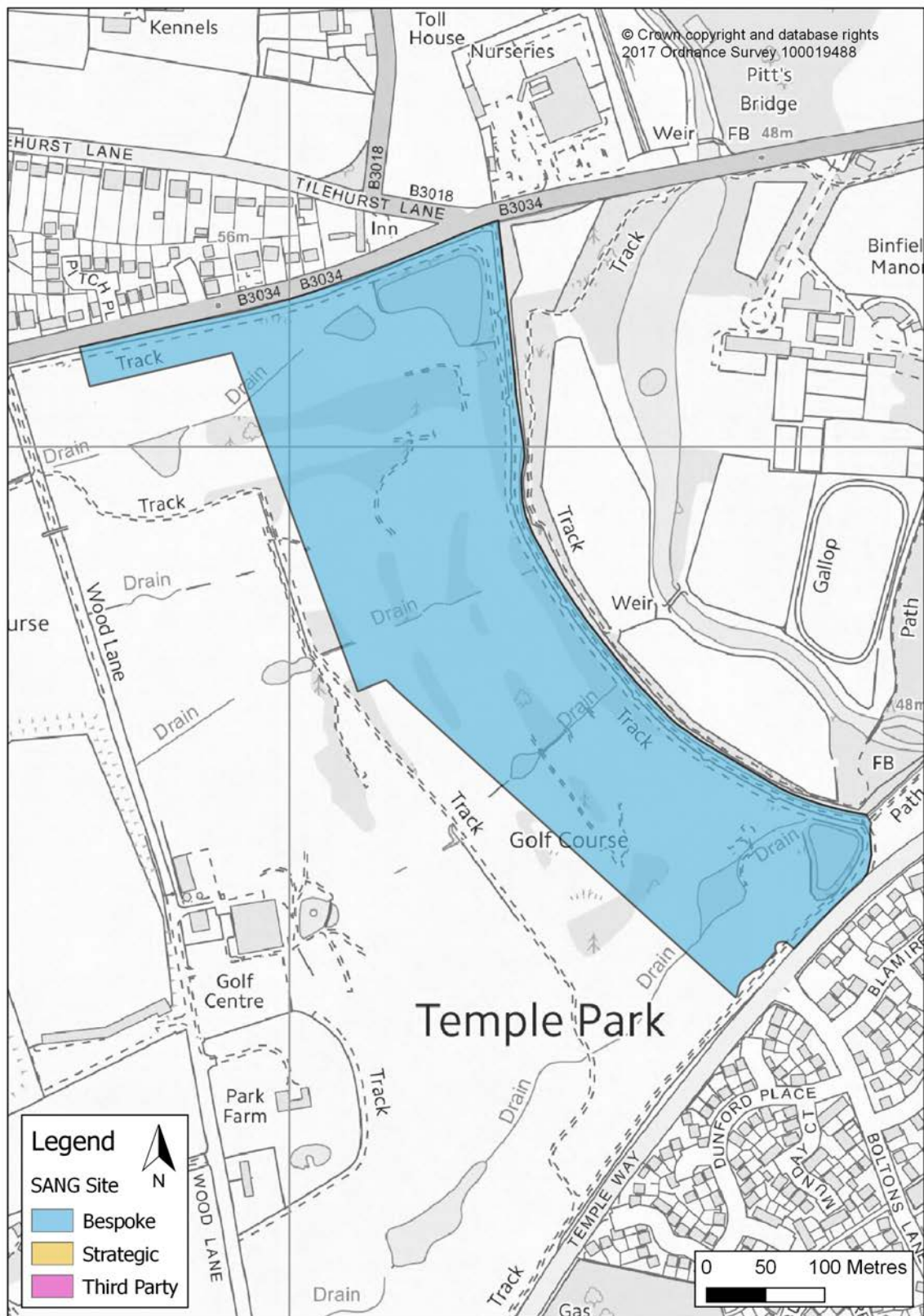




Figure 7 Blue Mountain SANG 4km Catchment

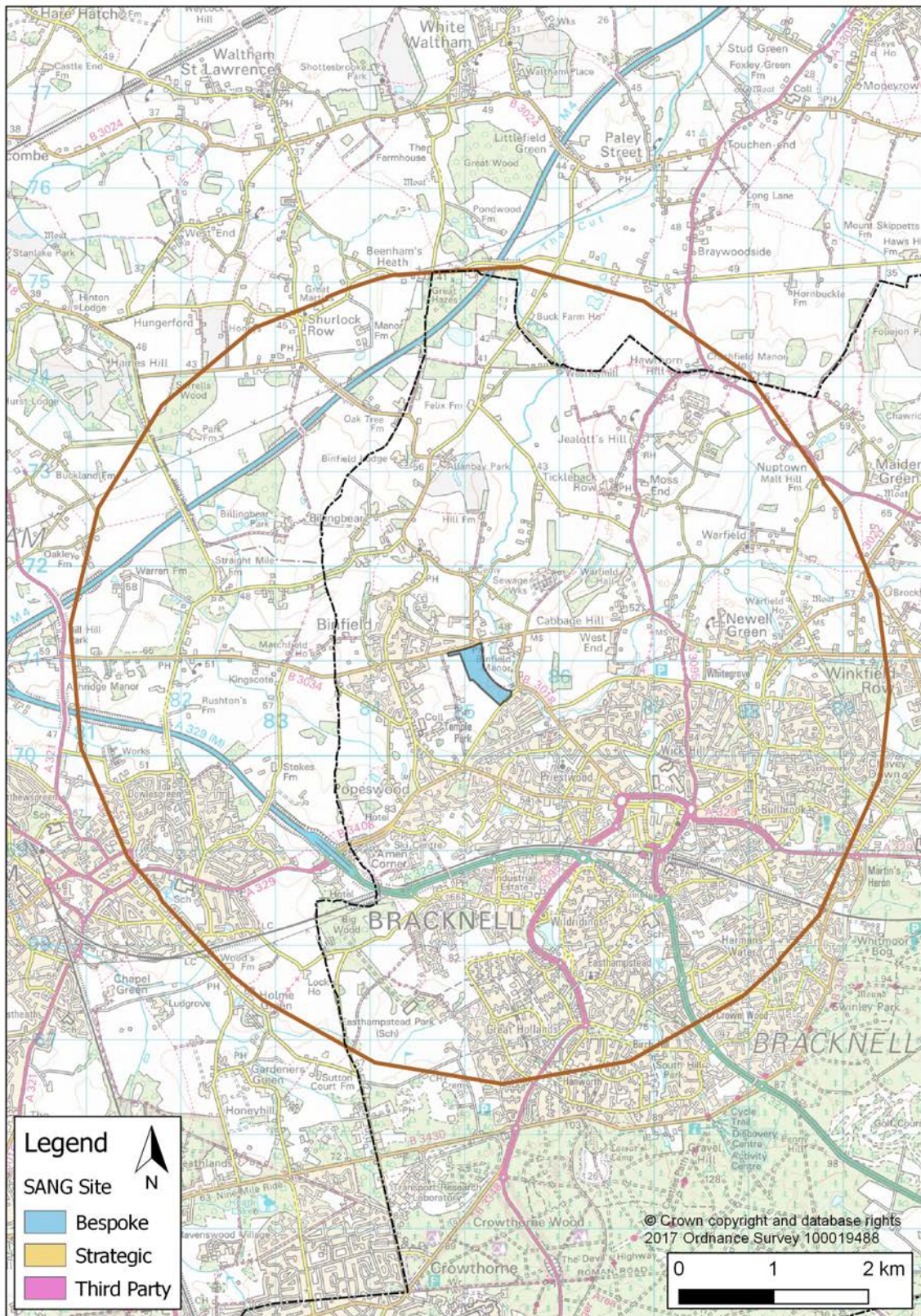
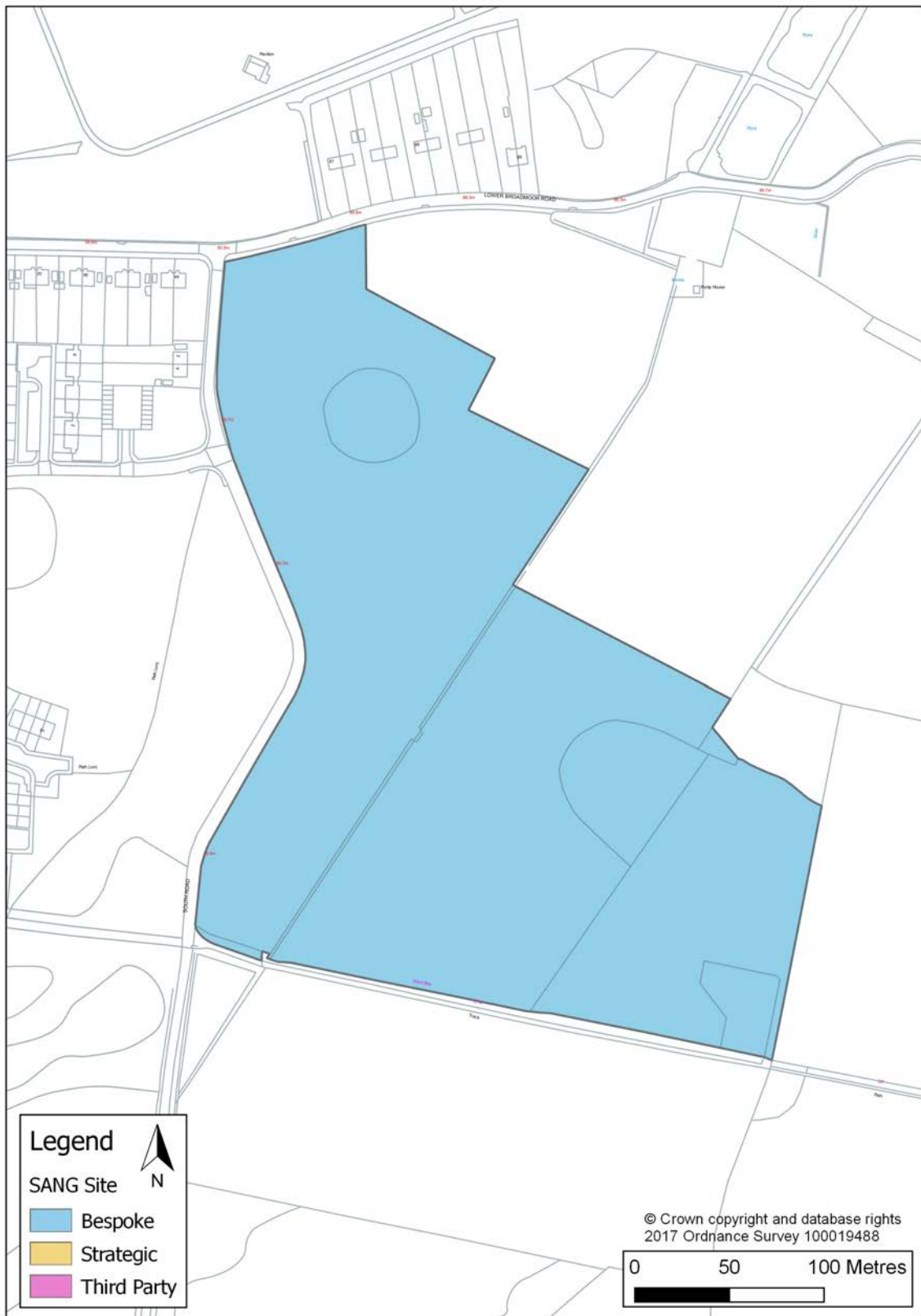


Figure 8 Broadmoor SANG





**Figure 9 Broadmoor SANG 2km Catchment**

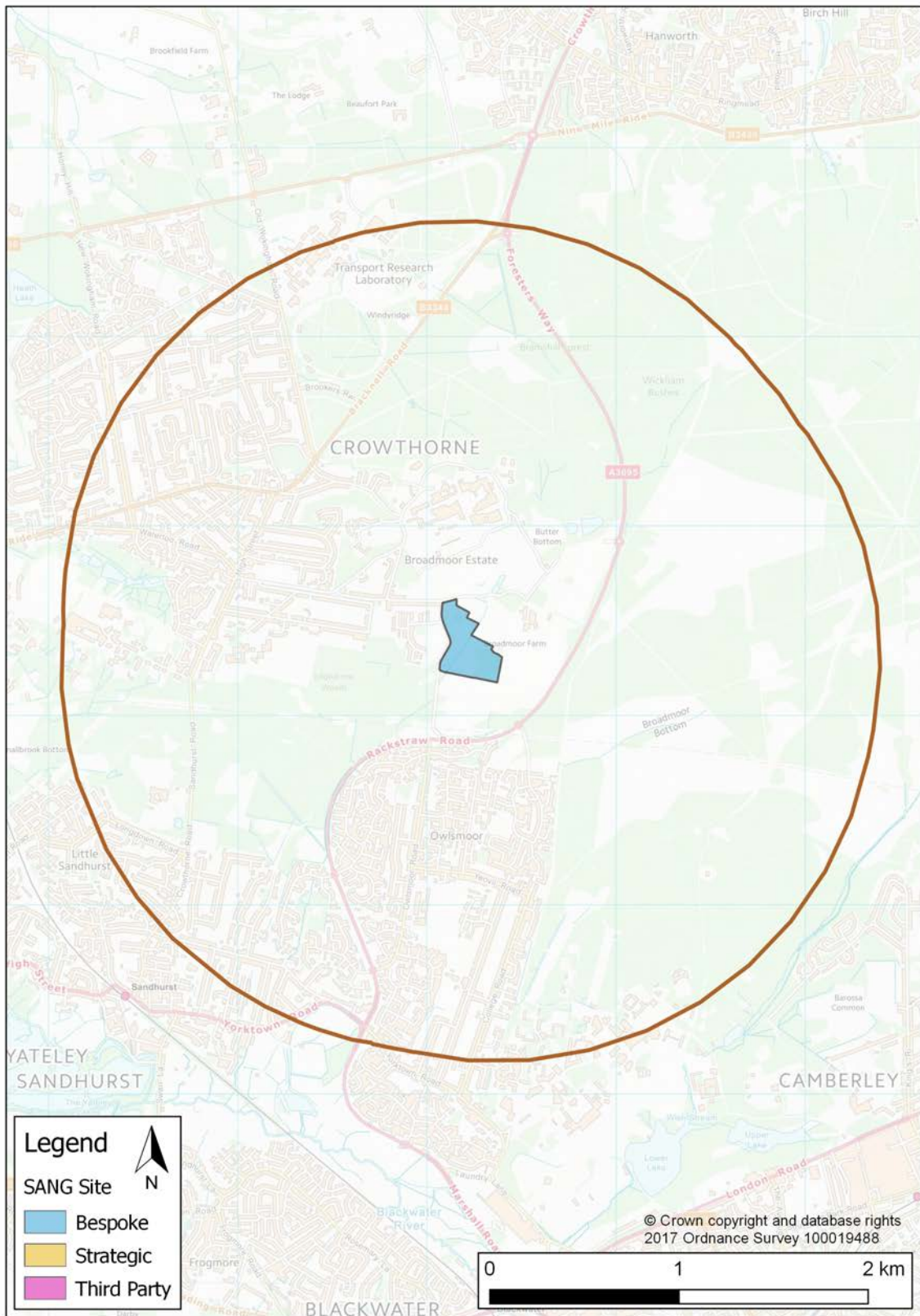


Figure 10 Cut Countryside Corridor SANG

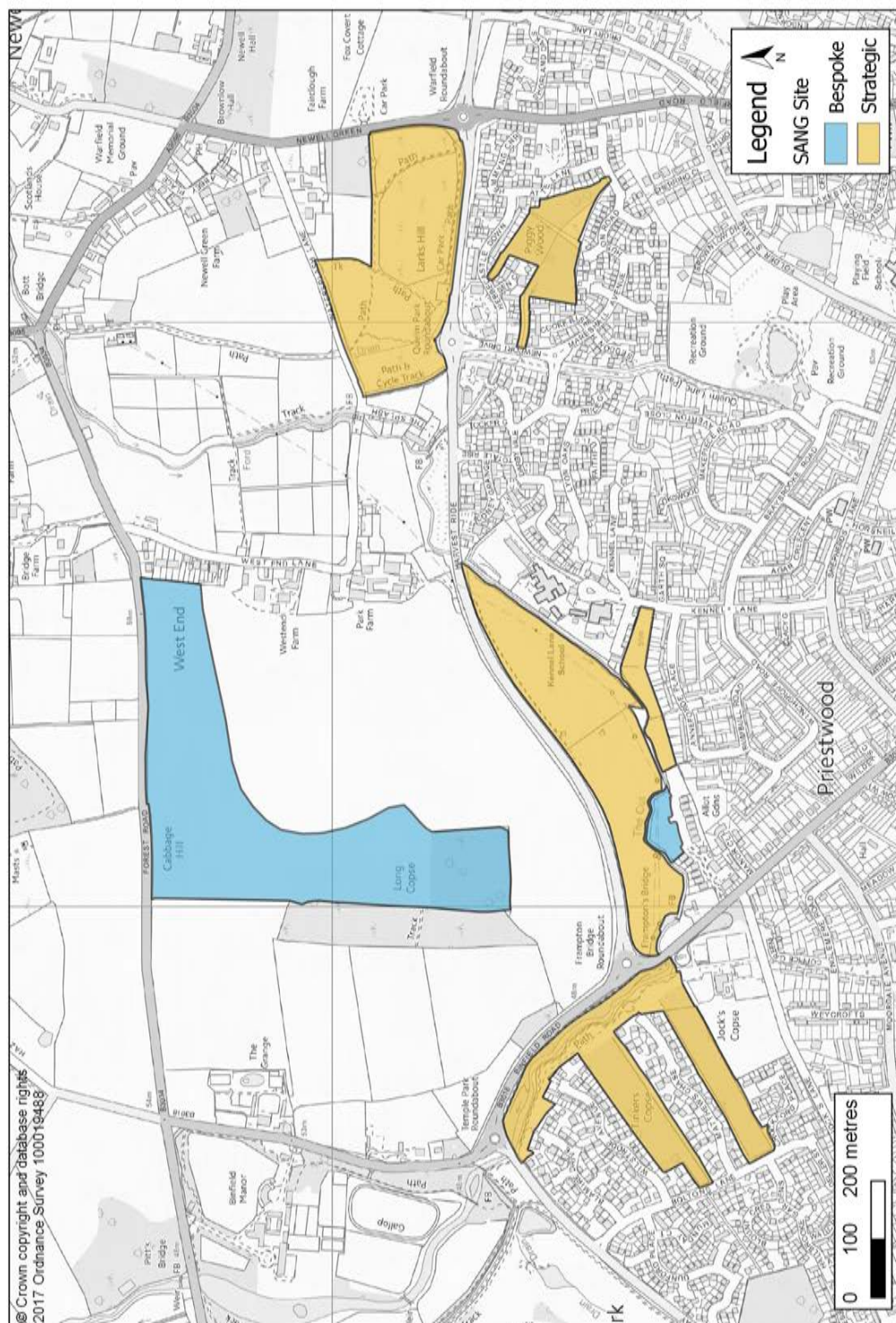




Figure 11 Cut Countryside Corridor SANG 5km Catchment

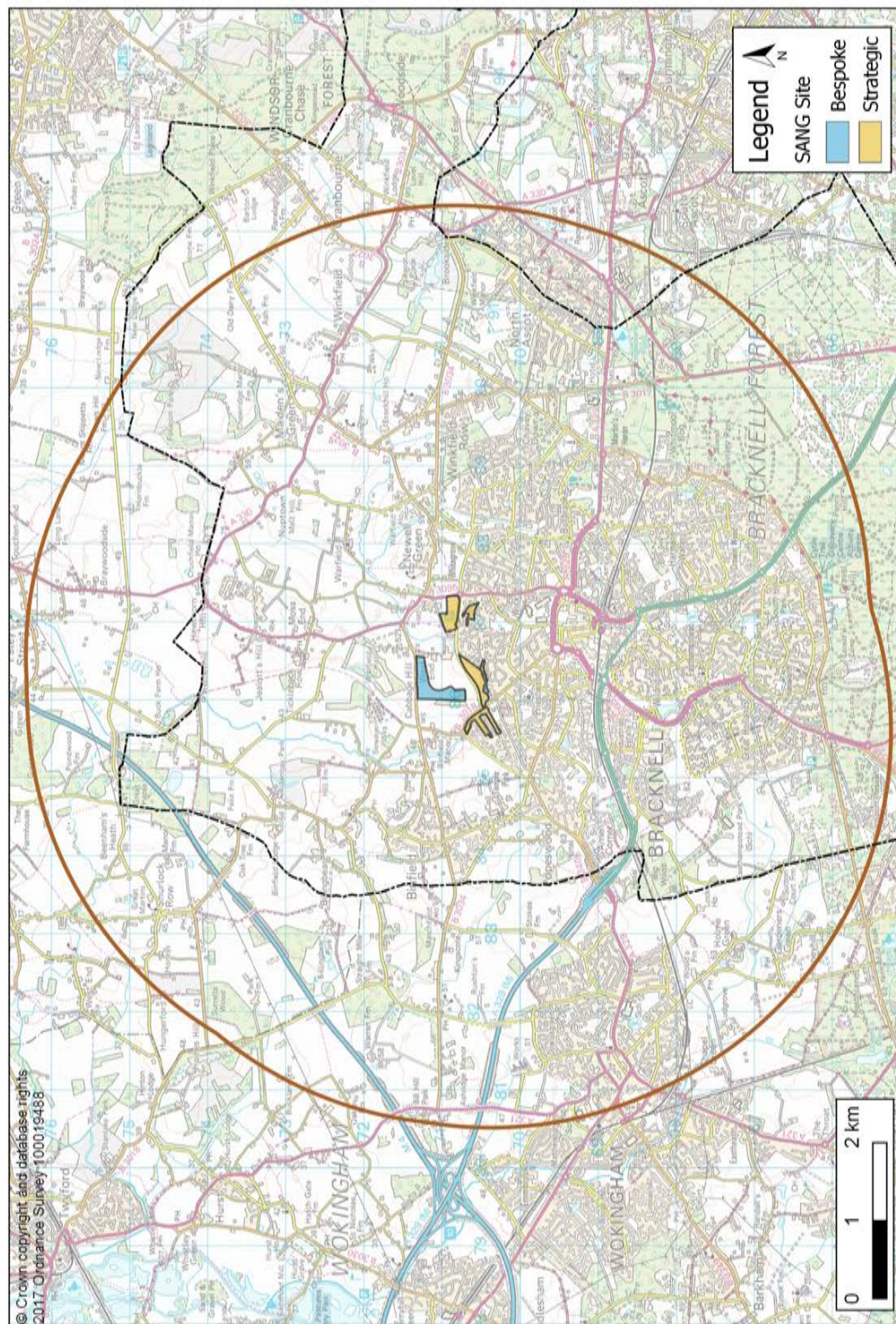


Figure 12 Englemere Pond SANG

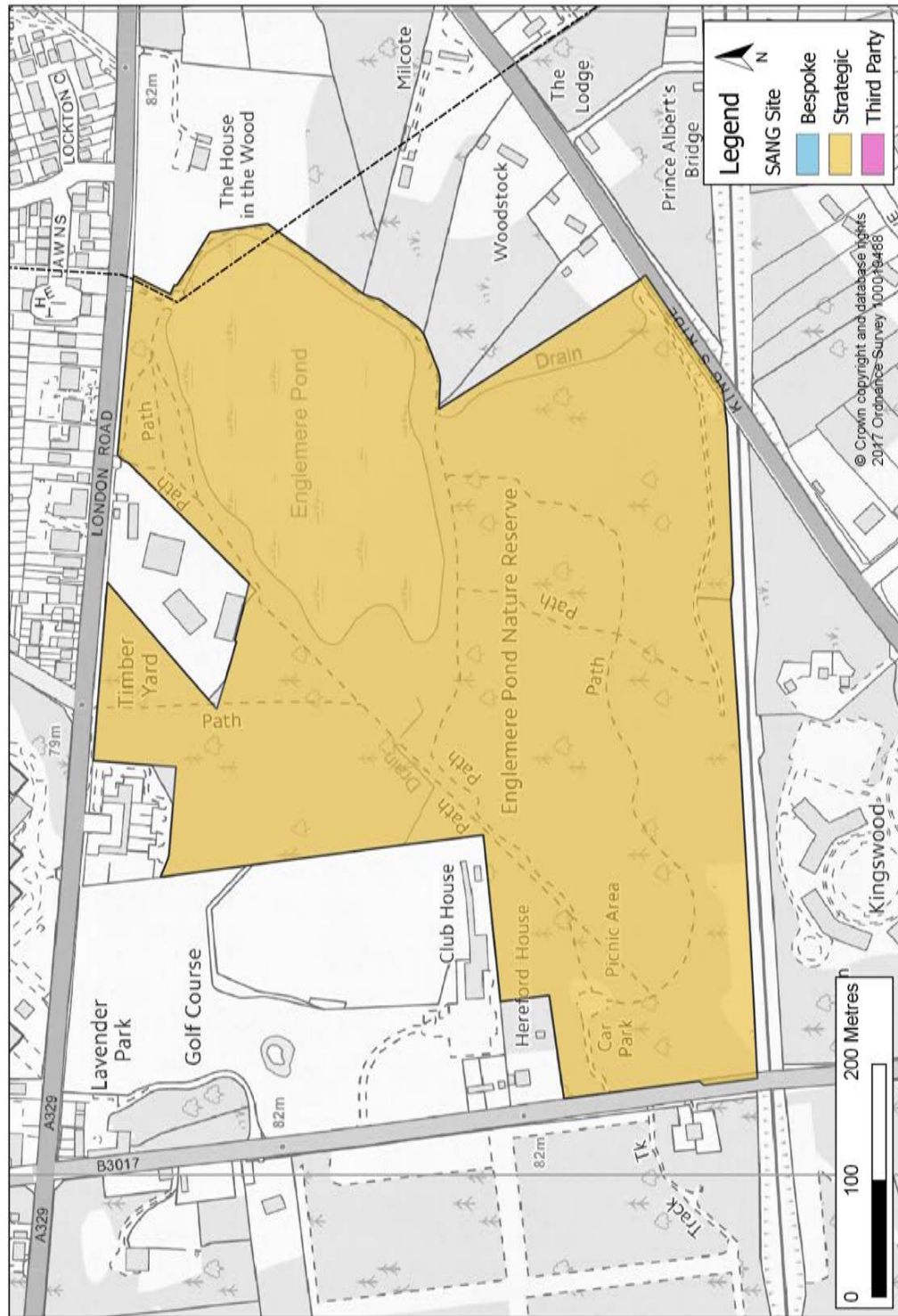




Figure 13 Englemere Pond SANG 5km Catchment

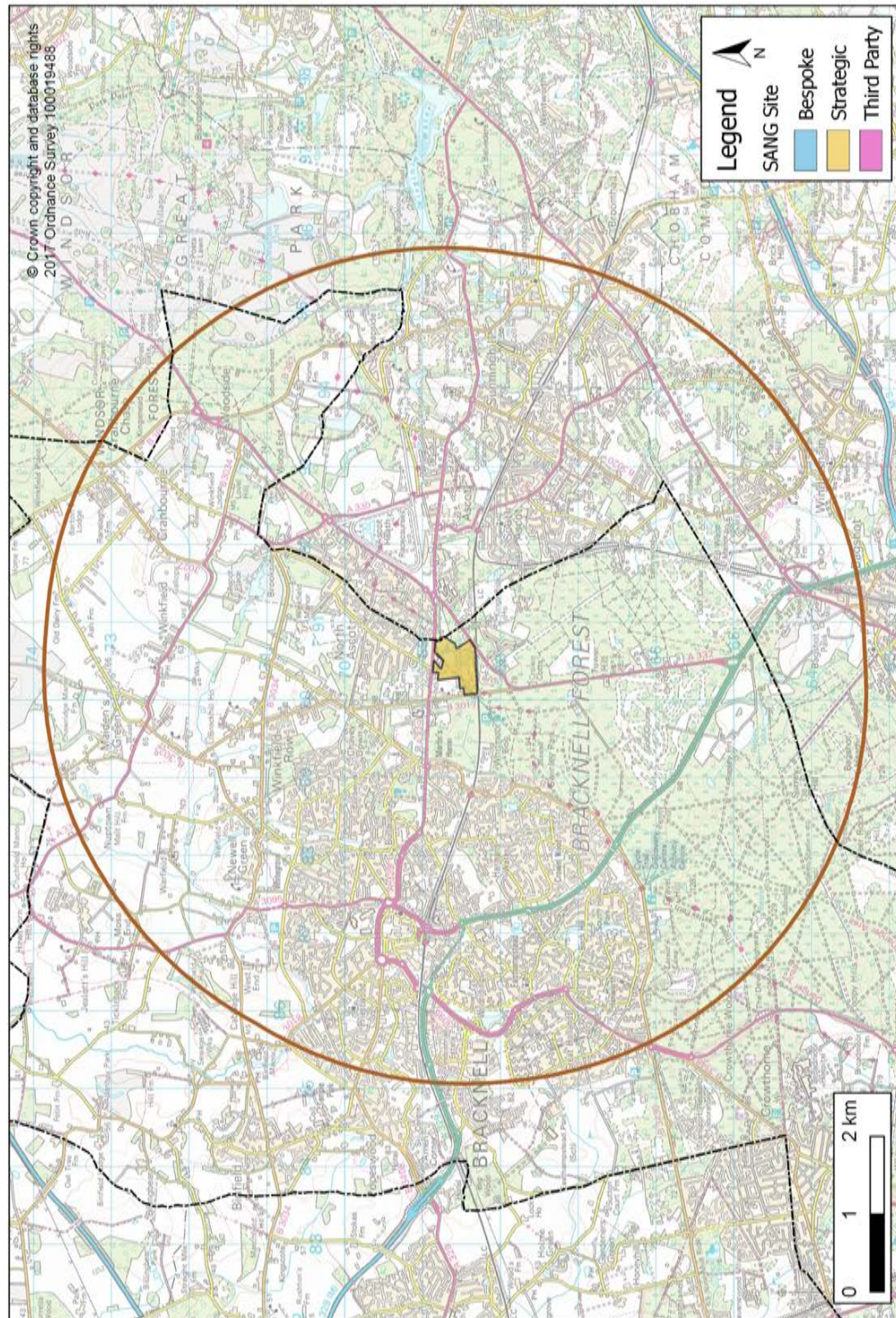


Figure 14 Frost Folly SANG

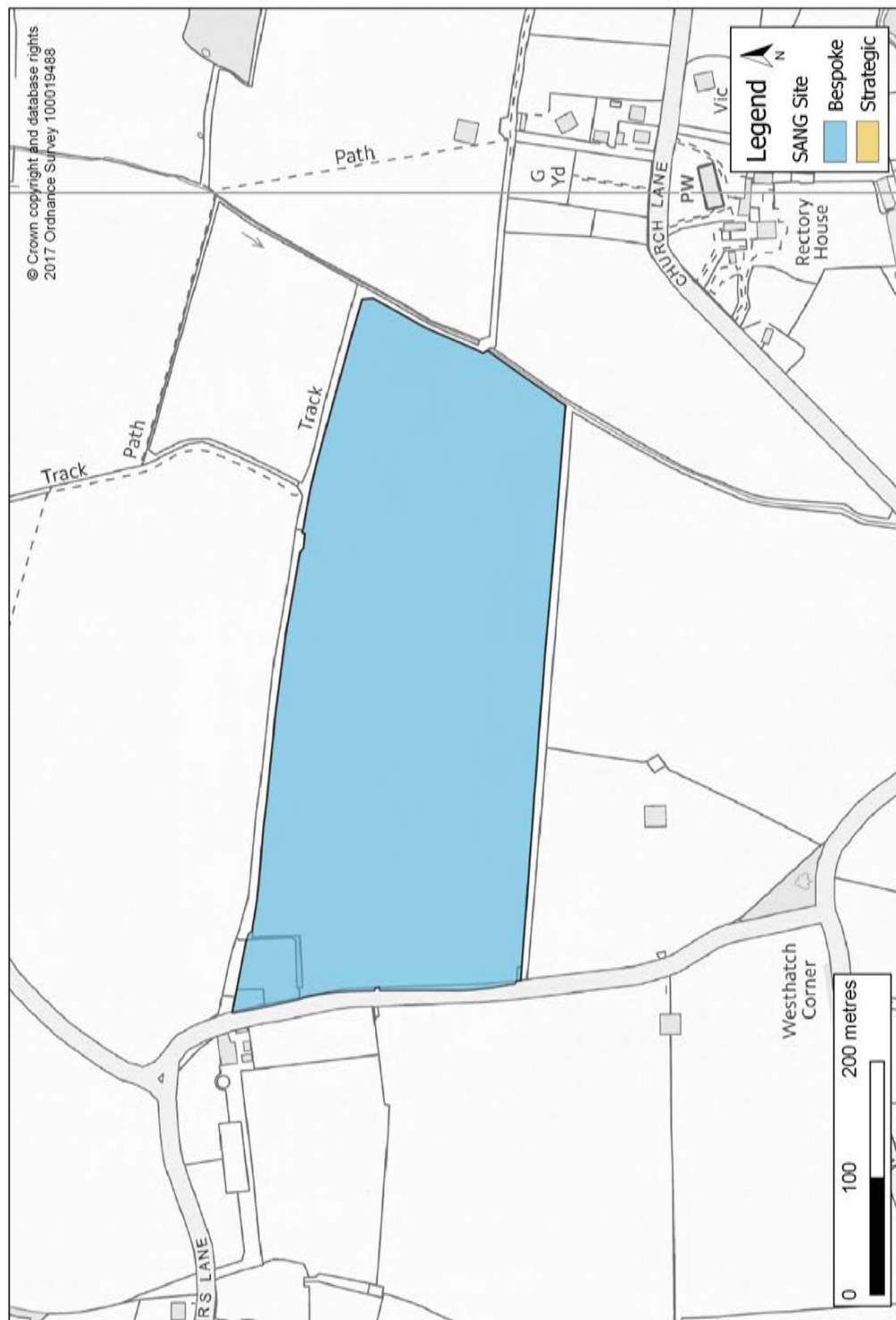




Figure 15 Frost Folly SANG 4km Catchment

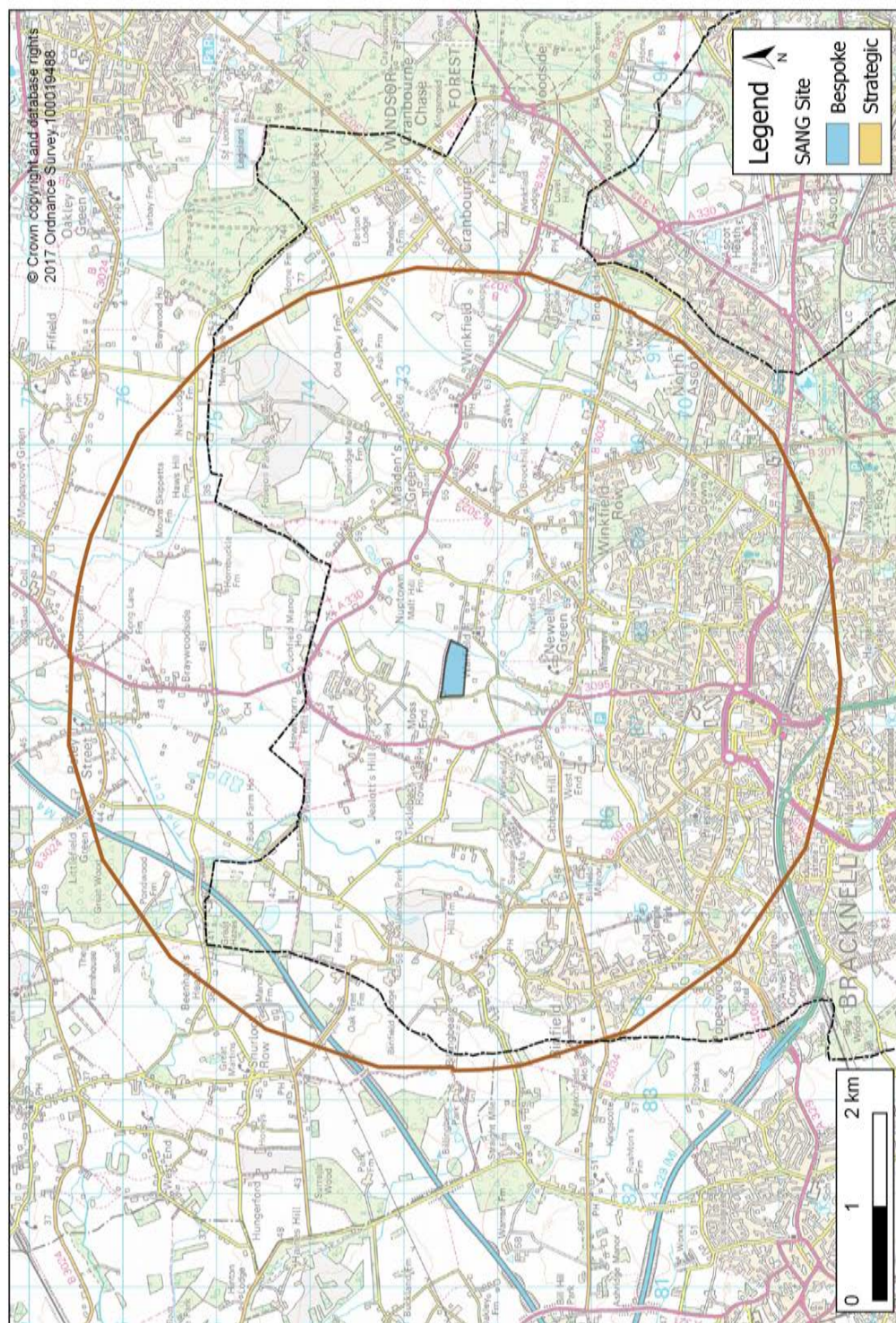


Figure 16 Horseshoe Lake SANG

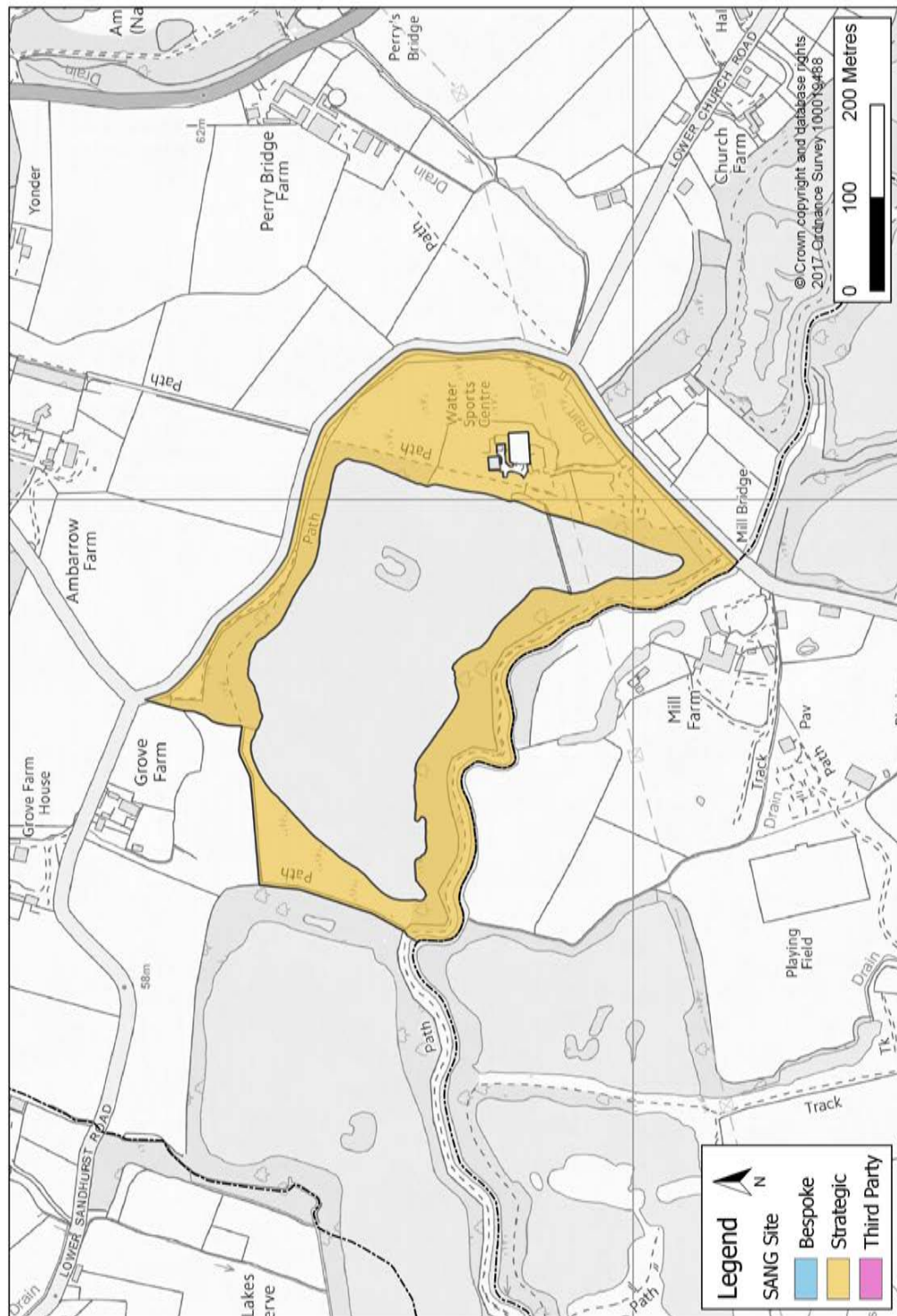
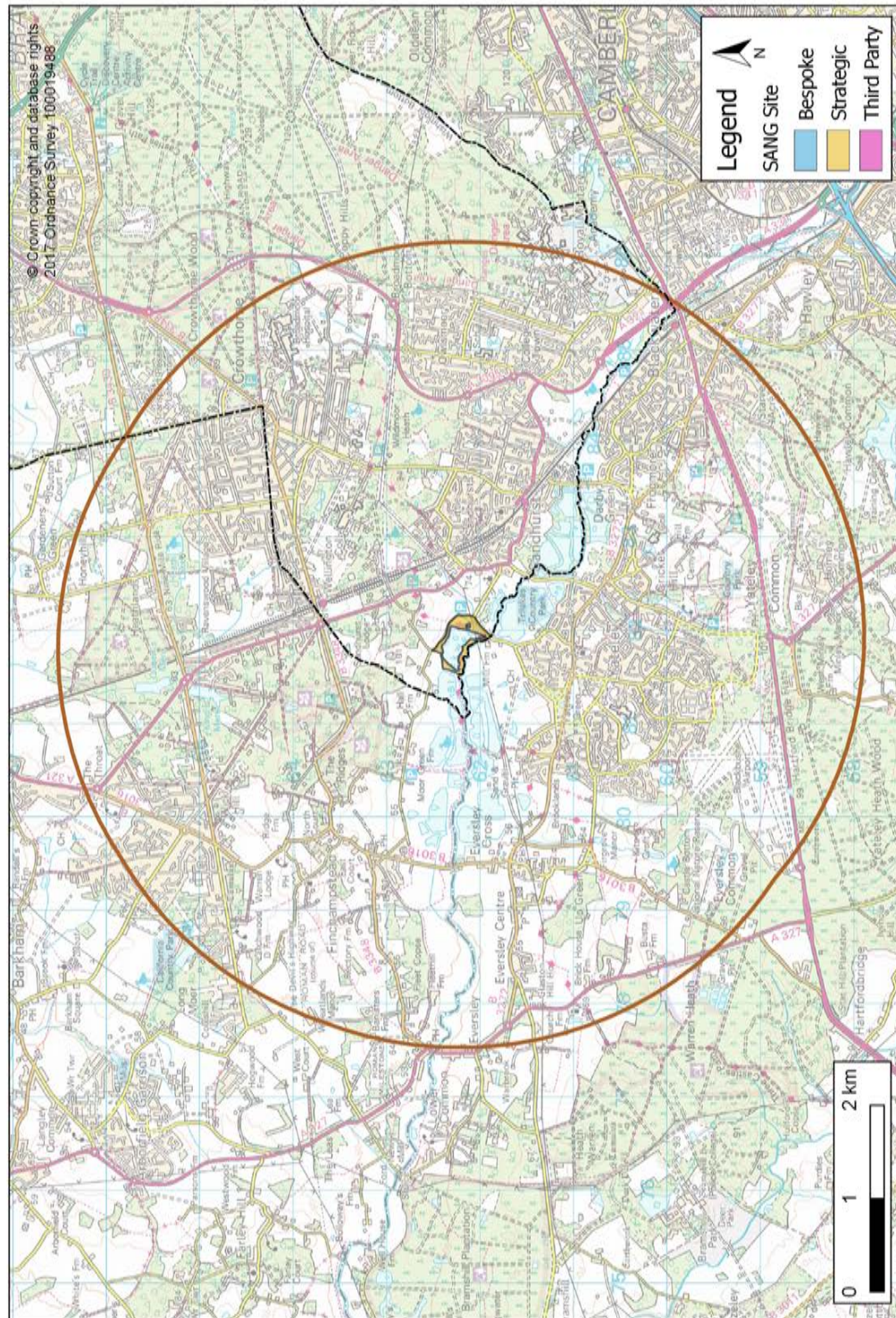




Figure 17 Horseshoe Lake SANG 4km Catchment





### Figure 18 Bullbrook SANG

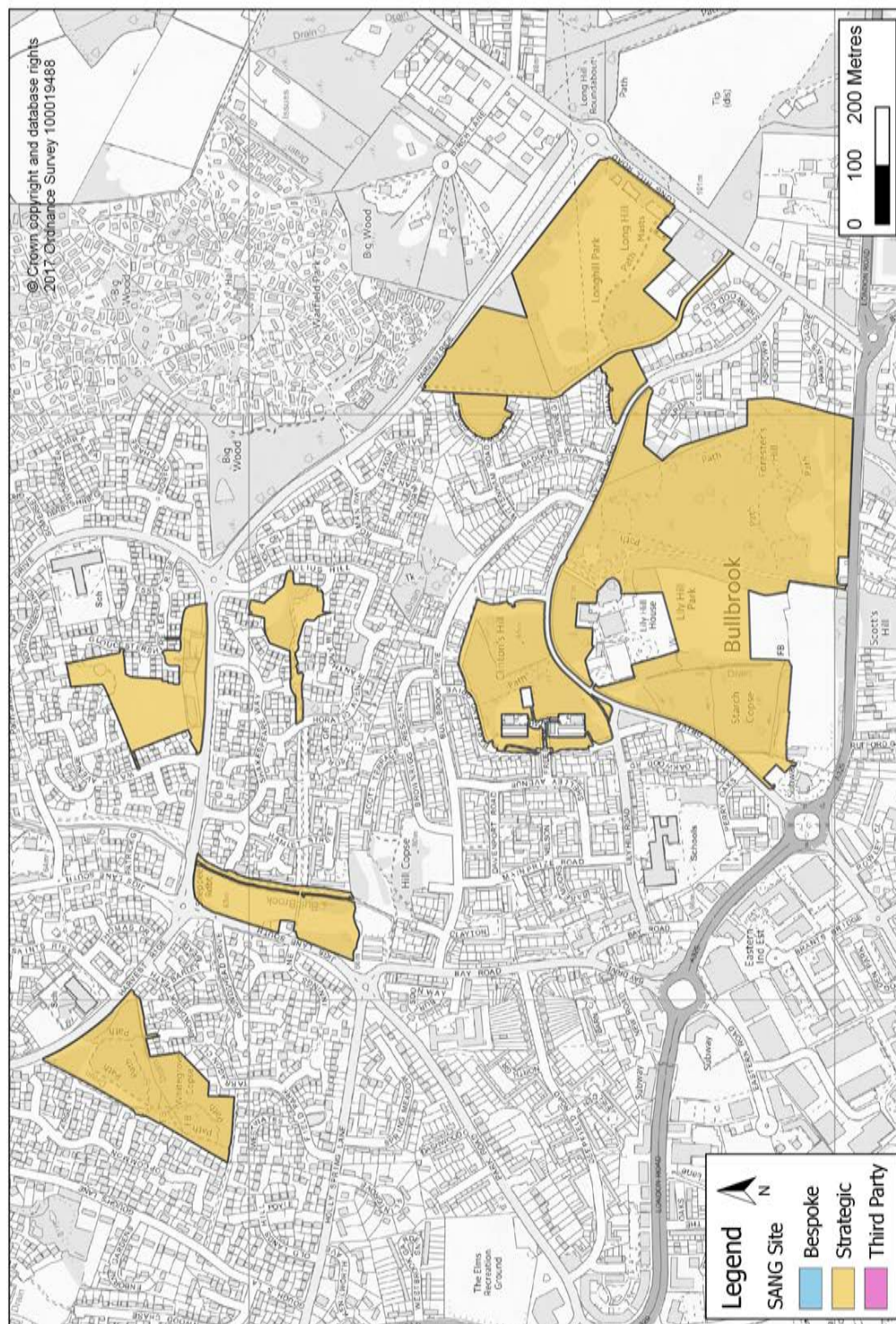




Figure 19 Bullbrook SANG 5km Catchment

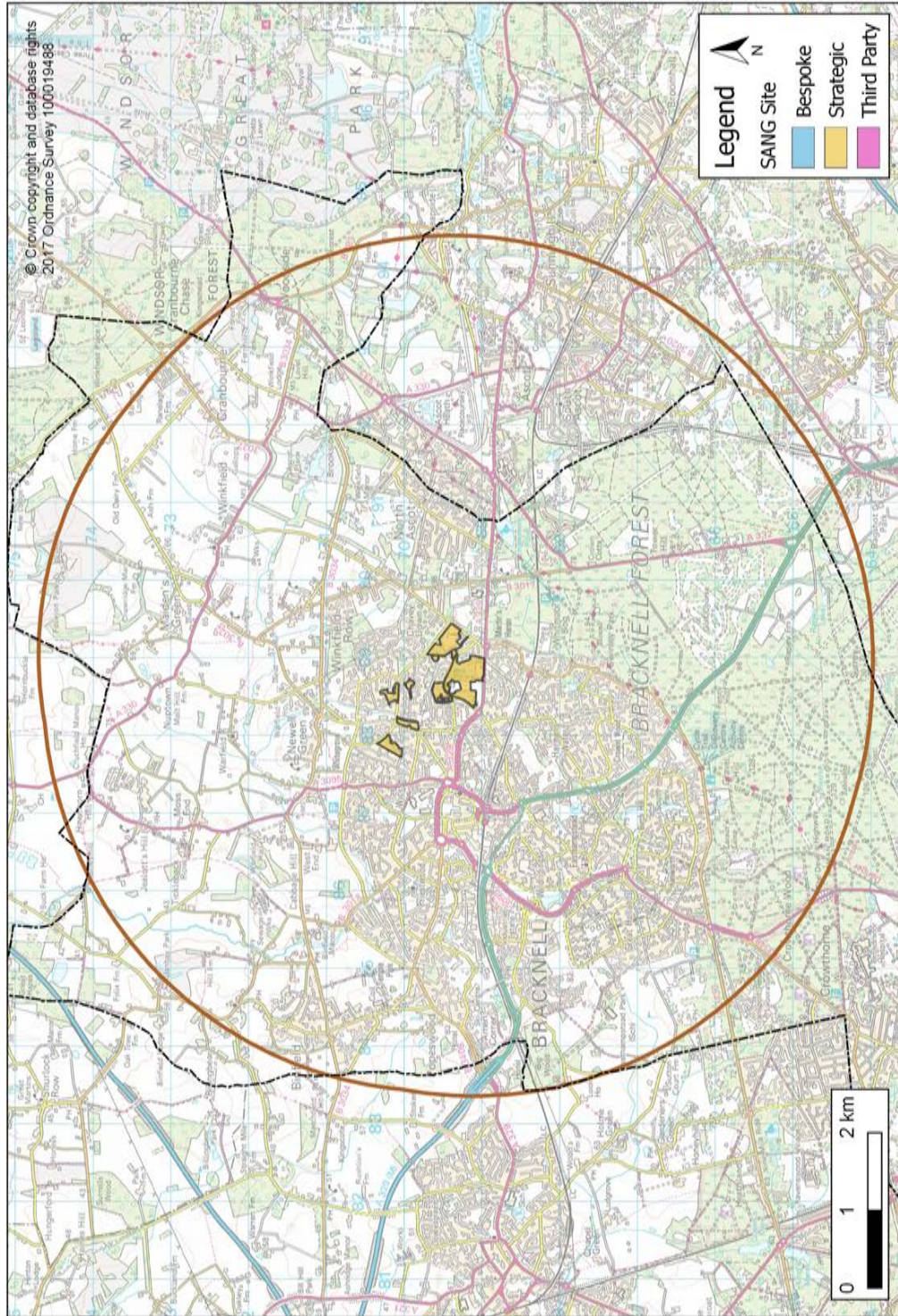
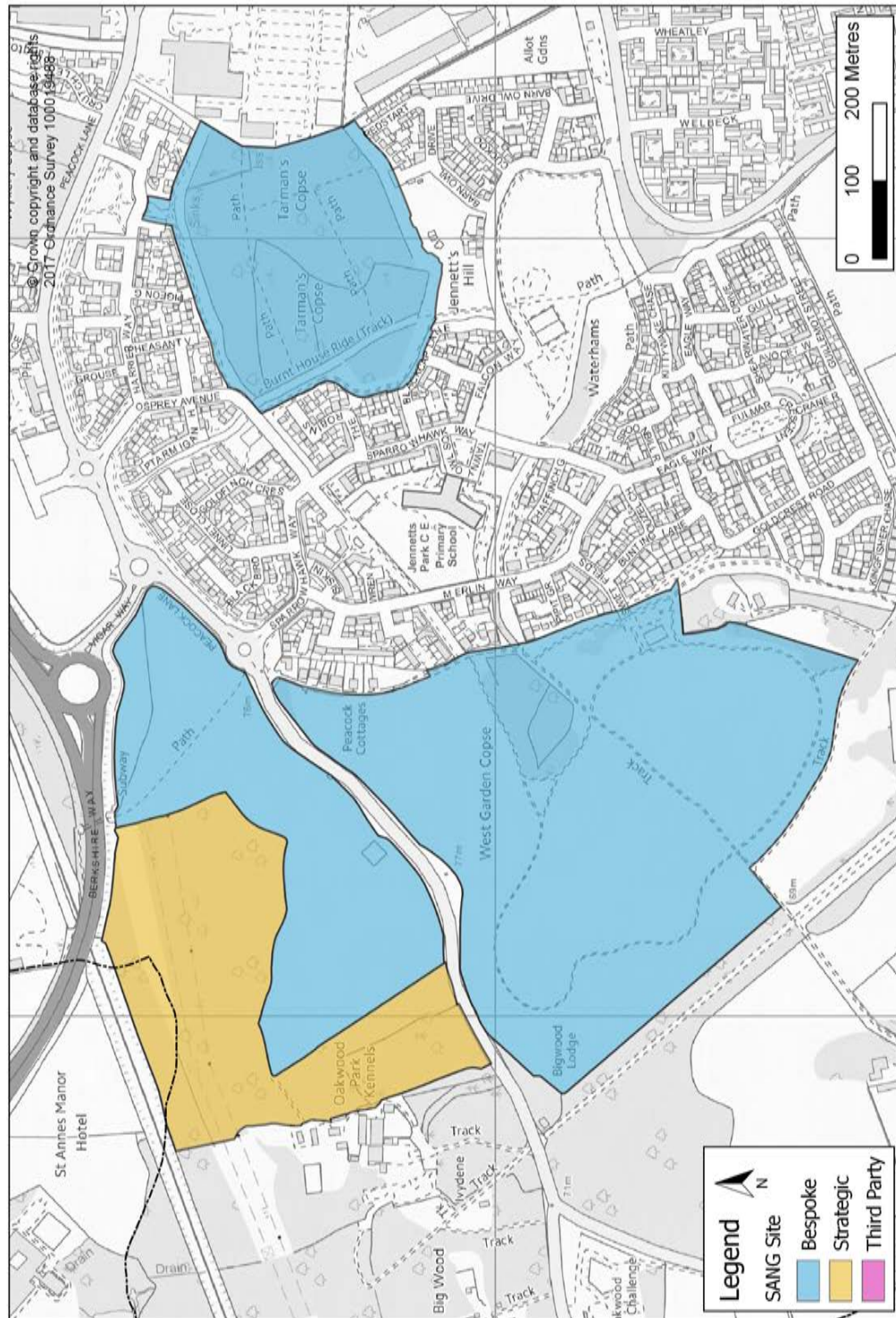




Figure 20 West Bracknell SANG





Picture 1 West Bracknell SANG 5km Catchment

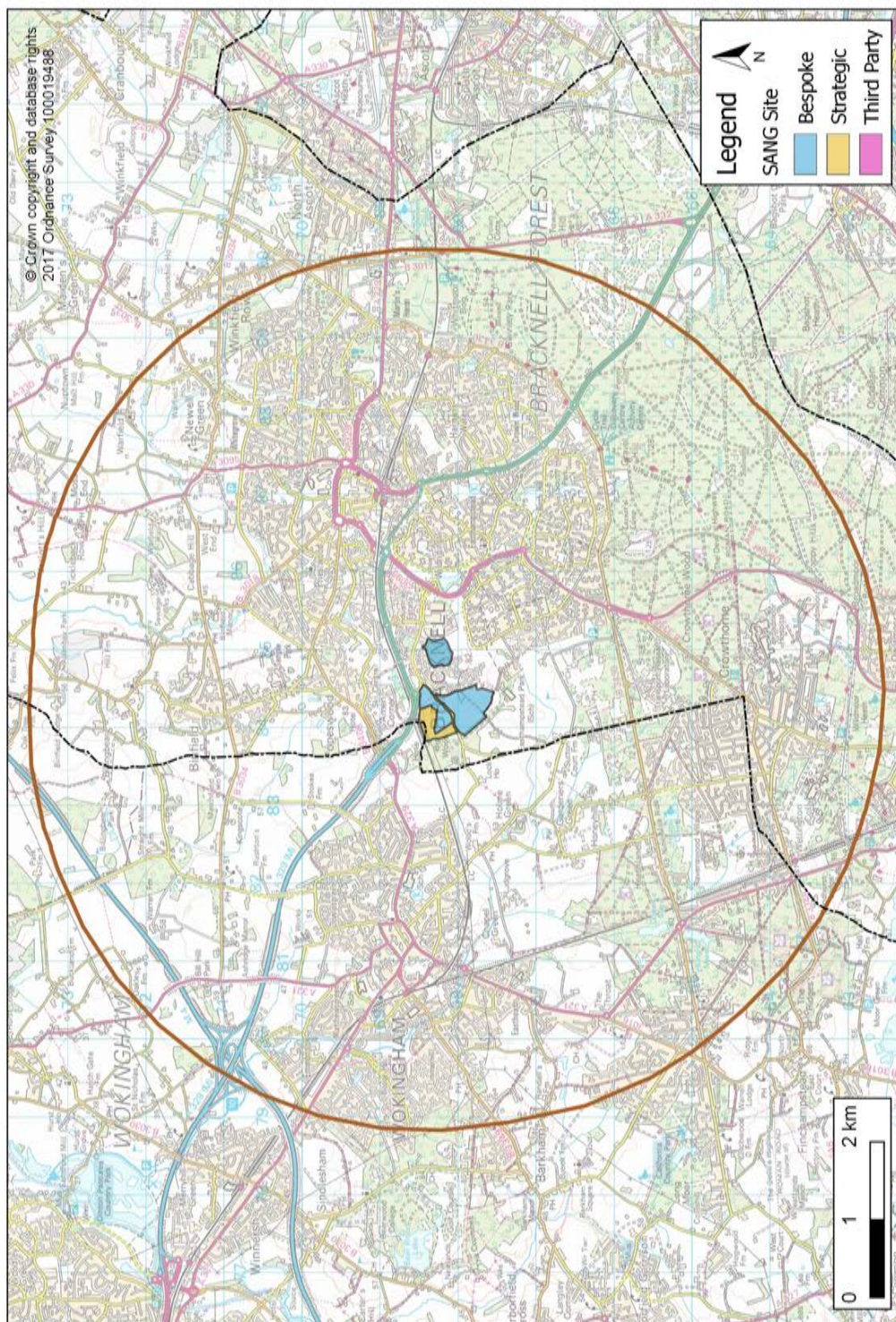




Figure 21 Shepherd Meadows SANG

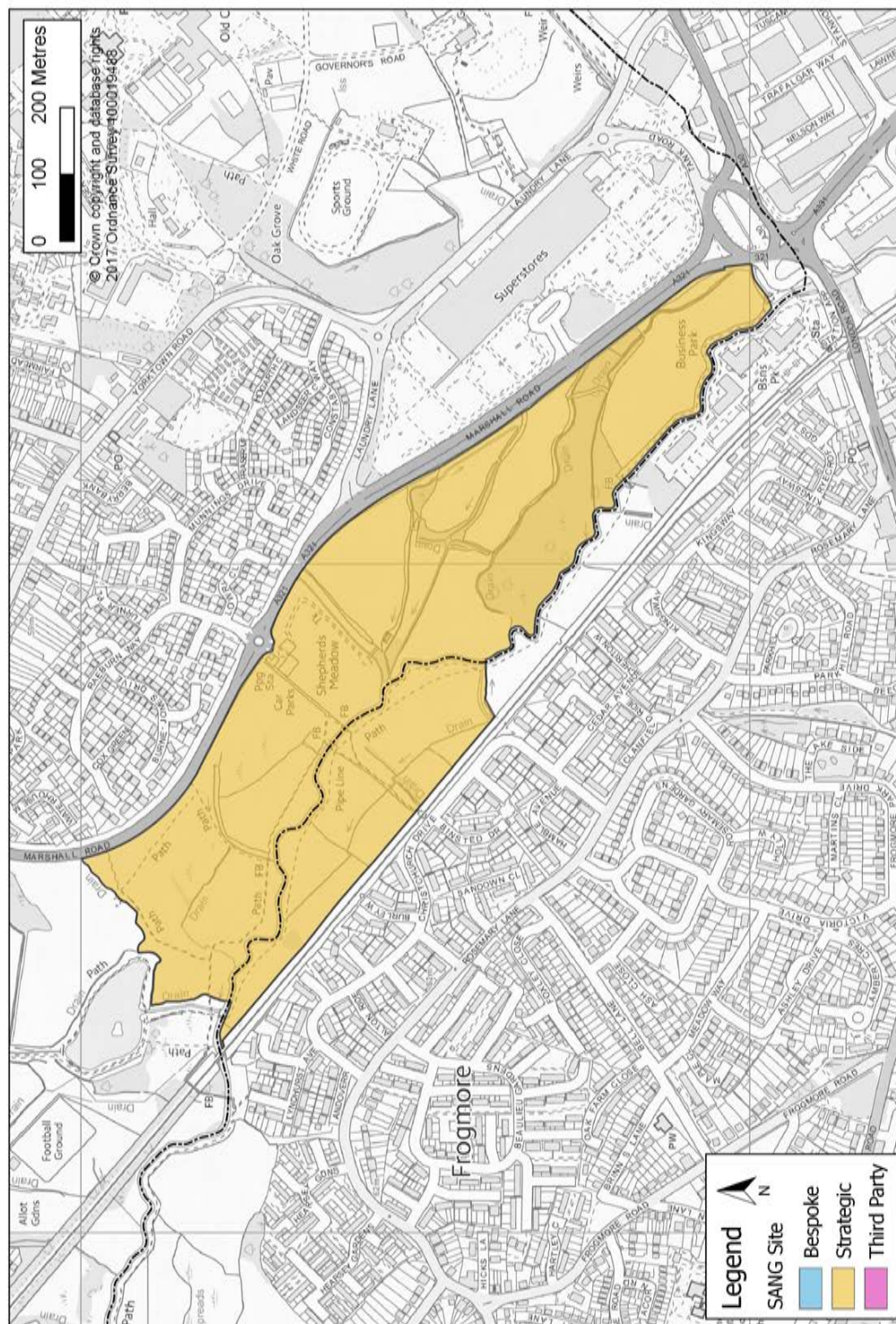
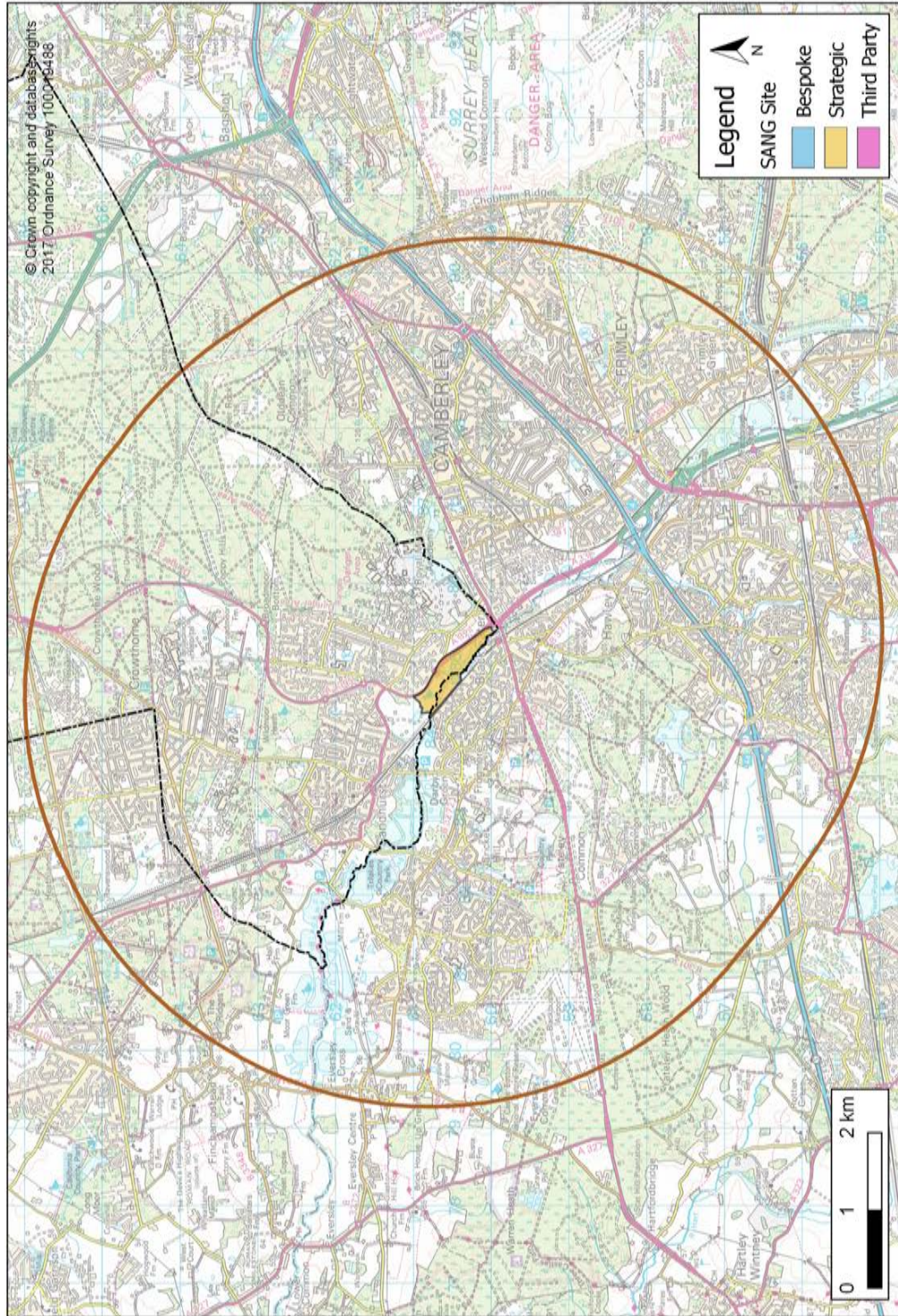




Figure 22 Shepherd Meadows SANG 5km Catchment





### Figure 23 South Bracknell SANG

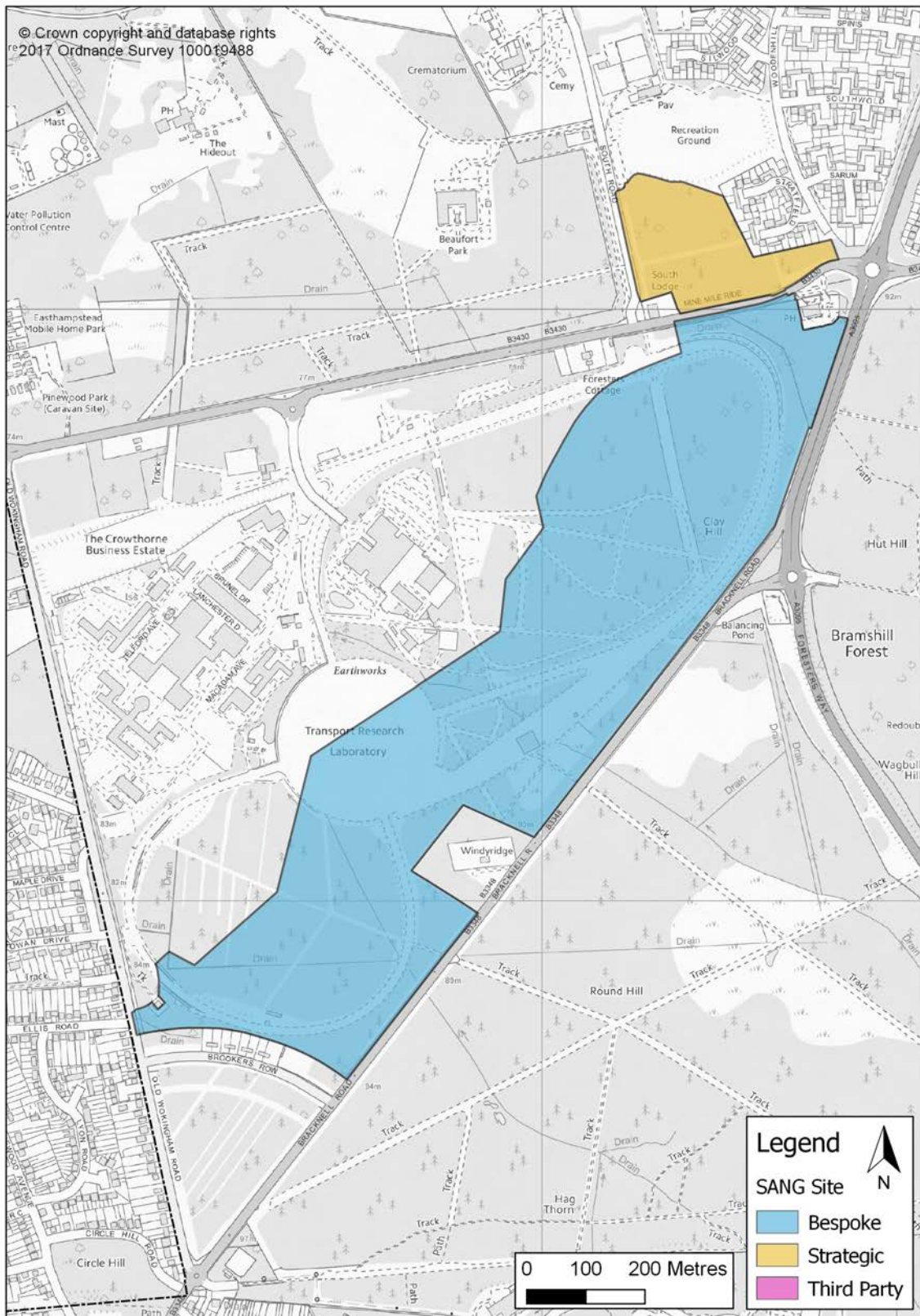




Figure 24 South Bracknell SANG 5km Catchment

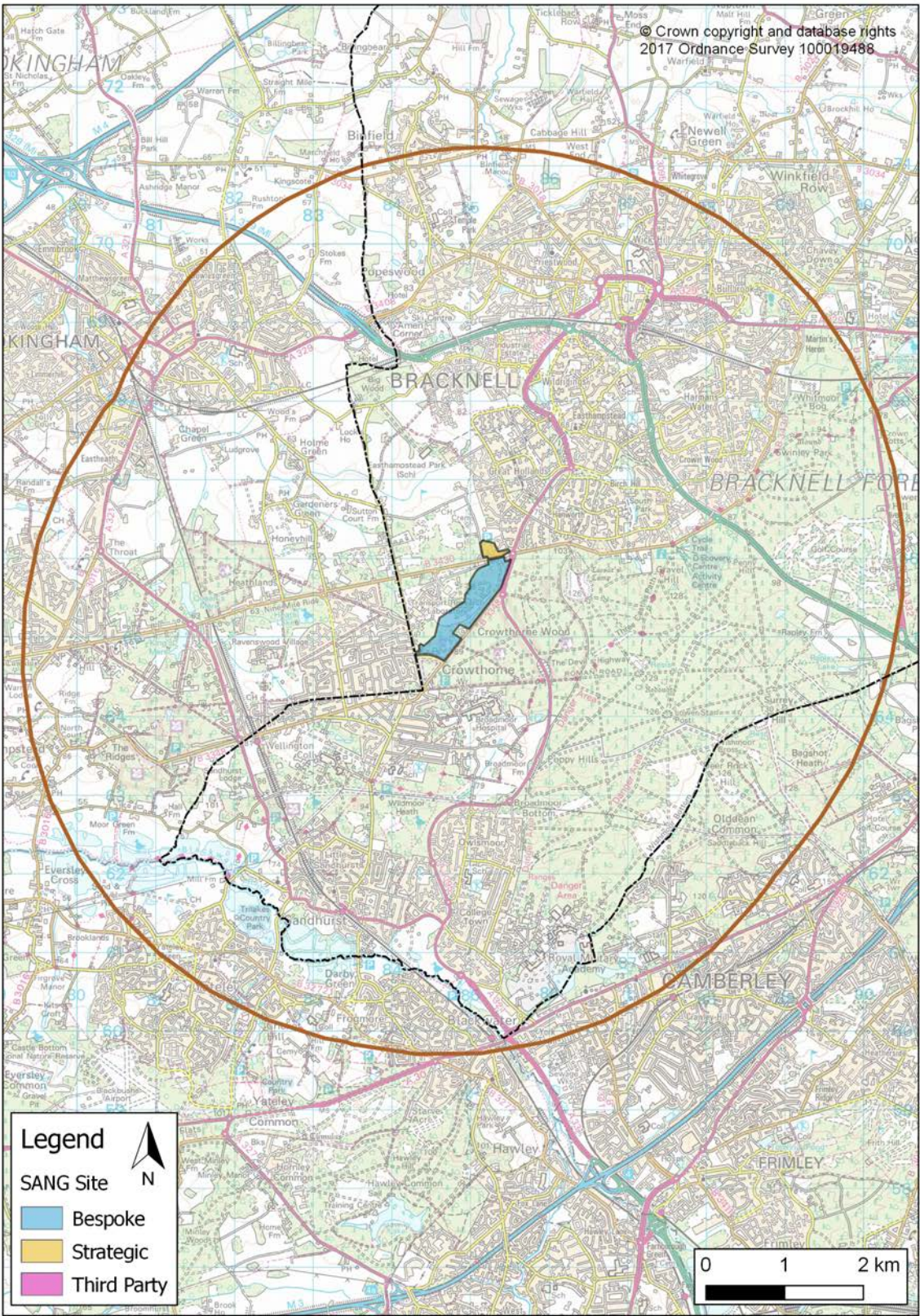




Figure 25 Warfield Park SANG

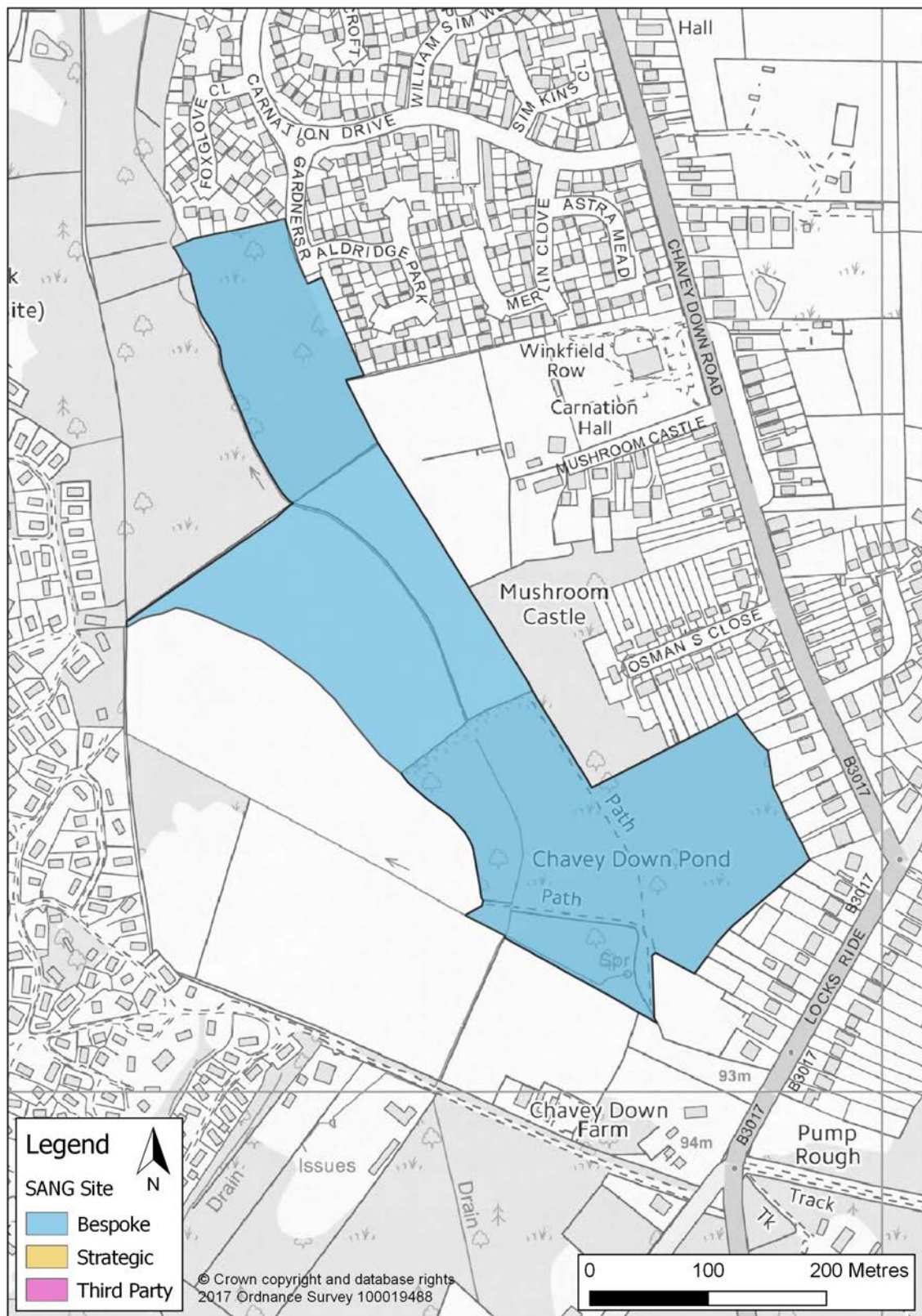
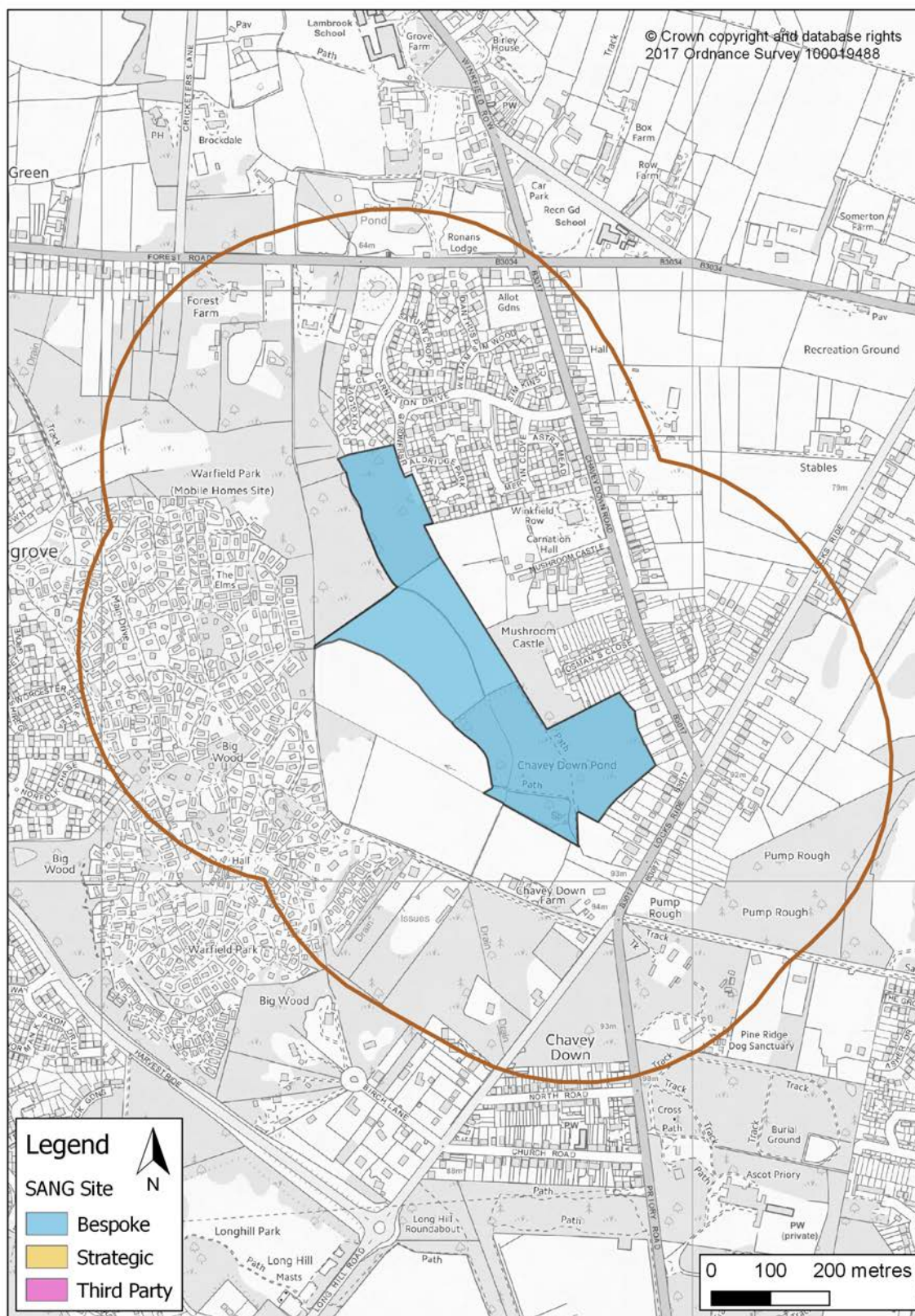


Figure 26 Warfield Park SANG 400m Catchment





**Figure 27 West Binfield SANG**

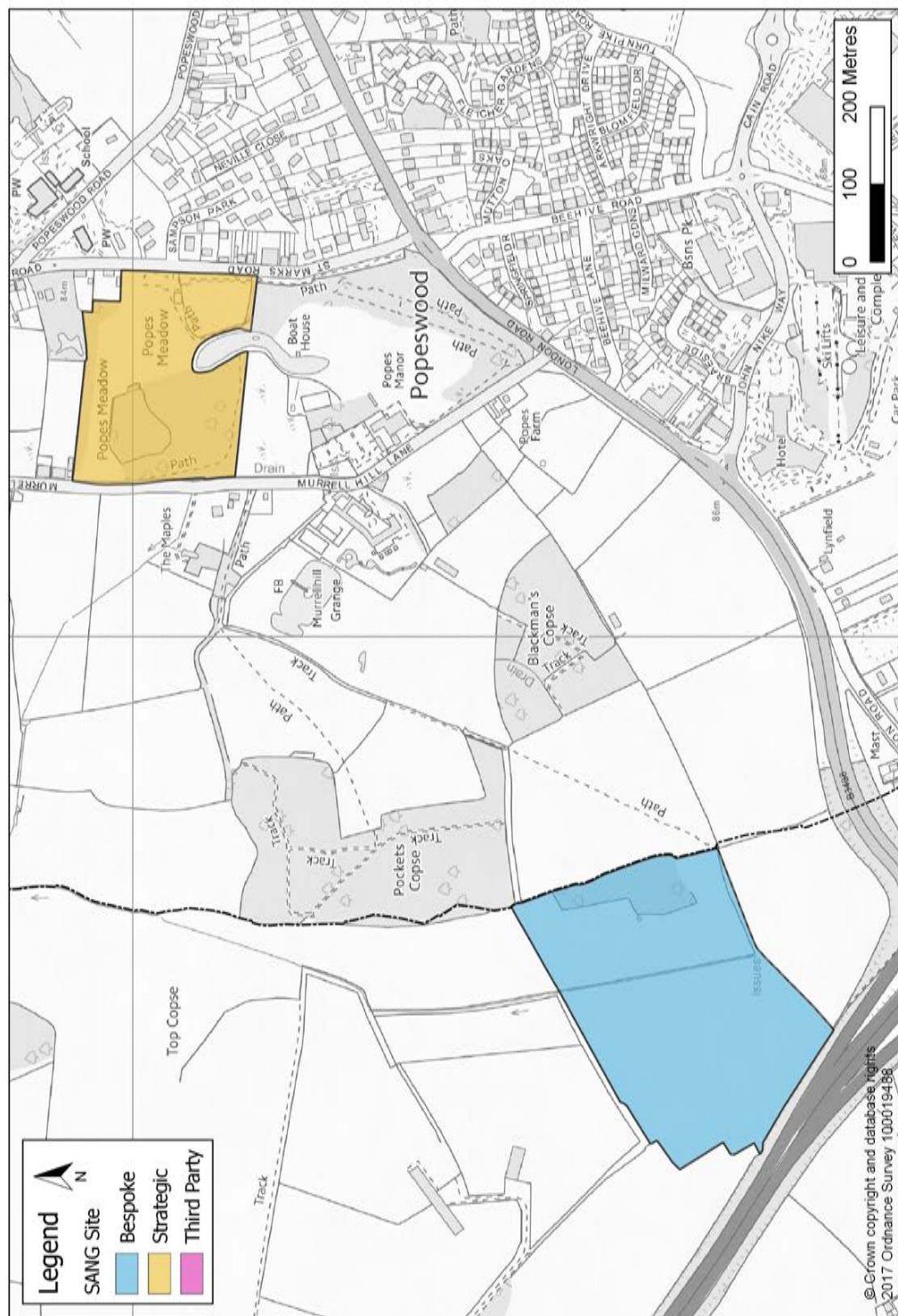




Figure 28 West Binfield SANG 4km Catchment



# Appendix 7: SPA Avoidance and Mitigation Contributions

1. The following information summarises potential expenditure relating to delivery of the Bracknell Forest Council Thames Basin Heaths SPA Avoidance and Mitigation SPD.
2. The measures identified are those which will require a lead role to be implemented by the Parks and Countryside Service and the Strategic Access Management and Monitoring (SAMM) Project. The focus is on land management initiatives outside of the designated SPA as well as access management and monitoring on the SPA.
3. It should be noted that mitigation proposals require the provision and management of public open space at a level above and beyond that which is normally sought by developer contributions.
4. Englemere Pond and Shepherd Meadows include Sites of Special Scientific Interest (SSSIs) and it is a statutory requirement that the SSSIs are maintained in a favourable condition by the landowners. Therefore, the financial contribution towards enhancing these sites to provide an alternative to the SPA is in addition to the finances required for management of the interest features for which the SSSI is designated.
5. Relevant action can be broken down into three main activities:-
  - Enhancement of SANGS;
  - Maintenance and management of SANGS in perpetuity;
  - Access management and monitoring within and/or directly relating to the Special Protection Area.

## 1. SANGs Contributions

### a) SANG Enhancement Works

**Table 21 SANG Enhancement Works**

<b>SANG Sites</b>	<b>Cost (£)<sup>(1)</sup></b>
<b>1. The Cut Countryside Corridor</b> including Jock's Copse, Tinkers Copse, The Cut (south), Garth Meadows, Larks Hill, Piggy Wood and Anneforde Place (Link with Bracknell Town Council)	£285,750 TCC+ £36,480 (Anneforde Place) = £322,230
<b>2. Shepherd Meadows SANG</b> (Link with Sandhurst Town Council)	£102,170
<b>3. Englemere Pond SANG</b> (Link with The Crown Estate)	£224,808
<b>4. Horseshoe Lake SANG</b> (Link with Blackwater Valley Countryside Partnership)	£150,670
<b>5. Bullbrook SANG</b> including Longhill Park, Lily Hill Park, Milman Close, Beswick Gardens Copse, Clintons Hill, Whitegrove Copse, Harvest Hill, The Chestnuts and Edmunds Green	£149,850 (Longhill Park Group) + £185,450 (Lily Hill Park) + £38,375 (Whitegrove Copse, Harvest Hill, The Chestnuts and Edmunds Green) = £373,675
<b>6. Ambarrow Court/ Hill SANG</b> (Link with the National Trust)	£157,675
<b>7. Great Hollands Recreation Ground</b>	£40,570
<b>8. Bigwood</b>	£207,644
<b>9. Popes Meadow</b>	£125,564
Total Enhancement Costs	£1,705,006
Total including indexation	£1,771,501
Minus spend to date	£361,381
<b>Total including indexation</b>	<b>£1,410,120</b>

1. Identified within relevant Open Space Management Plans (OSMPs) or estimates where OSMP not yet produced.

#### **b) Additional Annual Maintenance in Perpetuity**

6. There are costs associated with the management of green space (managed by the Council, or partner body such as Bracknell Town Council) which vary significantly across the borough.
7. In general terms, expenditure will be highest where there is the greatest provision of formal facilities such as surfaced paths and parking. However, a pre-requisite of potential mitigation land is that it is semi-natural and encompasses some of the special qualities of the SPA.
8. It should be noted that there is an existing 'base level' of management of the proposed mitigation sites, which is not being funded through these contributions. However, successful delivery (particularly effective re-distribution of visitors) will require an increase to the existing management levels for the specific sites.
9. Accordingly, the costs identified below relate specifically to the sustainable management of the proposed enhancement to be implemented as a result of SPA mitigation measures.

<b>Additional maintenance requirements incl. staffing</b>	Based on 3 new rangers plus maintenance.	<b>£176,877</b> per annum in perpetuity
-----------------------------------------------------------	------------------------------------------	-----------------------------------------

#### **c) Administration and Education**

10. Of particular significance is the production of the OSMP's which detail the necessary enhancement works to the SANGS, project management of enhancement works and promotion of the SANGS.

Cost relating to Biodiversity Officer	Based on 0.5 increase to existing post including support costs	£28,375 per annum for 20 years (plan period)
		Total £567,500

An allocation for SANG promotional material	£55,255
---------------------------------------------	---------

#### **d) Summary of SANGs Costs (based on 2014/2015 costs)**

11. These figures are likely to increase over time when inflation is factored in.

**Table 22 Summary of Total SANGs Costs**

<b>SPA Avoidance and Mitigation Works and Measures</b>	<b>Cost</b>	<b>Totals (rounded)</b>
<b>a) SANGs Enhancement Works incl. indexation</b>	See table above	<b>£1,410,120</b>



SPA Avoidance and Mitigation Works and Measures	Cost	Totals (rounded)
<b>b) Additional Annual Maintenance in Perpetuity (over and above existing revenue budgets for 125 years)</b>	See above - additional maintenance and increase in staffing requirements for 125 years	<b>£176,877</b> per annum, requires commuted sum of <b>£7,063,457</b>  for 125 years
<b>c) Administration and Education</b>	£28,375 annual staffing cost for 20 year plan period  £55,255 for educational resources/material	<b>£622,755</b>
Total excl. facilitation		<b>£9,096,332</b>
<b>d) Facilitation Sum</b> (contingency to forward plan and deliver the total Avoidance and Mitigation Strategy, the right to use Council land and some planning salary support)  Total Facilitation costs = £7,560,000 which is an average of £4,500 per dwelling <sup>(1)</sup>		<b>£7,560,000</b>
<b>Total SANGs measures</b>		<b>£16,656,332</b>

1. This is calculated using land value per hectare and the number of dwellings which can be mitigated per hectare in the 400m - 5km SPA buffer zone.

#### e) Calculation of SANG Contributions per Dwelling

12. The following estimates and assumptions were made to calculate the SANG contributions.

**Table 23 SANG Contributions - Estimates and Assumptions**

Estimates and Assumptions	Totals
<b>SANG enhancement costs</b> recovered through CIL for planning applications and through s106 obligations for Prior Approval applications	£1,410,120
<b>Additional Annual Maintenance + Administration and Education costs</b>	£7,686,212
Estimated total SANGs capacity available on all strategic SANGs <sup>(1)</sup>	11,920 persons <sup>(2)</sup>

Estimates and Assumptions	Totals
Estimated cost per person of SANG avoidance and mitigation measures (excluding Facilitation) where SANG enhancement costs are recovered through s106 obligations for Prior Approval applications.	£763
Estimated cost per person of SANG avoidance and mitigation measures (excluding Facilitation) where SANG enhancement costs are recovered through CIL for planning applications.	£645
Facilitation costs per market dwelling = an average of £4,500 per dwelling. This amount has been weighted:	1 bed = £3,500 2 bed = £4,000 3 bed = £4,500 4 bed = £5,000 5+ bed = £5,500
Facilitation costs per dwelling (affordable housing) = an average of £1,125 per dwelling. This amount has been weighted:	1 bed = £875 2 bed = £1,000 3 bed = £1,125 4 bed = £1,250 5+ bed = £1,375

1. 18,596 persons minus SANG capacity allocated to date (6,676 persons).
2. It should be noted that this may never be fully realised. This is because development does not always occur in areas where there is SANG capacity and SANGs have specific catchment areas. In Bracknell Forest for example there are particular pressures on SANGs in the north of the Borough.

**Table 24 Calculation of SANG Contribution per Dwelling (Market Housing)**

<b>o. Bedrooms</b>	<b>Estimated Occupancy<sup>(1)</sup></b>	<b>SANG Contribution per dwelling (excluding facilitation)</b>	<b>Facilitation per dwelling</b>	<b>Total SANG Contribution per dwelling</b>
1	1.40	£903	£3,500	£4,403
2	1.85	£1,193	£4,000	£5,193
3	2.50	£1,612	£4,500	£6,112
4	2.85	£1,838	£5,000	£6,838
5+	3.70	£2,386	£5,500	£7,886

1. Occupancy figures 'per bedroom' are not available for Bracknell Forest. These have been obtained from a number of data sources from local authorities in the region of the Thames Basin Heaths SPA and used to calculate estimated average occupancy figures, selected on a precautionary basis. The same occupancy figures have been applied to the calculation of the SAMM contributions. See the Thames Basin Heaths Strategic Access Management and Monitoring (SAMM) Project Tariff Guidance (March 2011) on the Councils website.

13. For affordable housing (comprising social rent and intermediate housing) the Council will apply half the facilitation costs compared to market housing as follows:

**Table 25 Calculation of SANG Contribution per Dwelling (Affordable Housing)**

<b>No. Bedrooms</b>	<b>Estimated Occupancy</b>	<b>SANG Contribution per dwelling (excluding facilitation)</b>	<b>Facilitation per dwelling</b>	<b>Total SANG Contribution per dwelling</b>
1	1.40	£903	£875	£1,778
2	1.85	£1,193	£1,000	£2,193
3	2.50	£1,612	£1,125	£2,737
4	2.85	£1,838	£1,250	£3,088
5+	3.70	£2,386	£1,375	£3,761

14. For Prior Approval applications (where SANG enhancement contributions are recovered through s106 obligations), the following SANG contributions will apply:

**Table 26 Calculation of SANG Contribution per Dwelling (Prior Approvals)**

<b>No. Bedrooms</b>	<b>Estimated Occupancy</b>	<b>SANG Contribution per dwelling (excluding facilitation)</b>	<b>Facilitation per dwelling</b>	<b>Total SANG Contribution per dwelling</b>
1	1.40	£1,068	£3,500	£4,568

No. Bedrooms	Estimated Occupancy	SANG Contribution per dwelling (excluding facilitation)	Facilitation per dwelling	Total SANG Contribution per dwelling
2	1.85	£1,412	£4,000	£5,412
3	2.50	£1,908	£4,500	£6,408
4	2.85	£2,175	£5,000	£7,175
5+	3.70	£2,824	£5,500	£8,324

## 2. Strategic Access Management and Monitoring (SAMM) Contributions

15. The SAMM contributions have been calculated based on guidance issued by NE. Details of this calculation can be seen in the Thames Basin Heaths Strategic Access Management and Monitoring (SAMM) Project Tariff Guidance (March 2011) can be found on the [Councils website](#)
16. The tariff was set at £630 per dwelling. It was agreed that the tariff would be collected by an Administrative Body (Hampshire County Council) and the delivery managed by NE. The sum provides for £190 towards annual expenditure and £440 to the long term investment fund.
17. In the above guidance this has been converted to a 'per bedroom' tariff as set out in the following table:

**Table 27 SAMM Contribution per Dwelling**

No. of Bedrooms	Tariff
1	£399
2	£526
3	£711
4	£807
5+	£1,052

18. Total SPA avoidance and mitigation contributions are set out in Summary Table 1. SPA Avoidance and Mitigation costs may need to be reviewed and updated periodically.



# Glossary and Abbreviations

**Table 28 Glossary and Abbreviations**

Term	Explanation
<b>Appropriate Assessment (AA)</b>	An assessment required under the Habitats Directive if a plan or project is judged as likely to have a significant effect on a Natura 2000 site.
<b>BFC</b>	Bracknell Forest Council
<b>Community Infrastructure Levy (CIL)</b>	A tariff allowing councils to raise funds from the owners or developers of land undertaking new building projects in their area.
<b>Competent Authority</b>	The decision maker under the Conservation (Natural Habitats, &c.) Regulations 1994 (see Regulation 6): often the local authority, but could be a planning inspector or other body responsible for assessing a plan or project.
<b>Delivery Framework</b>	Sub-regional guidance on Thames Basin Heaths SPA avoidance and mitigation methods, produced and endorsed by the Thames Basin Heaths Joint Strategic Partnership Board.
<b>Development Plan</b>	A set of documents, currently comprising the Bracknell Forest Borough Local Plan 2001 - 2006, the Core Strategy Development Plan Document, the Site Allocations Local Plan, any adopted neighbourhood plans in the Bracknell borough area, the Berkshire Waste and Minerals Plans, and the saved policies in the South East Plan. Section 54A of the Town and County Planning Act 1990 requires that planning applications and appeals be determined in accordance with the Development Plan unless material considerations indicate otherwise.
<b>Development Plan Document</b>	A Local Development Document which forms part of the statutory development plan, examples include the Core Strategy, Proposals Map and Area Action Plans.
<b>Habitats Regulations Assessment</b>	An assessment, required under the Habitats Directive, if a plan or project is judged as likely to have a significant effect on a Natura 2000 site.
<b>Local Plan</b>	A Local Plan forms part of the development plan system set out in the Town and County Planning Act 1990. Local Plans set out a vision and a framework for the future development of an area, addressing housing, the economy, community facilities and infrastructure, the environment, adapting to climate change and securing good design. Local Plans (together with any adopted neighbourhood plans) are the starting-point for considering whether planning applications can be approved.

Term	Explanation
<b>Monitoring Report</b>	An annual report, the primary purpose of which is to share information about the Local Plan and new development in Bracknell Forest. The report includes information on SANG.
<b>National Planning Policy Framework (NPPF)</b>	A document that sets out the governments planning policies for England. It guides planning decisions and sets the framework for the production of planning documents at the local level.
<b>Natura 2000 sites</b>	An ecological network of sites (SPAs and SACs) established under the Habitats Directive to provide a strong protection for Europe's wildlife areas.
<b>Natural England (NE)</b>	A non-departmental public body that advises the government about the natural environment for England. NE is responsible for ensuring that England's natural environment, including its land, flora and fauna, freshwater and marine environments, geology and soils, are protected and improved. It also has a responsibility to help people enjoy, understand and access the natural environment.
<b>Section 106 agreement</b>	A legal agreement between planning authorities and developers, described at section 106 of the Town and Country Planning Act 1990 as amended. S106 agreements secure planning obligations (such as financial contributions or infrastructure) that are required to make a development acceptable in planning terms.
<b>Site of Special Scientific Interest (SSSI)</b>	A conservation designation, the SSSI designation provides statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. It also underpins other national and international nature conservation designations, such as national nature reserves, SPAs and SACs.
<b>Special Area of Conservation (SAC)</b>	Nature conservation site designated under the Habitats Directive for its habitat or species interest.
<b>Special Protection Area (SPA)</b>	A nature conservation site designated for its bird interest under the Birds Directive, but subject to the assessment procedure set out in the Habitats Directive.
<b>Strategic Access Management and Monitoring (SAMM)Project</b>	Overseen by Natural England and Hampshire County Council, implements standard messages, additional wardening and education across the Thames Basin Heaths SPA.
<b>Strategic SANGs</b>	Strategic SANGs are open spaces in Bracknell Forest which, in agreement with NE, have been identified as being suitable for bringing up to SANGs standard through the application of developer contributions.

Term	Explanation
<b>Suitable Alternative Natural Greenspace (SANG)</b>	Open space, meeting guidelines on quantity and quality, for the purpose of providing recreational alternatives to the SPA.
<b>Supplementary Planning Document (SPD)</b>	A planning document produced at the local level to build upon and provide more detailed advice or guidance on local policies.
<b>Thames Basin Heaths Joint Strategic Partnership (JSP)</b>	Partnership of Thames Basin Heaths-affected Local Authorities, South East England Partnership Board and key stakeholders, which form and oversee the implementation of sub-regional guidance, for example the Delivery Framework.
<b>Thames Basin Heaths Special Protection Area Delivery Framework</b>	Produced by the Thames Basin Heaths Joint Strategic Partnership, the Delivery Framework guides the production and revision of local authorities' Thames Basin Heaths SPA Strategies.



Copies of this booklet may be obtained in large print, Braille, on audio cassette or in other languages. To obtain a copy in an alternative format please telephone 01344 352000

### Nepali

यस प्रचारको सक्षेपं वा सार निचोड चाहिं दिइने छ ठूलो अक्षरमा, ब्रेल वा क्यासेट सून्नको लागी । अरु भाषाको नक्कल पनि हासिल गर्न सकिने छ । कृपया सम्पर्क गर्नुहोला ०१३४४ ३५२००० ।

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