

**TO: EXECUTIVE
10 APRIL 2018**

**THAMES BASIN HEATHS SPECIAL PROTECTION AREA SUPPLEMENTARY
PLANNING DOCUMENT (SPASPD)
– ADOPTION**

Director of Environment, Culture & Communities

1 PURPOSE OF REPORT

1.1 The purpose of this report is to seek the approval of the Executive to:

- adopt the new Special Protection Area Supplementary Planning Document (SPASPD) attached at Annexe A;
- revoke the existing Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (TBHSPD) (2012); and,
- supersede section 5.12 and Appendix 1 (5) of the Planning Obligations Supplementary Planning Document (2015).

2 EXECUTIVE SUMMARY

2.1 The SPASPD provides guidance on the statutory requirement to avoid and mitigate harmful impacts on the Thames Basin Heaths Special Protection Area (SPA). The SPASPD:

- Provides context to the SPA designation including regulations, harmful impacts and other issues
- Sets out potential adverse effects on the SPA.
- Describes buffer zones of influence as to where development can or cannot be located.
- Sets out avoidance and mitigation measures relating to Suitable Alternative Natural Greenspaces (SANGs) and Strategic Access Management and Monitoring measures (SAMM) and their standards, criteria and costs.
- Provides details maps and supporting evidence in the Appendices.

3. RECOMMENDATION(S)

3.1 **That the Executive:**

- Approves the adoption of the Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPASPD) at Annexe A under the provisions of Section 23 of the Planning and Compulsory Purchase Act 2004 and Paragraph 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 as a material consideration in the determination of all planning applications validated from the date of its adoption and on a case by case basis for planning applications validated but not determined before the date of its adoption;**
- Revokes the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (TBHSPD) (2012)**

under the provisions of Section 22 of the Planning and Compulsory Purchase Act 2004 and Paragraph 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012;

- iii. **Approves the publication of the Consultation Statement at Annexe B in accordance with Paragraph 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012;**
- iv. **Authorises minor changes to Annexe A and Annexe B prior to adoption in (i) above be agreed with the Chief Officer: Planning, Transport and Countryside in consultation with the Executive Member for Planning and Transport.**

4 REASONS FOR RECOMMENDATION(S)

- 4.1 The Council has reviewed its current SPA guidance and considers that a revised SPASPD would assist with the implementation of current planning policies and provide prospective applicants with a clearer idea of the Council's requirements for mitigating the impact of development on the SPA. A public consultation that accords with the Council's Statement of Community Involvement (SCI) was undertaken as part of the statutory process for producing the SPASPD.

5 ALTERNATIVE OPTIONS CONSIDERED

- 5.1 Not adopting the SPASPD would result in the loss of the required contributions to support alternative open space (SANG) provision in Council management which would undermine the effectiveness of this essential mitigation over the long term.

6 SUPPORTING INFORMATION

Background

- 6.1 The SPA, which covers parts of Surrey, Hampshire and Berkshire, comprises a rare example of lowland heathland. It is home to three important bird species, (the Dartford Warbler, the Nightjar and the Woodlark). The SPA is protected by international law (the EU Birds Directive and the EU Habitats Directive), national legislation (the Conservation of Species and Habitats Regulations 2017) and by planning policy as a 'Special Protection Area' (SPA). The heaths, and the birds that nest and breed there, are easily disturbed by people and their pets.
- 6.2 To comply with legislation the Council must ascertain that any development in Bracknell Forest would not harm the integrity of the SPA either by itself or in combination with all other developments in Bracknell Forest and in the other 11 local authorities affected by the SPA.
- 6.3 A Habitats Regulations Assessment is undertaken on all relevant planning applications (and development plans). This involves:
 - Predicting the likely effects of the development;
 - Assessing whether the predicted effects are likely to have an adverse effect on the integrity of the SPA;
 - Proposing avoidance and mitigation measures; and,
 - Consulting conservation bodies, where required.

Summary of the strategy

- 6.4 To mitigate the impact of residential development within a zone extending between 400 metres and up to 7 kilometres from the edge of the SPA the Council has produced the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (TBHSPD) (2012) which sets out a two-pronged strategy:
- Provision of Suitable Alternative Natural Greenspaces (SANGs) formed of new or upgraded existing open space to divert recreation activity away from the designated SPA.
 - Payment of Strategic Access Management and Monitoring (SAMM) contributions which are financial contributions paid by developers to the SAMM Project to be spent on matters such as wardening of the SPA and monitoring the SPA Strategy across the region.

CIL and Planning Obligations SPD

- 6.5 The Council adopted the Community Infrastructure Levy (CIL) in April 2015 and also the Planning Obligation Supplementary Planning Document (POSPD). The POSPD included updated guidance on how CIL and S106 Agreements will operate including where part of the SANG mitigation will be secured by CIL and the remainder by s106 obligations.

Need for review

- 6.6 The new SPASPD is needed to:
- Consolidate the relevant elements of the SPASPD and POSPD into a single guidance document and revoke the existing SPASPD and supersede the relevant sections in the POSPD.
 - Update SANG costs and how they apply to development.
 - Introduce new SANG capacity in the Borough.
 - Provide more up to date information on the types of development requiring SPA mitigation.

Summary of consultation

- 6.7 A public consultation on the draft SPASPD took place between 8 January 2018 and 19 February 2018. Details of the consultation were sent to key stakeholders including: Parish Councils, other local authorities, developers, housing associations, local environmental groups and government agencies. The draft document was also made available on the Council's website, in local libraries and Council reception areas and the consultation was published on 10th January 2018 in the Bracknell News paper.

- 6.8 There were a total of 63 consultation responses from 16 respondents to the consultation on the SPD. Their responses were subsequently collated and, where appropriate, changes were made to the SPD. The Consultation Statement at Annexe B summarises the main issues raised during the consultation and how these issues were addressed in the SPD.

- 6.9 The main issues raised included:
- revision of two paragraphs to give greater clarity (Natural England request).
 - support from two SPA partner authorities.
 - comments on consistency with the Development Plan and other guidance.
 - concern about the higher SANG costs and how that will affect viability.
 - questions about how the Council is going to tackle air quality issues.

- Request for the inclusion of wildfire issues.
- Some specific points regarding individual SANGs

6.10 Appendix A provides a table of changes made to the Draft SAPSPD to form the final SPD (Annexe A). The changes include factual changes made to the document and the changes made as a result of the consultation (Annexe B).

Summary of SPASPD content

6.11 The SPASPD at Annexe A comprises the following:

- Summary section – a table of SANG and SAMM costs.
- Chapter 1 – Introduction: context and scope of the SPD; the policy and guidance framework; Sustainability Appraisal context; information about partnership working; and, how consultation informed the production of the SPASPD.
- Chapter 2 – Background: information about the Habitats Regulations and a section on the negative impacts on the SPA.
- Chapter 3 - SPA Avoidance and Mitigation Strategy: geographical zones to which measures apply; the types of development affected; the different types of SANGs; a table of current and emerging SANGs with information about each; the SAMM project; and, the issue of air quality impacts.
- Chapter 4 – Implementation and Monitoring: Strategic SANG contributions (showing market housing, affordable housing and Prior Approval contributions); Bespoke SANGs; Third Party SANGs; SAMM contributions; and the timing of mitigation, monitoring and review.
- Appendix 1 – map of the SPA and the Zones of Influence.
- Appendix 2 – flow chart showing the process of considering development in relation to the SPA.
- Appendix 3 - detailed information about the Strategic SANGs.
- Appendix 4 – information about Bespoke SANGs.
- Appendix 5 – information about Third Party SANGs.
- Appendix 6 – SANG maps and their catchment areas.
- Appendix 7 – background information to calculating mitigation (SANG and SAMM) costs.
- Glossary of terms used in the SPASPD.

Key main changes from previous TBHSPD (2012)

6.12 The new document contains many changes from the previous TBHSPD (2012) which the SPASPD will replace and this section focuses on the key changes which are:

1. There is a need to cover the costs of increased maintenance requirements coupled with the legitimate expectation that a more commercial rate should be charged for the use of Council owned SANG land to enable development to progress. Other increased but necessary costs have resulted in the Council needing to reconsider its previous strategy which involved cross subsidy from open space s106 contributions which now cannot be secured due to s106 obligation pooling restrictions. The increased charges will provide more capacity for pump priming SANG enhancements and the ongoing operation of the strategy. In order that the increased costs should not have a disproportionate impact on the provision of affordable housing, higher SANG costs will apply to market dwellings. The following table shows the proposed total SANG costs for market housing (CIL and s106). In the SPASPD, Table 1 and Table 9, the CIL amount has been deducted showing only the amount payable by s106. The Council will recover the remaining SPA costs from CIL.

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Number of bedrooms per market dwelling	SPASPD Cost per dwelling	Existing TBHSPD costs	Difference
one bed	£4,568	£1,350	+£3,218
two beds	£5,412	£1,770	+£3,642
three beds	£6,408	£2,400	+£4,008
four beds	£7,175	£2,730	+£4,445
five beds	£8,324	£3,550	+£4,774

2. To ensure that affordable housing remains viable it is proposed that reduced rates are applied to affordable housing under the current definition (for rent or intermediate housing). The following table shows the proposed total SANG costs for affordable housing (CIL and s106). In the SPASPD, Table 1 and Table 10, the CIL amount has been deducted showing only the amount payable by s106. The Council will recover the remaining SPA costs from CIL.

Number of bedrooms per affordable dwelling	SPASPD Cost per dwelling	Existing TBHSPD costs	Difference
one bed	£1,943	£1,350	+£593
two beds	£2,412	£1,770	+£642
three beds	£3,033	£2,400	+£633
four beds	£3,425	£2,730	+£695
five beds	£4,199	£3,550	+£649

3. Additional Strategic SANG capacity will be provided through:
- Popes Meadow.
 - Great Hollands Recreational Ground.
 - Anneforde Place.
 - The Chestnuts.
 - Edmunds Green.
 - Whitegrove Copse.
 - Bigwood.
 - Shepherds Meadow Extension (Seeby's Copse, Seeby's Meadow and Shepherd Meadows North).
4. An additional Zone of Influence has been formalised (between 5km and 7km of the SPA) in which larger developments will normally be required to pay reduced SANG and SAMM costs. These are dealt with on a case by case basis.
5. It should be noted that SAMM costs are the same as in the TBHSPD (2012) which are collected by the Council and passed to the SAMM Project to spend under the authority of the Joint Strategic Partnership Board which covers all the affected local authority areas.

Sustainability Appraisal

- 6.13 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 (SEA) if they are likely to have significant environmental effects that have not already have been assessed during the preparation of the Local Plan.

6.14 In order to decide whether significant effects are likely, BFC undertook an 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 the three consultation bodies and these can be found in the appendices of the final 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 reasons for this conclusion are:

- The SPASPD 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; and,
- the South East Plan saved policy and the Core Strategy have already been subject to full Sustainability Appraisal (including SEA) and assessed as having no significant environmental effect.

7 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

- 7.1 SPDs are local development documents that add further detail to policies in a local plan and can be used to provide additional guidance on a particular issue, such as design. Once adopted an SPD becomes a material consideration in the determination of planning applications and will form part of the Council's statutory Local Development Framework.
- 7.2 As SPDs are not Development Plan documents that form part of the Development Plan they are not subject to the requirement to undergo independent examination in the same way as Development Plan Documents. However, the Council is still legally required to undertake a process of public consultation before they can be adopted in accordance with paragraph 12 of The Town and Country Planning (Local Planning) England Regulations 2012 and Section 19(3) of the Planning and Compulsory Purchase Act 2004.
- 7.3 The Council is required to adhere to the public participation requirements set out in paragraph 12 of The Town and Country Planning (Local Planning) England Regulations 2012 prior to the adoption of an SPD. This includes the production of a statement confirming the persons who have been consulted, setting out a summary of the main issues raised by those persons and explaining how those issues have been addressed in the SPD.
- 7.4 Section 19(3) specifically requires local planning authorities to comply with their adopted Statement of Community Involvement (SCI) when undertaking a consultation exercise in respect of the adoption of an SPD. The Council's SCI provides for a period of 4 weeks of formal public consultation and the consultation was for 6 weeks which therefore accords with this statutory requirement.

Borough Treasurer

- 7.5 The SPASPD has been prepared in consultation with the Finance Partner for ECC especially on the increased SANG costs in the context of the Council's ongoing

transformation processes. This seeks to ensure that all necessary costs incurred by the Council are covered effectively and that a more commercial approach is undertaken. The costs associated with the public consultation can be met from within existing revenue budgets.

Equalities Impact Assessment

- 7.6 A Equalities Screening Record has been undertaken for this stage of the process and is published in Annexe C.

Strategic Risk Management Issues

- 7.7 None as a consequence of this report.

Other Officers

- 7.8 The preparation of this SPASPD has been informed by technical evidence and consultation with officers across the Council.

8 CONSULTATION

- 8.1 The SPASPD has been produced in consultation with Planning, Parks and Countryside, Finance and Legal Services.
- 8.2 The draft SPASPD was subject to a full public consultation for six weeks between January 8th and February 19th 2018 (see paragraphs 6.7 – 6.9 above).
- 8.3 All consultation responses were considered in preparing this final version of the SPASPD which will be considered by the Executive for adoption as planning guidance in April 2018.

Background Papers

- Draft Thames Basin Heaths Special Protection Area Supplementary Planning Document (2017) (Draft SPASPD)
- Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012) (TBHSPD)

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Appendix A

Factual updates to the SPD

Reference	Change made	Reason
Consultation Section	Deleted	This described how to respond to the consultation on the draft SPD and is now out of date.
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).	The SPD is shortly to be adopted and is no longer a draft document out for consultation.
1.1.4	A large proportion of Bracknell Forest lies within 5km of the SPA to which this Supplementary Planning Document (SPD) principally applies.	In order to define 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.	The SPD is shortly to be adopted and is no longer a draft document.
Table 3 – Planning Obligations SPD	This draft SPA SPD is the start of the process to update will supersede Section 5.12 and Appendix 1 Section 5 of this guidance.	The SPD is shortly to be adopted and is no longer a draft document out for consultation and to provide more accurate wording.
Table 4	TBH SPA1 LP39 Thames Basin Heaths Special Protection Area CON1 LP37 Designated Nature Conservation and Geological Sites	To reflect the numbering the Draft Local Plan
1.4.4	Replace The main reasons 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.	To make the paragraph easier to read – the meaning remains unchanged.

Reference	Change made	Reason
	<p>with: <u>The main reasons for this conclusion are:</u></p> <ul style="list-style-type: none"> • <u>The SPASPD 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;</u> • <u>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; and</u> • <u>The South East Plan saved policy and the Core Strategy have already been subject to full Sustainability Appraisal (including SEA) and assessed as having no significant environmental effect.</u> 	
<p>New section added – 1.6 Consultation</p>	<p><u>A consultation on the draft SPASPD took place between 8 January 2018 and 19 February 2018. Details of the consultation were sent to key stakeholders including: Parish Councils, other local authorities, developers, housing associations, local environmental groups and government agencies. The draft document was also made available on the Council's website, in local libraries and Council reception areas and the consultation was published on 10th January 2018 in the Bracknell Standard paper which is delivered to all households in the Borough.</u></p> <p><u>A total of 63 consultation responses were received from 16 respondents in connection with the SPD. These were subsequently collated and, where appropriate, changes were made to the SPD. These can be viewed in the Consultation Statement.</u></p> <p><u>Following consideration of all responses the SPD has been adopted as supplementary planning guidance. Once adopted it will replace the Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD (2012). It also supersedes Section 5.12 and Appendix 1 Section 5 of the Planning Obligations Supplementary Planning Document (2015).</u></p>	<p>To explain the consultation process.</p>
<p>3.1.2</p>	<p>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.</p>	<p>The SPD is shortly to be adopted and is no longer a draft document.</p>
<p>Table 8</p>	<p>Row relating to Land South of Foxley Lane deleted.</p>	<p>Planning Appeal</p>

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Reference	Change made	Reason
		dismissed in February 2018.
Table 8	Table Note 3 deleted as follows: <u>5km if Foxley Lane becomes part of the SANG</u>	Planning Appeal dismissed in February 2018.
Table 8	Add land East of Wellers Lane to the Frost Folly SANG.	New planning application received.
Table 8	Table Note added as follows regarding the catchment area: <u>5km if planning permission is granted on the Land East of Wellers Lane</u>	To describe how a new planning permission at Land East of Wellers Lane would change the SANG Catchment area if granted.
3.10.1	The majority of these developments will be identified through the Comprehensive Local Plan process.	To describe the correct name of the Local Plan.
4.6.1	In some circumstances for smaller development schemes where it is demonstrated that phased SANG and SAMM payments can it would help with development viability, the Council will consider phased SANG and SAMM payments.	To provide more clarity.
Appendix 3 Table 14	Title amended as follows: New <u>Strategic</u> SANG Sites	To explain that the table refers only to strategic SANG sites.
Appendix 4 Table 19	Land South of Foxley Lane deleted.	Planning Appeal dismissed in February 2018.
Appendix 5 Table 20	Addition of a row relating to <u>Land East of Wellers Lane</u>	New planning application received.
Appendix 5	Addition of two maps showing Potential Private Third Party SANGs	To show the location of the sites mentioned in Table 20 of Appendix 5.

Changes to the SPD as a result of consultation (As detailed in the Consultation Statement Annex B)

Reference	Change made to Draft SPASPD	Consultee reference
Summary section (page 1),	After 'A summary of the avoidance and mitigation strategy is outline in the table below', add <u>'The Table does not specify any mitigation which may be required to address any likely significant effects on the SPA as a result of air quality as this has yet to be determined. See sections 2.2 and 3.10 for further information'</u> .	8
1.1.1 and throughout the SPD	Replace all references which read as "The Conservation of Habitats and Species Regulations 2010 as amended" to <u>The Conservation of Habitats and Species Regulations 2017</u>	7
Table 4	Caveat added which reads as <u>Table 4 is for information only and is correct at the time of the adoption of this SPD. It should be noted that this will be subject to change and any updated polices will replace some of those in Table 2 above.</u>	7
2.2.2	At the end of the sentence add, <u>'It does not specify any mitigation which may be required to address any likely significant effects on the SPA as a result of air quality as this has yet to be determined. See Section 3.10 for further information'</u> .	9
3.1.2	<u>"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 is 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. Large developments within 5-7km of the SPA (with a net increase in dwellings of more than 50) may be required to provide appropriate mitigation. This will be 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). 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"</u>	7
3.2.4	<u>"From 400m – 5.7km 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)."</u>	7
New Paragraph 3.2.5	<u>Applications for residential development in Zone C will be assessed on a case by case basis, in agreement with Natural England.</u>	7
Table 7	Replace text in last column of Table 7 which reads as Net additional residential dwellings cannot mitigate their adverse effect on the integrity of the SPA so planning permission must not be granted. with <u>'There is a presumption against any net increase in residential development within this zone. A Habitats Regulations Assessment will be needed, and agreed with Natural England, to demonstrate that any development within this zone will not have an adverse effect on the SPA</u>	7

Unrestricted/Protect/Restricted

Reference	Change made to Draft SPASPD	Consultee reference
	<u>and/or the acceptability of any avoidance and mitigation</u>	
New Paragraph 3.4.6	Add a new paragraph 3.4.6 which reads as <u>'The Council will seek biodiversity enhancements on sites which are to be SANGs'</u> .	9
	Add text to new paragraph 3.4.6 (see above) which reads as: <i>The Council will seek biodiversity enhancements on all sites which are to be SANGs</i> <u>and expect wildfire issues to be addressed where relevant in terms of design and planting.</u>	10
3.6.3	Replace text which reads as <i>-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.</i> and replaced with- <u>'These applications will be dealt with on a case by case basis in agreement with Natural England'</u> .	7, 14, 15
3.6.5	Delete the second half of the first sentence as follows: <i>'which effectively means a minimum area of approximately 10 hectares depending on the nature of the site'</i>	7
Table 8	Replace text which reads as <i>-Planning Permission granted subject to s106 agreement'</i> with <u>'Planning Permission granted'</u> .	7
	Add to the final column of table 8 against Warfield Park SANG text which reads as <u>'there is a possibility that the SANG could be extended into Big Wood (Warfield)'</u> .	12
	Add text which will read as: <u>Bigwood SANG can be used for Amen Corner South and other sites within its catchment at the Council's discretion. It will be necessary for enhancement works to be carried out by the Council which means that there will be an occupation restriction until appropriate works have been completed.</u>	16
4.2.6	Amend the forth bullet in paragraph 4.2.6 to read as: <i>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</i> <u>on SPA matters</u> and for the right to use Council SANG capacity.	7, 14
4.3.1	Add text to the second from last sentence to read as <u>This works out at approximately £65,477 per hectare which allows for estimated interest rates and inflation to be applied over the in perpetuity period of 125 years.</u>	7
4.6.1	Add text which reads as: <u>In some circumstances for smaller development schemes where it is demonstrated that it would help with development viability, the Council will consider phased SANG and SAMM payments.</u>	14
4.6.3	Add text to read as <u>'The use of a Grampian Condition to secure a SANG for a development will only be accepted when there is absolute certainty that a suitable SANG will come forward. The SANG needs to have been granted planning permission or planning permission is imminent; the SANG must not be subject to legal challenge; the landowner has given written permission for the development to be mitigated by a particular SANG and only final sign off is awaited and this is agreed by the Council. 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.</u>	15
Add footnote to Appendix 2	<u>Note that English Nature is now known as Natural England</u>	7
Table 19	A second table note is added as follows: <u>The figures show</u>	7

Reference	Change made to Draft SPASPD	Consultee reference
	<p><u>minimum mitigation capacities for the whole SANG. Some of this capacity may have already been used up and residual SANG capacity figures change regularly.</u></p> <p>In the last column for Broadmoor the following sentence will be deleted "Planning Permission granted subject to s106 agreement" and replaced with '<u>Planning Permission granted</u>'.</p>	
<p>Figures 23 and 24 (Renumbered figures 26 and 27)</p>	<p>Replace "South Bracknell" with <u>Buckler Park</u> and amend reference to South Bracknell SANG throughout the document.</p>	<p>6</p>