

## Use of Shepherd Meadows SANG Land by Surrey Heath Borough Council Supplementary Information

### 1. Timescales

There is no strict deadline for this process; but:-

Surrey Heath Borough Council (SHBC):

- Propose to start making SANG payments to BFC from April 2015;
- There is a problem for SHBC as they are rapidly running out of SANG.
- SHBC will need to allow BFC 9 months from the date of SANG enhancement to carry out works before the dwellings can be occupied

### 2. Impact on House Building in Bracknell Forest after 2026

As stated within the Executive Report, the use of Shepherd Meadows SANG for developments in Bracknell Forest is restricted and the risk of the proposal limiting residential development in Bracknell Forest is negligible.

Shepherd Meadows SANG has a 5km catchment as shown in Appendix 1 of the Executive Report.

#### **Large developments (net increase of more than 108 dwellings)**

- These sites must provide their own SANG. The proposal would not have any impact on such developments and would therefore not affect Council owned SANGs.

#### **Medium developments (net increase between 10 & 108 dwellings)**

- Only developments within the 5km catchment area of Shepherd Meadows could use this SANG for mitigation. For BFC, these are restricted to the far south of the Borough (Crowthorne and Sandhurst) as shown in the catchment area at Appendix 1 of the Executive Report. In this plan period (to 2026) any allocated development sites of this size in this area have already been attributed SANG capacity so will not take up further SANG capacity.
- There would remain sufficient SANG capacity at Shepherd Meadows to mitigate an additional 1,495 persons (647 dwellings) in BFC if all SHBC capacity was used.
- There are two other SANGs in the south of the Borough (Horseshoe Lake and Ambarrow Hill/Court). The location of these SANGs and their catchment areas are shown on the map in Appendix 4. The catchment areas of these SANGs are similar and cover the areas of Sandhurst and Crowthorne. There is currently SANG capacity at both these SANGs after the allocated sites to 2026 are accounted for (equivalent to 414 dwellings at Ambarrow Court/Hill SANG and 311 dwellings at Horseshoe Lake SANG).
- The southern part of the Borough is relatively constrained in terms of development potential due to the presence of the SPA, Crown Land and areas at risk of flooding and it is not therefore considered that the proposal.

#### **Small developments (net increase less than 10 dwellings)**

- These are not restricted by SANG catchment areas – so the proposal will not in any way restrict the future location of such developments.

### **Windfall sites**

- Housing applications may come forward in the period to 2026 which have not been allocated SANG capacity. These are likely to be few in number due to the planning constraints in this part of the Borough – see following map. They are more likely to be small sites which are not affected by SANG catchment areas and therefore can be attributed to any SANG in the Borough.
- Any large windfall sites (net increase of more than 108 dwellings) would need to provide their own SANG. Windfall sites with a net increase of between 10 – 108 dwellings could be attributed to either the retained capacity at Shepherd Meadows SANG, Ambarrow Court/Hill SANG or Horseshoe Lake SANG (currently spare capacity for 1,372 homes after the SHBC allowance).

Taking all the above into account, it is extremely unlikely that SANG capacity at Ambarrow Court/Hill SANG and Horseshoe Lake SANG and the remaining SANG capacity (equivalent to 647 dwellings if this proposal goes ahead) at Shepherd Meadows will be used up by Bracknell Forest developments in this plan period (to 2026). It is anticipated that SANG capacity at these sites will remain available to developments in Bracknell Forest well into the next plan period and possibly beyond.

Relevant Planning constraints and the catchments of the other southern SANG sites are shown on the Plan at Appendix 4.

### **3. SANG capacity at TRL and Broadmoor**

There is no future spare SANG capacity at TRL or Broadmoor. These developments are adjacent to the SPA and are therefore required to provide a larger area of SANG than the normal standard (8ha per 1000 new population).

### **4. Shepherds Meadow Improvements**

The proposed improvements for Shepherd Meadows are summarised in a plan published on the BFC website. This sits alongside and needs to be considered as an integral part of the other approved SANGs.

### **5. Income level for project completion and on-going revenue costs (125 years)**

Developer contributions are calculated on the basis of securing funding towards the total cost of carrying out improvement work to all SANGs. Improvements are delivered through the annual Capital programme. They are only carried out when a residential scheme is allocated to the site and the funds have been paid to BFC.

#### **Ongoing revenue costs**

The revenue spending is based on:

- securing developer contributions to fund the additional maintenance requirements resulting from carrying out the SANG improvement works (i.e. revenue spend over and above a pre-SANG baseline)

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- Informal countryside sites cost £1,491 per hectare to manage (the baseline), while SANG costs £2,470 per hectare per annum (an uplift of £979 per hectare per annum).
- The additional revenue cost forms part of the overall TBH SPA related contribution paid by each applicable residential development and will apply to the SHBC capacity so the pressure is fully funded through the payment to BFC.
- 60% of the SANG payment is allocated towards enhanced maintenance – the reason this is such a large proportion is because a period of 125 years is used to calculate the ‘in perpetuity’ lump sum value.
- This proposal includes additional payments to BFC over and above the standard tariff of £882 per person.
- The proposed per person tariff of £1,963 per person includes £477 per person to fund baseline maintenance as well money to cover the cost of the enhanced SANG maintenance.

If approved, the SHBC baseline contribution could provide a saving to BFC as this is already carried out from the annual revenue budget.

## **6. Application of the Duty to Co-operate**

The duty to co-operate applies to plan-making and does not oblige the Council to permit its land to be used as SANG for the benefit of neighbouring authorities. The Council could easily decline to assist Surrey Heath.

However, the Duty to co-operate does apply to preparing local plans – including housing allocations. If SHBC were not able to deliver housing due to a lack of available SANG they would need to approach neighbouring authorities, including BFC, to see whether they could help meet any shortfall. By providing SANG capacity for housing in SHBC and thereby assisting them in meeting their own housing needs it will help reduce any future pressure for other planning authorities to meet SHBC’s unmet housing requirements.



