

Guildford Borough Council

Thames Basin Heaths Special Protection Area

Avoidance Strategy 2017

Supplementary Planning Document

July 2017 (Factually updated October 2021)



This document was edited in October 2022 to improve accessibility. The content was not changed.

This document was adopted by Guildford Borough Council's Executive on 18 July 2017.

This document was factually updated in October 2021 following the release of Natural England's SANG guidelines August 2021. The previous SANG guidelines were deleted from Appendix 4 and can now be found on the Council's website at <https://www.guildford.gov.uk/article/25055/Thames-Basin-Heaths-Special-Protection-Area-SPD>.

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Summary

Background

The Thames Basin Heaths Special Protection Area (SPA) is a network of heathland sites that covers 8,274 hectares of Berkshire, Hampshire and Surrey within nine local authority areas (see **Appendix 1**). It has a zone of influence that spans 11 local authorities. Within the borough of Guildford, the SPA comprises the Ash to Brookwood Heaths, Whitmoor Common, and Ockham and Wisley Commons.

The SPA provides a habitat for three internationally important bird species; woodlark, nightjar and Dartford warbler. These birds nest on or near the ground and, as a result, are very susceptible to predation by cats, rats and crows, and to disturbance from informal recreational use, especially walking and dog walking.

The SPA is protected from adverse effects under European and UK law. Under the Conservation of Habitats and Species Regulations 2010, Guildford Borough Council (the Council) is the “competent authority” and must consider whether applications for development “are likely to have a significant effect” on the SPA.

Relevant policy

The main purpose of the Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2017 (the strategy) is to provide guidance to ensure that new development delivers the provisions of the following adopted policies, or successor policies:

- Saved South East Plan policy NRM6 Thames Basin Heaths Special Protection Areas, and
- Guildford Local Plan 2003 policy NE1 Potential Special Protection Areas (pSPA) and Candidate Special Areas of Conservation (cSAC).

Policy NRM6 requires the SPA to be protected from new residential development that is likely to have a significant effect on the ecological integrity of the SPA, and specifies an approach to avoidance and mitigation (see NRM6 in Appendix 2). Policy NE1 states that permission will not be granted for proposals that are likely to destroy or have an adverse effect on the nature conservation value of the potential SPA (now the SPA).

The strategy also aligns with the National Planning Policy Framework, which requires the Council to conserve and enhance biodiversity and landscapes, and supports the biodiversity objectives for Surrey produced by the Surrey Nature Partnership.

This strategy is a material consideration in planning applications.

The approach to avoiding significant effects on the SPA

A core principle of the approach is the existence of three buffer zones around the SPA:

- the “exclusion zone” between zero and 400 metres from the SPA boundary
- the zone of influence between 400 metres and five kilometres from the SPA boundary, and
- the five to seven kilometre zone between five and seven kilometres from the SPA boundary.

See **Appendix 1** for a map of the zone boundaries.

Within the exclusion zone there is a presumption against net new residential development. All proposals for net new residential development within this zone must undertake Appropriate Assessment to demonstrate that any adverse effects on the SPA will be avoided or mitigated.

Where net new residential development is proposed within the zone of influence, avoidance measures must be provided in the form of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM).

Residential development of over 50 net new dwellings that falls between five and seven kilometres from the SPA may be required to provide avoidance and mitigation measures, assessed on a case-by-case basis.

SAMM

The SAMM project provides access management and monitoring of the SPA. Access management of the SPA is coordinated strategically by Natural England working with the Council and other SPA affected authorities, landowners and land managers. The overarching strategy for access management focuses on “soft” measures such as information and education, guidance on access management, wardening and the promotion of alternative recreation sites.

SANGs

SANGs avoid increased recreational pressure on the SPA from new residential development by providing alternative recreation areas that provide a similar experience to the SPA. SANGs have a catchment within which they can provide avoidance as follows:

- SANGs of 2-12 hectares have a catchment of two kilometres.
- SANGs of 12-20 hectares have a catchment of four kilometres.
- SANGs of 20 or more hectares have a catchment of five kilometres.
- All SANGs without a parking area have a catchment limited to 400 metres.

Developments that require SANG must fall within the catchment of the SANG that they use, except small developments of nine homes or fewer.

Tariffs

Where development requires SANG and does not provide its own, a payment may be made in order to use the capacity in SANGs provided by the Council. The Council charges a tariff for both SANG and SAMM, as set out in the table below.

Table 1: Summary of tariffs

Potential bedrooms*	SANG tariff (2016/17)**	SAMM tariff	Total tariff
1 bedroom	£3,471.29	£411.01	£3,882.30
2 bedrooms	£4,874.58	£577.16	£5,451.74
3 bedrooms	£6,228.63	£737.48	£6,966.11
4 bedrooms	£7,361.11	£871.56	£8,232.67
5 or more bedrooms	£8,444.35	£999.82	£9,444.17

* When calculating the number of bedrooms in a dwellinghouse, any room at first floor level and above with an external window (excluding bathrooms) and with a floor area greater than 6.5 square metres that can realistically be used as a bedroom will be counted as a bedroom for the purposes of calculating the tariff.

** The SANG tariff will be updated each year in line with inflation.

Developments that provide bespoke SANG will not need to pay the SANG tariff, but must still pay the SAMM tariff. Developments that provide bespoke SANG must provide evidenced financial arrangements agreed by the Council (typically in the form of a commuted sum) for the maintenance of the site in perpetuity. These arrangements demonstrate to the Council and Natural England that the SANG has been financially secured to be maintained at SANG quality in perpetuity.

The SANG tariff may be collected through a Section 106 (s106) agreement or an alternative legal agreement, incorporated into the Community Infrastructure Levy (CIL), or collected through a combination of measures. The Council is currently considering these options. At time of writing, the SANG tariff is collected through a s106 agreement, and this arrangement will continue until replaced. The SAMM tariff is collected through a s106 agreement but this is also under review. There are additional fees of £670 for legal costs (increasing for residential sites of over 25 homes) and £500 for monitoring (per point in time monitored).

Any monies for SANG or SAMM must be paid to the Council on or before the commencement of development unless otherwise agreed by the Council. This will allow the Council time to implement any required works before the development is occupied.

Financial contributions from developers will be used to deliver new SANG sites, improve existing SANG land, provide infrastructure and site maintenance and cover staff costs associated with management.

SANG position and delivery of new SANGs

There is presently a large amount of SANG capacity to mitigate development in Guildford town. There is currently no available SANG capacity in the west of the borough. There is a large amount of SANG capacity in the east of the borough, but this SANG has a catchment limited to 400 metres around the SANG (Effingham Common). In areas without SANG capacity, developments of 10 homes or greater cannot be built or occupied.

In the west of the borough, the Council is working to deliver a new SANG or SANGs and is currently examining the capacity of Lakeside Nature Reserve SANG in Ash. In the east of the borough, the Council is looking for a parking area for Effingham Common and/or a new SANG. Whilst Guildford town currently has adequate SANGs provision, it is anticipated that further SANG(s) will be needed around Guildford to support the new Local Plan, and the Council is considering options.

The SANG position (current capacity and delivery of new SANGs) is updated annually through the Monitoring Report. The Council will ensure there is adequate SANG in the right places across the borough area in order to provide avoidance for the expected amount and location of development.

Where landowners propose SANGs on privately owned land, these should meet Natural England's SANG guidelines (see **Appendix 4**) and must be agreed with Natural England. The Council will advise whether or not it supports additional SANG in the proposed location and will need to see evidence that the SANG will be secured and maintained at the appropriate standard in perpetuity. The Council normally requires that ownership and management of new SANG will pass to the Council. In all cases where land is proposed to be transferred to the Council, agreement should be reached with the Council regarding the transfer process and future management of the site at the earliest opportunity and always prior to making a planning application.

1. Introduction and background

The Thames Basin Heath Special Protection Area

- 1.1 The Thames Basin Heaths Special Protection Area (SPA) is a network of heathland sites that covers 8,274 hectares of Berkshire, Hampshire and Surrey across 13 Sites of Special Scientific Interest (SSSIs) within nine local authority areas (see **Appendix 1**). It has a zone of influence that spans 11 local authorities. Within the borough of Guildford, the SPA comprises the Ash to Brookwood Heaths, Whitmoor Common, and Ockham and Wisley Commons. These heathlands all lie in the north of the borough and extend across the borough boundaries.
- 1.2 The SPA provides a habitat for the internationally important bird species of woodlark, nightjar and Dartford warbler. These birds nest on or near the ground and, as a result, are very susceptible to predation by cats, rats and crows, and to disturbance from informal recreational use, especially walking and dog walking.
- 1.3 The SPA's location only 30 miles to the south west of London on the M3/A3 corridor means it has historically been subject to high development pressure, and over the last century has been significantly fragmented and reduced in size. Research demonstrates that all three bird species are vulnerable to impacts on breeding success from surrounding urban pressures, particularly recreational disturbance. Therefore, planning for any increase in housing around the SPA will require effective and appropriate avoidance and mitigation measures to prevent adverse effects on the habitat and the bird populations.
- 1.4 The SPA was designated in March 2005 and is protected from adverse effects under European and UK law through the Conservation of Habitats and Species Regulations 2010, 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 designated site is referred to as a "European Site" in the Habitats Regulations and as a Special Protection Area under the European Birds Directive.
- 1.5 SPAs, along with Special Areas of Conservation, form the Natura 2000 network. Natura 2000 is the EU contribution to the "Emerald network" of Areas of Special Conservation Interest set up under the Bern Convention, a treaty signed by 46 European states and some states in Africa. Natura 2000 also contributes to delivering the commitments of other international agreements and treaties, notably the Convention on Biological Diversity treaty opened at the Rio earth summit in 1992.
- 1.6 Under the Habitats Regulations, Guildford Borough Council (the Council) is the "competent authority" and must consider whether applications for development "are likely to have a significant effect" on designated European sites such as the SPA.
- 1.7 The Natural Environments and Rural Communities (NERC) Act imposes a duty on the Council to have regard to the conservation of biodiversity in all its functions which includes habitat protection, restoration and enhancement on the SPA.

The SPA Avoidance Strategy

Purpose of the strategy

- 1.8 The main purpose of the draft Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2017 (the strategy) is to provide guidance to

ensure that new development delivers the provisions of the following adopted policies, or successor policies:

- Saved South East Plan policy NRM6 Thames Basin Heaths Special Protection Areas, and
- Guildford Local Plan 2003 policy NE1 Potential Special Protection Areas (pSPA) and Candidate Special Areas of Conservation (cSAC).

Policy NRM6 requires the SPA to be protected from new residential development which is likely to have a significant effect on the ecological integrity of the SPA, and specifies an approach to avoidance and mitigation (See **Appendix 2**). Policy NE1 states that permission will not be granted for proposals which are likely to destroy or have an adverse effect on the nature conservation value of the potential SPA (now the SPA). The new Local Plan (currently in development) will transpose the provisions of NRM6 into local planning policy and replace NE1 in due course.

- 1.9 This document sets out a strategy that primarily demonstrates how the effects of new residential developments on the SPA should be avoided and mitigated. It also provides guidance for non-residential development. It supersedes the Thames Basin Heaths Special Protection Area Avoidance Strategy 2009-2016.

Development of the strategy

- 1.10 In May 2006 Natural England (NE), the government's adviser for the natural environment in England¹, published the Draft Delivery Plan which set out the principle of using SANG (see 3.5) and access management to avoid any significant effect from new residential development on the SPA. The Council adopted an Interim SPA Avoidance Strategy in September 2006 that incorporated the approach and was agreed with NE. This strategy enabled residential development to take place across most of the borough whilst at the same time offering protection to the SPA. Simultaneously, work was undertaken at the strategic level to find an acceptable approach which could be applied consistently across the whole SPA affected area.
- 1.11 In order to be sure of a consistent approach across the 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) Board 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 SPA. The JSP Board addresses matters relating to the long term protection of the SPA arising from planning permissions for new residential development and associated land management and planning issues that are of joint interest to the member organisations. The JSP Board acts in an advisory role to local planning authorities but does not exercise any of the functions of a planning authority, nor can it fetter any decisions made by such bodies, nor the rights and responsibilities of the landowners of the SPA. The JSP Board also governs the Access Management and Monitoring Project Board which in turn oversees the Strategic Access Management and Monitoring (SAMM) Project (see paragraph 3.76 onwards).
- 1.12 In February 2009, the JSP Board adopted guidelines in the form of a Strategic Delivery Framework (the delivery framework) which enable the delivery of residential development in the vicinity of the SPA whilst avoiding a significant effect on the SPA as a whole. The South

¹ Natural England is a statutory consultee (a body which must be consulted on certain planning matters) and a prescribed body (for the Duty to Cooperate, set out in the Town and Country Planning (Local Planning) (England) Regulations 2012).

East Plan was adopted in May 2009 and included policy NRM6², which codified the approach into policy. These two documents provided the strategic framework for the SPA and set out the basis for the approach and, together with the identification by the Council of new SANG, necessitated a review of the Council's Interim Strategy.

- 1.13 The Thames Basin Heaths Special Protection Area Avoidance Strategy 2009-2014 was adopted in February 2010 and delivered the approach set out in the framework and policy NRM6. In January 2015, and with agreement from NE, the strategy was extended to 2016 to allow work on the new Local Plan to progress further before a full review was undertaken.

The SPA avoidance strategy 2017 Supplementary Planning Document

- 1.14 This strategy updates and replaces the previous Thames Basin Heaths Special Protection Area Avoidance Strategy 2009-2016. This strategy differs from the previous strategy in a number of key areas as follows.
- It includes information about new potential SANGs.
 - The mechanism by which the SANG and SAMM tariffs are secured is under review and the current approach of using s106 agreements may be replaced by an alternative legal agreement or the Community Infrastructure Levy (CIL).
 - The cost of the SANG tariff has been recalculated so that it more accurately reflects the expected occupancy of dwellings (from the 2011 national census), and in order to ensure the tariff covers the true cost of SANG provision.
 - The available capacity in current SANGs and information about ongoing work to identify potential SANGs has been updated.
 - The SAMM tariff has been updated in line with guidance published by NE.
 - It is an SPD. The 2009 strategy had the status and purpose of an SPD but was not titled as such.
 - It includes additional guidance on the delivery of privately owned and bespoke SANGs and on proposals for the Council to take over and manage SANGs.
- 1.15 This strategy was endorsed by NE on 26 June 2017 (see **Appendix 3**).
- 1.16 The need to review the strategy and the changes made are primarily a result of the following factors.
- The approach has now been in place since 2006 and the experience gained since this time means the Council has developed a better understanding of costs and work involved in delivering, managing and maintaining SANGs.
 - The Council has identified new potential SANGs.
 - There have been changes to national policy and legislation, notably the introduction of the Community Infrastructure Levy (CIL), exemptions from CIL for certain types of development and a restriction placed on the pooling of more than five s106 contributions for the provision of infrastructure.
 - Work on the new Local Plan has advanced, with a consultation on a pre-submission Local Plan taking place in June/July 2016. The draft Local Plan identifies a spatial strategy which indicates the need for new SANG capacity in locations across the borough.
 - There have been a number of proposals for SANGs on land outside the Council's ownership.

² The majority of the South East Plan has been revoked, but policy NRM6 is saved and remains in force.

Consultation on the strategy

- 1.17 This strategy was the subject of a public consultation for four weeks between 19 September 2016 and 17 October 2016. The responses received during the consultation were analysed and amendments were made to the document where appropriate, in line with regulation 11 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.18 The comments received during the consultation, and the Council's response, are set out in the consultation statement for the strategy.

Strategic Environmental Assessment (SEA)

- 1.19 In accordance with the European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment" (SEA Directive), as transposed into law by The Environmental Assessment of Plans and Programmes Regulations 2004, local authorities are obliged to undertake a Strategic Environmental Assessment (SEA) on any plan or programme prepared for town and country planning or land use which sets the framework for future development consent of certain projects (which includes development sites over 0.5 hectares).
- 1.20 Under Article 3(3) and 3(4) of the SEA Directive, SEA not is required for plans and programmes which "determine the use of small areas at a local level" or which only propose "minor modifications to plans and programmes", except where they are determined to be likely to have significant environmental effects. In screening to consider the likely extent of the strategy's effect on the environment, the screening opinion concluded that a full Strategic Environmental Assessment was not required. NE, Historic England and the Environment Agency, the three statutory bodies for SEA, have agreed with the screening opinion. The Council has therefore determined that an SEA environmental report is not required for this strategy.

Habitat Regulations Assessment (HRA)

- 1.21 The Council is required to consider the impact of the strategy on protected Natura 2000 sites. Within Guildford Borough, this includes Special Protection Areas (SPA) and Special Areas of Conservation (SAC). Screening was carried out in accordance with legislation and guidance, and concluded that the strategy is not directly connected with or necessary to the management of the site, and is not likely to have a significant effect on a European Site (in combination with other plans or projects). NE, the statutory body for HRA, has agreed with the screening opinion. The Council has therefore determined that an HRA Appropriate Assessment is not required for this strategy.

Equalities Impact Assessment

- 1.22 All public authorities are required by the Equalities Act 2010 to specifically consider the likely impact of their policy, procedure or practice on certain groups in the society. These groups (sometimes referred to as protected characteristics) are defined by the 2010 Act as age, disability, gender (sex), race, sexual orientation, religion or belief, gender reassignment, marriage and civil partnership, pregnancy and maternity. It is the Council's responsibility to ensure that its policies, procedures and service delivery do not discriminate, including indirectly, on any sector of society. In order to anticipate likely differential impact on these groups, screening of the potential differential impact was carried out. The screening report concluded that a full Equalities Impact Assessment was not required. The Council has

therefore determined that this strategy is not required to undertake a full Equalities Impact Assessment.

2. The Approach

- 2.1 NE has advised that a three pronged approach is needed to overcome the adverse effects on the SPA which arise mainly from recreational use by local people. The three “prongs” identified are:
- the provision of Suitable Alternative Natural Greenspace (SANG) to attract people away from the SPA and hence reduce pressure on it
 - access management measures on, and monitoring of, the SPA to reduce the impact of people who visit the SPA (SAMM), and
 - habitat management of the SPA which will improve the habitat for the ground nesting birds.
- 2.2 This strategy focuses on the first two bullet points and sets out how these will be achieved and administered within the borough. The third bullet is the duty of SPA landowners and is generally funded from outside the development management system and independently of this strategy.

Buffer zones

- 2.3 A core principle of the approach is the existence of three buffer zones around the SPA, set out below.
- Exclusion zone.
 - Zone of influence.
 - Five to seven kilometre zone.

Exclusion zone

- 2.4 The "exclusion zone" is set at zero to 400 metres linear distance from the SPA boundary. There is a presumption against development that results in a net increase in residential units within this zone as the impact of net new residential development so close to the SPA is likely to be such that it is not possible to conclude no likely significant effect. This is due primarily to:
- the potential for pet cats to reach the SPA (see 1.2) - the use of conditions prohibiting the keeping of pets would be unreasonable, unenforceable and therefore be inappropriate, and
 - the inability to prevent increased recreational pressure - 400 metres is the optimum walking distance for people to visit the SPA.

As a result it is extremely unlikely that any net new residential development within the exclusion zone would be acceptable.

- 2.5 All proposals for net new residential development within this zone will be required to undertake an Appropriate Assessment to demonstrate (a) that they will not have an adverse effect on the SPA and/or (b) the acceptability of any avoidance and mitigation measures provided. The Council and NE will need to be satisfied that any such development will not lead to further recreational use of the SPA or have any other significant effect on its integrity.
- 2.6 In exceptional circumstances, it may be appropriate to modify the extent of this zone to take account of physical obstructions to access to the SPA. Barriers such as railway lines,

waterways and major roads may restrict cat movement and human access to the SPA, allowing the exclusion zone boundary to be adjusted marginally. In these circumstances, each application will be considered individually on its merits and in consultation with NE. Whilst barriers such as railway lines may restrict human movements there is no evidence that they restrict cat movements.

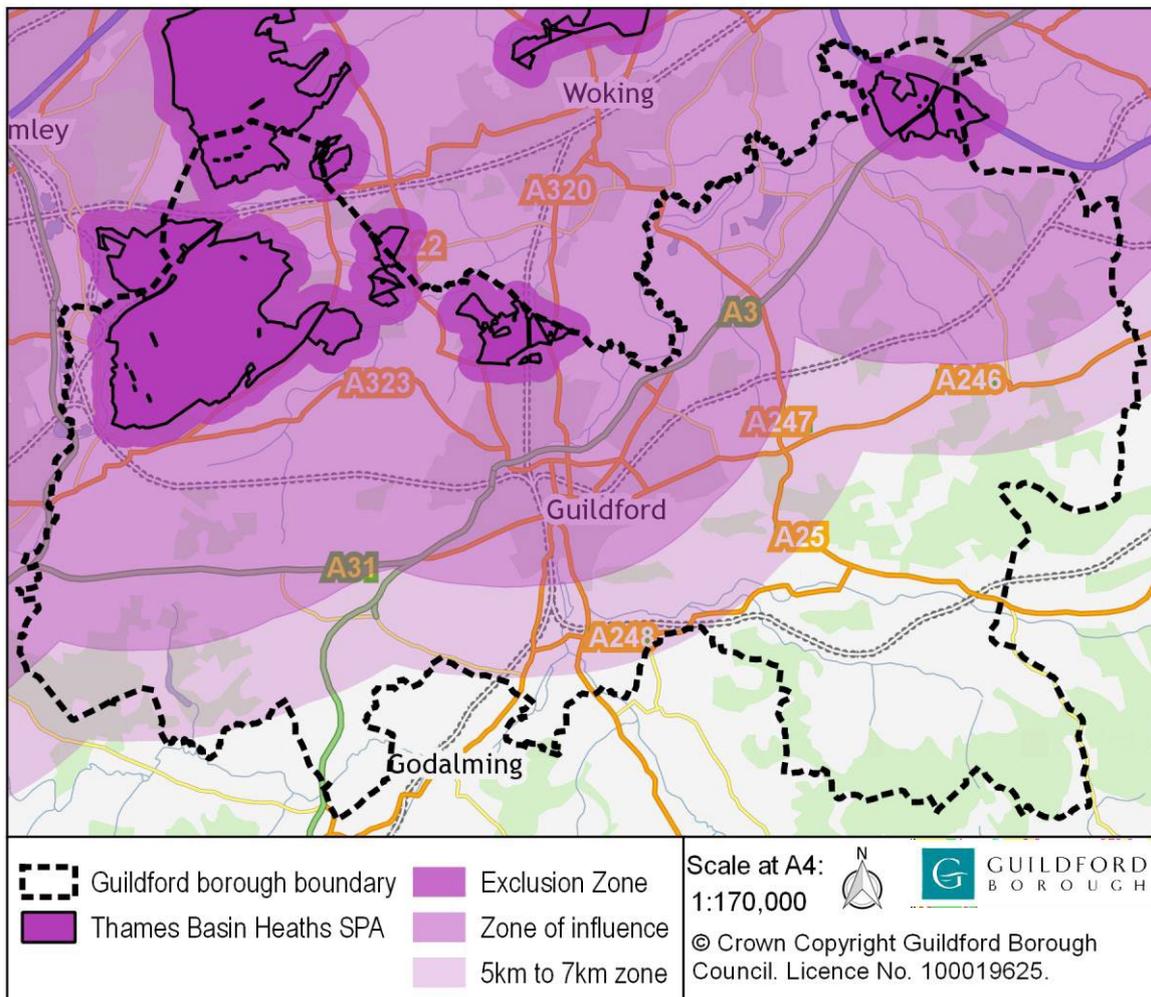


Figure 1: SPA zones

See **Appendix 1** for a larger map.

Zone of influence

- 2.7 The "zone of influence" is set between 400 metres and five kilometres linear distance from the SPA boundary. Where net new residential development is proposed within the zone of influence (including the curtilage of the new dwelling), avoidance measures must be delivered prior to occupation of new dwellings and provided in perpetuity. Measures must be based on a combination of Strategic Access Management and Monitoring (SAMM) and the provision and/or improvement and/or maintenance of Suitable Alternative Natural Greenspace (SANG).

Five to seven kilometre zone

- 2.8 Large scale residential developments of over 50 net new dwellings that fall between five and seven kilometres from the SPA may be required to provide avoidance and mitigation measures. This will be assessed on a case-by-case basis and agreed with NE.

Types of development covered

- 2.9 The main impact on the SPA dealt with by this strategy is that resulting from recreational pressure and urbanisation associated with residential development (e.g. cat predation, dog walking). On this basis, the strategy applies to all net new development that provides permanent accommodation. Sheltered accommodation, accommodation for elderly, communal homes, hostels, traveller accommodation, mobile homes, and affordable housing are included within the provisions of this strategy. Permissions for temporary accommodation (including temporary traveller accommodation) will be considered on a case-by-case basis.
- 2.10 Reflecting the precautionary principle and the need to consider the in-combination effects of development, this strategy applies to proposals for net new development of the following types:
- units falling within Use Classes C3 (dwellinghouses) and houses of multiple occupation (Use Classes C4 and sui generis)
 - units of staff residential accommodation falling within with Use Classes C1 and C2 and
 - traveller accommodation units (Use Class sui generis).
- 2.11 Proposals for net new development of the following types may need to provide avoidance and mitigation measures, to be assessed on a case-by-case basis in consultation with NE:
- student accommodation, and
 - accommodation of types not covered in this section.

Class C1

- 2.12 Residential staff accommodation in Class C1 development (hotels, boarding and guest houses) will be considered likely to have a significant adverse effect in combination with other dwellings and will be required to contribute to avoidance and mitigation measures. Non-staff accommodation will be assessed on a case-by-case basis under advice from NE.

Class C2 (and care homes in other use classes)

- 2.13 Residential staff accommodation in Class C2 development (residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres) will be considered in the same way as staff accommodation in Class C1. Non-staff accommodation will be considered on a case-by-case basis under advice from NE. For residential accommodation within care homes and nursing homes, the level of care required by the residents, the likelihood of residents to visit the SPA and the likelihood of pet ownership in these establishments will be taken into account. As a result, these developments may or may not be acceptable within the 400 metre exclusion zone and may or may not be required to contribute to avoidance and mitigation measures.

Houses in multiple occupation (HMOs)

- 2.14 Appropriate levels of avoidance and mitigation will be sought depending on expected occupancy. HMOs are assumed to have an occupancy rate the same as a typical house with the equivalent number of bedrooms. This is because the occupancy rates that have been used to calculate the tariffs include homes of all tenures, and therefore the figures take account of the occupancy rate within HMOs.
- 2.15 Occupancy data for homes larger than five bedrooms is not available. Where HMOs have six or more bedrooms, it is assumed that each additional bedroom beyond five will accommodate

an additional person and an appropriate sum will be sought, unless it can be clearly demonstrated that occupancy is likely to be different.

Student accommodation

- 2.16 Self-contained units of student accommodation may be counted as single dwellings in accordance with the strategy and should contribute an appropriate level of avoidance and mitigation measures, to be decided on a case-by-case basis under advice from NE.

Assisted living units

- 2.17 Assisted living units can fall under several use classes depending on the types of accommodation and care provided. The contribution towards avoidance and mitigation measures will be decided on a case-by-case basis under advice from NE.

Replacement dwellings

- 2.18 Replacement dwellings will not generally lead to increased recreational pressure and therefore will have no likely significant effect on the SPA (as set out in the delivery framework) and will not generally be required to make a contribution to the provision of avoidance or mitigation measures.
- 2.19 The Council acknowledges that it is possible that dwellings may be replaced with larger dwellings with more bedrooms, and that this could lead to an increase in the number of occupants who may visit the SPA. Proposals for such replacement dwellings will be judged on a case-by-case basis.

Significantly large residential development

- 2.20 Significantly large residential development proposals which, on account of their scale and potential impact on the SPA, their ability to offer their own alternative avoidance measures, and the availability of strategic SANG, may be expected to provide bespoke SANG that provides a combination of benefits including biodiversity enhancement, green infrastructure and, potentially, new recreational facilities. This will be considered on a case-by-case basis.
- 2.21 The definition of “significantly large residential development proposals” and their ability to provide their own avoidance measures may vary depending on their type, character and specific location. While the delivery framework allows for SANGs to be provided on sites of two hectares or greater, the requirement for SANGs to include a minimum 2.3 kilometre circular walk means that in practice it can be difficult to create a SANG on a site smaller than 10 hectares (although this depends on the characteristics of the site). 10 hectares of SANG provides avoidance for around 500 homes, depending on the size of the homes. Therefore, and as a starting point only, the provision of bespoke SANG should be considered appropriate for all developments of 500 homes or greater.
- 2.22 This should not be considered a hard and fast rule, and developments of fewer than 500 homes should consider the feasibility of providing bespoke SANG. Developers with sites of 100 homes or greater who wish to use a strategic SANG are encouraged to engage with the Council at an early stage to establish whether this will be acceptable. A key consideration will be whether allocating strategic SANG capacity to the site would result in a shortage of SANG in the area.

All other types of development

2.23 The Council's duty to consider the impact of development on the SPA also applies to applications for non-residential development, which will need to be considered on their individual merits. All other applications for planning permission for developments in the vicinity of the SPA, and taking into account the proposed use or scale of development, will be screened to assess whether they will have a likely significant effect (individually or in combination with other plans or projects) and where necessary a full Habitats Regulations assessment will be undertaken. NE will be consulted on the following commercial applications as these could have an impact on the SPA.

- Any development that would require an Environmental Impact Assessment.
- Development that requires a Pollution Prevention and Control (PPC) Permit.
- Development that would require a traffic assessment due to traffic flow changes.
- Any development upstream of the SPA that could change the hydrology or could result in discharges to the ground or watercourses.
- Development within 400m of the SPA.
- Development over two hectares within one kilometre of the SPA.
- Any development which would be likely to have a significant effect on the SPA.

Planning applications

2.24 This strategy applies to applications for full or outline planning permission, including temporary permission. Reserved matters, discharge of conditions, or amendments to existing planning consents will be considered on an individual basis by the Council and may be subject to the principles set out within this strategy and/or to a Habitats Regulations assessment.

Developments that do not require planning permission

2.25 Some types of development do not require planning permission from the Council. These include developments covered by prior approval, permitted development, permission in principle and technical consents. These developments must be compliant with the Habitats Regulations as a matter of law and therefore must adhere to the principles set out in this strategy. Where avoidance and/or mitigation measures are required, these should be provided in line with the approach set out in this strategy. The Council will enter into an agreement with anyone undertaking such developments to provide avoidance and mitigation measures in line with this strategy, where appropriate.

3. Avoidance and mitigation measures

3.1 Any net increase in residential dwellings within the zone of influence, and all developments of over 50 residential units (net) in the five to seven kilometre zone (see 2.3 onwards) are likely to have a significant effect on the SPA, either alone or in combination with other developments. Consequently, every development of these types must make provision to avoid and mitigate the potential effect on the SPA. If developments of these types provide, or make a contribution towards the provision of, the measures set out in this strategy, they can avoid the effects of the proposal and the development can be screened out during the Habitats Regulations screening assessment, meaning an Appropriate Assessment will not be required. 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.

- 3.2 There is an absence of up-to-date guidance on Appropriate Assessment. However, the draft guidance document *Planning for the Protection of European Sites: Appropriate Assessment* produced by the Department for Communities and Local Government in 2006 is commonly used in practice. Where Appropriate Assessment is undertaken, the assessment should be robust, proportionate to the plan or programme, and follow established best practice. The assessment should follow the process set out in the guidance as follows.
1. Identify likely significant effects.
 2. Appropriate assessment and ascertaining the effect on site integrity.
 3. Identify and evaluate mitigation options and alternative solutions.
- 3.3 Where the Council is required to carry out an Appropriate Assessment, it will require a detailed appraisal from the developer addressing these issues. In the absence of this information an Appropriate Assessment will not be possible and it is likely that planning permission would be refused. Where a developer of a residential development proposes not to follow the strategy, but cannot provide sufficient evidence that residential development will have no likely significant effect in the SPA, planning permission will be refused.
- 3.4 The two primary avoidance and mitigation measures are:
- Suitable Alternative Natural Greenspace (SANG), and
 - Strategic Access Management and Monitoring (SAMM).

Suitable Alternative Natural Greenspace (SANG)

- 3.5 SANGs are attractive green spaces that function as an alternative to the SPA for recreation, and therefore allow development to proceed whilst avoiding any impact on the SPA through increased recreational pressure. Land used for SANG is provided as public open space and differs from much of the borough's countryside where rights of way or permissive routes may be present, but the space around these routes is not publicly accessible: within SANGs, all or most of the land is accessible for public use. SANGs provide an attractive natural or semi-natural environment and visitor experience equivalent to the SPA and in doing so prevent new dwellings bringing an increase in recreational pressure on the SPA by "soaking up" potential SPA visitors.
- 3.6 **Appendix 4** sets out NE's Guidelines for the creation of new SANGs. SANGs can be created from:
- existing open space of SANGS quality with no existing public access or limited public access, which for the purposes of avoidance could be made fully accessible to the public,
 - existing open space which is already accessible but which could be changed in character so that it is more attractive to the specific group of visitors who might otherwise visit the SPA, and
 - land in other uses which could be converted into SANGS.
- 3.7 It should be noted that SANG provision is distinct from, and additional to, formal open space which is required in relation to new residential development.
- 3.8 Where SANG is required, it must be provided on the basis of at least 8 hectares per 1,000 expected occupants in new residential developments. In some cases, avoidance and mitigation may need to be provided at a rate over and above the minimums set out in this strategy, depending on the proposed size of development sites and their proximity to the SPA.

This would be decided on a case by case basis in consultation with NE. Early engagement with NE is recommended.

SANG catchments

- 3.9 The catchment of any SANG (the area within which it can provide avoidance for new residential developments) depends on the overall size of the site and whether or not a suitable parking area is present. The following list provides a guide to SANG catchments.
- SANGs of 2-12 hectares have a catchment of two kilometres.
 - SANGs of 12-20 hectares have a catchment of four kilometres.
 - SANGs of 20 or more hectares have a catchment of five kilometres.
 - Where SANGs do not have a parking area, the catchment is limited to 400 metres.
- 3.10 Following negotiations with NE, it is agreed that sites at or over 20 hectares which undergo discounting (see paragraph 3.22) in terms of capacity can still have a five kilometre catchment as the discounting does not affect their total physical area and therefore they retain the same draw for visitors as sites which have not undergone any discounting.
- 3.11 SANGs without a parking area have a catchment limited to 400 metres. The amount and nature of car parking needed for a SANG will be established in consultation with NE and should reflect the anticipated use of the site by visitors and the catchment size of the SANG. However, and as a guide only, car parking may be required on the basis of one parking space per hectare of SANG.
- 3.12 Where SANG is required, developments will be allocated to a specific SANG and must fall within that SANG's catchment. The exceptions to this are developments of fewer than 10 dwellings which under the terms of the Policy NRM6 can be allocated to any SANG in the borough (or in an adjoining district with agreement with the relevant local authority) that has sufficient capacity to cater for the consequent increase in population. However, all net new dwellings, including on sites of fewer than 10 dwellings, are required to contribute to the provision of avoidance and mitigation measures (SANG and SAMM). The artificial subdivision or under-development of a plot to avoid the 10 dwelling threshold will not be considered acceptable, and may result in subsequent planning applications being assessed in respect of their cumulative impacts and refused.

Delivery of new SANGs

- 3.13 Sufficient SANG must be delivered (identified, functional and secured in perpetuity) in advance of dwelling occupation to ensure that there is no likely significant effect on the SPA. The Council will ensure there is adequate SANG in the right places across the borough area in order to provide avoidance for the expected amount and location of development. The timing of delivery of bespoke SANGs will be determined on a case-by-case basis in consultation with NE to take account of the phasing of the development.
- 3.14 Where the Council delivers SANGs, they will be funded by developer contributions for a period of 125 years. This means that other budgets for the maintenance and management of green spaces and the countryside, including the SPA, are not "starved" of finances. After this period, it is expected that, as with other forms of developer funded infrastructure, the costs will be absorbed by other Council budgets. The in perpetuity provision of SANGs means that increased local pressure on the SPA will be offset in perpetuity.
- 3.15 All proposals for SANGs must include an in depth SANG Management Plan that outlines the practical habitat management and explains how the requirements of the SANG Guidelines will

be met. This should include details of the managing body or organisation, capital costs, and costs for the in perpetuity management of the SANG in order to demonstrate that the SANG will deliver effective avoidance both at the outset and in perpetuity. The management plan should have appropriate regard to Strategic Priority 1 of the Guildford Local Plan 2003, Local Plan policy NE6 and NPPF chapter 11 by delivering biodiversity enhancements that contribute to the priority habitat restoration and creation objectives, and targets identified for Surrey by the Surrey Nature Partnership, particularly when the proposed SANG falls within or adjacent to a Biodiversity Opportunity Area (BOA).

- 3.16 The Council may work with other councils, organisations and private parties to deliver new SANGs. Joint working between the Council and other parties may be appropriate when:
- the Council alone cannot provide sufficient SANG to meet its need
 - the catchment of a SANG extends into a neighbouring authority, and/or
 - there is an opportunity to add value and/or capacity to individual SANG by developing a network of SANG across local authority boundaries.
- 3.17 The aim for each SANG site is to identify works that will improve its overall “quality” as a natural or semi natural space in-line with the SANG guidelines (see **Appendix 4**). This does not mean the provision of facilities such as cafes and play areas that would more usually be associated with parks and other formal open spaces. Works must enhance its capacity for recreation, make it more attractive to users, and increase residents’ choice of sites to visit, thereby providing a range of sites of comparable interest and quality to the SPA.
- 3.18 When any land is proposed as SANG, existing nature conservation interests must be taken into account. All works on SANGs must be designed sensitively to balance the needs of access, landscape character and wildlife. Where only part of a proposed site can balance recreation and biodiversity but remains sufficient to meet essential SANG criteria, the overall capacity of the SANG may be discounted to protect ecologically sensitive areas, and in certain cases this may also include limiting access to parts of the site where an irreplaceable habitat or protected species have been identified. Conservation interests can also be protected by designing the circular walk to avoid sensitive areas and the funding of additional work in the SANG management plan to restore and enhance important habitats. Where the impact of the SANG is irreconcilable with existing nature conservation interests, such as for irreplaceable habitats, it should be concluded that the SANG cannot be delivered and a more suitable site should be sought instead.
- 3.19 The delivery of SANGs must avoid the “urbanisation” of the countryside as it is recognised that thriving biodiversity and naturalness are significant “pull” factors in a resident’s decision to visit a site.
- 3.20 The design and capital enhancement works should, wherever possible and where compatible with the SANG guidelines, follow best practice on accessibility, incorporating measures such as a proportion of wider parking bays, and kissing gates and paths that can accommodate visitors in wheelchairs.
- 3.21 Provision of SANGs on agricultural land is likely to represent a material change of use that requires planning permission. The use would be defined in each specific case; for example, SANG could be provided as a nature reserve or as public space. After the provision of the land and the required initial works, developer contributions may then be used to improve the SANG through the implementation of works onsite or to refund any initial development works which may have been required to make the SANG operational. Planning permission will be required for any operational development to facilitate the SANG, such as a car park.

- 3.22 Where it is proposed to use existing public open space as SANG, the existing patterns and rights of public use must be taken into account and protected, and a degree of discounting must be applied to reflect this. Discounting means the SANG capacity of the site is reduced because some of the visitor capacity is already used (or for ecological reasons – see 3.18), and proposed improvements to the land and accessibility will only attract a limited number of new visitors. The level of discounting should be established using robust evidence. The amount of SANG provided should meet the standard set out at 3.8 after discounting has been applied.
- 3.23 This does not mean that SANG sites will be “swamped” by visitors who would normally visit the SPA. Only sites that the Council, in consultation with NE, considers are not used to their full capacity and have scope for improvement will be considered appropriate. Regular monitoring including visitor surveys of both the SPA and the SANG sites will ensure the effectiveness of SANGs and the effect on the SPA itself are kept under review.
- 3.24 SANGs may be provided by developers and private landowners, subject to meeting the requirements set out in this strategy and agreement from NE. Where SANGs are proposed on privately owned land, as part of the approval process, and to ensure that the site is secured in perpetuity, these sites are required to be transferred into enduring ownership with adequate, ring fenced funding provided for the life of the SANG. Enduring ownership means they will be owned and managed by organisations that will exist in law to all intents and purposes “in perpetuity”. The Council considers that the most secure arrangement is for SANGs to pass into the ownership of the Council.
- 3.25 NE’s preference is for SANGs to be handed over to local authorities, charities with a dedicated land management function or similar bodies. This is in order to ensure that secure and in-perpetuity management can be provided (i.e. by a body that is not likely to dissolve or become insolvent). Where SANG land is not owned by the Council, the Council will seek an interest in the land to ensure that the SANG endures and the funding is used as set out in the SANG agreements. For land that is not owned by the Council, NE may require the Council to agree ‘step-in rights’ either for itself or an approved and named organisation to ensure that mitigation is secure. If a third party management company is proposed to own and/or manage the SANG, step-in rights will always be required. In every situation where step-in rights are required, they will be secured through an s106 or similar legal agreement and the arrangement must be agreed with NE.
- 3.26 Where the implementation of step-in rights could result in the Council taking on land and a financial liability for it in perpetuity, authority will need to be sought in-line with the Council’s constitution and will likely require a decision by the Council’s Executive or by Full Council, depending on the details of the proposal.
- 3.27 In order to grant planning permission for developments that rely on SANGs that are not within Council ownership, the Council will consider a number of factors, including the following.
- Whether it has been demonstrated that the SANG has been secured in perpetuity. Sufficient funding must be demonstrated using calculations for funding that are based on approved forecasts. This includes ensuring that costs can be covered at any point in the life of the SANG and works completed as required, the interest rates used are evidence based, allocation predictions are appropriate and inflation is set at 2% as the long term average for England. The Council requires SANG funding to be secured for a period of at least 125 years.
 - Whether it has been demonstrated that the SANG will be maintained and managed to the required standard, including elements known to be necessary or beneficial to the

success of a SANG such as landscape maintenance, staffing, management, contingency, visitor surveys, replacement of infrastructure and the enhancement and conservation of existing biodiversity.

- As the Planning Authority remains responsible for ensuring that appropriate mitigation is in place before and after the completion of development, in the event of unacceptable uncertainty over the provision of sufficient funding the Council may require the additional security of a bond
- If at the end of the process the Council is still not certain that harm, or “a significant adverse effect” on the site integrity of the SPA, will not occur, then it is legally obliged to refuse the proposed plan or project, subject to the procedure outlined in Article 6(4) of the EC Habitats Directive regarding imperative reasons of overriding public interest.

3.28 The Council is currently producing procedural guidance that will set out the process for delivery of new SANGs, particularly in situations where the Council will take over ownership of the land or require step-in rights. This will be appended to this strategy once it is adopted.

Current strategic SANGs

3.29 Strategic SANGs provide avoidance for developments that cannot provide their own SANG. These are generally smaller developments for which the provision of bespoke SANG is not viable. Strategic SANGs will be provided by the Council but may also be provided by another organisation or individual. The SANGs and their catchments can be seen in **Appendix 1**.

3.30 The Council has the following strategic SANGs on Council owned land.

- Riverside Nature Reserve (including Parsonage Watermeadows).
- Chantry Woods.
- Effingham Common.
- Lakeside Nature Reserve.

Riverside Nature Reserve (including Parsonage Watermeadows), Guildford

3.31 An extensive linear wetland and meadow area owned and managed by the Council which projects into the Guildford urban area. This SANG provides avoidance mainly for development arising within the Guildford urban area and settlements to the east, up to five kilometres from the SANG boundary. Initially limited to Riverside Nature Reserve (the eastern land parcel), Parsonage Watermeadows (the western parcel) has been incorporated into the SANG as an extension, with agreement from NE.

Chantry Wood, Guildford

3.32 A large woodland area owned and managed by the Council to the south of Guildford. This SANG provides avoidance mainly for development arising within the Guildford urban area and settlements to the south, up to five kilometres from the SANG boundary.

Effingham Common, Effingham

3.33 Open countryside and Registered Common Land with a mixture of habitat types largely owned and managed by the Council. This SANG provides avoidance for development arising up to 400m from the SANG boundary as it does not have a parking area. A site for a car park to serve this area is being investigated. If a car park is delivered, the area around the SANG for which avoidance will be provided will be extended to five kilometres.

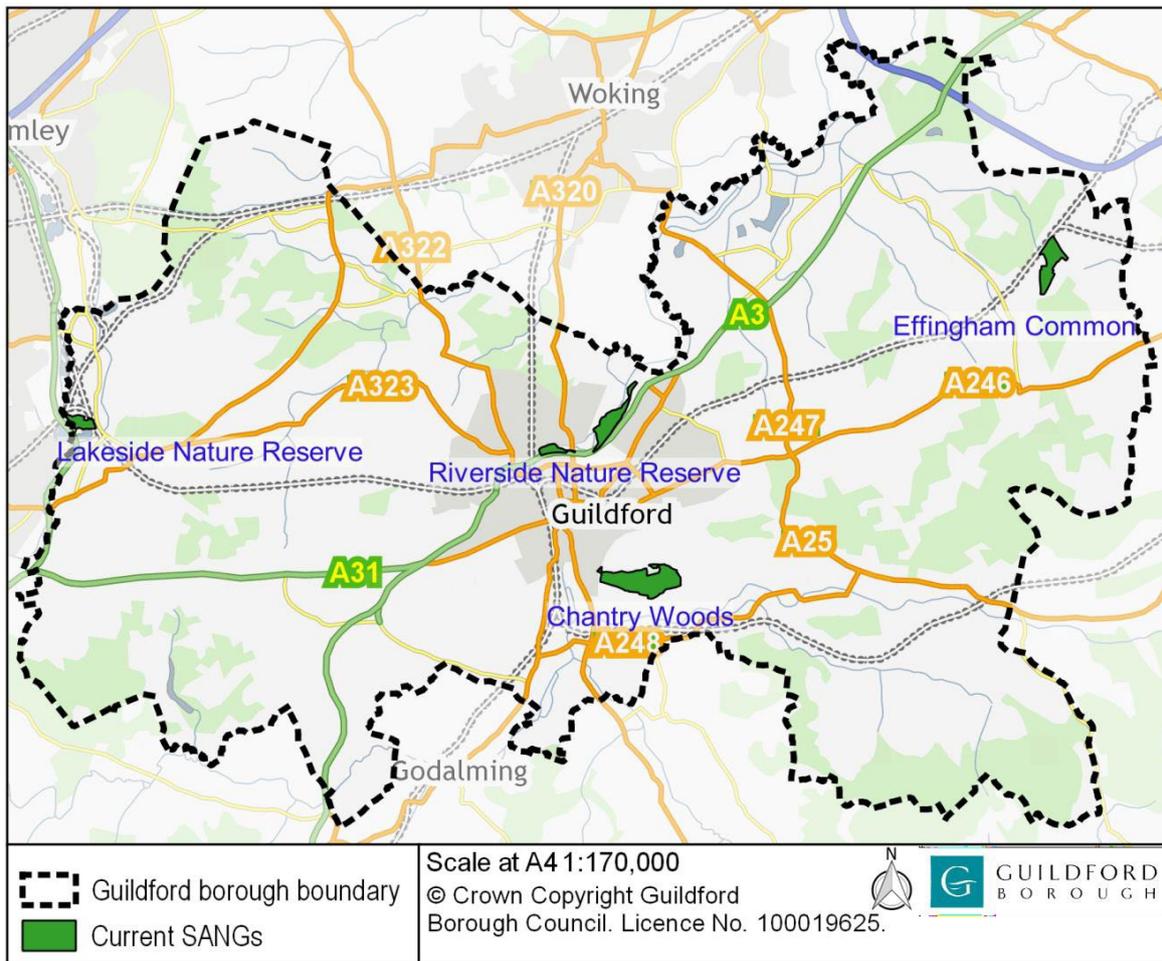


Figure 2: Current SANGs

See **Appendix 1** for detailed maps.

Lakeside Nature Reserve, Ash Vale

3.34 A variety of habitat types including significant water areas owned and managed by the Council. This SANG provides avoidance for development arising in the Ash/Ash Vale urban area and settlements to the east, up to four kilometres from the SANG boundary.

The current SANG position

- 3.35 Table 2 gives the position as at April 2017. SANG capacity is allocated to development when they are granted permission. If developments are later not built out, the capacity will be reclaimed.
- 3.36 There is presently a large amount of SANG capacity available to provide avoidance for development in and around the Guildford urban area. There is currently no SANG capacity in the west of the borough. There is a large amount of SANG capacity in the east of the borough, but this SANG has a catchment limited to 400 metres from the perimeter of the SANG. In areas without SANG capacity, developments of 10 homes or greater cannot be built or occupied. See **Appendix 1** for maps showing SANGs and catchments.
- 3.37 The management plans for the Council’s existing SANGs can be seen at **Appendix 5**.

Table 2: Current SANG capacity

SANG	Total site size (ha)	Discount (see para. 3.22)	Size after discounting (ha)	Capacity allocated (ha)	Remaining capacity (ha)
Riverside Nature Reserve	30	50%	15	10.31	4.69
Parsonage Watermeadows	9	0%	9	4.55	4.45
Chantry Woods	76	50%	38	14.55	23.45
Effingham Common	34	0%	34	5.11	28.89
Lakeside Nature Reserve	16	75%	4	3.69	0.31

Work to increase SANG capacity

- 3.38 Given the situation described above, the Council is working to deliver a new SANG or SANGs for the west of the borough, and a parking area for Effingham and/or a new SANG to provide avoidance in the east of the borough. The Council is also currently reassessing the capacity of Lakeside Nature Reserve SANG in Ash and exploring options for increasing the SANG area. This may result in more SANG capacity for Ash and Ash Vale.
- 3.39 Whilst Guildford town currently has adequate SANGs provision, the evidence base supporting the work on the new local plan indicates that the borough has a high housing need and that Guildford town, as a sustainable location for new homes, is likely to see housing development that exceeds current SANG capacity. Therefore, it is anticipated that further SANG capacity will be needed around Guildford town.
- 3.40 Information on the current SANG position will be updated through the annual Monitoring Report. This will include updates on the current capacity in existing SANGs, the delivery of new SANGs, and financial information relating to SANGs and SAMM.

Potential strategic SANGs on Council owned land

- 3.41 The Council has identified potential options for new strategic SANGs on the following Council owned sites:
- Tyting Farm
 - Burpham Court Farm

Tyting Farm, south east of Guildford

- 3.42 Tyting Farm is an attractive site of 43 hectares with a good variety of semi natural habitats and a number of conservation interests. NE have agreed to the provision of SANG at this site in principle. An in depth layout and management plan for the site is currently being produced.

3.43 Tyting Farm was identified as a highly suitable location for a SANG in a study undertaken in June 2006³ by English Nature (now NE). The site would have a five kilometre catchment and would primarily provide avoidance for developments in Guildford town.

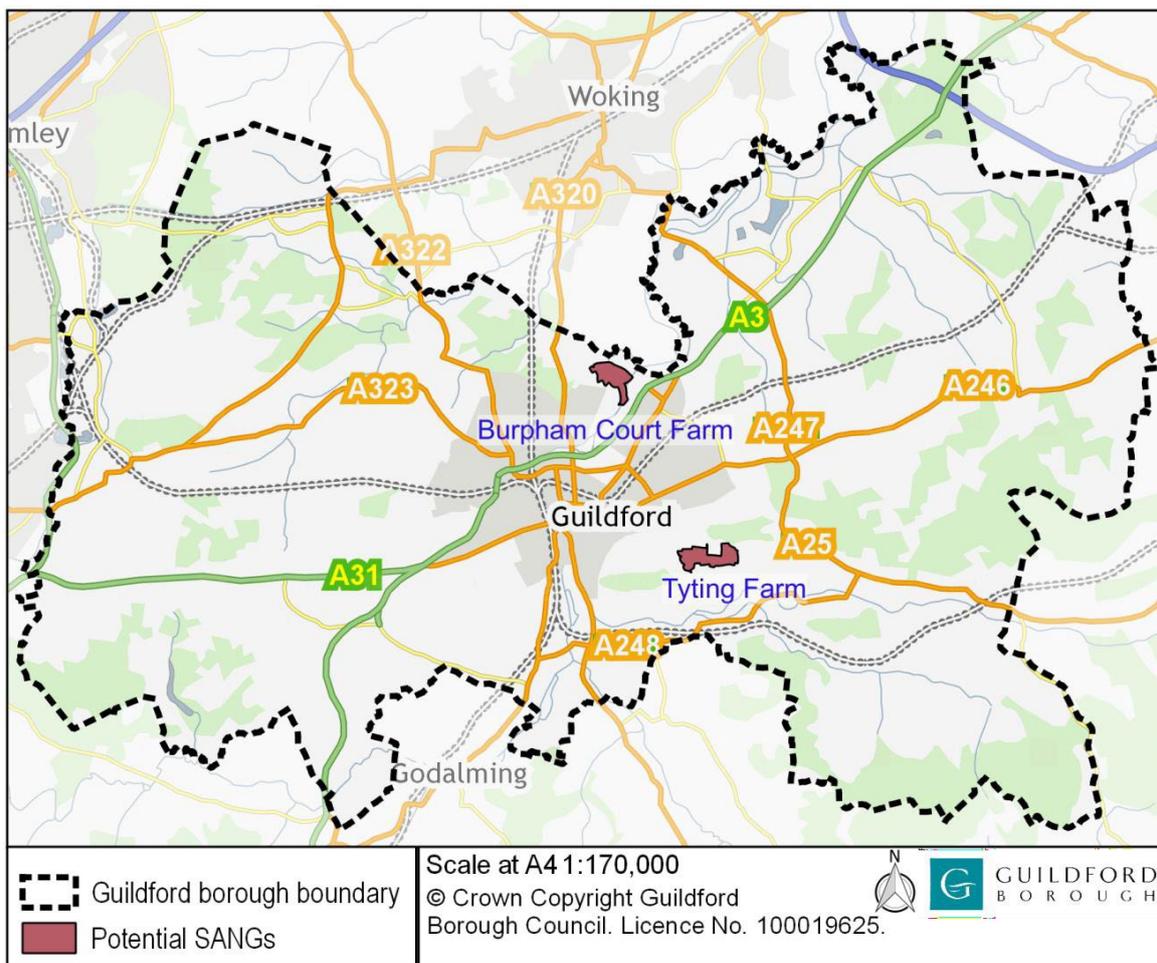


Figure 3: Potential SANGs on Council owned land

See **Appendix 1** for a detailed map.

Burpham Court Farm, northern Guildford

3.44 Burpham Court Farm, a site of 38 hectares which adjoins Riverside Nature Reserve, has been identified as potential SANG site for the Slyfield Area Regeneration Project (SARP). NE has confirmed in principle that Burpham Court Farm can meet the criteria for SANG. The Council is currently considering a number of uses at the site and will produce a proposal. As a result, the exact boundary of the SANG and the amount of SANG capacity it will provide are not yet known.

3.45 The site was identified as a potential SANG in the 2009 SPA Avoidance Strategy and the Council is currently considering how much and which part of the site should be used as SANG. If the SANG is brought forward as an extension to Riverside Nature Reserve, or is 20 hectares or greater in size, it will have a five kilometre catchment covering Guildford town and some nearby settlements.

³ See Appendix 2 of the Thames Basin Heaths Special Protection Area Interim SPA Avoidance Strategy September 2006 available at www.guildford.gov.uk/tbhspa

Potential strategic SANGs on land outside Council ownership

3.46 The following sites on privately owned land have been put forward as potential SANGs through planning applications.

- Ash Lodge Drive, Ash.
- Long Reach, West Horsley.
- Russell Place Farm, Worplesdon.
- Manor Farm, south of Tongham.

Ash Lodge Drive, Ash

3.47 The 24 hectare site at Ash Lodge Drive was proposed as a SANG by the developer of a nearby residential development. The SANG and the development already have planning permission (planning application 12/P/01973). Eight hectares of this SANG have been set aside to provide bespoke SANG for the 400 homes included in this permission. The owner of the site has agreed that the remaining 16 hectares will be available as strategic SANG for other developments. The Council is currently working with the developer to agree an approach to make the SANG available for other developments.

3.48 The SANG will have a five kilometre catchment covering the area in and around Ash and Tongham.

Long Reach, West Horsley

3.49 The site at Long Reach has been proposed as a SANG through a planning application (planning application ref. 16/P/01459). NE have agreed with the principle that the site can be used as a SANG. The landowner has proposed that a small part of the SANG will be used as bespoke mitigation for their own development and the remaining capacity will be available as mitigation for other developments.

3.50 The planning application was refused by the Council's planning committee in November 2016. The applicant is currently appealing this decision. If it receives permission, it will have a five kilometre catchment and provide avoidance for most of the east of the borough.

Russell Place Farm, Worplesdon

3.51 Russell Place Farm has been proposed as a SANG through a planning application (planning application ref. 13/P/01453). The application was refused by the Council's planning committee in July 2016 and the and the applicant is currently appealing the decision. The landowner has previously agreed to make the SANG available as avoidance for developments within its catchment and if it receives permission it would have a five kilometre catchment that would extend from Ash to Guildford town centre.

Manor Farm, south of Tongham

3.52 Manor Farm, south of Tongham, has been proposed as a SANG through a planning application (planning application ref. 16/P/00222). The application was refused by the Council's planning committee in October 2016 and is currently being appealed. A part of the SANG would be required to provide bespoke mitigation for the applicant's own development and the application states that there is potential for the remaining SANG capacity to be provided to other developments in the area. The proposed SANG extends across the borough boundary into Waverley.

3.53 The SANG would be over 17 hectares and could have a four kilometre catchment covering the southern part of Ash and Tongham and parts of Waverley, subject to considerations of access.

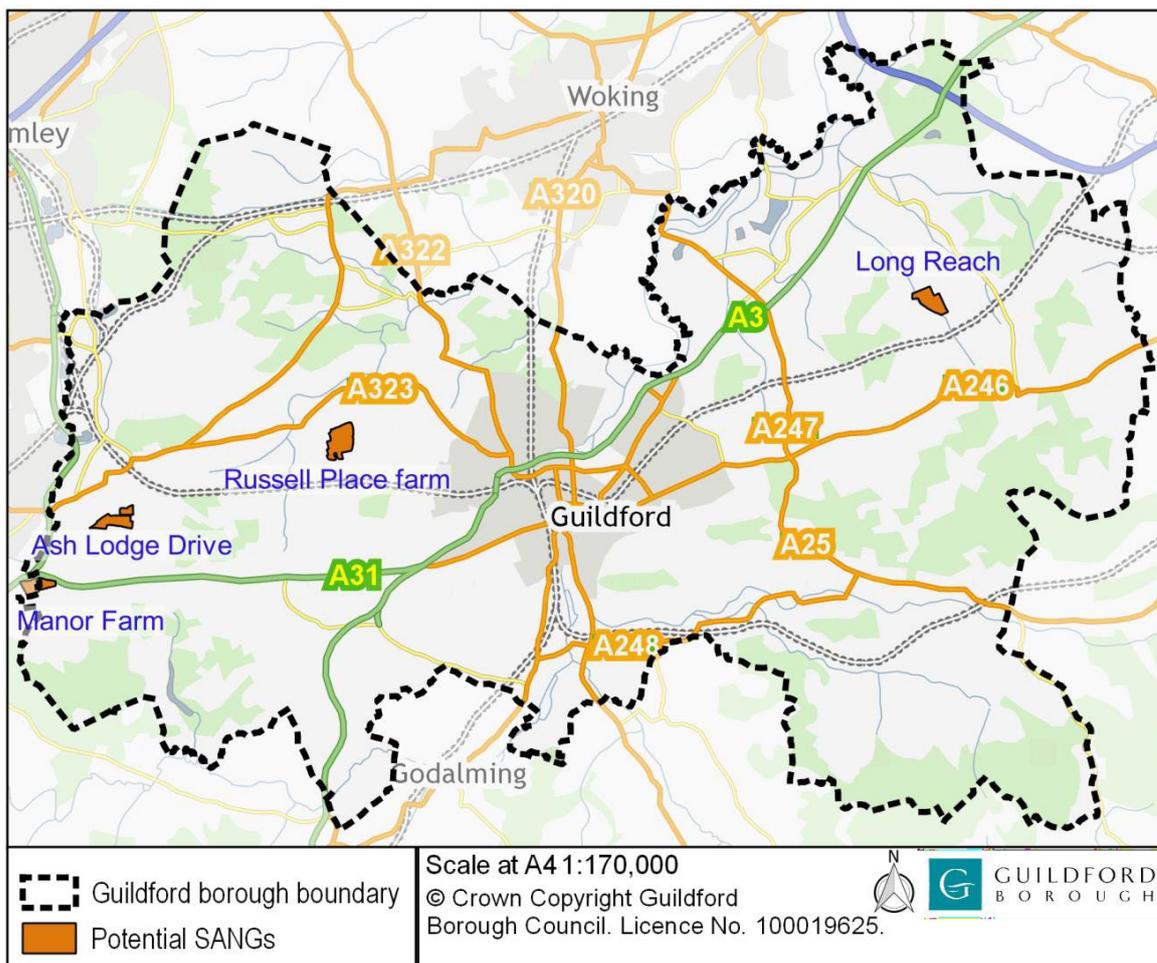


Figure 4: Potential strategic SANGs on land outside Council ownership

See **Appendix 1** for a detailed map.

Further options for new SANGs

3.54 The following options for strategic SANGs have been considered in the past and remain potential options, but are not currently considered preferable.

- Broad Street and Backside Common and Stringers Common, Worplesdon.
- Tongham Pools, Tongham.

Broad Street and Backside Common and Stringers Common

3.55 Informal agreement was reached at officer level between the relevant parties that land at Broad Street and Backside Common (128 ha) and Stringers Common (29.6ha) can be designated as SANGs. The land, which is Registered Common Land, is owned by Surrey County Council (SCC) and managed by the Surrey Wildlife Trust. NE has agreed in principle that the land meets its criteria for SANG and a programme of improvement works has been identified.

3.56 SCC adopted a policy in 2012 which requires developments that use SANGs on land owned by SCC to contribute an additional fee over and above any SANG tariff paid. It is not clear at

this stage whether this additional fee would be viable or could jeopardise the delivery of other benefits, such as affordable housing.

- 3.57 The Council has a preference to deliver new SANGs on new public open space, rather than existing public open spaces like the commons, where this is possible. This reflects the opinion of the public and bodies that have an interest public open space, based on comments received in planning policy consultations.

Tongham Pools, Tongham

- 3.58 NE have agreed in principle that a SANG can be provided at this 16 hectare site. The site is currently in SCC ownership and would operate under the policy described at 3.56.

Bespoke and privately owned SANGs

- 3.59 Bespoke SANGs are provided by developers for their own developments. Privately owned SANGs are SANGs provided and run by organisations or individuals other than the Council that are not tied to a particular development (note: the word private refers to ownership only and does not indicate a restriction on public access – all SANGs must be publicly accessible).
- 3.60 As with all SANGs, the land should be of appropriate character and meet the SANG guidelines set out in **Appendix 4**. The Council will consult with NE and if it is agreed that the proposed development will successfully avoid all potential impacts on the SPA through delivery of an appropriate bespoke SANG or use of a privately owned SANG the Council can conclude that there will be no likely significant effect and an Appropriate Assessment is not required.
- 3.61 Landowners or developers considering a SANG proposal should engage with NE through its Discretionary Advice Service.
- 3.62 Bespoke and privately owned SANG land must be secured as SANG in perpetuity (see 3.24 and 3.27). In order to grant permission for developments relying on bespoke and privately owned SANGs for mitigation, the Council will need to be certain that the long term provision of the SANG is secure. For this purpose, an in depth SANG Management Plan (that outlines the practical habitat management and explains how the requirements of the SANG Guidelines will be met) must be provided. Adequate funding must be agreed with the Council on the basis of the SANG management plan, including the requirement that no works in the SANG Management Plan will be considered discretionary and appropriate contingency costs are covered. In the unlikely event that future costs eventually prove to be less than anticipated, any surplus funds will remain ring-fenced to the site and be used to provide the avoidance measures for longer than the initial funding period of 125 years.
- 3.63 To ensure a SANG site is secured in perpetuity, the Council will normally require that ownership and management of SANG land passes to the Council, the arrangements for which will be negotiated with landowners on a case-by-case basis. Where the Council takes over responsibility for a SANG, it may not always require a sum based on the total value of SANG tariffs that the SANG could attract, but will expect to receive (or be able to collect through the SANG tariff) sufficient funding to cover all the costs required to maintain it for 125 years. It will need to be clearly demonstrated that the proposed level of funding is sufficient, and funding mechanisms are reliable, workable and enforceable, providing sufficient funding for the proper long term management of the SANG. This should include robust evidence for any interest rates used to demonstrate financial security.
- 3.64 In order to take on new SANG land, whether through ownership or an agreement to manage the land (including step-in rights, see 3.25), authority will need to be sought in line with the

Council's constitution. Depending on the details of the proposal, this is likely to require a decision either by the Council's Executive or by Full Council.

- 3.65 Maintenance must be appropriate for the site and reflect the Council's experience of what may be required to create and maintain a SANG successfully.
- 3.66 For all privately owned SANGs, the Council will need to be able to monitor the allocation of SANG to new developments to ensure that the capacity of the site will not be exceeded. The Council will also need to monitor the cost of SANG provision to developers in order to monitor development viability. An effective mechanism for this process must be agreed with the Council and a monitoring fee may be charged.

SANG Tariff

- 3.67 Where developments require SANG and do not propose to provide their own bespoke SANG, developers can pay a tariff to secure SANG mitigation from the Council's strategic SANGs (subject to available capacity). Money collected through the SANG tariff is ring-fenced for the delivery, maintenance and management of SANGs.
- 3.68 The tariff represents three parts as follows.
- Initial capital enhancement (ICE) at up to five per cent of the tariff.
 - Maintenance and replacement of infrastructure for 125 years at 55 per cent of the tariff less the amount spent on ICE.
 - Lastly a sum representing the cost of the constraints that the Council will be placing on its land, in terms of keeping the land available for public access while it is being used as a SANG and the value added to land by facilitating development. This part will be spent on the associated costs of managing SANG, the provision and maintenance of desirable works on the site and the future cost of potentially managing the site beyond the duration of 125 years.
- 3.69 In all cases the split within the tariff may vary depending on the specific costs of maintenance and capital work on each SANG site and the value of the land. The split set out above should be regarded as guidance only.
- 3.70 Monies collected will be held within one account for each SANG. Initial capital enhancement will be paid by a Pump Fund loaned from the Council which will subsequently be paid back when the SANG is operational and developer contributions are collected. A Pump Fund is a fund used to implement set-up works prior to bringing a SANG online. Maintenance schedule spending plans are part of a suite of tools used as indicative guides to ensure that the tariff is correct and that sufficient funds are available to secure a SANG for 125 years. Additional capital works may continue on a SANG in line with the future evolution of the site as knowledge of the challenges and opportunities on each site continues to develop.
- 3.71 The SANG tariff is based on the Council's experience of the cost of delivering and operating SANGs. The tariff sets a differential rate based on dwelling size (number of potential bedrooms) as a fair reflection of the number of additional residents likely to arise, based on the costs of delivering and maintaining SANG. It charges a flat mitigation cost of £2,461.91 for each expected occupant. The data and workings out for this cost and the occupancy rates can be seen at **Appendix 6**.
- 3.72 Table 3 sets out the SANG tariff for the year 2016/2017. This will be updated each financial year and will increase in line with the Retail Price Index (RPI) measure of inflation. The

updated tariff will be set out in the annual update to the Planning Contributions Supplementary Planning Document. Occupancy rates are based on data from the 2011 census.

Table 3: SANG tariff

Potential bedrooms	Expected occupancy	SANG tariff 2016/17
Cost per occupant		£2,461.91
1 bedroom/studio	1.41	£3,471.29
2 bedrooms	1.98	£4,874.58
3 bedrooms	2.53	£6,228.63
4 bedrooms	2.99	£7,361.11
5 or more bedrooms	3.43	£8,444.35

3.73 When calculating the number of bedrooms in a house, any room at first floor level and above with an external window (excluding bathrooms) and with a floor area greater than 6.5 square metres that can realistically be used as a bedroom will be counted as a bedroom for the purposes of calculating the tariff. Studio flats will be treated in the way same as one bedroom dwellings.

SANG tariff funding mechanism

3.74 Where a financial contribution to secure SANG is required, the Council currently collects the tariff through a s106 agreement. However, this is under review and may be secured through an alternative legal agreement between the Council and an individual whereby the Council provides an appropriate amount of SANG capacity in return for a fee. The Council may also incorporate some or all of the tariff into the CIL at a future point, or a combination of measures may be used. The approach to funding may be based around the size of the scheme from which contributions are sought and the approach used may be decided through a financial threshold. The Council will publish details of the arrangements and append them to the strategy when they have been agreed if they change from the current s106 approach.

3.75 The Council is considering mechanisms for the funding of SANG other than CIL because there are a number of developments that are exempt from CIL, most notably affordable and self-build housing. If the Council is unable to fund the provision of SANG for these developments, it will be unable to grant permission for them, as impacts on the SPA could not be avoided. The provision of affordable housing is one of the priorities of the Guildford Housing Strategy 2015-20.

Strategic Access Management and Monitoring (SAMM)

3.76 In June 2009, the Joint Strategic Partnership Board (JSP Board) agreed an Outline Business Plan which identified the resources required to provide an effective Strategic Access Management and Monitoring (SAMM) project. This included revenue funding for staff and project work, together with long-term investment to fund the project in perpetuity, funded by contributions from all new additional residential dwellings within five kilometres of the SPA boundary and developments of over 50 net new dwellings in the five to seven kilometre zone.

Whereas SANG contributions are collected individually by each local authority, the JSP Board endorsed the principle of a separate single tariff to fund SANG measures, to be collected centrally and used strategically across the SPA. SANG funds are not used for the delivery, maintenance or management of SANGs.

3.77 Access management of the SPA is coordinated strategically through the JSP Board working with the Council and other SPA affected authorities, landowners and land managers. NE acts as host to the SANG project. The overarching strategy for access management includes:

- a consistent SPA/SANG “message” – signs, leaflets, educational material etc.
- guidance on access management on the SPA e.g. rangers
- the provision of wardens on the SPA
- the promotion of alternative sites for recreation
- the Thames Basin Heath Partnership Website at www.tbhpartnership.org.uk which details the project and provides information about SANGs and where to find them
- seasonal restrictions, campaigns etc., and
- guidance over access management on SANG e.g. appropriate design and facilities.

3.78 Access management of the SPA focuses on “soft” measures i.e. wardening, signage, leaflets and educational material. Where access restriction is proposed for the purposes of avoiding a recreational impact, this will be as a last resort, the reasons will be clearly identified and restrictions will be carried out with legal requirements and provisions to protect existing public or open access rights. Care will also be taken to protect other existing nature conservation interests on the SPA.

3.79 SANG should be provided for in perpetuity. A contribution towards the SANG project will be required from all affected new net residential development, regardless of whether SANG provision is bespoke or secured through payment of the Council’s tariff. The charge collected in relation to SANG will be pooled with other SPA affected authorities for strategic allocation. This will ensure that visitor management on the SPA is co-ordinated across the whole area, so that displacement of visitors from one area of the SPA to another is avoided.

3.80 Table 4 shows the SANG tariff. The calculations and methodology can be seen in **Appendix 7**.

Table 4: SANG tariff

Potential bedrooms	Expected occupancy	SANG tariff2016/17
1 bedroom	1.41	£411.01
2 bedrooms	1.98	£577.16
3 bedrooms	2.53	£737.48
4 bedrooms	2.99	£871.56
5 or more bedrooms	3.43	£999.82

3.81 The Council will retain an overview of access management provision in the borough to ensure that sufficient measures are being taken to protect the SPA and that a fair allocation of resources is made across the SPA affected area.

SAMM tariff funding mechanism

- 3.82 The SAMM tariff is collected through a s106 agreement. The Council is reviewing this approach alongside reviewing the mechanism for collecting SANG funding and may in future collect the tariff through an alternative legal agreement. If the approach is changed, the new arrangements will be appended to this strategy.

Temporary permissions for travellers' sites

- 3.83 Where temporary permission is granted for traveller accommodation and contributions for SAMM and/or SANG are required, a contribution based on a proportion of the tariff(s) will be sought.

Other costs

- 3.84 The developer will be required to pay the Council's minimum legal costs (£670, increasing for sites of over 25 homes) and the cost of monitoring the planning obligation (£500 per point in time monitored). These costs will be secured through a section 106 agreement.

Timing of contributions

- 3.85 Any monies for SANG or SAMM must be paid to the Council on or before the commencement of development unless otherwise agreed by the Council. This is to allow the Council time to implement any required works before the development is occupied.

4. Implementation, monitoring and review

- 4.1 This strategy is a material consideration in determining planning applications. All applications for residential planning permission must be assessed against any concerns of adverse effect on the SPA identified by NE. When submitting an application for residential development, applicants need to consider how any impacts of their development on the SPA can be avoided.

Spending

- 4.2 SANG tariff contributions from developers will be used to deliver new SANG sites or improve existing SANG land, providing infrastructure and site maintenance and management. NE agrees that any capital or land management works, including replacement of capital funded items e.g. stock fencing, bridges and habitat restoration, can be funded again from future development if such works are required. This is deemed necessary to meet the SANG guidelines criteria that a SANG must continue to provide a similar quality of experience as the SPA.
- 4.3 Due to the Council's legal responsibilities, the Council will prioritise the funding of SPA avoidance and mitigation measures from developer contributions.
- 4.4 The Council will use SANG funding to cover staff costs associated with the delivery, management and maintenance of SANGs. This may include funding a full or part time SANG Officer post.
- 4.5 In order to meet the Habitats Regulations tests, planning proposals must be linked to avoidance works within a timetable, and the avoidance works associated with that development must be completed before the occupants move in. Where a SANG exists and is

functioning as a SANG, capital and commuted monies can be collected towards improvement, maintenance and management of that SANG. In this instance the monies will be deemed as spent and on completion of a development it can be immediately occupied.

- 4.6 Some areas of the Borough are served by more than one SANG site as the catchment areas overlap. This means that the impact of developments proposed in any of the overlapping catchment areas can be avoided through financial contributions to works at either of the sites. During negotiations, officers will identify the site most appropriate for avoidance works. The financial contribution for each application will set out which site is being used as SANG. There may be occasions when the Council decides to split the contribution between two different SANGs. This approach is acceptable to NE.

Monitoring

- 4.7 Two levels of monitoring will be undertaken. The first, monitoring the success of avoidance and mitigation measures, will be carried out by the JSP Board, the affected local authorities, NE and existing landowners and managers, and funded by ensuring the charge levied on developer contributions includes an allowance for the cost of this work. The charge collected for this monitoring will be pooled for strategic allocation.
- 4.8 This monitoring, coordinated at a strategic level and in line with a Monitoring Strategy will address:
- habitat condition and bird numbers (an existing NE responsibility)
 - the provision of SANGs and delivery of dwellings
 - access management, and
 - visitor surveys.
- 4.9 The report "[Results of the 2012/13 visitor survey on the Thames Basin Heaths Special Protection Area \(SPA\) \(NECR136\)](#)" published in February 2014 by Natural England examines the effectiveness of the approach. A further report that follows up on this work is due in 2017.
- 4.10 The Council also undertakes its own monitoring. It reports annually to the JSP Board on SANG delivery within the borough, housing provision in the inner exclusion zone and zone of influence, and on its programme for future provision of SANG. It submits monitoring data relating to SAMM finances quarterly to the JSP Board.
- 4.11 The Council prepares a Monitoring Report each year. This report typically includes an analysis of the implementation of the strategy over the preceding year including the cash flow situation, consideration of the need for additional SANGs and an outline of the work towards their delivery.

Review

- 4.12 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 does not currently have an up to date housing target within an adopted Development Plan. The interim housing number of 322 homes a year (agreed in May 2012) does not take account of an up to date assessment of the objectively assessed housing need as required by the NPPF at paragraph 47.
- 4.13 The West Surrey Strategic Housing Market Assessment 2015 (SHMA), updated in March 2017, indicates that the objectively assessed housing need for Guildford borough is 654

homes per year (between 2015 and 2034). This includes an up-lift for affordability, economic factors and student growth. The SHMA does not take account of land supply or development constraints within the borough and the figure is not considered a housing target, though the SHMA is the starting point for the setting of a housing target through the emerging local plan. Given the lack of certainty over the future quantum and location of development, the Council will review this strategy at appropriate points as needed.

- 4.14 Financial contributions for SANG (but not SAMM) will be updated on an annual basis on 1 April to reflect inflation based on the Retail Price Index (RPI).
- 4.15 The tariff will be reviewed when relevant data is updated, for example, when the national census is undertaken and new data indicates that household occupancy rates have changed. The tariff may also be reviewed where monitoring indicates that it is not set at the right amount to fund delivery and maintenance of SANGs in the long term.
- 4.16 The JSP Board 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 or desirable.

5. References and further reading

Thames Basin Heaths Special Protection Area Delivery Framework (Thames Basin Heaths Joint Strategic Partnership Board, 2009)

<https://www.guildford.gov.uk/tbhspa>

Guildford Thames Basin Heaths Special Protection Area Avoidance Strategy 2009-2016 (Guildford Borough Council, 2010)

<https://www.guildford.gov.uk/tbhspa>

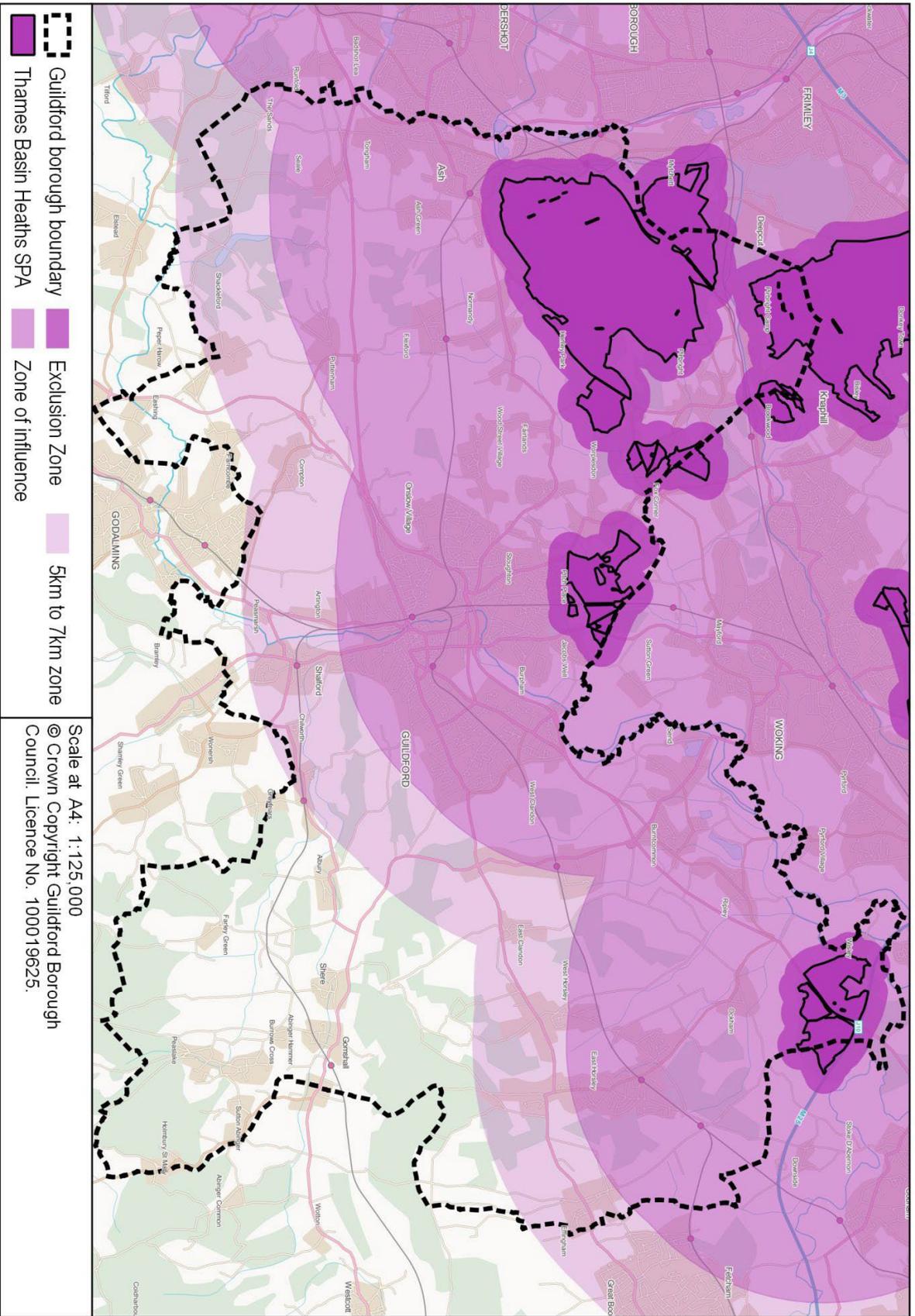
Thames Basin Heaths Special Protection Area SPA Avoidance Strategy 2009- 2014 Background Paper (in Appendix 8 of the Avoidance Strategy 2009-2016) (Guildford Borough Council, 2010)

<https://www.guildford.gov.uk/tbhspa>

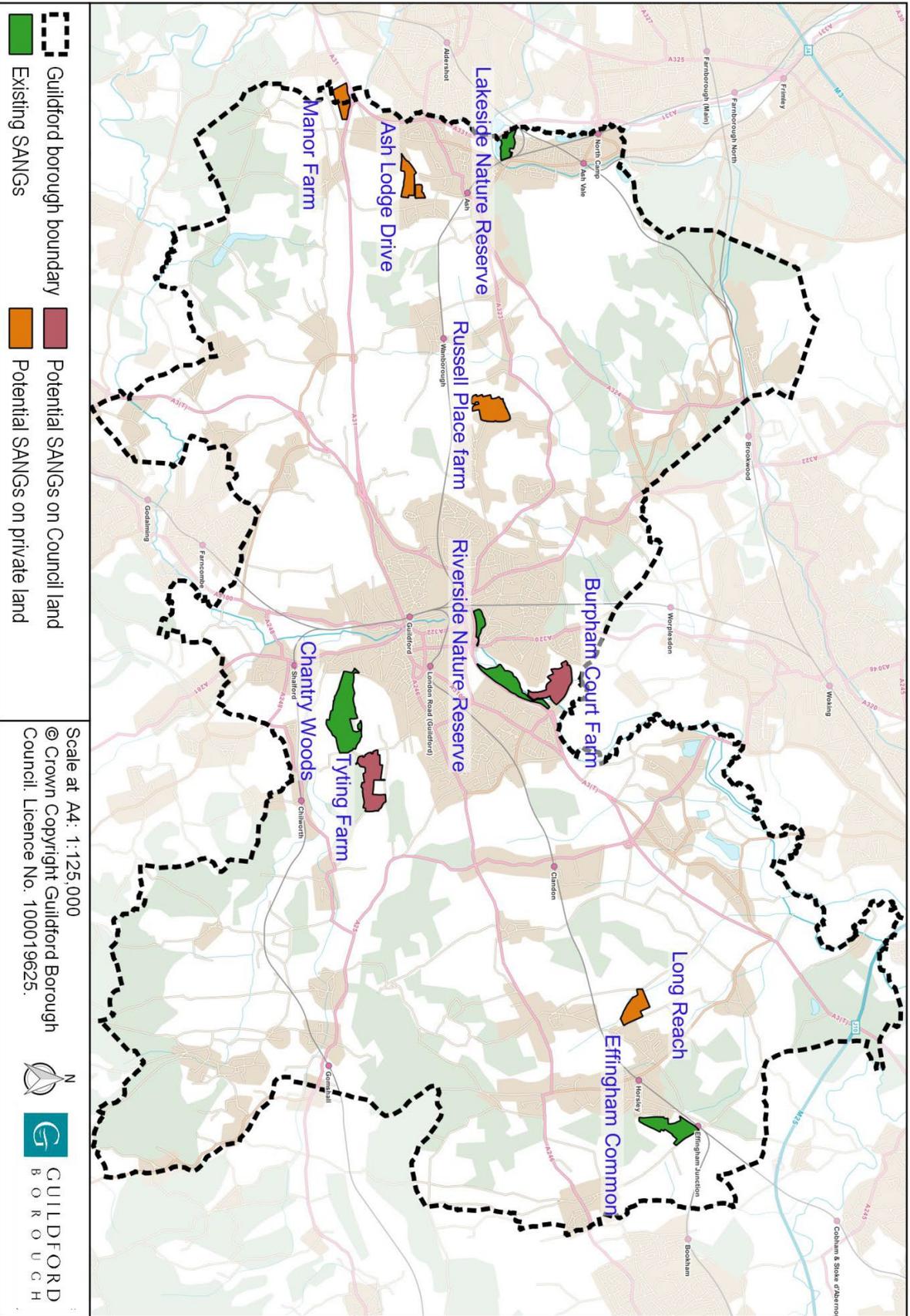
NECR 136: Results of the 2012/13 visitor survey on the Thames Basin Heaths Special Protection Area (SPA) (Natural England,

<http://publications.naturalengland.org.uk/publication/4514481614880768?category=10006>

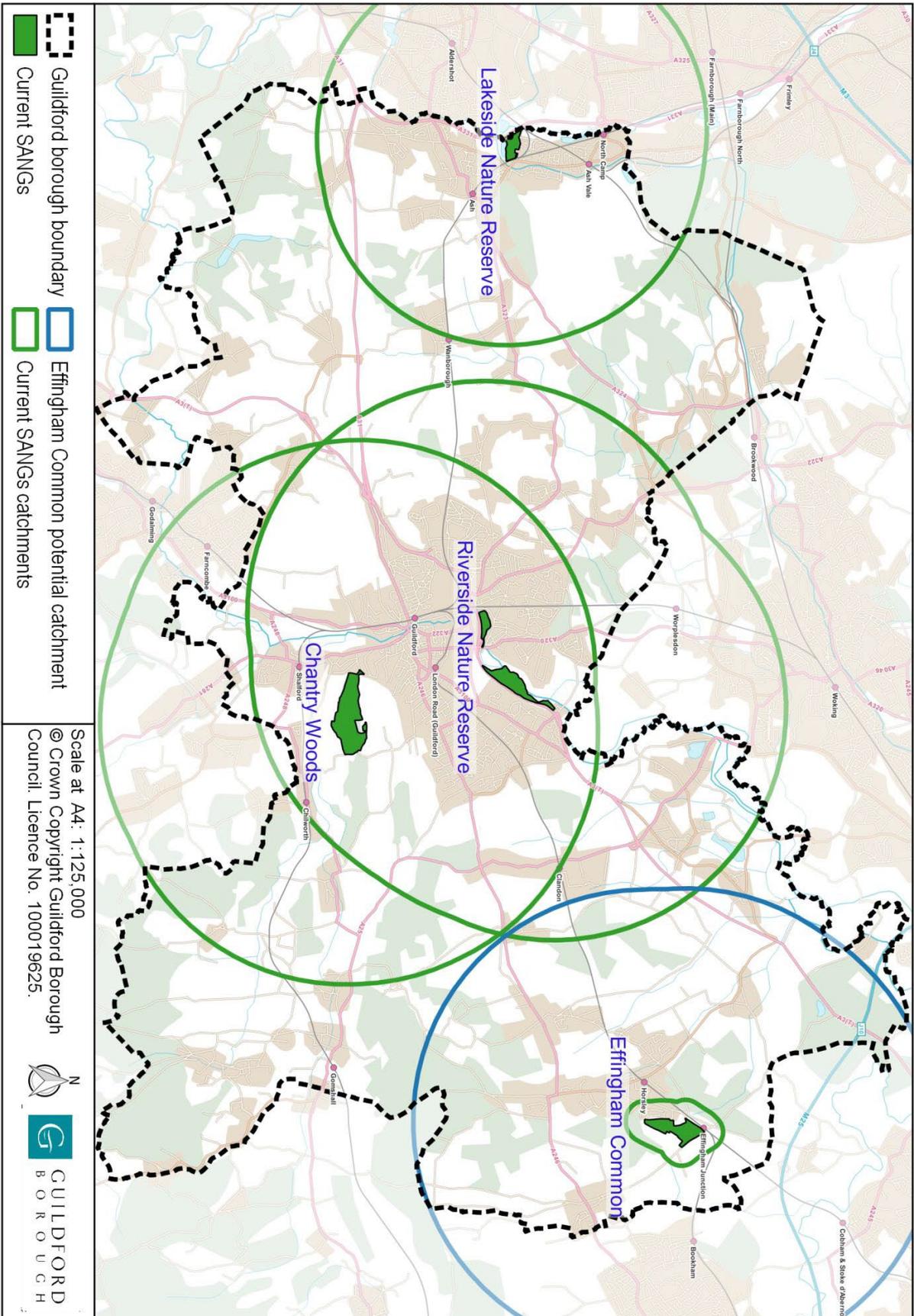
SPA zones in the borough of Guildford

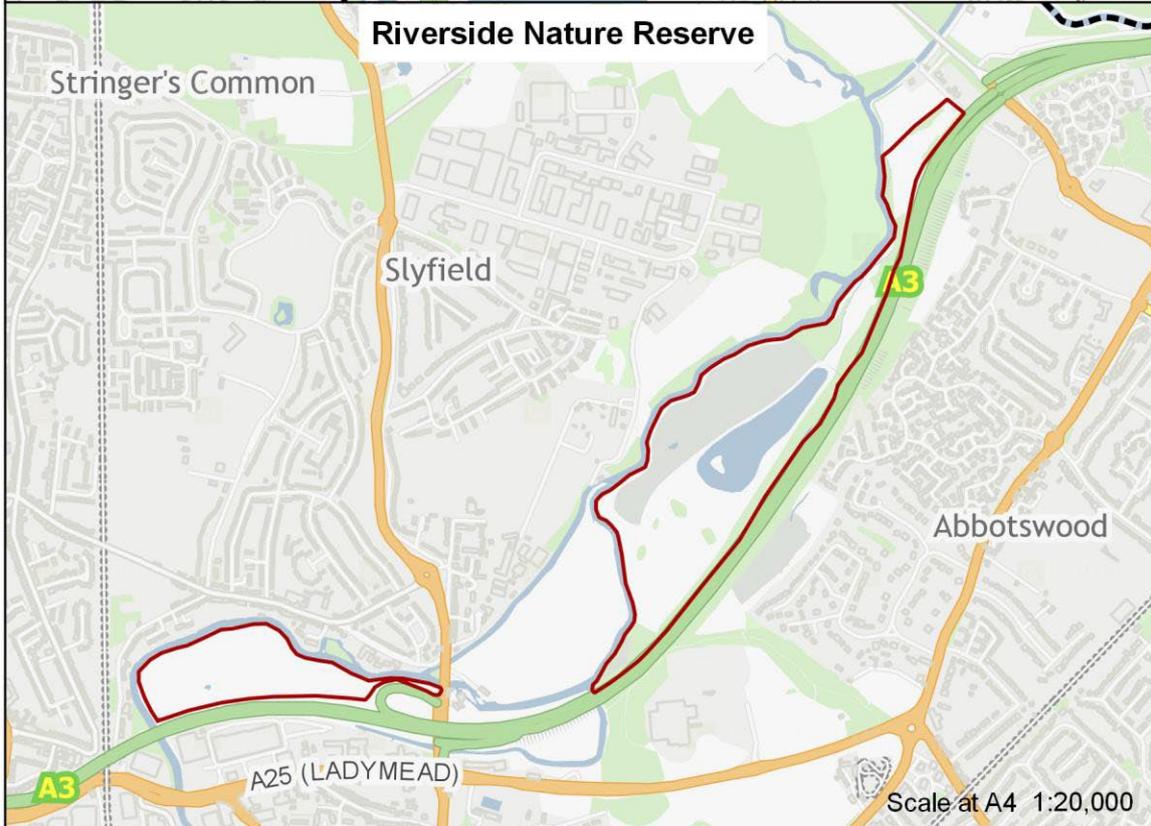


Existing and potential SANGs



Current SANGs and current and potential catchments





- SANG boundary
- Guildford borough boundary

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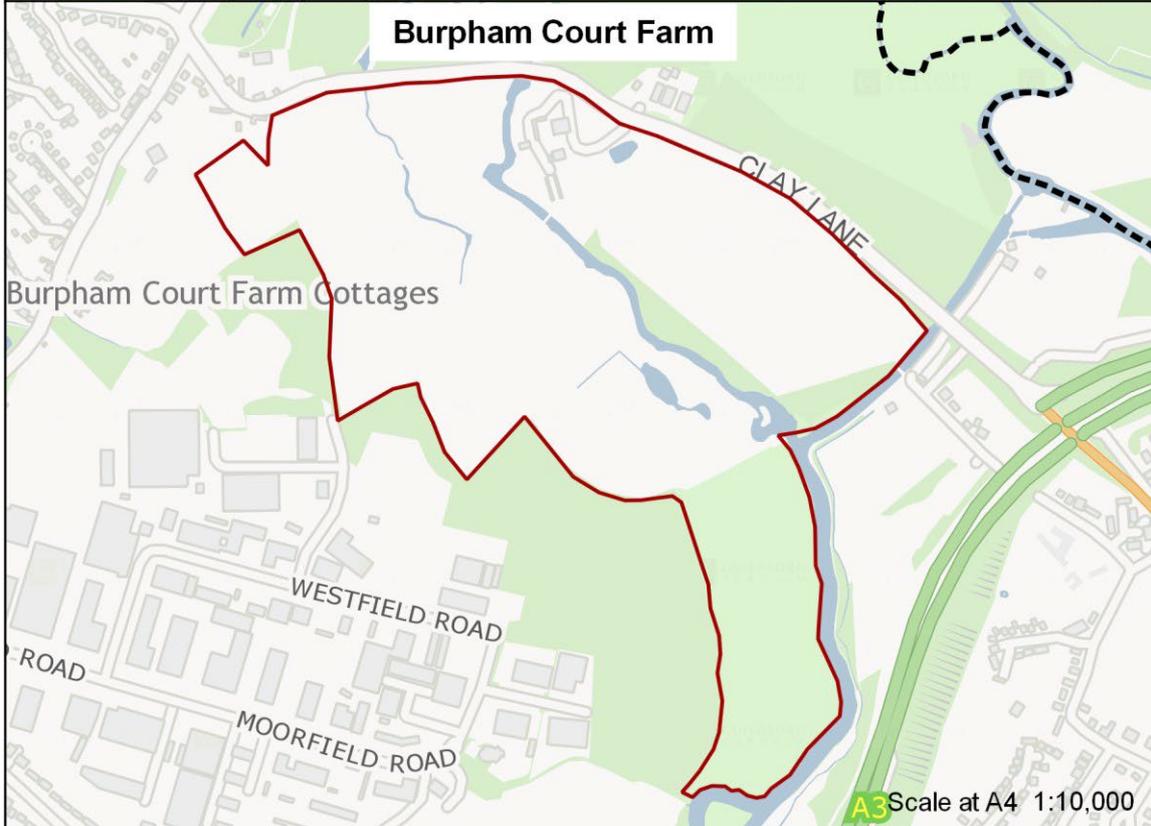




 SANG boundary

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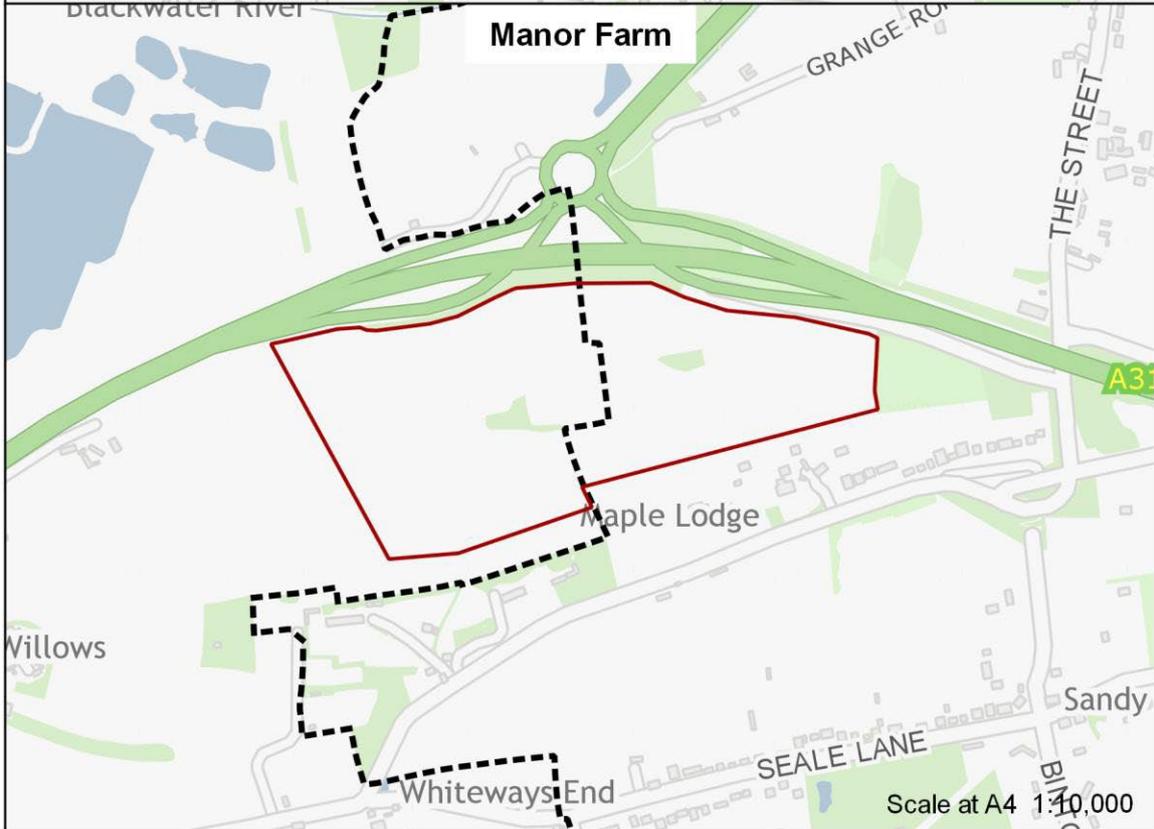




-  SANG boundary
-  Guildford borough boundary

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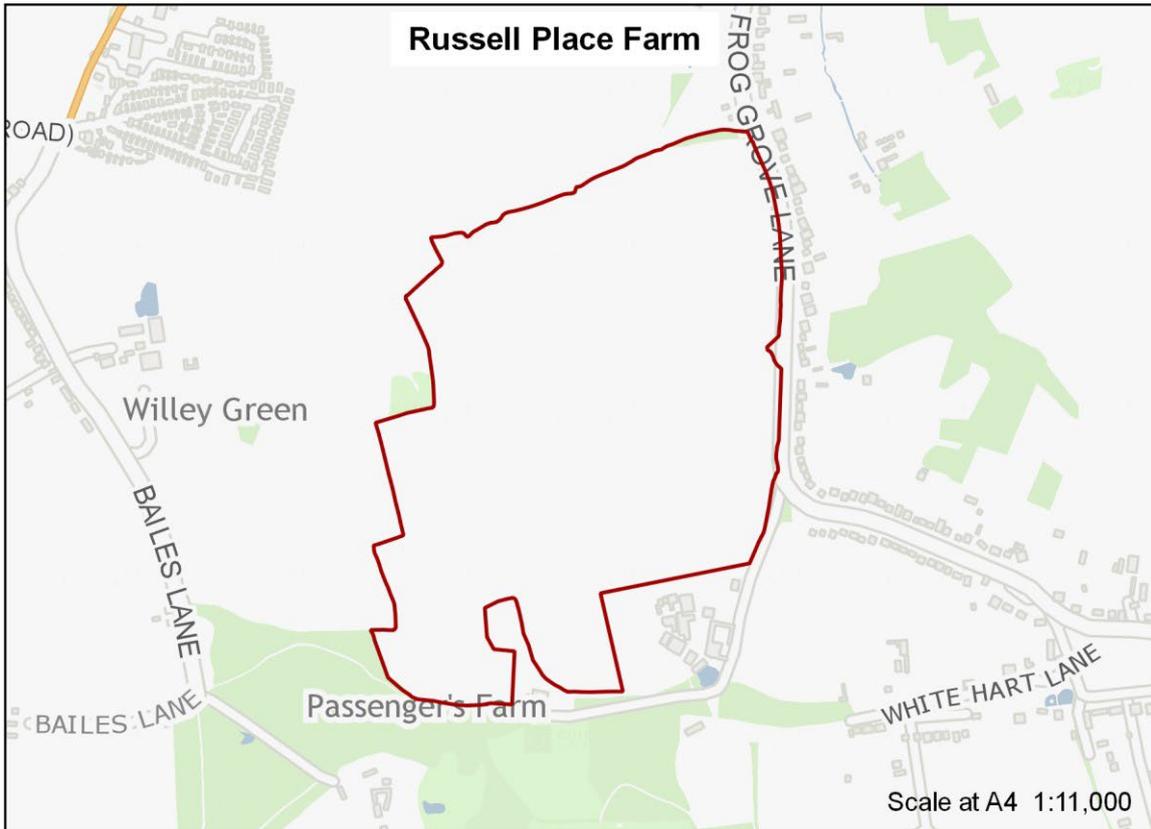




-  SANG boundary
-  Guildford borough boundary

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 SANG boundary

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Appendix 2: South East Plan policy NRM6 Thames Basin Heaths Special Protection Area

(The South East Plan, Regional Spatial Strategy for the South East of England, GOSE May 2009)

POLICY NRM6: THAMES BASIN HEATHS SPECIAL PROTECTION AREA

New residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures must be agreed with Natural England.

Priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures. Where mitigation measures are required, local planning authorities, as Competent Authorities, should work in partnership to set out clearly and deliver a consistent approach to mitigation, based on the following principles:

- i. a zone of influence set at 5km linear distance from the SPA boundary will be established where measures must be taken to ensure that the integrity of the SPA is protected
- ii. within this zone of influence, there will be a 400m "exclusion zone" where mitigation measures are unlikely to be capable of protecting the integrity of the SPA. In exceptional circumstances, this may vary with the provision of evidence that demonstrates the extent of the area within which it is considered that mitigation measures will be capable of protecting the integrity of the SPA. These small locally determined zones will be set out in local development frameworks (LDFs) and SPA avoidance strategies and agreed with Natural England
- iii. where development is proposed outside the exclusion zone but within the zone of influence, mitigation measures will be delivered prior to occupation and in perpetuity. Measures will be based on a combination of access management, and the provision of Suitable Accessible Natural Greenspace (SANG).

Where mitigation takes the form of provision of SANG the following standards and arrangements will apply:

- iv. a minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) should be provided per 1,000 new occupants
- v. developments of fewer than 10 dwellings should not be required to be within a specified distance of SANG land provided it is ensured that a sufficient quantity of SANG land is in place to cater for the consequent increase in residents prior to occupation of the dwellings
- vi. access management measures will be provided strategically to ensure that adverse impacts on the SPA are avoided and that SANG functions effectively
- vii. authorities should co-operate and work jointly to implement mitigation measures. These may include, inter alia, assistance to those authorities with insufficient SANG land within their own boundaries, co-operation on access management and joint development plan documents
- viii. relevant parties will co-operate with Natural England and landowners and stakeholders in monitoring the effectiveness of avoidance and mitigation measures and monitoring visitor pressure on the SPA and review/amend the approach set out in this policy, as necessary
- ix. local authorities will collect developer contributions towards mitigation measures, including the provision of SANG land and joint contributions to the funding of access management and monitoring the effects of mitigation measures across the SPA
- x. large developments may be expected to provide bespoke mitigation that provides a combination of benefits including SANG, biodiversity enhancement, green infrastructure and, potentially, new recreational facilities.

Where further evidence demonstrates that the integrity of the SPA can be protected using different linear thresholds or with alternative mitigation measures (including standards of SANG provision different to those set out in this policy) these must be agreed with Natural England.

The mechanism for this policy is set out in the TBH Delivery Framework by the TBH Joint Strategic Partnership and partners and stakeholders, the principles of which should be incorporated into local authorities' LDFs.

Appendix 3: Letter from Natural England

Date: 26 June 2017
Our ref: 218835



Dan Knowles
Guildford Borough Council
Dan.Knowles@guildford.gov.uk
BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Dan

Thames Basin Heaths Special Protection Area Avoidance Strategy 2017

Thank you for your consultation on the above dated 21 July 2017 which was received by Natural England on the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England does not have any further comments to make on this proposed Thames Basin Heaths SPA avoidance strategy.

For clarification of any points in this letter, please contact Amy Steel on [REDACTED] or [REDACTED].

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Amy Steel
Thames Team
Sustainable Development

Page 1 of 1



Natural England is accredited to the Cabinet Office Service Excellence Standard

Appendix 4: Natural England guidelines for the creation of Suitable Alternative Natural Greenspace (SANG)

This document was factually updated in September 2021 following the release of Natural England's SANG guidelines August 2021. The previous SANG guidelines were deleted from Appendix 4 and can now be found on the Council's website at <https://www.guildford.gov.uk/article/25055/Thames-Basin-Heaths-Special-Protection-Area-SPD>.

Appendix 5: SANG management plans

Lakeside Nature Reserve – Capital items

Item	Cost	per Unit	Quantity	Cost (£)
Access - Bridge	£20,000.00		1	£20,000.00
Access - Footpath - upgrade	£20.00	m ²	1,900	£38,000.00
Bins - Dog	£600.00		3	£1,800.00
Bins - Litter	£600.00		3	£1,800.00
Car park - Security barrier	£7,500.00		1	£7,500.00
Ditch creation	£5.00	m	150	£750.00
Ditch restoration	£2.00	m	637	£1,274.00
Furniture - benches	£600.00		5	£3,000.00
Management - Grassland restoration	£500.00	ha	0	£235.00
Management - Hedgerow planting	£13.50	m	160	£2,160.00
Management - Pond restoration	£15.00	m ²	4,450	£66,750.00
Management - Ponds - marginal planting	£35.00	m	400	£14,000.00
Management - Scrub clearance	£5,000.00	ha	3	£15,000.00
Management - Scrub restoration	£5,000.00	ha	4	£20,000.00
Management - Wet Woodland tree - felling	£10,000.00	ha	2	£20,000.00
Management - Woodland planting	£2,200.00	ha	3	£6,600.00
Signage - Interpretation panels	£1,200.00		6	£7,200.00
Signage - Site entrance boards	£1,500.00		4	£6,000.00
Signage - Waymarker	£50.00		25	£1,250.00
Site promotion	£10,000.00		1	£10,000.00
Surveys - Ecological - Initial	£20,000.00		1	£20,000.00
Surveys - Visitors - Data loggers	£2,000.00		6	£12,000.00

Total cost

£275,319.00

Lakeside Nature Reserve – Land management

Item	Cost	per Unit	Amount	Initial Cost	Management cycle (yrs.)	Cost over 125 years (index linked @ 2%p.a.)
Access - Bridge	£20,000.00		1	£20,000.00	20	£232,361.90
Access - Footpath - upgrade	£20.00	m ²	1,900	£38,000.00	20	£441,487.61
Bins - Dog	£600.00		3	£1,800.00	5	£72,547.67
Bins - Litter	£600.00		3	£1,800.00	5	£72,547.67
Car park - Security barrier	£7,500.00		1	£7,500.00	20	£87,135.71
Car park - Upgrade	£3,000.00		1	£3,000.00	10	£63,446.94
Ditch management	£2.00	m	637	£1,274.00	5	£51,347.63
Furniture - benches	£600.00		5	£3,000.00	5	£120,912.79
Management - Conservation mowing	£200.00	ha	0.47	£94.00	1	£18,214.56
Management - Hedgerow maintenance	£5.00	m	160	£800.00	5	£32,243.41
Management - Noxious weeds control	£150.00	ha	1	£150.00	3	£9,398.38
Management - Ponds	£15.00	m ²	4,450	£66,750.00	10	£1,411,694.39
Management - Ponds - marginal planting	£35.00	m	400	£14,000.00	10	£296,085.72
Management - Scrub	£2,500.00	ha	5	£12,500.00	5	£503,803.28
Management - Wet Woodland tree - felling	£10,000.00	ha	2	£20,000.00	10	£422,979.59
Management - Woodland planting	£2,200.00	ha	2	£4,400.00	20	£51,119.62
Signage - Interpretation panels	£1,200.00		6	£7,200.00	5	£290,190.69
Signage - Site entrance boards	£1,500.00		4	£6,000.00	5	£241,825.57
Signage - Waymarker	£50.00		25	£1,250.00	10	£26,436.22
Site promotion	£7,000.00		1	£7,000.00	5	£282,129.84
Surveys - Ecological - Ongoing	£20,000.00		1	£20,000.00	10	£422,979.59
Surveys - Visitor surveys	£3,000.00		1	£3,000.00	1	£581,315.87
Surveys - Visitors - Data loggers	£2,000.00		6	£12,000.00	20	£139,417.14
Surveys - Visitors - Data loggers (annual maintenance)	£150.00		6	£900.00	1	£174,394.76
Contingency and additional management and staff costs	tbc					tbc

Total cost **£6,046,016.57**

Total cost of Capital works & Land management over 125 years* **£6,321,335.57**

* 2009 Spending Schedules do not show recently identified costs including management, staff on-costs and 10% contingency.

Riverside Nature Reserve – Capital items

Item	Cost	per Unit	Quantity	Cost (£)
Access - Boardwalk - creation	£100.00	m ²	750	£75,000.00
Access - Birdhide - creation	£4,000.00		1	£4,000.00
Access - Footpath - upgrade	£20.00	m ²	50	£1,000.00
Bins - Dog	£600.00		1	£600.00
Bins - Litter	£600.00		2	£1,200.00
Car park - Security barrier	£7,500.00		1	£7,500.00
Ditch restoration	£2.00	m	3,258	£6,516.00
Furniture - benches	£600.00		3	£1,800.00
Management - Grassland restoration	£200.00	ha	13	£2,600.00
Management - Hedgerow planting	£13.50	m	200	£2,700.00
Management - Hedgerow restoration	£5.00	m	780	£3,900.00
Management - Pond restoration	£15.00	m ²	962	£14,430.00
Management - Ponds - marginal planting	£35.00	m	200	£7,000.00
Management - Scrub clearance	£5,000.00	ha	2	£10,000.00
Management - Scrub restoration	£5,000.00	ha	1	£5,000.00
Management - Wet Woodland tree - felling	£10,000.00	ha	3	£30,000.00
Management - Woodland planting	£2,200.00	ha	0.5	£1,100.00
Management - Woodland tree - felling	£7,500.00	ha	0.5	£3,750.00
Signage - Interpretation panels	£1,200.00		7	£8,400.00
Signage - Site entrance boards	£1,500.00		2	£3,000.00
Signage - Waymarker	£50.00		20	£1,000.00
Site promotion	£10,000.00		1	£10,000.00
Surveys - Ecological - Initial	£10,000.00		1	£10,000.00

Total cost

£210,496.00

Riverside Nature Reserve – Land management

Item	Cost	per Unit	Amount	Initial Cost	Management cycle (years)	Cost over 125 years (index linked @ 2%p.a.)
Access - Boardwalk - creation	£100.00	m ²	750	£75,000.00	20	£871,357.13
Access - Birdhide - creation	£4,000.00		1	£4,000.00	20	£46,472.38
Access - Footpath - upgrade	£20.00	m ²	150	£3,000.00	20	£34,854.29
Access - Gates	£200.00		6	£1,200.00	10	£25,378.78
Bins - Dog	£600.00		4	£2,400.00	5	£96,730.23
Bins - Litter	£600.00		2	£1,200.00	5	£48,365.11
Car park - Security barrier	£7,500.00		1	£7,500.00	20	£87,135.71
Car park - Upgrade	£3,000.00		1	£3,000.00	20	£34,854.29
Ditch management	£2.00	m	3258	£6,516.00	5	£262,622.57
Furniture - benches	£600.00		3	£1,800.00	5	£72,547.67
Management - Conservation mowing	£200.00	ha	13	£2,600.00	1	£503,807.09
Management - Hedgerow maintenance	£5.00	m	500	£2,500.00	5	£100,760.66
Management - Noxious weeds control	£150.00	ha	7	£1,050.00	3	£65,788.64
Management - Ponds	£15.00	m ²	481	£7,215.00	10	£152,589.89
Management - Ponds - marginal planting	£35.00	m	200	£7,000.00	10	£148,042.86
Management - Scrub	£2,500.00	ha	5	£12,500.00	3	£783,198.10
Management - Wet Woodland tree - felling	£6,000.00	ha	3	£18,000.00	10	£380,681.63
Management - Woodland planting	£2,200.00	ha	1	£2,200.00	20	£25,559.81
Management - Woodland tree - felling	£7,500.00	ha	1	£7,500.00	20	£87,135.71
Signage - Interpretation panels	£1,200.00		7	£8,400.00	5	£338,555.80
Signage - Site entrance boards	£1,500.00		2	£3,000.00	5	£120,912.79
Signage - Waymarker	£50.00		20	£1,000.00	10	£21,148.98
Site promotion	£7,000.00		1	£7,000.00	5	£282,129.84
Surveys - Ecological - Ongoing	£20,000.00		1	£20,000.00	10	£422,979.59
Surveys - Visitor surveys	£3,000.00		1	£3,000.00	1	£581,315.87
Surveys - Visitors - Data loggers	£2,000.00		4	£8,000.00	20	£92,944.76
Surveys - Visitors - Data loggers (annual maintenance)	£150.00		4	£600.00	1	£116,263.17
Contingency and additional management and staff costs						tbc

Total cost **£5,804,133.36**

Total cost of Capital works & Land management over 125 years* **£6,014,629.36**

* 2009 Spending Schedules do not show recently identified costs including management, staff on-costs and 10% contingency.

Parsonage Watermeadows – Capital items

Item	Cost	per Unit	Quantity	Cost (£)
Access - Boardwalk - creation	£100.00	m ²	598	£59,800.00
Access - Birdhide - creation	£4,000.00		1	£4,000.00
Access - Footpath - upgrade	£5.00	m ²	300	£1,500.00
Access - Gates	£350.00		5	£1,750.00
Bins - Dog	£600.00		1	£600.00
Bins - Litter	£600.00		1	£600.00
Furniture - benches	£600.00		3	£1,800.00
Management - Wetland restoration	£500.00	ha	8	£4,400.00
Management - Wet Woodland tree - felling	£10,000.00	ha	0.1	£1,000.00
Signage - Interpretation panels	£1,200.00		4	£4,800.00
Signage - Site entrance boards	£1,500.00		2	£3,000.00
Signage - Waymarker	£50.00		10	£500.00
Site promotion	£2,000.00		1	£2,000.00
Surveys - Ecological - Initial	£10,000.00		1	£10,000.00
Surveys - Visitors - Data loggers	£2,000.00		4	£8,000.00

Total cost

£103,750.00

Parsonage Watermeadows – Land management

Item	Cost	per Unit	Amount	Initial Cost	Management cycle (years)	Cost over 125 years (index linked @ 2%p.a.)
Access - Boardwalk - creation	£100.00	m ²	598	£59,800.00	20	£694,762.09
Access - Birdhide - creation	£4,000.00		1	£4,000.00	20	£46,472.38
Access - Footpath - upgrade	£5.00	m ²	1053	£5,265.00	20	£61,169.27
Access - Fords	£1,000.00		3	£3,000.00	20	£34,854.29
Access - Gates	£350.00		5	£1,750.00	10	£37,010.71
Bins - Dog	£600.00		1	£600.00	5	£24,182.56
Bins - Litter	£600.00		1	£600.00	5	£24,182.56
Ditch management	£2.00	m	2252	£4,504.00	5	£181,530.40
Furniture - benches	£600.00		3	£1,800.00	5	£72,547.67
Management - Wet Woodland tree - felling	£10,000.00	ha	0.1	£1,000.00	7	£27,223.15
Management - Ponds	£15.00	m ²	648	£9,720.00	15	£126,664.47
Management - Conservation mowing	£200.00	ha	4.46	£892.00	1	£172,844.59
Management - Hedgerow maintenance	£5.00	m	757	£3,785.00	5	£152,551.63
Management - Noxious weeds control	£150.00	ha	3	£450.00	3	£28,195.13
Management - Scrub	£2,500.00	ha	0.5	£1,250.00	5	£50,380.33
Signage - Interpretation panels	£1,200.00		4	£4,800.00	5	£193,460.46
Signage - Site entrance boards	£1,500.00		2	£3,000.00	5	£120,912.79
Signage - Waymarker	£50.00		10	£500.00	10	£10,574.49
Site promotion	£2,000.00		1	£2,000.00	5	£80,608.52
Surveys - Ecological - Ongoing	£10,000.00		1	£10,000.00	10	£211,489.80
Surveys - Visitor surveys	£3,000.00		1	£3,000.00	1	£581,315.87
Surveys - Visitors - Data loggers	£2,000.00		4	£8,000.00	20	£92,944.76
Surveys - Visitors - Data loggers (annual maintenance)	£150.00		4	£600.00	1	£116,263.17
Contingency and additional management and staff costs						tbc

Total cost **£3,142,141.08**

Total cost of Capital works & Land management over 125 years* **£3,245,891.08**

* 2009 Spending Schedules do not show recently identified costs including management, staff on-costs and 10% contingency.

Chantry woods – Capital items

Item	Cost	per Unit	Quantity	Cost (£)
Access - Bridlepath - upgrade	£20.00	m ²	2215	£44,300.00
Access - Field gates	£300.00		7	£2,100.00
Access - Footpath - upgrade	£20.00	m ²	2500	£50,000.00
Access - Kissing gates	£200.00		12	£2,400.00
Access - Vehicular track - repair	£25.00	m ²	925	£23,125.00
Bins - Dog	£600.00		1	£600.00
Bins - Litter	£600.00		1	£600.00
Ditch creation	£5.00	m	286	£1,430.00
Ditch restoration	£2.00	m	100	£200.00
Furniture - benches	£600.00		20	£12,000.00
Management - Hedgerow planting	£13.50	m	50	£675.00
Management - Hedgerow restoration	£5.00	m	900	£4,500.00
Management - Pond creation	£15.00	m ²	540	£8,100.00
Management - Ponds - marginal planting	£35.00	m	128	£4,480.00
Management - Scrub clearance	£5,000.00	ha	5	£25,000.00
Management - Scrub restoration	£5,000.00	ha	2	£10,000.00
Management - Stock fencing	£8.00	m	2500	£20,000.00
Management - Woodland planting	£2,200.00	ha	15	£33,000.00
Management - Woodland tree - felling	£7,500.00	ha	15	£112,500.00
Signage - Interpretation panels	£1,200.00		7	£8,400.00
Signage - Site entrance boards	£1,500.00		2	£3,000.00
Signage - Waymarker	£50.00		80	£4,000.00
Site promotion	£10,000.00		1	£10,000.00
Surveys - Ecological - Initial	£20,000.00		1	£20,000.00
Surveys - Visitors - Data loggers	£2,000.00		8	£16,000.00

Total cost

£416,410.00

Chantry woods – Land management

Item	Cost	per Unit	Amount	Initial Cost	Management cycle (years)	Cost over 125 years (index linked @ 2%p.a.)
Access - Bridlepath - upgrade	£20.00	m ²	2215	£44,300.00	20	£514,681.61
Access - Field gates	£300.00		7	£2,100.00	20	£24,398.00
Access - Footpath - upgrade	£20.00	m ²	2500	£50,000.00	20	£580,904.76
Access - Kissing gates	£200.00		12	£2,400.00	20	£27,883.43
Access - Vehicular track - repair	£25.00	m ²	925	£23,125.00	20	£268,668.45
Bins - Dog	£600.00		1	£600.00	5	£24,182.56
Bins - Litter	£600.00		1	£600.00	5	£24,182.56
Car park - Upgrade	£7,500.00		1	£7,500.00	20	£87,135.71
Ditch management	£2.00	m	286	£572.00	5	£23,054.04
Furniture - benches	£600.00		20	£12,000.00	5	£483,651.15
Management - Conservation mowing	£200.00	ha	10	£2,000.00	1	£387,543.92
Management - Hedgerow maintenance	£5.00	m	950	£4,750.00	5	£191,445.25
Management - Noxious weeds control	£150.00	ha	5	£750.00	3	£46,991.89
Management - Ponds	£15.00	m ²	540	£8,100.00	10	£171,306.74
Management - Ponds - marginal planting	£35.00	m	128	£4,480.00	10	£94,747.43
Management - Scrub	£2,500.00	ha	8	£20,000.00	5	£806,085.24
Management - Stock fencing	£8.00	m	2500	£20,000.00	15	£260,626.48
Management - Woodland planting	£2,200.00	ha	5	£11,000.00	10	£232,638.78
Management - Woodland tree - felling	£7,500.00	ha	5	£37,500.00	10	£793,086.74
Management - tree disease	£600.00	ha	6	£3,600.00	1	£653,771.67
Signage - Interpretation panels	£1,200.00		7	£8,400.00	5	£338,555.80
Signage - Site entrance boards	£1,500.00		2	£3,000.00	5	£120,912.79
Signage - Waymarker	£50.00		80	£4,000.00	10	£84,595.92
Site promotion	£7,000.00		1	£7,000.00	5	£282,129.84
Surveys - Ecological - Ongoing	£20,000.00		1	£20,000.00	10	£422,979.59
Surveys - Visitor surveys	£3,000.00		1	£3,000.00	1	£581,315.87
Surveys - Visitors - Data loggers	£2,000.00		8	£16,000.00	20	£185,889.52
Surveys - Visitors - Data loggers (annual maintenance)	£150.00		8	£1,200.00	1	£232,526.35
Contingency and additional management and staff costs						tbc

Total cost

£7,945,892.06

Total cost of Capital works & Land management over 125 years*

£8,362,302.06

* 2009 Spending Schedules do not show recently identified costs including management, staff on-costs and 10% contingency.

Effingham Common – Capital items

Item	Cost	per Unit	Quantity	Cost (£)
Access - Bridlepath - upgrade	£20.00	m ²	1600	£32,000.00
Access - Footpath - upgrade	£20.00	m ²	600	£12,000.00
Access - Pedestrian bridge	£500.00		4	£2,000.00
Access - Vehicular track - upgrade	£25.00	m ²	550	£13,750.00
Bins - Dog	£600.00		1	£600.00
Bins - Litter	£600.00		1	£600.00
Car park - Creation	£20,000.00		1	£20,000.00
Car park - High/low barrier	£2,000.00		1	£2,000.00
Ditch restoration	£2.00	m	1500	£3,000.00
Furniture - benches	£600.00		4	£2,400.00
Management - Grassland restoration	£500.00	ha	12	£6,000.00
Management - Hedgerow planting	£13.50	m	200	£2,700.00
Management - Hedgerow restoration	£5.00	m	630	£3,150.00
Management - Ponds restoration	£15.00	m ²	3834	£57,510.00
Management - Ponds - marginal planting	£35.00	m	250	£8,750.00
Management - Scrub clearance	£5,000.00	ha	1	£5,000.00
Management - Scrub restoration	£5,000.00	ha	1	£5,000.00
Management - Wet woodland - felling	£10,000.00	ha	1	£10,000.00
Management - Woodland planting	£2,200.00	ha	2	£4,400.00
Management - Woodland tree - felling	£7,500.00	ha	1	£7,500.00
Signage - Interpretation panels	£1,200.00		6	£7,200.00
Signage - Site entrance boards	£1,500.00		3	£4,500.00
Site promotion	£10,000.00		1	£10,000.00
Surveys - Ecological - Initial	£10,000.00		1	£10,000.00
Surveys - Visitors - Data loggers	£2,000.00		7	£14,000.00

Total cost

£244,060.00

Effingham Common – Land management

Item	Cost	per Unit	Amount	Initial Cost	Management cycle (years)	Cost over 125 years (index linked @ 2%p.a.)
Access - Bridlepath - upgrade	£20.00	m ^c	1600	£32,000.00	20	£371,779.04
Access - Footpath - upgrade	£20.00	m ^c	600	£12,000.00	20	£139,417.14
Access - Pedestrian bridge	£500.00		4	£2,000.00	20	£23,236.19
Access - Vehicular track - upgrade	£25.00	m ²	550	£13,750.00	20	£159,748.81
Bins - Dog	£600.00		1	£600.00	5	£24,182.56
Bins - Litter	£600.00		1	£600.00	5	£24,182.56
Car park - High/low barrier	£2,000.00		1	£2,000.00	20	£23,236.19
Car park - Upgrade	£7,500.00		1	£7,500.00	20	£87,135.71
Ditch management	£2.00	m	2170	£4,340.00	5	£174,920.50
Furniture - benches	£600.00		4	£2,400.00	5	£96,730.23
Management - Conservation mowing	£200.00	ha	28	£5,600.00	1	£1,085,122.96
Management - Hedgerow maintenance	£5.00	m	630	£3,150.00	5	£126,958.43
Management - Noxious weeds control	£150.00	ha	12	£1,800.00	3	£112,780.53
Management - Ponds	£15.00	m ^c	958	£14,370.00	10	£303,910.84
Management - Ponds - marginal planting	£35.00	m	200	£7,000.00	10	£148,042.86
Management - Scrub	£2,500.00	ha	3	£7,500.00	3	£469,918.86
Management - Wet woodland - felling	£10,000.00	ha	2	£20,000.00	10	£422,979.59
Management - Woodland planting	£2,200.00	ha	1	£2,200.00	10	£46,527.76
Management - Woodland tree - felling	£7,500.00	ha	2	£15,000.00	10	£317,234.70
Management - Tree Disease	£600.00	ha	0.8	£480.00	1	£87,754.67
Signage - Interpretation panels	£1,200.00		6	£7,200.00	5	£290,190.69
Signage - Site entrance boards	£1,500.00		3	£4,500.00	5	£181,369.18
Signage - Waymarker	£50.00		20	£1,000.00	10	£21,148.98
Site promotion	£7,000.00		1	£7,000.00	5	£282,129.84
Surveys - Ecological - Ongoing	£20,000.00		1	£20,000.00	10	£422,979.59
Surveys - Visitor surveys	£3,000.00		1	£3,000.00	1	£581,315.87
Surveys - Visitors - Data loggers	£2,000.00		7	£14,000.00	20	£162,653.33
Surveys - Visitors - Data loggers (annual maintenance)	£150.00		7	£1,050.00	1	£203,460.56
Contingency and additional management and staff costs						tbc

Total cost **£6,391,048.15**

Total cost of Capital works & Land management over 125 years* **£6,635,108.15**

* 2009 Spending Schedules do not show recently identified costs including management, staff on-costs and 10% contingency.

Appendix 6: Calculations for SANG tariff

The SANG tariff has been calculated to cover the cost of delivering and maintaining SANGs for a minimum of 125 years. The following table sets out the remaining costs on the Council's existing SANGs and the remaining capacity. The tariff consists of three elements:

- initial capital enhancement (ICE)
- maintenance and replacement of infrastructure in for 125 years, and
- a sum representing the cost of the constraints that the Council will be placing on its land, the value of SANG and maintenance costs beyond 125 years.

The table below shows the expected costs for delivering the remaining capacity based on the number of people for which avoidance can still be provided. All costs associated with securing SANG mitigation for 125 years are apportioned on a pro-rata basis, providing an accurate picture of the costs incurred per-person for the life of a SANG.

As part of a range of tests, this information is used by the Council to assess the SANG tariff. The costs are derived from the management plans for these SANGs (see **Appendix 5**).

	Remaining Capacity (Hectares)	ICE* and 125 years maintenance	Plus £80k per hectare **	Cost per person for remaining capacity
Lakeside NR	0.1	£158,033.39	£166,033.39	£13,282.67
Chantry Wood	27.91	£6,141,890.80	£8,374,690.80	£2,400.48
Riverside NR	2.25	£902,194.40	£1,082,194.40	£3,847.80
Effingham Common	28.95	£5,649,599.44	£7,965,599.44	£2,201.20
Parsonage Wm	4.76	£1,716,715.73	£2,097,515.73	£3,525.24
Total		£14,568,433.76	£19,686,033.76	

Average cost of SANG mitigation per person

£2,461.91

* Initial Capital Enhancement

** The additional £80,000 per hectare represents 35% of the tariff, calculated per person on the basis that 1000 people require eight hectares of SANG. This fee represents the cost to the Council, based on experience, for placing a constraint on its land for the period of perpetuity, the value added to land by providing mitigation for development and awareness that the land may require maintenance beyond the minimum period of 125 years. This sum remains ring-fenced for the development, provision, management and maintenance of SANG and may increase in relation to increasing land and development values.

These calculations were produced in the 2016/17 financial year and reflect the costs at that time. Following consultation on the draft strategy, the Council undertook further work, which resulted adoption being delayed to June 2017. The Council updates its planning contributions annually, typically by applying an uplift equal to the Retail Price Index (RPI) measure of inflation for the previous financial year. Therefore, the above tariff will be increased in line with RPI after adoption.

Appendix 7: Calculations for SAMM tariff

The SAMM tariff was set at a standard £630 per dwelling by the JSP Board in 2009 based on the number of homes likely to be built in the SPA affected area and the amount of money needed to deliver the SAMM project across the SPA (set out in the JSP Board Outline Business Plan). Details of this calculation can be seen in the [Strategic Access Management and Monitoring Project Tariff Guidance from Natural England](#) published in March 2011.

The Council has previously rolled this tariff forward by the Retail Price Index each year. However, under the guidance mentioned above, this is not a requirement and several boroughs have kept the SAMM tariff at £630. The Council has chosen to do the same in order to reduce the upward pressure on house prices. Therefore, the SAMM tariff has fallen when compared to years prior to the introduction of this strategy.

The Natural England guidance recommends that a proportional tariff is calculated based on occupancy and an enabling adjustment based on the mix of housing predicted to be delivered, to ensure that across all homes the average home delivers the required £630 sum:

$$\text{Tariff} = (\text{Occupancy} \times \text{Standard Cost}) + \text{Enabling Adjustment}$$

The approach assumes that across the SPA affected area as a whole, the average housing occupancy rate will be 2.4 people per dwelling. Therefore, the £630 tariff breaks down to £262.50 per person (referred to in the guidance as the “standard cost”). Based on current occupancy rates derived from the 2011 census, the tariff would be adjusted as in the following table.

Potential bedrooms	Occupancy rate	Tariff (occupancy x £262.50)
1 bedroom	1.41	£370.13
2 bedrooms	1.98	£519.75
3 bedrooms	2.53	£664.14
4 bedrooms	2.99	£784.84
5 or more bedrooms	3.43	£900.38

An enabling adjustment must be applied to this to ensure that homes return £630 on average.

When applying the enabling adjustment, the guidance cautions that the information used should be recent and reflect experience of market delivery rather than housing need. Therefore, the enabling adjustment is based on data for housing commencements and completions since June 2012, rather than the mix we would expect to see if emerging local plan policies on housing mix are implemented. The SAMM tariff calculation will be reviewed if it is considered that the Council’s new Local Plan (once adopted) has had an impact on the housing delivery mix.

June 2012 is taken as the base date because the NPPF was introduced in March 2012, ushering in the present planning policy regime. June is around eight weeks after March, which is the length of time planning applications submitted under the previous planning policy regime would have taken to pass through the planning system. Therefore, the period from June 2012 up to the present (August 2016) is considered to both represent recent delivery and provide an indication about future delivery. The table below sets out the mix of houses in planning applications that have commenced or been completed between June 2012 and August 2016.

Property type	No. delivered	Tariff	Total tariff	Enabling adjustment	Adjusted tariff	Total adjusted tariff
1 bed	211	£630	£78,096.38	11.045%	£411.01	£86,722.12
2 bed	307	£630	£159,563.25	11.045%	£577.16	£177,187.01
3 bed	160	£630	£106,260.00	11.045%	£737.48	£117,996.42
4 bed	149	£630	£116,946.38	11.045%	£871.56	£129,863.10
5+ bed	25	£630	£22,509.38	11.045%	£999.82	£24,995.54
Total	852		£483,375.38			£536,764.19

Average tariff (tariff / homes)

£567.34

£630

Based on the mix of houses expected to be delivered, the average house would pay a SAMM tariff of £567.34 if the tariff is calculated on occupancy alone. Therefore, the SAMM tariff is adjusted by 11.045 per cent to ensure that the average home will contribute £630.00 to the SAMM project. The SAMM tariff is set as follows:

- One bed home: £411.01
- Two bed home: £577.16
- Three bed home: £737.48
- Four bed home: £871.56
- Five or more bed home £999.82

Glossary and abbreviations

Appropriate Assessment	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.
Competent Authority	The decision maker under the Habitats and Species Regulations 2010: often the local authority, but could be a planning inspector or other body responsible for assessing a plan or project. The Regulations require competent authorities to consider or review planning permission, applied for or granted, affecting a European site, and, subject to certain exceptions, restrict or revoke permission where the integrity of the site would be adversely affected.
Community Infrastructure Levy (CIL)	A tariff allowing councils to raise funds from the owners or developers of land undertaking new building projects in their area. The Council agreed the principle of preparing a CIL for Guildford borough in September 2011.
Development Plan	A set of documents, currently comprising the Guildford Borough Local Plan 2003, any adopted neighbourhood plans in the Guildford borough area, the Surrey 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.
Local Plan	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.
Monitoring Report	An annual report, the primary purpose of which is to share information about the Local Plan and new development in Guildford borough. The report includes information as to the availability of SANG.
National Planning Policy Framework (NPPF)	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.
Natura 2000 Sites	An ecological network of sites (SPAs and SACs) established under the Habitats Directive to provide strong protection for Europe's wildlife areas.
Natural England (NE)	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.
Section 106 Agreement (s106)	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.
Site of Special Scientific Interest (SSSI)	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.
Special Area of Conservation (SAC)	A nature conservation site designated under the Habitats Directive for its habitat or species interest.
Special Protection Area (SPA)	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.
Strategic Access Management and Monitoring Project (SAMM)	A project overseen by Natural England and Hampshire County Council. It implements standard messages, wardening, education and access management across the Thames Basin Heaths SPA to avoid and mitigate impacts on the SPA from recreational pressure.
Suitable Alternative Natural Greenspace (SANG)	Attractive natural/semi-natural green spaces that function as an alternative to the SPA for recreation. SANGs help to avoid adverse impacts on the SPA from increased recreational pressure brought by new residential development within the vicinity of the SPA by providing alternative sites for recreation.
Supplementary Planning Document (SPD)	A planning document produced at the local level to build upon and provide more detailed advice or guidance on local policies.
Thames Basin Heaths Joint Strategic Partnership (JSP)	A partnership of Thames Basin Heaths-affected Local Authorities and key stakeholders, which oversees the implementation of sub-regional guidance and plans for the long term protection of the SPA. The JSP is advised by a number of bodies including Natural England, the Royal Society for the Protection of Birds and Wildlife Trusts in the South East.
Thames Basin Heaths Special Protection Area Delivery Framework	Produced by the JSP, the Delivery Framework guides the production and revision of local authorities' Thames Basin Heaths SPA Strategies.