Notification under Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

Adoption Statement

Thames Basin Heaths SPA Supplementary Planning Document (SPD)

In accordance with the above regulations, notice is hereby given that Runnymede Borough Council formally adopted the Thames Basin Heaths SPA SPD on **14 April 2021** which replaces the existing Thames Basin Heaths Supplementary Planning Guidance (SPG) dated November 2009. The SPD will come into force on the 15th April 2021.

The Thames Basin Heaths SPA SPD sets out the approach the Council will take to mitigating likely significant impacts to the Thames Basin Heaths SPA from new residential development between 400m and 7km of the SPA boundary. The SPD also changes the method of calculating financial contributions for Suitable Accessible Natural Greenspace (SANG) and Strategic Access Management & Monitoring (SAMM) from a dwelling based approach to an occupancy based approach.

The adopted SPD incorporates modifications made pursuant to Section 23(1) of the Planning & Compulsory Purchase Act 2004 (as amended). A list of the modifications made are set out in the table below.

In accordance with Regulation 11(2)(c) & (d) of the Town & Country Planning (Local Planning)(England) Regulations 2012 (as amended), any person with sufficient interest in the decision to adopt the Thames Basin Heaths SPA SPD may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and in any event not later than 3 months after the date on which the SPD was adopted.

Further information

For further information, please contact a member of the Planning Policy Team by email at planningpolicy@runnymede.gov.uk or by telephone at 01932 838383.

Table of Modifications to the Thames Basin Heaths SPA SPD

Additional text is set out in red text with deletions crossed through

Paragraph	Original Text	Text as Modified on Adoption	Reason
1.1.1	The Thames Basin Heaths (TBH) comprise over	The Thames Basin Heaths (TBH) comprise over 8,000	Description of protected sites
	8,000 hectares (ha) of heathland sites located	hectares (ha) of heathland sites located across Surrey,	amended to reflect UK exiting
	across Surrey, Hampshire and Berkshire (Figure 1)	Hampshire and Berkshire (Figure 1) and forms part of	the EU.
	and forms part of a Natura 2000 network of sites	the National Site Network a Natura 2000 network of	
	of international importance to nature	sites of international important ance to nature	
	conservation, established under the Habitats	conservation (formerly known as the Natura 2000	
	directives.	network prior to the UK exiting the European Union).	
		established under the Habitats directives.	
1.1.5	Approximately two-thirds of the Borough of	Approximately two-thirds of the Borough of	Typographical error.
	Runnymede lie within the SPA's 5km buffer zone,	Runnymede lies within the SPA's 5km buffer zone,	
	requiring avoidance and mitigation strategies to	requiring avoidance and mitigation strategies to be	
	be considered for new residential development	considered for new residential development within	
	within this area.	this area.	
1.3.4	Due to the number of new homes proposed over	Due to the number of new homes proposed over the	To clarify the plan referred to
	the plan period, and the fact that two-thirds of	plan period, and the fact that two-thirds of the	is the Local Plan.
	the Borough lies within the zone of influence, the	Borough lies within the zone of influence, the Local	
	Plan includes Policy EE10 which relates to the	Plan includes Policy EE10 which relates to the	
	protection of the Thames Basin Heaths Special	protection of the Thames Basin Heaths Special	
	Protection Area. The policy wording can be found	Protection Area. The policy wording can be found in	
	in Appendix 2.	Appendix 2.	
2.3.1	Two avoidance measures are promoted by	Two avoidance measures are promoted by Natural	To clarify that SANG must be
	Natural England and endorsed by the JSP Board.	England and endorsed by the JSP Board. These are	in place before development is
	These are Suitable Alternative Natural	Suitable Alternative Natural Greenspace (SANG) and	occupied.
	Greenspace (SANG) and Strategic Access	Strategic Access Management and Monitoring	
	Management and Monitoring (SAMM). SANGs	(SAMM). SANGs are areas that currently are not in	
	are areas that currently are not in use for	use for recreation and so are a new alternative	
	recreation and so are a new alternative provision	provision to the SPA or are existing areas that are	

Paragraph	Original Text	Text as Modified on Adoption	Reason
	to the SPA or are existing areas that are	significantly under-used and so have the capacity to	
	significantly under-used and so have the capacity	absorb additional recreational use. In the latter	
	to absorb additional recreational use. In the	category it is important to consider why the site is	
	latter category it is important to consider why the	under-used and whether it truly represents an	
	site is under-used and whether it truly represents	alternative resource. SANGs should be in place before	
	an alternative resource. SANGs should be in place	development any development arising on the SPA is	
	before any development arising on the SPA is	occupied avoided.	
	avoided.		
2.5.1	The Conservation of Habitats and Species	The Conservation of Habitats and Species Regulations	Description of relevant
	Regulations 2017 (as amended) implement in	2017 (as amended) implement in Great Britain the	legislation amended to reflect
	Great Britain the requirements of the EU	requirements of the EU Directive on the Conservation	UK exiting the EU.
	Directive on the Conservation of Natural Habitats	of Natural Habitats and of Wild Flora and Fauna (the	
	and of Wild Flora and Fauna (the Habitats	Habitats Directive) (Council Directive 92/43/EEC).	
	Directive) (Council Directive 92/43/EEC). They	They also protect areas classified under Directive	
	also protect areas classified under Directive	2009/147/EC of the European Parliament and of the	
	2009/147/EC of the European Parliament and of	Council of 30th November 2009 on the conservation	
	the Council of 30th November 2009 on the	of wild birds (codified version) (the Birds Directive).	
	conservation of wild birds (codified version) (the	The Regulations aim to protect a network of sites that	
	Birds Directive). The Regulations aim to protect a	have rare or important habitats and species in order	
	network of sites that have rare or important	to safeguard biodiversity.	
	habitats and species in order to safeguard		
	biodiversity.		
2.5.2	Under Article 6(3) of the Habitats Directive,	Under Regulation 63 of the Conservation of Habitats	Description of protected sites
	Competent Authorities have a duty to ensure that	and Species Regulations 2017 (as amended) Article	and relevant legislation
	all the activities they regulate have no adverse	6(3) of the Habitats Directive , Competent Authorities	amended to reflect UK exiting
	effect on the integrity of any of the Natura 2000	have a duty to ensure that all the activities they	the EU.
	sites. The Competent Authority (in this case	regulate have no adverse effect on the integrity of	
	Runnymede Borough Council) must assess the	any of the National Site Network Natura 2000 sites.	
	possible effects of a plan or project on any Natura	The Competent Authority (in this case Runnymede	
	2000 sites through a Habitats Regulations	Borough Council) must assess the possible effects of a	
	Assessment (HRA). The European Court of Justice	plan or project on any National Site Network site	
	judgement in 'People Over Wind, Peter	Natura 2000 sites through a Habitats Regulations	

Paragraph	Original Text	Text as Modified on Adoption	Reason
	Sweetman v Coillte Teoranta C-323/17'	Assessment (HRA). The European Court of Justice	
	established the legal principle that a full	judgement in 'People Over Wind, Peter Sweetman v	
	Appropriate Assessment (AA) must be carried out	Coillte Teoranta C-323/17' established the legal	
	for all planning applications involving a net gain in	principle that a full Appropriate Assessment (AA)	
	residential units in areas affected by the Thames	must be carried out for all planning applications	
	Basin Heaths SPA, and that a Habitats Regulations	involving a net gain in residential units in areas	
	Screening Assessment cannot take into account	affected by the Thames Basin Heaths SPA, and that a	
	any proposed measures to mitigate any likely	Habitats Regulations Screening Assessment cannot	
	impact at the screening stage. The council is	take into account any proposed measures to mitigate	
	therefore now required to carry out a full	any likely impact at the screening stage. The council is	
	Appropriate Assessment of relevant plans and	therefore now required to carry out a full Appropriate	
	planning applications.	Assessment of relevant plans and planning	
		applications.	
3.1.3	In assessing any planning application for a C2 or	In assessing any planning application for a C2 or C3	Clarification added that
	C3 care or extra care facility the Council will take	care or extra care facility the Council will take account	occupancy of C2 or C3 care
	account of whether there is any risk of the	of whether there is any risk of the residents of the	homes to be considered on an
	residents of the facility causing a likely significant	facility causing a likely significant effect upon the	individual basis under advice
	effect upon the integrity of the SPA.	integrity of the SPA. The occupancy of C2 or C3 care	from Natural England.
		or extra care facilities will be considered on an	
		individual basis under advice from Natural England.	
3.1.6	For developments within Use Class C3	For developments within Use Class C3	Clarification that only net
	(dwellinghouses) including conversions, where	(dwellinghouses) including conversions, where there	additional dwellings in class C3
	there is an increase in occupants these are	is a net an increase in dwelling units, occupants these	will give rise to effects on the
	considered to give rise to likely significant effect	are considered to give rise to likely significant effect	SPA which does not include
	to the SPA and will be required to contribute	to the SPA and will be required to contribute towards	replacement dwellings. This is
	towards avoidance measures. This includes	avoidance measures. This includes dwellings falling	in line with the TBH Joint
	dwellings falling within use Classes C3a, C3b and	within use Classes C3a, C3b and C3c. Replacement	Delivery Framework.
	C3c.	dwellings are not subject to the strategy set out	Clarification that residential
		within this SPD. Residential annexes will be	annexes will be considered on
240	A collection of the collection	considered on an individual basis.	an individual basis.
3.1.8	Applications for new student accommodation will	Applications for new student accommodation will be	Clarification that student
	be assessed on a range of criteria and as such, it	assessed on a range of criteria and as such, it is	accommodation will be

Paragraph	Original Text	Text as Modified on Adoption	Reason
	is strongly advised that applicants engage with	strongly advised that applicants engage with the	considered on an individual
	the Council at the pre application stage. For the	Council at the pre application stage. For the purposes	basis under advice from
	purposes of calculating occupancy each room	of calculating occupancy The occupancy of student	Natural England.
	meeting the criteria listed in paragraph 4.3.2 and	accommodation will therefore be assessed on an	
	4.3.3 will be treated as a separate one-bedroom	individual basis under advice from Natural England.	
	dwelling but where areas of shared living space	each room meeting the criteria listed in paragraph	
	are supplied, and are considered to be	4.3.2 and 4.3.3 will be treated as a separate one-	
	proportionate to the number of students they are	bedroom dwelling but where Areas of shared living	
	anticipated to serve, these areas will not be	space are supplied, and which are considered to be	
	subject to the strategy set out in this document.	proportionate to the number of students they are	
		anticipated to serve, these areas will not be subject to	
		the strategy set out in this document.	
3.1.9	Replacement dwellings, annexes, extensions	Replacement dwellings, annexes, extensions and loft	Residential extensions and
	and loft conversions	conversions	replacement dwellings are not
			net additional dwellings and
	Where an application for development results in	Where an application for development results in an	therefore there is no impact to
	an increase in potential occupancy levels, it is	increase in potential occupancy levels, it is possible	the SPA. Residential annexes
	possible that this will also lead to increased	that this will also lead to increased recreational	may have an impact
	recreational pressure during the lifespan of the	pressure during the lifespan of the development. It is	depending on occupancy, but
	development. It is therefore considered that the	therefore considered that the development is likely to	this will need to be considered
	development is likely to have a significant effect	have a significant effect on the SPA and will be	individually which has been
	on the SPA and will be required to provide	required to provide avoidance and mitigation	clarified in para 3.1.6
	avoidance and mitigation measures. For details of	measures. For details of the criteria used to	
	the criteria used to determine occupancy levels,	determine occupancy levels, see paragraphs 4.3.2 and	
	see paragraphs 4.3.2 and 4.3.3.	4 .3.3.	
3.1.16	Some types of development do not require	Some types of development do not require planning	Clarification that prior
(now	planning permission from the Council. These	permission from the Council. These include	approvals cannot proceed
3.1.15)	include developments covered by technical	developments covered by technical consents, prior	until written agreement under
	consents, prior approval, permission in principle	approval, permission in principle and permitted	the Habitats Regulations is
	and permitted development (such as the	development (such as the conversion of non-	given by the Council. This is
	conversion of non-residential space to residential	residential space to residential units). It is a condition	required under the Habitats
	units). As a matter of law, these developments	of the consent given by the General Permitted	Regulations.

Paragraph	Original Text	Text as Modified on Adoption	Reason
	must be compliant with the Habitats Regulations,	Development Order that any development which is	
	and it is expected that these developments	likely to have a significant effect upon the National	
	adhere to the principles set out in this strategy.	Site Network cannot proceed unless the Council has	
		given written approval under the Habitats Regulations	
		2017. A Prior Approval Notice does NOT constitute	
		approval under the Habitats Regulations. Therefore,	
		before a development can proceed the owners of the	
		land may need to enter into Section 106 planning	
		obligations in a form approved by the Council. The	
		Council may place an informative on any grant of	
		prior approval, technical consent or permission in	
		principle reminding applicants that written approval	
		under the Habitats Regulations is required before	
		development can proceed. As a matter of law, these	
		developments must be compliant with the Habitats	
		Regulations, and it is expected that these	
		developments adhere to the principles set out in this	
		strategy.	
3.1.17	Where avoidance and/or mitigation measures are	Where avoidance and/or mitigation measures are	As clarified above.
(now	required, these should be provided in line with	required, these should be provided in line with the	
3.1.16)	the approach set out in this document. In the	approach set out in this document. In the absence of	
	absence of an appropriate assessment for net	an appropriate assessment for net new residential	
	new residential development within the 400m-	development within the 400m-5km zone of influence	
	5km zone of influence and for residential	and for residential schemes of 50 or more dwellings	
	schemes of 50 or more dwellings within the 5-	within the 5-7km zone, the provisions of Article 3 of	
	7km zone, the provisions of Article 3 of the	the General Permitted Development Order (GPDO),	
	General Permitted Development Order (GPDO),	would require a full planning application to be	
	would require a full planning application to be	submitted and the permitted development listed	
	submitted and the permitted development listed	within Schedule 2 could not be lawfully implemented.	
	within Schedule 2 could not be lawfully	Where appropriate, the Council will enter into an	
	implemented. Where appropriate, the Council	agreement with anyone undertaking such	
	will enter into an agreement with anyone		

Paragraph	Original Text	Reason			
	undertaking such developmer avoidance and mitigation meathis strategy.	•	developments to prov measures in line with		
Table 4	Dwelling Size Occupancy Dwelling Size Occu		Occupancy	Occupancy rate for Traveller pitches added to guide	
	1 bedroom/studio	1.40	1 bedroom/studio	1.40	SANG/SAMM contributions
	2 bedrooms	1.85	2 bedrooms	1.85	from Traveller sites.
	3 bedrooms	2.50	3 bedrooms	2.50	
	4 bedrooms	2.85	4 bedrooms	2.85	
	5+ bedrooms	3.70	5+ bedrooms	3.70	
	Traveller Pitch 3.60* unless evidence demonstrates otherwise on a case by case basis		demonstrates otherwise		
4.3.3	Where it is reasonable to assutopography or the nature of the such as split level dwellings or occupation, will provide bedrefloor, this area will be assessed with the guidance in paragrap Applications for roof extension enlargements will be assessed habitable space and the poter conversion into bedrooms.	ne development, houses of multiple doms on the ground d in accordance h 4.3.2. hs and in terms of	Where it is reasonable the nature of the deve dwellings or houses of provide bedrooms on be assessed in accorda paragraph 4.3.2. Applienlargements will be a space and the potential bedrooms.	To be consistent with deletion of para 3.1.9	
5.1.4	Each Strategic SANG has a finiterms of the number of occup accommodate. Applications tallocation of strategic SANG careserved when the application Strategic SANG capacity will be	ants it can hat require the apacity will be n is registered.	terms of the number of occupants it can accommodate. Applications that require the allocation of strategic SANG capacity will be reserved when the application is registered. Strategic SANG		Clarification that SANG capacity will only be assigned to prior approvals when written agreement under the Habitats Regulations is given by the Council.

come, first served basis. This also applies to appeals that are registered. In instances where applications are refused or dismissed on appeal or where planning permission lapses, then the relevant allocated SANG capacity is returned for another development to utilise. Capacity is assigned when planning permission is granted but requires completion of a s106 agreement and payment in full of both SANG and SAMM contributions in order to secure the allocation in perpetuity. The Council monitors strategic SANG capacity on an ongoing basis. basis. This also applies to appeals that are registered. In instances where applications are refused or dismissed on appeal or where planning permission lapses, then the relevant allocated SANG capacity is returned for another development to utilise. Capacity is assigned when planning permission is granted but requires completion of a s106 agreement and payment in full of both SANG and SAMM contributions in order to secure the allocation in perpetuity. The Council monitors strategic SANG capacity on an ongoing basis. The exception will be applications are refused or dismissed on appeal or where planning permission lapses, then the relevant allocated SANG capacity is returned for another development to utilise. Capacity is assigned when planning permission is granted but requires completion of a s106 agreement and payment in full of both SANG and SAMM contributions in order to secure the allocation in perpetuity. The Council monitors strategic SANG capacity on an ongoing basis. The exception will be applications such as permitted	
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perpetuity. The Council monitors strategic SANG capacity on an ongoing basis. The exception will be applications which require separate written approval	
capacity on an ongoing basis. applications which require separate written approval	
under the Habitats Regulations such as permitted	
development, prior approvals, permissions in principle	
and technical consents. For these applications'	
capacity will be assigned when written approval under	
the Habitats Regulations is given by the Council.	
	tion of how the SANG
	ition per occupant has
	lculated.
as follows and equate to £903.50 per occupant: follows and equate to £903.50 per occupant. The	
occupancy contribution is based on and will replace	
the £2,000 per dwelling contribution the Council	
currently charges for its strategic SANG, the basis for	
which can be found in the 2009 Runnymede Thames	
Basin Heaths Supplementary Planning Guidance.	
Dwelling Size SANG Laritt	calculation of SANG
Occupancy Family Occupancy Contribution	ition per dwelling to 2
1 bedroom/studio 1.40 £1,265 1 bedroom/studio 1.40 £1,265 decimal	places.
04.074	
2 bedrooms 1.85 £1,671 2 bedrooms 1.85 £1,671.48	

Paragraph	Original Text			Text as Modified on A	doption		Reason
	3 bedrooms	2.50	£2,259	3 bedrooms	2.50	£2,259 £2,258.75	
	4 bedrooms	2.85	£2,575	4 bedrooms	2.85	£2,575 £2,574.98	
	5+ bedrooms	3.70	£3,343	5+ bedrooms	3.70	£3,343 £3,342.95	
New para 5.1.15	N/A			Where development i of non-C3 development strategy, net occupant individual basis under	nts as defined in cy will be consid	Section 3 of this ered on an	Clarification that net occupancy of development for non-C3 accommodation will be considered individually.
6.1.3	SAMM contribution rates for a net increase in residential dwellings within the 400m to 5km zone of influence, and prior to any level of discounting permitted by Natural England, are set out within Table 8. These equate to £360 per			SAMM contribution rates for a net increase in residential dwellings within the 400m to 5km zone of influence, and prior to any level of discounting permitted by Natural England, are set out within Table 8. These equate to £360 per occupant and include an uplift agreed by the JSP on 19 November 2020.			Clarification that the SAMM contribution includes the uplift recently agreed by the JSP on the 19th November 2020.
6.1.6	occupant. Where developments are seeking to contribute to a SANG controlled by a third party, all contributions for SAMM must be paid to the Council who will release funds to the third party in accordance with the arrangements in place to deliver and maintain the SANG. In addition to the tariff quoted below, an administration cost would also be applied in such instances to account for officer hours. This will ensure that the Council fulfils its duty as competent authority to ensure that avoidance measures are provided to the required standard and that monies are available for access management and monitoring.			Where developments SANG controlled by a SANG SAMM must be release funds to the tharrangements in place SANG. In addition to tadministration cost we instances to account fulfils to ensure that avoidant the required standard for access managements.	third party, all co paid to the Coun ird party in acco to deliver and re the tariff quoted buld also be app or officer hours. its duty as comp and that monie	ontributions for ncil who will ordance with the maintain the below, an lied in such This will ensure petent authority e provided to s are available	Typographical error.

Paragraph	Original Text				Text as Modified on	Adoption			Reason
Table 9	Dwelling	SANG	SAMM	Tariffs Total	Dwelling Size	SANG	SAMM	Tariffs	To show calculation of SANG
	Size	Tariff	Tariff	ranno rotar	Bwoming 6126	Tariff	Tariff	Total	contribution per dwelling to 2
	1 bedroom/st	£1,265	£504	£1,769	1 bedroom/studio	£1,265 £1,264.90	£504	£1,769 £1,768.90	decimal places.
	udio 2 bedrooms	£1,671	£666	£2,337	2 bedrooms	£1,671 £1,671.48	£666	£2,337 £2,337.48	
	3 bedrooms	£2,259	£900	£2,337 £3,159	3 bedrooms	£2,259 £2,258.75	£900	£3,159 £3,158.75	
	4 bedrooms	£2,575	£1,026	£3,601	4 bedrooms	£2,575 £2,574.98	£1,026	£3,601 £3,600.98	
	5+ bedrooms	£3,343	£1,332	£4,675	5+ bedrooms	£3,343 £3,342.95	£1,332	£4,675 £4,674.95	
6.1.8	Any s106 contr				Any s106 contribution	n payments		le to the	Clarification that if
	the Council are to be secured by planning			Council are to be secured by planning obligations and			contributions made by		
	obligations and paid no later than prior to			paid no later than prior to occupation of the first			instalments for developments		
	occupation of the first dwelling. If a large			dwelling. If a large development is likely to be built in			coming forward in phases,		
	development is	•	•	-	phases, payment by instalment may be considered. If			that the contribution will fall	
	payment by ins	talment ma	y be consi	dered.	paying in instalments, each instalment should be paid			due before occupation of the	
					no later than prior to	occupation	of the firs	t dwelling	first dwelling in each phase. To
					for each phase of the development.				ensure that no dwelling is
						occupied prior to SANG			
									delivery.
New para	N/A				For applications whe	re occupancy	y is unkno	wn such as	Clarification that where
6.1.9					outline or prior approval the Council will, where it is				occupancy is unknown (i.e.
					deemed by officers a	ippropriate to	o do so, a	oply a	outline applications) at the
					formula based appro	ach in any S1	LO6 or und	dertaking to	time of application, the
					ensure that SANG &	SAMM contr	ibutions a	re secured	Council may apply a formula
					which reflect the dev	elopment as	impleme	nted.	based approach.
Glossary	Appropriate As	ssessment (AA): An as	sessment,	Appropriate Assessr	nent (AA): Ar	n assessm	ent,	Description of protected sites
	required under	the Habitat	s Directive	e, if a plan or	required under the H	labitats Regu	llations Di	rective , if a	and legislation amended to
	project is judge	ed as likely t	o have a si	ignificant	plan or project is jud	ged as likely	to have a	significant	reflect UK exiting the EU.
	effect on a Nat	ura 2000 sit	e		effect on a National	Site Network	Natura 20	900 site.	

Paragraph	Original Text	Text as Modified on Adoption	Reason
Glossary	Habitats Regulations Assessment (HRA): An	Habitats Regulations Assessment (HRA): An	Description of protected sites
	assessment, required under the Habitats	assessment, required under the Habitats Regulations	and legislation amended to
	Directive, if a plan or project is judged as likely to	Directive, if a plan or project is judged as likely to have	reflect UK exiting the EU.
	have a significant effect on a Natura 2000 site.	a significant effect on a National Site Network Natura	
		2000 site.	
Glossary	Natura 2000 Sites: An ecological network of sites	National Site Network (Formerly Natura 2000 Sites):	Description of protected sites
	(SPAs and SACs) established under the Habitats	An ecological network of sites (SPAs and SACs)	and legislation amended to
	Directive to provide a strong protection for	protected established under the Habitats Regulations	reflect UK exiting the EU.
	Europe's wildlife areas.	Directive to provide a strong protection for the UK's	
		Europe's wildlife areas.	
Glossary	Special Area of Conservation (SAC): Sites that	Special Area of Conservation (SAC): Sites that are	Description of protected sites
	have been adopted by the European Commission	protected by the Habitats Regulations have been	and legislation amended to
	and formally designated by the government of	adopted by the European Commission and formally	reflect UK exiting the EU.
	each country in whose territory the site lies. They	designated for nature conservation by the	
	form part of a European network of important	government of each country in whose territory the	
	high-quality conservation sites that make a	site lies. They form part of a National Site European	
	significant contribution to conserving the 189	Network of important high-quality sites that make a	
	habitat types and 788 species identified in	significant contribution to nature conservation to	
	Annexes I and II of the European Commission's	conserving the 189 habitat types and 788 species	
	Habitat Directive (as amended).	identified in Annexes I and II of the European	
		Commission's Habitat Directive (as amended).	
Glossary	Special Protection Area (SPA): Sites which are	Special Protection Area (SPA): Sites which are strictly	Description of protected sites
	strictly protected and classified in accordance	protected under the Habitats Regulations and	and legislation amended to
	with the European Commission's Birds Directive	classified in accordance with the European	reflect UK exiting the EU.
	which came into force in April 1979. They are	Commission's Birds Directive which came into force in	
	classified for rare and vulnerable birds (as listed	April 1979. They are classified for rare and vulnerable	
	on Annex I of the Birds Directive), and for	birds (as listed on Annex I of the Birds Directive) and	
	regularly occurring migratory species for rare and	for regularly occurring migratory species for rare and	
	vulnerable birds and for other migratory species.	vulnerable birds and for other migratory species.	
Glossary	Thames Basin Heaths Special Protection Area	Thames Basin Heaths Special Protection Area	Description of protected sites
	(TBHSPA): Designated on 9th March 2005, the	(TBHSPA): Designated on 9th March 2005, the Thames	and legislation amended to
	Thames Basin Heaths Special Protection Area	Basin Heaths Special Protection Area forms part of the	reflect UK exiting the EU.

Paragraph	Original Text	Text as Modified on Adoption	Reason
	forms part of Natura 2000, a European-wide	National Site Network, a UK Natura 2000, a European-	
	network of sites of international importance for	wide network of sites of international importance for	
	nature conservation established under the	nature conservation protected under the Habitats	
	European Community Wild Birds and Habitat	Regulations established under the European	
	directives. It comprises lowland heath supporting	Community Wild Birds and Habitat directives. It	
	important populations of Dartford Warbler,	comprises lowland heath supporting important	
	Nightjar and Woodlark - vulnerable ground-	populations of Dartford Warbler, Nightjar and	
	nesting birds. It extends over 11 local authorities	Woodlark - vulnerable ground-nesting birds. It	
	in Surrey, Berkshire and Hampshire.	extends over 11 local authorities in Surrey, Berkshire	
		and Hampshire.	
Appendix 5	Natural England (2008)	Natural England (2008)	To ensure SANG are accessible
	The wording in the list below is precise. The	The wording in the list below is precise. The	to those using mobility
	requirements referred to as "must" are essential	requirements referred to as "must" are essential in all	scooters or similar and that a
	in all SANGs. Those requirements listed as	SANGs. Those requirements listed as "should haves"	proportion of SANG parking
	"should haves" should all be represented within	should all be represented within the suite of SANGs,	should be disabled parking
	the suite of SANGs, but do not all have to be	but do not all have to be represented in every site. All	bays.
	represented in every site. All SANGs should have	SANGs should have at least one of the features on the	
	at least one of the features on the "desirable"	"desirable" list.	
	list.	The Natural England guidelines also state that:	
	Must haves	'These guidelines relate specifically to the means to	
	For all sites larger than 4ha there must be	provide mitigation for housing within the Thames	
	adequate parking for visitors, unless the site is	Basin Heaths Planning Zone. They do not address nor	
	intended for local use, i.e. within easy walking	preclude the other functions of green space (e.g.	
	distance (400m) of the developments linked to it.	provision of disabled access).'	
	It should include a circular walk of 2.3-2.5km	As the guidelines do not preclude other functions of	
	around the SANGS. On sites with car parks this	green space, the Council has added a further 'must	
	should start and finish there.	have' criteria regarding accessibility by those using a	
	Sites of 10ha or more must have adequate car	mobility scooter or similar and provision of disabled	
	parking. These should be clearly signposted and	parking bays.	
	easily accessed.		
	-	Must haves	

Paragraph	Original Text	Text as Modified on Adoption	Reason
	Car parks must be easily and safely accessible	For all sites larger than 4ha there must be adequate	
	by car and should be clearly sign posted.	parking for visitors which includes a proportion of	
	• The accessibility of the site must include access	disabled parking bays, unless the site is intended for	
	points appropriate for the particular visitor use	local use, i.e. within easy walking distance (400m) of	
	the SANGS is intended to cater for.	the developments linked to it.	
	• The SANGS must have a safe route of access on	• It should include a circular walk of 2.3-2.5km around	
	foot from the nearest car park and/or footpath/s.	the SANGS. On sites with car parks this should start	
	 SANGS must be designed so that they are 	and finish there.	
	perceived to be safe by users; they must not have	Sites of 10ha or more must have adequate car	
	tree and scrub cover along parts of the walking	parking. These should be clearly signposted and easily	
	routes.	accessed.	
	 Paths must be easily used and well maintained 	Car parks must be easily and safely accessible by car	
	but most should remain unsurfaced to avoid the	and should be clearly sign posted.	
	site becoming too urban in feel.	The accessibility of the site must include access	
	 SANGS must be perceived as semi-natural 	points appropriate for the particular visitor use the	
	spaces with little intrusion of artificial structures,	SANGS is intended to cater for. Access points must be	
	except in the immediate vicinity of car parks.	designed so that access by those using a mobility	
	Visually sensitive way-markers and some benches	scooter or similar is achievable.	
	are acceptable.	The SANGS must have a safe route of access on foot	
	 All SANGS larger than 12 ha must aim to 	from the nearest car park and/or footpath/s.	
	provide a variety of habitats for users to	SANGS must be designed so that they are perceived	
	experience.	to be safe by users; they must not have tree and scrub	
	 Access within the SANGS must be largely 	cover along parts of the walking routes.	
	unrestricted with plenty of space provided where	Paths must be easily used and well maintained but	
	it is possible for dogs to exercise freely and safely	most should remain unsurfaced to avoid the site	
	off lead.	becoming too urban in feel.	
	• SANGS must be free from unpleasant intrusions	SANGS must be perceived as semi-natural spaces	
	(e.g. sewage treatment works smells etc).	with little intrusion of artificial structures, except in	
		the immediate vicinity of car parks. Visually sensitive	
		way-markers and some benches are acceptable.	
		All SANGS larger than 12 ha must aim to provide a	
		variety of habitats for users to experience.	

Paragraph	Original Text	Text as Modified on Adoption	Reason
		Access within the SANGS must be largely	
		unrestricted with plenty of space provided where it is	
		possible for dogs to exercise freely and safely off lead.	
		• SANGS must be free from unpleasant intrusions (e.g.	
		sewage treatment works smells etc).	