

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

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

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

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

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	<p>must be compliant with the Habitats Regulations, and it is expected that these developments adhere to the principles set out in this strategy.</p>	<p>Development Order that any development which is likely to have a significant effect upon the National 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.</p>	
<p>3.1.17 (now 3.1.16)</p>	<p>Where avoidance and/or mitigation measures are required, these should be provided in line with the approach set out in this document. In the absence of an appropriate assessment for net new residential development within the 400m-5km zone of influence and for residential schemes of 50 or more dwellings within the 5-7km zone, the provisions of Article 3 of the General Permitted Development Order (GPDO), would require a full planning application to be submitted and the permitted development listed within Schedule 2 could not be lawfully implemented. Where appropriate, the Council will enter into an agreement with anyone</p>	<p>Where avoidance and/or mitigation measures are required, these should be provided in line with the approach set out in this document. <del>In the absence of an appropriate assessment for net new residential development within the 400m-5km zone of influence and for residential schemes of 50 or more dwellings within the 5-7km zone, the provisions of Article 3 of the General Permitted Development Order (GPDO), would require a full planning application to be submitted and the permitted development listed within Schedule 2 could not be lawfully implemented.</del> Where appropriate, the Council will enter into an agreement with anyone undertaking such</p>	<p>As clarified above.</p>

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	undertaking such developments to provide avoidance and mitigation measures in line with this strategy.	<del>developments to provide avoidance and mitigation measures in line with this strategy.</del>																											
Table 4	<table border="1"> <thead> <tr> <th>Dwelling Size</th> <th>Occupancy</th> </tr> </thead> <tbody> <tr> <td>1 bedroom/studio</td> <td>1.40</td> </tr> <tr> <td>2 bedrooms</td> <td>1.85</td> </tr> <tr> <td>3 bedrooms</td> <td>2.50</td> </tr> <tr> <td>4 bedrooms</td> <td>2.85</td> </tr> <tr> <td>5+ bedrooms</td> <td>3.70</td> </tr> </tbody> </table>	Dwelling Size	Occupancy	1 bedroom/studio	1.40	2 bedrooms	1.85	3 bedrooms	2.50	4 bedrooms	2.85	5+ bedrooms	3.70	<table border="1"> <thead> <tr> <th>Dwelling Size</th> <th>Occupancy</th> </tr> </thead> <tbody> <tr> <td>1 bedroom/studio</td> <td>1.40</td> </tr> <tr> <td>2 bedrooms</td> <td>1.85</td> </tr> <tr> <td>3 bedrooms</td> <td>2.50</td> </tr> <tr> <td>4 bedrooms</td> <td>2.85</td> </tr> <tr> <td>5+ bedrooms</td> <td>3.70</td> </tr> <tr> <td>Traveller Pitch</td> <td>3.60* unless evidence demonstrates otherwise on a case by case basis</td> </tr> </tbody> </table>	Dwelling Size	Occupancy	1 bedroom/studio	1.40	2 bedrooms	1.85	3 bedrooms	2.50	4 bedrooms	2.85	5+ bedrooms	3.70	Traveller Pitch	3.60* unless evidence demonstrates otherwise on a case by case basis	Occupancy rate for Traveller pitches added to guide SANG/SAMM contributions from Traveller sites.
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4.3.3	Where it is reasonable to assume that topography or the nature of the development, such as split level dwellings or houses of multiple occupation, will provide bedrooms on the ground floor, this area will be assessed in accordance with the guidance in paragraph 4.3.2. Applications for roof extensions and enlargements will be assessed in terms of habitable space and the potential for future conversion into bedrooms.	Where it is reasonable to assume that topography or the nature of the development, such as split level dwellings or houses of multiple occupation, will provide bedrooms on the ground floor, this area will be assessed in accordance with the guidance in paragraph 4.3.2. <del>Applications for roof extensions and enlargements will be assessed in terms of habitable space and the potential for future conversion into bedrooms.</del>	To be consistent with deletion of para 3.1.9																										
5.1.4	Each Strategic SANG has a finite SANG capacity in 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 capacity will be reserved on a first	Each Strategic SANG has a finite SANG capacity in 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 capacity will be reserved on a first come, first served	Clarification that SANG capacity will only be assigned to prior approvals when written agreement under the Habitats Regulations is given by the Council.																										

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	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. <b>The exception will be 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.</b>																			
5.1.11	The level of SANG contributions for a net increase in anticipated occupancy rate and within the 400m to 5km zone of influence are summarised as follows and equate to £903.50 per occupant:	5.1.11 The level of SANG contributions for a net increase in anticipated occupancy rate and within the 400m to 5km zone of influence are summarised as follows and equate to £903.50 per occupant. <b>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.</b>	Clarification of how the SANG contribution per occupant has been calculated.																		
Table 7	<table border="1"> <thead> <tr> <th>Dwelling Size</th> <th>Expected Occupancy</th> <th>SANG Tariff</th> </tr> </thead> <tbody> <tr> <td>1 bedroom/studio</td> <td>1.40</td> <td>£1,265</td> </tr> <tr> <td>2 bedrooms</td> <td>1.85</td> <td>£1,671</td> </tr> </tbody> </table>	Dwelling Size	Expected Occupancy	SANG Tariff	1 bedroom/studio	1.40	£1,265	2 bedrooms	1.85	£1,671	<table border="1"> <thead> <tr> <th>Dwelling Size</th> <th>Expected Occupancy</th> <th>SANG Tariff</th> </tr> </thead> <tbody> <tr> <td>1 bedroom/studio</td> <td>1.40</td> <td><del>£1,265</del> <b>£1,264.90</b></td> </tr> <tr> <td>2 bedrooms</td> <td>1.85</td> <td><del>£1,671</del> <b>£1,671.48</b></td> </tr> </tbody> </table>	Dwelling Size	Expected Occupancy	SANG Tariff	1 bedroom/studio	1.40	<del>£1,265</del> <b>£1,264.90</b>	2 bedrooms	1.85	<del>£1,671</del> <b>£1,671.48</b>	To show calculation of SANG contribution per dwelling to 2 decimal places.
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New para 5.1.15	N/A	Where development involves the creation and/or loss of non-C3 developments as defined in Section 3 of this strategy, net occupancy will be considered on an individual basis under advice from Natural England.			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 occupant.	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	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 are seeking to contribute to a SANG controlled by a third party, all contributions for SANG 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.			Typographical error.																

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Table 9	Dwelling Size	SANG Tariff	SAMM Tariff	Tariffs Total	Dwelling Size	SANG Tariff	SAMM Tariff	Tariffs Total	To show calculation of SANG contribution per dwelling to 2 decimal places.
	1 bedroom/studio	£1,265	£504	£1,769	1 bedroom/studio	<del>£1,265</del> £1,264.90	£504	<del>£1,769</del> £1,768.90	
	2 bedrooms	£1,671	£666	£2,337	2 bedrooms	<del>£1,671</del> £1,671.48	£666	<del>£2,337</del> £2,337.48	
	3 bedrooms	£2,259	£900	£3,159	3 bedrooms	<del>£2,259</del> £2,258.75	£900	<del>£3,159</del> £3,158.75	
	4 bedrooms	£2,575	£1,026	£3,601	4 bedrooms	<del>£2,575</del> £2,574.98	£1,026	<del>£3,601</del> £3,600.98	
	5+ bedrooms	£3,343	£1,332	£4,675	5+ bedrooms	<del>£3,343</del> £3,342.95	£1,332	<del>£4,675</del> £4,674.95	
6.1.8	Any s106 contribution payments to be made to the Council are to be secured by planning obligations and paid no later than prior to occupation of the first dwelling. If a large development is likely to be built in phases, payment by instalment may be considered.				Any s106 contribution payments to be made to the Council are to be secured by planning obligations and paid no later than prior to occupation of the first dwelling. If a large development is likely to be built in phases, payment by instalment may be considered. <b>If paying in instalments, each instalment should be paid no later than prior to occupation of the first dwelling for each phase of the development.</b>				
New para 6.1.9	N/A				<b>For applications where occupancy is unknown such as outline or prior approval the Council will, where it is deemed by officers appropriate to do so, apply a formula based approach in any S106 or undertaking to ensure that SANG &amp; SAMM contributions are secured which reflect the development as implemented.</b>				Clarification that where occupancy is unknown (i.e. outline applications) at the time of application, the Council may apply a formula based approach.
Glossary	<b>Appropriate Assessment (AA):</b> An assessment, required under the Habitats Directive, if a plan or project is judged as likely to have a significant effect on a Natura 2000 site.				<b>Appropriate Assessment (AA):</b> An assessment, required under the Habitats <del>Directive</del> <b>Regulations</b> Directive, if a plan or project is judged as likely to have a significant effect on a <del>Natura 2000</del> <b>National Site Network</b> <del>Natura 2000</del> site.				Description of protected sites and legislation amended to reflect UK exiting the EU.

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

Paragraph	Original Text	Text as Modified on Adoption	Reason
	<p>forms part of Natura 2000, a European-wide network of sites of international importance for nature conservation established under the European Community Wild Birds and Habitat directives. It comprises lowland heath supporting important populations of Dartford Warbler, Nightjar and Woodlark - vulnerable ground-nesting birds. It extends over 11 local authorities in Surrey, Berkshire and Hampshire.</p>	<p><b>National Site Network, a UK</b> <del>Natura 2000, a European-wide</del> network of sites of international importance for nature conservation <b>protected under the Habitats Regulations</b> <del>established under the European Community Wild Birds and Habitat directives.</del> It comprises lowland heath supporting important populations of Dartford Warbler, Nightjar and Woodlark - vulnerable ground-nesting birds. It extends over 11 local authorities in Surrey, Berkshire and Hampshire.</p>	
Appendix 5	<p><b>Natural England (2008)</b> The wording in the list below is precise. The requirements referred to as “must” are essential in all SANGs. Those requirements listed as “should have” should all be represented within the suite of SANGs, but do not all have to be represented in every site. All SANGs should have at least one of the features on the “desirable” list.</p> <p><b>Must have</b></p> <ul style="list-style-type: none"> <li>• For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance (400m) of the developments linked to it.</li> <li>• It should include a circular walk of 2.3-2.5km around the SANGS. On sites with car parks this should start and finish there.</li> <li>• Sites of 10ha or more must have adequate car parking. These should be clearly signposted and easily accessed.</li> </ul>	<p><b>Natural England (2008)</b> The wording in the list below is precise. The requirements referred to as “must” are essential in all SANGs. Those requirements listed as “should have” should all be represented within the suite of SANGs, but do not all have to be represented in every site. All SANGs should have at least one of the features on the “desirable” list.</p> <p><b>The Natural England guidelines also state that:</b> ‘These guidelines relate specifically to the means to provide mitigation for housing within the Thames Basin Heaths Planning Zone. They do not address nor preclude the other functions of green space (e.g. provision of disabled access).’ As the guidelines do not preclude other functions of green space, the Council has added a further ‘must have’ criteria regarding accessibility by those using a mobility scooter or similar and provision of disabled parking bays.</p> <p><b>Must have</b></p>	To ensure SANG are accessible to those using mobility scooters or similar and that a proportion of SANG parking should be disabled parking bays.

Paragraph	Original Text	Text as Modified on Adoption	Reason
	<ul style="list-style-type: none"> <li>• Car parks must be easily and safely accessible by car and should be clearly sign posted.</li> <li>• The accessibility of the site must include access points appropriate for the particular visitor use the SANGS is intended to cater for.</li> <li>• The SANGS must have a safe route of access on foot from the nearest car park and/or footpath/s.</li> <li>• SANGS must be designed so that they are perceived to be safe by users; they must not have tree and scrub cover along parts of the walking routes.</li> <li>• Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming too urban in feel.</li> <li>• SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures, except in the immediate vicinity of car parks. Visually sensitive way-markers and some benches are acceptable.</li> <li>• All SANGS larger than 12 ha must aim to provide a variety of habitats for users to experience.</li> <li>• 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.</li> <li>• SANGS must be free from unpleasant intrusions (e.g. sewage treatment works smells etc).</li> </ul>	<ul style="list-style-type: none"> <li>• For all sites larger than 4ha there must be adequate parking for visitors <b>which includes a proportion of disabled parking bays</b>, unless the site is intended for local use, i.e. within easy walking distance (400m) of the developments linked to it.</li> <li>• It should include a circular walk of 2.3-2.5km around the SANGS. On sites with car parks this should start and finish there.</li> <li>• Sites of 10ha or more must have adequate car parking. These should be clearly signposted and easily accessed.</li> <li>• Car parks must be easily and safely accessible by car and should be clearly sign posted.</li> <li>• The accessibility of the site must include access points appropriate for the particular visitor use the SANGS is intended to cater for. <b>Access points must be designed so that access by those using a mobility scooter or similar is achievable.</b></li> <li>• The SANGS must have a safe route of access on foot from the nearest car park and/or footpath/s.</li> <li>• SANGS must be designed so that they are perceived to be safe by users; they must not have tree and scrub cover along parts of the walking routes.</li> <li>• Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming too urban in feel.</li> <li>• SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures, except in the immediate vicinity of car parks. Visually sensitive way-markers and some benches are acceptable.</li> <li>• All SANGS larger than 12 ha must aim to provide a variety of habitats for users to experience.</li> </ul>	

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