

Strategy

Authority name:	Adoption date of current strategy (if relevant)	Adopted tariff for SANG (£)*	Adopted tariff for Access Management /monitoring (£)*	Planned adoption date of any new strategy/strategy review	Any other comments
	As of 14 July 2012	£1279 per dwelling	1 bedroom = £399 2 bedroom = £526 3 bedroom = £711 4 bedroom = £807 5+ bedrooms = £1,052	None	
	As of 28 March 2012	1 bedroom = £1350 2 bedroom = £1770 3 bedroom = £2400 4 bedroom = £2730 5+ bedrooms = £3550	2 bedroom = £399 2 bedroom = £526 3 bedroom = £711 4 bedroom = £807 5+ bedrooms = £1,052	None	
Elmbridge Borough Council	SAMM collected through S106. per dwelling tariff adopted in April 2012 in Developer Contributions SPD. SANG now collected through Community Infrastructure Levy (Charging Schedule forms Addendum to SPD) adopted April 2013, with money being allocated from this on a per dwelling tariff basis.	Per dwelling tariff = £824 - £4,691 Community Infrastructure Levy Charge = £125 per sqm	£514 - £1,462	N/A	None
Guildford Borough Council.	2009	1 bed - 3,432.18 2 bed - 3,983.84 3 bed - 4,535.51 4+ bed - 5,087.20	1 bed - 556.72 2 bed - 706.19 3 bed - 878.22 4+ bed - 1,033.08	Spring 2015	The current strategy is dated 2009-2014. However, we are delaying the review in order to more closely align it with the Local Plan process. At the present time, we consider the strategy up to date as the situation has not changed.
Monitoring figures up to end June 2015					
Hart	Nov 10 (Annex on contributions amended Jan 2011)	Hitches Lane: £3,858 (1 bed), £7,183 (2-3 bed), £10,388 (4+ bed). Hawley Meadows: £3,380 (1 bed), £6,292 (2-3 bed), £9,100 (4+ bed).	£342 (1 bed), £636 (2-3 bed), £921 (4+ bed)	No review currently planned. Current strategy already includes SAMM	Already collecting
Royal Borough of Windsor and Maidenhead	Jan-13	1 bed / bedsit £7,061 2 bed £7,705 3 bed £8,572 4 bed £9,025 5+ bed £10,171	1 bed / bedsit £417 2 bed £551 3 bed £744 4 bed £846 5+ bed £1,102	Review scheduled each Oct	n/a
Runnymede	01/04/2007 (SANGS) and 1 May 2010 (SAMM)	2000	630	Not known	These figures do not include DERA site which is expected to be about 2,000 dwellings
Rushmoor Borough Council	30/11/2010 and amended 21/2/2012	Based on £2,600 per person - £3640 to £9620 per property based	£399 to £1052 per property	n/a	None

<p>Surrey Heath Borough Council</p>	<p>Original July 2008 amended January 2012</p>	<p>Chobham Place Woods £2,870 per dwelling (now closed) . Hawley Meadows 1 bedroom = £3640 2 bedroom = £4810 3 bedroom = £6,500 4 bedroom = £7410 5 bedroom = £9620. Swan Lakes 1 bedroom = £3640 2 bedroom = £4810 3 bedroom = £6,500 4 bedroom = £7410 5 bedroom = £9620</p>	<p>263 per person (1 bed: £368/ 2 bed: £487/3 bed: £658/4 bed:£750/5 bed:£973)</p>	<p>No review planned although CIL will be in place from 1st December 2014</p>	<p>None</p>
<p>Waverley Borough Council</p>	<p>15th Dec 2009</p>	<p>One bedroom = £1423 Two bedroom = £1911 Three bedroom = £2726 Four bedroom = £3106 Five+ bedroom = £4051</p>	<p>One bedroom = £345 Two bedroom = £463 Three bedroom = £660 Four bedroom = £752 Five+ bedroom = £981</p>	<p>n/a</p>	
<p>Woking BC</p>	<p>01/09/10</p>	<p>Studio £504 1 bed £548 2 bed £739 3 bed £974 4 bed and greater £1131</p>	<p>Studio £463 1 bed £463 2 bed £627 3 bed £825 4 bed and greater £958</p>	<p>Tbc</p>	<p>Tariff TBC (tariff is index linked) CIL implemented 01/04/2015. SANG will be top sliced from CIL income</p>
<p>Wokingham BC</p>	<p>04-May-10</p>	<p>Within 5km SPA: 1 bed = £1,567.98, 2 bed = £2,049.59, 3 bed = £2,690.09, 4 bed = £3,546.86, 5 bed + = £4,240.62. Since 6/4/15 SANG payment sought through CIL</p>	<p>Within 5km SPA: 1 bed = £376.86, 2 bed = £492.61, 3 bed = £646.76, 4 bed = £852.47, 5 bed + = £1,019.22.</p>	<p>n/a</p>	<p>There are further tariffs for schemes between 5 and 7km from SPA.</p>

SANGS Information June 2015

Authority name	SANG identified		SANG allocated				Is this new open space or existing open space with improved access?	Notes	
	Name of SANG site	Total discounted SANG area (ha)	Total SANG capacity (dw)	Dwellings allocated to SANG to date* (dw)	Amount of SANG allocated (ha)	Remaining unallocated SANG area (ha)			Remaining unallocated capacity (dw)
Bracknell Forest Council	The Cut Countryside Corridor	17.12	926	822	15.2	1.92	104	Existing	
	Shepherds Meadows	29.46	1594	706	13.07	16.39	887	Existing	
	Englemere Pond	27.06	1464	1161	21.46	5.6	303	Existing	
	Horseshoe Lake	8.64	468	262	4.84	3.8	206	Existing	
	Long Hill Park Goup	12.53	678	902	12.53	0	-224	Existing	
	Ambarrow Court / Ambarrow Hill	12.21	661	339	6.26	5.95	322	Existing	
	Part of Great Hollands Recreation Ground	3.9	211	0	0	3.9	211	Existing	Shepherds Meadow includes capacity for Surrey Heath which has been reserved and discounted for future use.
	Popes Meadow	TBC	TBC	TBC	TBC	TBC	TBC	Existing	New SANG Nov 12
	Total	110.92	6002	4192	73.36	37.56	1809		The dwellings allocated to the Longhill Group which have resulted in a negative capacity are provisional (i.e. sites without planning applications but allocated in the Site Allocations Local Plan (SALP) July 2013). In practise, SANG contributions will be spent from these developments up and until the capacity is met and the residual dwellings (224) will be allocated capacity at Great Hollands/Popes Meadow SANGS when available.
Elmbridge Borough Council	Brooklands Community Park	22	1104	92	1.8	20.2	1012	New	Includes all permitted, paid or invoice raised. Calculations based on 8ha per 1000. Number of units in overlapping area divided equally between two sites
	Esher Common	19.6	1000	121	2.3	17.3	879	Existing	
	(insert name)								
	(insert name)								
	Total	41.6	2104	213	4.1	37.5	1891		
Guildford Borough Council	Riverside	15	238	767	11.45596	3.54404	182	Existing	
	Effingham	34	2211	62	1.02256	32.97744	1716	Existing	No Car Park
	Lakeside	4	0	235.06	3.993955	0.006045	0	Existing	
	Chantry	38	2083	397	6.57602	31.42398	1635	Existing	
	Parsonage Watermeadows	9	469	259	7.7	1.3	87	Existing	Extension to Riverside
		Total	100	5001	1720.06	30.748495	69.251505	3620	
Hart District Council	Hitches Lane (Fleet)	26.78	1395	1280	24.58	2.2	115		13/02513/MAJOR adds 4.84ha of SANG and removes 2.06ha
	Hawley Meadows (Hawley)	9.1	475	73	1.39	1.54	80		These figures relate to Hart's share of this SANG which is used jointly which Rushmoor and Surrey Heath. 322 dwellings of capacity have been transferred to Rushmoor and Surrey Heath (386 persons or 161 dwellings each) agreed at Cabinet - 17th July 2014, leaving 88 dwellings capacity for Hart to use.
	Bassetts Mead (Hook)	8.9	464	127	2.44	6.46	337		Hook Parish Council SANG - they have say over whether a developer can access the SANG capacity for mitigation.
	Clarks Farm / Swan Lakes (Yateley)	4.44	231	104	2	0	0		Yateley Town Council SANG - remaining capacity given to Surrey Heath

	QEB Crookham Park (Fleet)	64.92	2254		27.83	37.09	1288		At 12ha / 1000 population given proximity of SANG and development to SPA
	QEII Fields Dilly Lane (Hartley Wintney)	5.96	310		3.24	0	0		SANG capacity used up by Dilly Lane housing developments - none available for other developments - not in Hart Avoidance Strategy
	Total	120.1	5129	1584	61.48	47.29	1820		
Royal Borough of Windsor and Maidenhead	Allen's Field	9.5	462	220	4.52	4.98	242	Improved	
	Total	9.5	462	220	4.52	4.98	242		
Runnymede	The SANGS/SAMM monies collected by Runnymede does not get allocated to a particular SANGS site within the Borough (it goes towards them all jointly)								
	Total								
Rushmoor Borough Council	Southwood	32.53	464	371			93	Existing with improved access	
	Hawley Meadows	9.16	636	549			87	Existing with improved access	Rushmoor share of the capacity increased from 475 to 636 from July 2014
	Rowhill	24.3	380	300			80	Existing with improved access	From Feb 2012
	Aldershot Urban Extension/Wellesley		3,850	3,850			0	Mix of new and existing with improved access	
	Total	65.99	5330	5070	0	0	260		Note For Rushmoor "Allocated" includes "promises"
Surrey Heath Borough Council	Diamond Ridge Woods	?	365	365			0		
	Notcutts	?	182	182	?		0	New open space	Bespoke private SANG serving Notcutts development only
	Clewborough House School	?	60	60	?		0	improved access	Bespoke SANG serving Clewborough development only
	Chobham Place Woods	5.39	280	280	5.39		0	existing open space with improved access	
	Hawley Meadows and Blackwater Park	12.2	610	588	11.7	0.5	22	existing open space with improved access	Joint project with Hart and Rushmoor, capacity is assigned by number of people, divided by 2.5 to give approx number of dwellings
	Swan Lakes	1.94	80	80	1.94		0	existing open space with improved access	10ha/1000 people standard
	Station Road, Chobham	19.2	960	102	0.8	18.4	857	existing open space with improved access	SANG expected to be operational Autumn 2015. Does not deliver large (10+) sites in the west of the Borough.
	Total	38.73	1930	1050	19.83	18.9	879		
Waverley Borough Council	Farnham Park	21.25	1104	922	17.7	3.5	182	Existing open space with improved access	
	Total	21.25	1104	922	17.7	3.5	182		
Woking Borough Council	Horsell Common	28	1451	1289.14	24.9	3.1	162		
	While Rose Lane	8.2	425	392.38	7.6	0.6	32		
	Brookwood County Park	20	1036	570.48	11.0	9.0	466		
	Martins Press	13	674	88	1.7	11.3	586		
	Heather Farm	14.8	751	0	0.0	14.5	751		
	Heather Farm (Additional 10.13 ha, capacity 519)								
	Total	84	4336.78756	2340	45.162	38.538	1996.78756		Figures exclude units as part of Victoria Square (392) and new fire station (27). Likely to be allocated to Heather Farm (these proposals are still subject to legal agreement therefore have not been picked up in the monitoring system)
Wokingham Borough	Extension to Keephatch Woods, Binfield Road, Wokingham	3.19	166	150	3.19	0.00	0	New open space (as an extension to existing area)	Associated with application F/2007/2517. Site transferred to WBC

Council	Rooks Nest Woods, Barkham Ride, Barkham							New open space	Site opened March 2011. Site can also avoid impact of large schemes (50+ dwellings) between 5 and 7km of SPA and this is included in dwellings allocated. Part of capacity reserved for sites in Managing Development Delivery Local Plan (Feb 2014).
		18.3	963	578	6.45	11.85	617		
	Kentwood Meadows, Warren House Rd, Wokingham							New open space	Associated with application O/2011/0699. Lies within N Wokingham SDL and solely serves schemes 5-7km from SPA
		2.7	140	510	2.70	0.00	0		
	Buckhurst Meadows, London Road, Wokingham							New open space	Associated with application O/2010/1712. Lies within S Wokingham SDL
		12.48	650	650	12.48	0.00	0		
Langley Mead (Loddon), Hyde End Road, Shinfield								New open space	Associated with development in S of M4 SDL + The Manor, Shinfield. Approved under F/2010/1434
	18.31	953	1,097	18.31	0.00	0			
Clares Green Field, Croft Road, Spencers Wood								Existing open space	Adjoins Five Acre SANG - for delivery as part of S of M4 SDL
	5.36	279	147	1.98	3.38	176			
	Total	60.3	3151.0	3132.0	45.1	15.2	793.0		

Authority name: **Bracknell Forest Council**
Date: **Figures end June 2015**

	Number	Value (£)
Total no of dwellings permitted subject to SAMM contribution (start date 14/07/12)		
Total commencements making SAMM contribution (start date 14/07/11)	539	312718

Authority name: **Elmbridge Borough Council**
Date: **Figures end of June 2015**

	Number	Value (£)
Total no of dwellings permitted subject to SAMM contribution (start date 01/01/10)	79	94,745
Total commencements making SAMM contribution (start date 01/01/10)*	46	49,614

*this is based on reported data

Authority name: **Guildford Borough Council**
Date: **Figures end of June 2015**

	Number	Value (£)
Total no of dwellings permitted subject to SAMM contribution (start date 01/01/10)	1051.06	£ 799,284.82
Total commencements making SAMM contribution (start date 01/01/10)	482.06	£ 371,710.60

Authority name: **Hart District Council**
Date: **Monitoring figures up to end June 2015**

	Number	Value (£)
Total no of dwellings permitted subject to SAMM contribution (start date 01/01/10)	2251	£934,294.73
Total commencements making SAMM contribution (start date 01/01/10)	664	£512,262.17

monies transferred to HCC

Authority name: **Royal Borough of Windsor and Maidenhead**
Date: **Figures end of June 2015**

	Number	Value (£)	
Total no of dwellings permitted subject to SAMM contribution (start date 01/01/10)	232	£162,699	This is the amount secured by
Total commencements making SAMM contribution (start date 01/01/10)	121	£124,474.90	This is the actual amount paid

Authority name: **Runnymede**
Date: figures up to the end Aug 15

	Number	Value (£)	
Total no of dwellings permitted subject to SAMM contribution (start date 01/01/10)	419	263970	From 1 May 2010
Total commencements making SAMM contribution (start date 01/01/10)	Runnymede does not collect on commencement therefore above figure is correct		From 1 May 2010

Authority name: **Rushmoor Borough Council**
Date: Figures end of June 2015

	Number	Value (£)	
Total no of dwellings permitted subject to SAMM contribution (start date 01/01/10) (see note 1)	1055	225842	Note 1: Outstanding and subject to S
Total commencements making SAMM contribution (start date 01/01/10) (See note 2)	292	161817	Note 2: Invoiced, or Paid (but not necessarily received) current SAMM income received

Authority name: **Surrey Heath Borough Council**
Date: Figures end of June 2015

	Number	Value (£)	
Total no of dwellings permitted subject to SAMM contribution (from 01/04/2008 to 30/09/2015)	1309	£691,805.36	
Total commencements making SAMM contribution (from 01/04/2008 to 30/09/2015)* (note 1)	621	£373,746.83	Note 1: Paid (but not necessarily received)

Authority name: **WAVERLEY BOROUGH COUNCIL**
Date: Figures end June 2015

	Number	Value (£)
Total no of dwellings permitted subject to SAMM contribution (start date 01/01/10)	413	1,298,060.45
Total commencements making SAMM contribution (start date 01/01/10)	237	644,004.25

Authority name: **WOKING BOROUGH COUNCIL** Figures end of June 2015
Date: figures up to June 2015

	Number	Value (£)
Total no of dwellings permitted subject to SAMM contribution (start date 01/01/10)	1219	833,423
Total commencements making SAMM contribution (start date 01/01/10)	884	627,156

Authority name: **Wokingham BC**
Date: figures up to the end June 2015

	Number	Value (£)
Total no of dwellings permitted subject to SAMM contribution (inc schemes 5-7km which pay SAMM) (start date 01/01/10) (value based on assumed mix)	4,443	£2,158,251.91
Total commencements making SAMM contribution (inc schemes 5-7km which pay SAMM) (start date 01/01/10)	476	£414,621.95

[Redacted]

[Redacted]

and may not reflect money recorded by HCC at this stage.

[Redacted]

[Redacted]

[Redacted]

legal agreement (price base as at the date of the agreement)

including RPI and interest as applicable. Note that the figure of 101 dwellings in the second

[Redacted]

[Redacted]

subject to unilateral planning obligation

not necessarily commenced)

paid and committed approx £277,228.

[Redacted]

not necessarily commenced)

[Redacted]



row of this table may actually represent completions. However, the financial amount is that received

l from all commencements (payment is due on commencement in all cases).

Authority name: Bracknell Forest BC
No appeals

Authority name: Elmbridge BC
No appeals

Authority name: Guildford BC
No appeals

Authority name: Hart District Council
Appeals

PINS Ref	Site Adress	Proposal
APP/N1730	Land at Watery Lane, Church Crookham, Fleet, Hampshire, GU52 0RE	Outline planning application for up to 300 residential units, land for up to 1,050m ² D1 floorspace for a GP surgery including pharmacy and up to 370m ² A1 retail floorspace for a convenience foodstore and associated access, open space, playing pitches including a sports pavilion, MUGA and car park, landscaping, Suitable Alternative Natural Greenspace (SANG) including car park and improvements to the A287/Redlands Lane junction (means of access into the main site to be considered, all other matters reserved)

Authority name: Royal Borough of Windsor & Maidenhead Council
No appeals

Authority name: Runnymede BC
No appeals

Authority name: Rushmoor BC
Appeals

PINS Ref	Site Adress	Proposal
APP/P1750	65 North Lane, Aldershot	Demolition of existing house and erection of four new 3 bedroom houses.

Authority name: Surrey Heath BC
No appeals

Authority name: Waverley BC
tbc

Authority name: Woking BC
No appeals

Authority name: Wokingham BC
Appeals

PINS Ref	Site Address	Proposal
APP/X036 0/A/11/21 57754	Land at Kentwood Farm, Warrenhouse Road, Wokingham	Outline application for 274 dwellings and full application for SANG and 3.5m landform with 2.5m fence above alongside A329(M)
APP/X036 0/A/12/21 74031	182-186 Finchampstead Road, Wokingham	Construction of 4 five bedroom houses.
APP/X036 0/A/12/21 71789	New Mill Restaurant, New Mill Lane, Eversley, Hook	Erection of 2 dwellings
APP/X036 0/A/12/21 78762	451 Finchampstead Rd, Finchampsptead, Wokingham	Demolish existing dwelling. Erect 2 dwellings,
APP/X036 0/A/11/21 51409	Land west of Shinfield, west of Hyde End Road and Hollow Lane, south of Church Lane, Shinfield	Outline application for a residential development of up to 1,200 dwellings, a further 150 units of specialist housing (including sheltered housing) for elderly persons, a local centre to include a foodstore (2,500 sqm), and other retail and leisure uses, a community building, proposed extension of existing primary schools, erection of a new primary school, public open space, sports pavillion, suitable alternative natural greenspace (SANG) and access and landscaping.

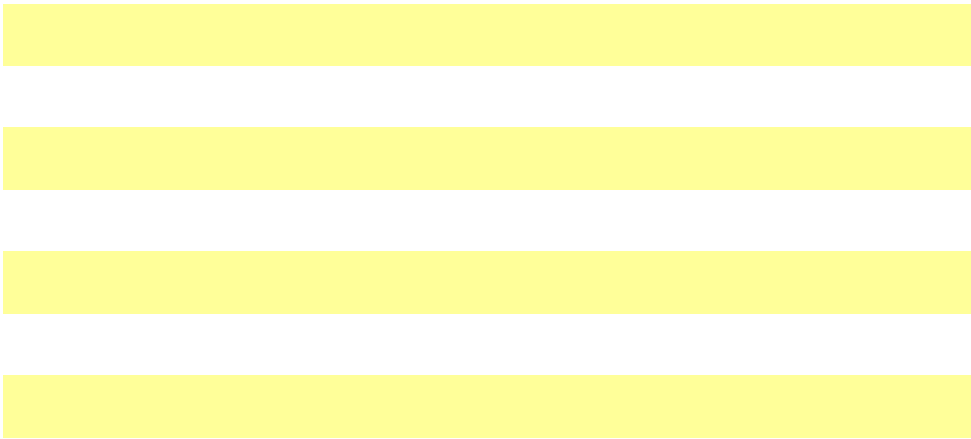
APP/X036 0/A/11/21 51402	Land to the east of Hyde End Rd, Shinfield	Application for change of use of land from agricultural to Suitable Alternative Natural Greenspace (SANG) (Sui Generis use) and associated development to include pedestrian and vehicular access, car park, footpaths and landscaping.
APP/X036 0/A/12/21 76316	85-87 Ellis Road, Crowthorne	Demolition of existing bungalow and construction of 3 no. 5 bedroom detached houses
APP/X036 0/A/12/21 79186	Land south of 3 Pinewood Avenue, Crowthorne	Erection of 2 bed bungalow
APP/X036 0/A/12/21 79141	Land at The Manor, Shinfield and bordered by Brooker's Hill to the north, Hollow Lane to the east and Church Lane to the west	Residential development comprising up to 126 dwellings, a sports pavilion, public open space, landscaping and associated works
APP/X036 0/A/12/21 83100	Land to the rear of The Old Bakery, Basingstoke Road, Spencers Wood	Erection of 3 bedroom house
APP/X036 0/A/12/21 84090	Land to the rear of 20 Anderson Crescent, Arborfield Cross, Berkshire RG2 9PB	The development proposed is the erection of a new 3 bed detached house on land to the rear of 20 Anderson Crescent, Arborfield Cross.
APP/X036 0/A/12/21 84573	45 Kiln Ride, Finchampstead, Wokingham, RG40 3PJ	Erection of 2 No. dwellings with parking, access
APP/X036 0/A/12/21 84703	9 Ravenswood Avenue, Crowthorne, Berkshire, RG45 6AX	The development proposed is construction of 2 detached dwelling houses with garages, utilising vehicular access to Ravenswood Avenue previously permitted by Bracknell Forest Borough Council.

APP/X036 0/A/12/21 85372	12 Grovelands Road, Spencers Wood, Reading RG7 1DP	The development proposed is the demolition of an existing dwelling and the erection of five dwellings with associated works.
APP/X036 0/A/12/21 87901	Land rear of 56 & 58 Rances Lane, Wokingham, Berkshire RG40 2LH	Formation of new access road and the erection of three detached, five bedroom houses, two detailed garage buildings and associated hard and soft landscaping.
APP/X036 0/A/12/21 89271	Barkham Manor Farm, Barkham Road, Wokingham, Berkshire RG41 4TG	Erection of an agricultural workers dwelling and garage
APP/X036 0/A/13/21 91900	16 Rowan Drive, Crowthorne, Berkshire RG45 6RZ	Demolition of existing garage and erection of a 2-bedroom chalet style bungalow.
APP/X036 0/A/13/21 92106	182, 184 Finchampstead Road, Wokingham, Berkshire RG40 3EY	Demolition of the existing house at No 184 and the erection of a replacement dwelling and the erection of 2 new dwellings on land at the rear of Nos 182 and 184 Finchampstead Road, new garages and the extension of the access/driveway rearwards
APP/X036 0/A/13/21 96507	Fairway, The Devil's Highway, Crowthorne, Berkshire, RG45 6BJ	Erection of 12 no. apartments with associated parking, amenity space and landscaping plus demolition of existing dwelling.
APP/X036 0/A/13/21 96553	145 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG	Residential development of detached dwellings

APP/X036 0/A/13/22 03660	Jalens, Nine Mile Ride, Wokingham, Berkshire, RG40 3LU	Construction of detached 4 bed house.
APP/X036 0/A/13/22 00908	Broughton Farm, Heath Ride, Finchampstead, RG40 3QJ	Demolition of the existing outbuildings and the erection of 2 no. detached dwelling houses
APP/X/03 60/A/13/2 206880	Land at and to rear of 255 and 257 Finchampstead Road, Finchampstead, RG40 3JT	Demolition of 255 & 257 Finchampstead Rd and erection of 6 dwellings
APP/X036 0/A/13/22 01865	Land on south side of Lower Sandhurst Road, Finchampstead, Berkshire, RG40 3TH	Use of land for 1 n. gypsy pitch
APP/X036 0/A/13/22 00792	Barkham Road, Wokingham, Berkshire RG41 4TJ	Change of use of field to residential use for a new sustainable dwelling
APP/X036 0/A/13/21 96342	6 The Village, Finchampstead, Berkshire, RG40 4JT	New dwelling to rear of 6 The Village
APP/X036 0/A/13/22 09203	Land adjoining Downshire Lodge, Commonfield Lane, Barkham, Wokingham, RG40 4PT	Replacement of 2 permanent gypsy pitches with erection of 3 detached dwellings
APP/X036 0/A/13/22 07417	Land to rear of 23a Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 4QD	Change of use of land to caravan site for two gypsy families
APP/X036 0/A/13/22 02593	Land adjacent to Waterloo Crossing Cottage, Waterloo Road, Wokingham, Berkshire, RG40 2JU	Erection of one dwelling

APP/X036 0/A/13/22 01525	Land to west of Twin Oaks, Longwater Lane, Finchampstead, Wokingham, RG40 4NX	Change of use of land to dual pitch gypsy site
APP/X036 0/A/14/22 13704	Land to rear of 29-30 Market Place, Wokingham, Berkshire, RG40 1AP	5 new houses
APP/X036	Land at 276 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT	Replacement of derelict house with new house
APP/X036 0/A/14/22 21136	Land adjacent to 33 Hinton Close, Crowthorne	Demolition of redundant garage and construction of two bedroom bungalow
APP/X036 0/A/14/22 19204	New Mill House, New Mill Lane, Eversley, Hook, RG27 0RB	Erection of dwelling
APP/X036 0/A/13/21 95054	Land at Fairlands, Church Road, Farley Hill Reading, RG7 1UH	Use of land for residential purposes for 4 no. gypsy pitches
APP/X036 0/A/14/22 14855	Pineridge Park Homes, Nine Mile Ride, Wokingham, RG40 3ND	Use of land for stationing 22 no. mobile homes
APP/X036 0/A/14/22 11709	West Greylake, Part Lane, Riseley, Reading, RG7 1RU	Erection of detached dwelling
APP/X036 0/A/14/22 28513	Downshire Lodge, Park Lane, Wokingham, RG40 4PT	Conversion of existing house to 3 self-contained residential dwellings
APP/X036 0/A/14/22 18962	Great Oaks, Fleet Hill, Finchampstead, RG40 4LA	Erection of detached dwelling

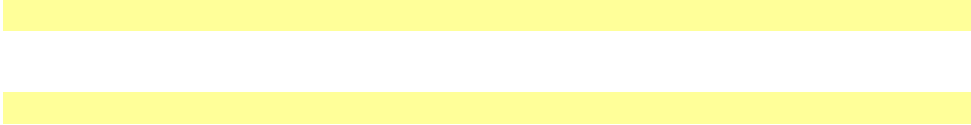
APP/X036 0/A/14/22 11342	45 Kiln Ride, Finchampstead, Wokingham, RG40 3PJ	Erection of 2 dwellings following demolition of existing dwelling
--------------------------------	---	--



Decision	Summary of Inspectors Views
Permission refused, appeal allowed	The Council challenged the adequacy of the proposed SANG - this was the main issue at the appeal. NE did not object to the SANG. The Inspector found that the SANG was adequate.



Decision	Summary of Inspectors Views
Dismissed	Amongst other issues, the Inspector was satisfied that a financial contribution is required for identified SANGS. As no such provision had been made, the proposal did not comply with policy CP13 (TBHSPA) of the adopted Core Strategy.



Decision	Summary of Inspectors Views re SPA avoidance measures
Allowed	Scheme provides 50+ dwellings between 5 and 7km from SPA. Therefore since proposal included SANG and Strategic Monitoring contributions at an appropriate rate through a legal agreement, application was acceptable on SPA grounds. Appeal also covered other non-SPA issues.
Dismissed	Appellant offered unilateral which provides contributions towards addressing SPA impacts which Inspector considered acceptable. Appeal dismissed for other grounds.
Dismissed	Site is within 400m of SPA. Appellant contended developing two dwellings would have same impact upon SPA as implementing permitted hotel annexe. View rejected by Inspector as hotel guests unlikely to bring dogs and cats with them. If they did, they would not be allowed to roam therefore having a reduced impact. Inspector concluded the extant permission for the hotel annexe was unlikely to be fully implemented and this influenced consideration of impacts upon SPA of the earlier approval. Appellant did not offer a unilateral agreement to fund delivery of avoidance measures. Therefore appeal dismissed for impacts upon SPA and other matters.
Dismissed	Appellant offered a signed S106 which provides contributions towards addressing SPA impacts which Inspector considered acceptable. Appeal dismissed for other grounds.
Allowed	Whilst appellant proposed a bespoke solution of SANG which exceeded minimum standards, Secretary of State concluded that proposal should also contribute towards the SAMM project. As appellant accepted this, proposal was allowed due to range of factors.

Allowed	Whilst appellant proposed a bespoke solution of SANG which exceeded minimum standards, Secretary of State concluded that proposal should also contribute towards the SAMM project. As appellant accepted this, proposal was allowed due to range of factors.
Dismissed	Whilst appellant refers to S106 with contributions towards SPA avoidance measures, this was not supplied. Therefore proposal did not address impact upon SPA. Appeal dismissed for this and other reasons.
Allowed	Requirement for contribution towards SPA avoidance measures was not covered by Officer Report or Decision Notice. Whilst referred to with appendix of Council appeal statement, Inspector did not consider contribution was reasonable or justified.
Allowed	Submitted Unilateral includes a mechanism for contributing towards the Loddon and Ridge SANGS approved in appeals 2151409 (land west of Shinfield) and 2151402 (land east of Hyde End Rd). As the former appeals agreed that SAMM contribution was necessary, this application should also contribute towards SAMM.
Dismissed	No agreement to provide contributions towards SPA avoidance measures was submitted. Appeal dismissed for this and other reasons.
Dismissed	Although officer report recognised need for application to contribute towards SPA avoidance, this was not covered by the refusal reasons. Inspector therefore disagreed with appellant that SPA was therefore necessary and should be covered in unilateral. Inspector dismissed appeal for other reasons.
Dismissed	Inspector accepted scheme was likely to generate cumulative impacts upon the SPA. Since no unilateral detailing contributions to addressing impact had been submitted, this indicated proposal was likely to have impact upon the SPA. Appeal dismissed for this and other reasons.
Allowed	Requirement for contribution towards SPA avoidance measures covered by Officer Report and application refused for a number of grounds (including lack of contributions towards infrastructure). Unilateral submitted which addressed Council's concerns regarding lack of contributions towards infrastructure (inc SPA). Appeal allowed for this and other reasons.

Dismissed	Requirement for contribution towards SPA avoidance measures covered by Officer Report and application refused for a number of grounds (including lack of contributions towards infrastructure). Unilateral submitted which addressed Council's concerns regarding lack of contributions towards infrastructure (inc SPA). Nevertheless other factors indicated appeal should be rejected.
Dismissed	Requirement for contribution towards SPA avoidance measures covered by Officer Report and application refused for a number of grounds (including lack of contributions towards infrastructure). Unilateral submitted which addressed Council's concerns regarding lack of contributions towards infrastructure (inc SPA). Appeal dismissed for other reasons.
Allowed	Requirement for contribution towards SPA avoidance measures covered by Officer Report and application refused for a number of grounds (including lack of contributions towards infrastructure). S106 signed which addressed issues associated with lack of contributions. Appeal allowed for this and other reasons.
Dismissed	Inspector accepted scheme was likely to generate cumulative impacts upon the SPA. Since no unilateral detailing contributions to addressing impact had been submitted, this indicated proposal was likely to have impact upon the SPA. Appeal dismissed for this and other reasons.
Dismissed	Requirement for contribution towards SPA avoidance measures covered by Officer Report and application refused for a number of grounds (including lack of contributions towards infrastructure). Unilateral submitted which addressed Council's concerns regarding lack of contributions towards infrastructure (inc SPA). Appeal dismissed for other reasons.
Dismissed	Inspector accepted scheme was likely to generate cumulative impacts upon the SPA. Since no unilateral detailing contributions to addressing impact had been submitted, this indicated proposal was likely to have impact upon the SPA. Appeal dismissed for this and other reasons.
Dismissed	No dispute that scheme would harm SPA, however no mitigating measures proposed and therefore appeal dismissed on this and other grounds.

Dismissed	Council has justified reasons for seeking contributing to addressing impacts of proposal upon SPA. Whilst appellant had willingness to provide contributions there was no planning obligation supplied. Appeal dismissed on other grounds.
Dismissed	Whilst appellant had supplied a unilateral agreement, it did not define who the owner was. Therefore Inspector concluded agreement would not be enforceable. Whilst appellant had suggested a condition requiring submission of a signed agreement prior to commencement, this was not accepted by Inspector. Appeal dismissed for this and other reasons.
Dismissed	Unilateral undertaking submitted making provision for contributions towards SPA. Appeal dismissed on other grounds.
Allowed	Planning obligation providing for contributions towards SPA submitted. This was acceptable.
Dismissed	Unilateral undertaking submitted making provision for contributions towards SPA. Appeal dismissed on other grounds.
Dismissed	Unilateral undertaking submitted making provision for contributions towards SPA. Appeal dismissed on other grounds.
Dismissed	Unilateral undertaking submitted making provision for contributions towards SPA. Inspector accepts level of contribution proposed. Appeal dismissed on other grounds.
Dismissed	Unilateral undertaking submitted making provision for contributions towards SPA. Inspector accepts level of contribution proposed. Appeal dismissed on other grounds.
Dismissed	Unilateral undertaking submitted making provision for contributions towards SPA. Although Council did not consider undertaking was acceptable as no SANG available for this site within S Wokingham Strategic Development Location, Inspector considered the SANG contribution could be banked. Appeal dismissed on other grounds.

Dismissed	No agreement to provide contributions towards SPA avoidance measures submitted. Appeal dismissed for this and other reasons.
Dismissed	Although draft Ssection 106 to make contributions towards SPA supplied, it had not been signed. Appeal dismissed for this and other reasons.
Dismissed	Although appellany had submitted statement indicating would pay SPA contributions, Inspector did not consider robust unilateral in place. Appeal dismissed on this and other grounds.
Dismissed	Inspector accepted Council view of need for Section 106 Agreement to address impacts of scheme upon SPA. No agreement had been supplied. Appeal dismissed for this and other reasons.
Allowed	Although proposal was within 400m of SPA, Inspector accepted proposal involved a replacement dwelling and therefore no impact upon SPA
Allowed	Inspector accepted scheme was likely to generate cumulative impacts upon the SPA. As unilateral supplied which address impact upon SPA, impacts were addressed.
Dismissed	Inspector accepted scheme was likely to generate cumulative impacts upon the SPA. As unilateral supplied which address impact upon SPA, impacts were addressed. Was discussion of whether removal of mobile homes from site would have a beneficial effect upon SPA. Appeal dismissed for other reasons not related to submission of Agreement to fund SPA requirements
Dismissed	Appellant submitted a Unilateral which would fund SPA avoidance measures. Council considered this was ok. As Inspector dismissed appeal for other reasons, did not consider unilateral.
Dismissed	Appellant submitted a Unilateral which would fund SPA avoidance measures. As Inspector dismissed appeal for other reasons, did not consider unilateral.
Dismissed	Appellant submitted a Unilateral which would fund SPA avoidance measures. As Inspector dismissed appeal for other reasons, did not consider unilateral.

Dismissed

Inspector acknowledged Council view of need for Section 106 Agreement to address impacts of scheme upon SPA. No agreement had been supplied. Appeal dismissed for other reasons and Inspector did not consider whether contributions to address impacts upon SPA were necessary.

