

Surrey Heath SANG allocation SANG allocation criteria



January 2020

Introduction

1. Suitable Alternative Natural Greenspace (SANG) capacity for full applications relating to net residential development is currently allocated upon registration of an application, which is monitored on a monthly basis. The Council took steps to ensure that valuable SANG capacity would not get tied up for long periods and was best placed to deliver development in the Borough now. This included:
 - i. Introducing a one year consent limit for applications involving net new residential development.
 - ii. Only allocating SANG capacity to Prior Approvals for office to residential development upon receipt of a Habitats Regulations application for a period of one year during which time the development must commence (secured through a Section 106 agreement).
2. Despite the steps taken, SANG capacity in the West of the Borough is becoming increasingly limited. The Surrey Heath SANG Acquisition Strategy (2019) demonstrates that, without the provision of additional SANG capacity in the West of the Borough, the Council will soon have no remaining capacity for this area.
3. The Council continues to seek opportunities to deliver Council administered SANG to support the delivery of new residential development within the Borough. However, in the interim period where the Council seeks to identify new SANG capacity, the Council needs to ensure that it's remaining SANG capacity is made available to those developments that are best placed to deliver the spatial strategy for the Borough. As such, the Council is proposing to introduce further changes to it's SANG allocation procedures. This includes prioritising certain forms of development that capacity will be allocated to, in line with the guidance contained within this note.

Proposed changes to SANG allocation in Surrey Heath

4. The Council will no longer allocate SANG capacity upon registration of a full application. Only when it has been established that a scheme is in accordance with the adopted policy of the Council will any offer of capacity be considered. Requests for SANG allocation should be made in writing to the Head of Regulatory Services.
5. Where a proposal has been allocated SANG capacity and the application is approved, the SANG allocation will extend to the life of the planning permission, which is currently one year as agreed by the Council's Executive in July 2019.
6. SANG capacity will be returned to the pool of available capacity if planning permission is refused, or if planning permission lapses without being implemented.

7. The Council has determined that the interim priority for the future allocation of any Council administered or managed SANG will be in the following order:
 - i. Development that delivers the affordable housing target of Policy CP5 of the Core Strategy and Development Management Policies 2011-2028 (CSDM), adopted in February 2012, for developments of 10 or more net dwellings.
 - ii. Developments within Camberley Town Centre, as defined in the Camberley Town Centre Area Action Plan Proposals Map.
 - iii. Developments on PDL within settlement areas, as defined on the Core Strategy Policies Map 2012.
 - iv. All other planning applications that would result in 1 or more additional net units where they comply with general criteria set out within the Local Development Plan.
8. In all instances the development must be policy compliant in that it must be in accordance with the adopted policy of the Council and national policy. Application proposals that are not deemed policy compliant will not be allocated SANG capacity.
9. The Council will no longer automatically allocate SANG capacity to appeals. Any allocation of SANG capacity will be at the discretion of the Head of Regulatory Services and subject to the amount of capacity available.
10. The Council will no longer be allocating SANG capacity to prior notifications involving net additional residential development. This does not prevent applicants seeking alternative means to obtain SANG capacity or submitting a full planning application for change of use.
11. The SANG allocation criteria only applies to development proposals for net new residential development that require capacity at Strategic SANG's (those owned or administered by the Council). Where SANG is secured from sites not owned by the Council, planning applications in accordance with the Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document.
12. As of the 1st August 2019, the Council reduced the time period for which a planning application new residential development is valid from three years to one year. For development proposals in excess of 100 units, discretion is applied by the case officer in determining whether it is appropriate for a one year expiration of planning permission to be applied. However, due to concerns raised by applicants as to the challenges of a one year permission, discretion will now be applied to development proposals in excess of 50 dwellings, taking into account site specific circumstances.