

CABINET

DATE OF MEETING: 5 OCTOBER 2017

TITLE OF REPORT: **ANNUAL ASSESSMENT OF AVAILABILITY OF SUITABLE ALTERNATIVE NATURAL GREEN SPACE (SANG) AND ACCESS TO COUNCIL OWNED SANGS.**

Report of: Joint Chief Executive

Cabinet Member: Councillor James Radley, Services

I PURPOSE OF REPORT

1.1 To update Cabinet on the latest position regarding Suitable Alternative Natural Green Space (SANG) capacity within Hart and to recommend the approach that the Council should take to the use of SANG land that is in its ownership or control. In this regard, it is important to recognise that this report does not seek to establish a planning policy position but rather it sets out the position about how the Council from a corporate land ownership/management perspective should choose to manage access to its own land assets. Nothing in this report implies automatic third party right of access to Council administered or controlled land.

2 OFFICER RECOMMENDATION

2.1 Council owned or controlled Suitable Alternative Natural Green Space (SANG) should only be allocated in accordance with the criteria as set out in Appendix 1;

2.2 The fees to access Council owned or controlled SANG should be set as in Appendix 2.

3 BACKGROUND

3.1 To facilitate residential development within the Thames Basin Heaths Special Protection Area (TBHSPA) 5km zone of influence the Council has adopted an Interim Avoidance Strategy (IAS). This enables developers to demonstrate the avoidance of any likely significant harm to the THBSPA via financial contributions towards off-site SANG (Suitable Alternative Natural Greenspace) and SAMM (Strategic Access Management and Monitoring).

3.2 SANG is intended to direct people away from causing habitat disturbance on the SPA. SAMM contributions are held by Hampshire County Council on behalf of the affected local authorities and paid to Natural England to fund an agreed business plan including the employment of staff to provide consistent messages to SPA visitors and promote use of the SANGs. The SAMM project also includes a monitoring strategy which measures both visitor use (of the SPA and the SANGs) and populations of the three SPA birds (Woodlark, Nightjar, and Dartford Warbler) to ensure that the avoidance and mitigation measures are functioning effectively to avoid any adverse impact of development on the bird populations.

4 ANNUAL SANG CAPACITY MONITORING

- 4.1 There is significant SANG capacity available within Hart District but much of that capacity is in private hands. Subject to the owner's permission, applicants for planning permission can access the capacity available at the Crookham Park (approx. 1,500 homes), or Bassets Mead, Hook, SANGs. There is, however, no capacity left at :
- Clarks Farm/Swan Lakes Yateley
 - Dilly Lane/Queen Elizabeth II Fields, Hartley Wintney
 - Hitches Land/Edenbrook
 - Hawley Meadows.

5 SECURING FUTURE SANG PROVISION

- 5.1 The Council has no privilege in the delivery of SANGs and it also has no obligation to be the sole provider. Nevertheless, the Council has been proactive in working with the Local Enterprise Partnership and with developers to identify sites that can come forward as future SANG. The following SANGs are likely to come forward over the next few years but the timing of the delivery of Bramshot Farm is the only SANG that can be guaranteed for the time being. Major developments of 10 or more dwellings (major development) can only be allocated to a SANG that has a catchment which extends to include the proposed development sites provided that no SPA lies in between. Small developments (9 or less dwellings) can be allocated to any available SANG.

Bramshot Farm

Work on delivering Bramshot Farm as a SANG is well underway and it will be available this autumn (2017). Limited advance access has already been agreed. It has capacity for approximately 1,745 new homes. It is a strategic SANG and therefore development proposals comprising 10 or more new homes within 5km of its catchment can be allocated against it.

Hawley Place Farm

Net SANG capacity for a further 779 new homes. It is however, not yet deliverable and is unlikely to be delivered for a while. Therefore, it would be premature to pre-empt its immediate availability. When available it will be a smaller SANG (with a catchment of 4km to meet the needs of development proposals comprising 10 or more new homes).

North East Hook

Net SANG capacity for a further 122 new homes. It too however, is not yet deliverable and is unlikely to be delivered for a while. Therefore, it would be premature to pre-empt its immediate availability. When available it will be a smaller SANG (with a catchment of 4km to meet the needs of development proposals comprising 10 or more new homes).

Land at Watery Lane

Net SANG capacity for a further 565 new homes. It also is not yet deliverable and is unlikely to be delivered for a while. Therefore, it would be premature to pre-empt its immediate availability. When available it will be a strategic SANG and therefore

development proposals comprising 10 or more new homes within 5km of its catchment can be allocated against it.

- 5.2 Two further SANGs are being negotiated associated with new development – Hartland Park and Riseley. Both however, will remain in private ownership and are designed to meet the needs of bespoke development proposals. As neither development proposal has achieved planning permission there is no expectation that either SANG will be delivered for the time being.

6 ALLOCATION OF COUNCIL ADMINISTERED OR MANAGED SANG CAPACITY

6.1 As there is no privilege in who can provide SANG the Council is entitled to make a corporate decision about how it wishes to manage access to its own assets. In this regard the Council’s corporate objectives are to deliver affordable homes and to protect employment opportunities. In addition it has already been agreed that the Council would support both Rushmoor and Surrey Heath to deliver sufficient SANG to help housing market area needs. A Memorandum of Agreement is shortly to be signed with Rushmoor to support the delivery of up to 1,500 new homes phased over the next 10-15 years (Cabinet, 6th July 2017).

6.2 It is therefore important that the Council sets out clearly the criteria it will use if it is to agree to developer access to Council owned or controlled SANG. The proposed criteria are set out in Appendix 1.

7 FINANCIAL IMPLICATIONS

7.1 The Council needs to ensure that it will recover in full the cost of procuring and delivering SANG. This should not be a public expense. The loan to deliver the Bramshot Farm SANG is £5.3m. The loan repayment schedule is:

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
£250K	£500K	£1m	£1m	£1m	£1m	£550k

7.2 The Council has already collected advance payments of £618k towards Bramshot Farm which will ensure that by the end of the financial year the Council will have received sufficient funds to be able to guarantee the 2017/18 and 2018/19 payments.

7.3 The proposed charging regime for the future is attached at Appendix 2. The priority is to ensure that the arrangement with Rushmoor delivers sufficient mitigation to enable important regeneration projects to proceed and for Hart, the emphasis is on delivering affordable homes and environmental improvements (biodiversity offsetting), as well as ensuring a continuing 5 year supply of new homes.

8 ACTION

8.1 Subject to agreement to this Report, the Council’s web site will be updated and SANG made available to all qualifying developments with immediate effect.

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APPENDICES

Appendix 1 - Criteria to Access Council Owned or Controlled SANG

Appendix 2 - SANG Tariff

Appendix 3 - SPA with 5km Buffer Zone

Appendix 4 - New SANGS

Criteria to access Council owned or controlled SANG

- a. Access to Council owned or controlled SANG will be through land transaction outside the planning application process. This will be procured at commercial rates
- b. The allocation of SANG capacity will be at the discretion of the Head of Regulatory Services but only where the applicant has first entered into pre-application discussions with the Council and where the Head of Regulatory Services is satisfied that the applicant has demonstrated through pre-application discussions that, prior to the submission of the application, the development proposal meets all technical requirements and is fully policy compliant with both existing and emerging Development Plan¹ policies
- c. The arrangement relates only to those developments that the Council is minded to grant planning permission
- d. Sites in the Development Plan which do not provide their own SANG (including Neighbourhood Plans, where agreed with the Council during their preparation) will be allocated SANG within an appropriate catchment and will be given priority where there may be a limit on SANG availability
- e. If the procurement of the SANG transaction would result in the respective planning application exceeding the statutory determination date, then planning permission will be refused and the potential SANG allocation withdrawn.
- f. The allocation should reflect the life of the planning permission (one year). If the planning permission expires without being implemented, any contribution received will be refunded and the mitigation opportunity would be reallocated and there could be no assumption that mitigation capacity would automatically be made available in the event of an application being received to renew an unimplemented planning permission.

Unless otherwise agreed because of exceptional circumstances by the Portfolio Holder for Services in consultation with the Chairman of Planning Committee, **NO** Council owned or controlled SANG will be allocated in the following circumstances:

- g. The development represents a departure from the Development Plan
- h. The development results in the loss of employment land or employment opportunity on the following strategic or locally important employment sites (as defined in the Regulation 18 Draft Hart Local Plan):
 - Bartley Wood, Hook, RG27, 9UP
 - Bartley Point, Hook, RG27 9EX
 - Cody Park, Farnborough, GU14 0LX
 - Meadows Business Park, Blackwater, GU17 9AB
 - Osborne Way, Hook, RG27 9HY

¹ Development Plan includes the Saved Policies of the Hart District Local Plan and any relevant Neighbourhood Plan.

- Waterfront Business Park, Fleet, GU51 3OT
 - Ancells Business Park, Fleet, GU51 2UJ
 - Blackbushe Business Park, GU46 6GA
 - Eversley Haulage Yard, RG27 0PZ
 - Eversley Storage, RG27 0PY
 - Finn's Business Park, Crondall, GU10 5HP
 - Fleet Business Park, Church Crookham, GU52 8BF
 - Grove Farm Barn, Crookham Village, GU51 5RX
 - Lodge Farm, North Warnborough, RG29 1HA
 - Murrell Green Business Park, RG27 9GR
 - Potters Industrial Park, Church Crookham, GU52 6EU
 - Rawlings Depot, Hook, RG27 9HU
 - Redfields Business Park, Church Crookham, GU52 0RD
 - Optrex Business Park, Rotherwick, RG27 9AY
- i. The development does not provide in full 40% affordable homes where required by Saved Local Plan Policy ALT GEN 13 of the Hart Local Plan
- j. Proposals that are unlikely to be implemented due to complex land ownership or tenancy issues or which are submitted as part of a valuation exercise (it must otherwise be demonstrated that they would not prevent the delivery of new homes by locking up SANG capacity for extended periods).

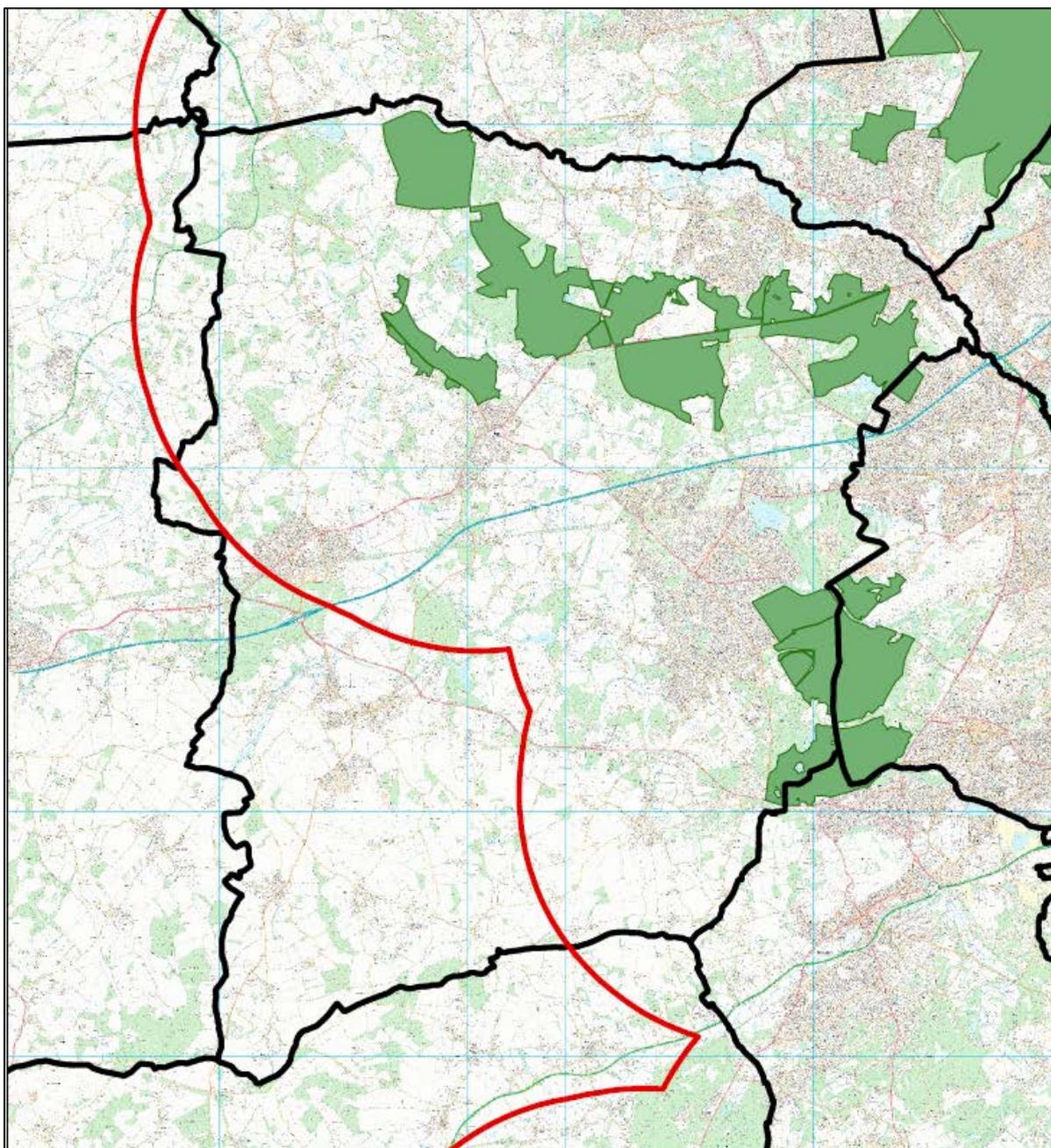
SANG Tariff

Developments within Rushmoor, and developments within Hart that deliver in full 40% affordable homes: £3,334/person.

In all other instances the cost to access Council owned or controlled SANG is £5,334/person (of which £400/person should be allocated to the delivery of biodiversity initiatives/projects and £1,600/person allocated to affordable housing/homelessness initiatives). The remaining balance (£3,334/person ^{Error! Bookmark not defined.}) will be used to fund the capital/ maintenance cost associated with the procurement and management cost of running a SANG.

Assumed Occupancy rates

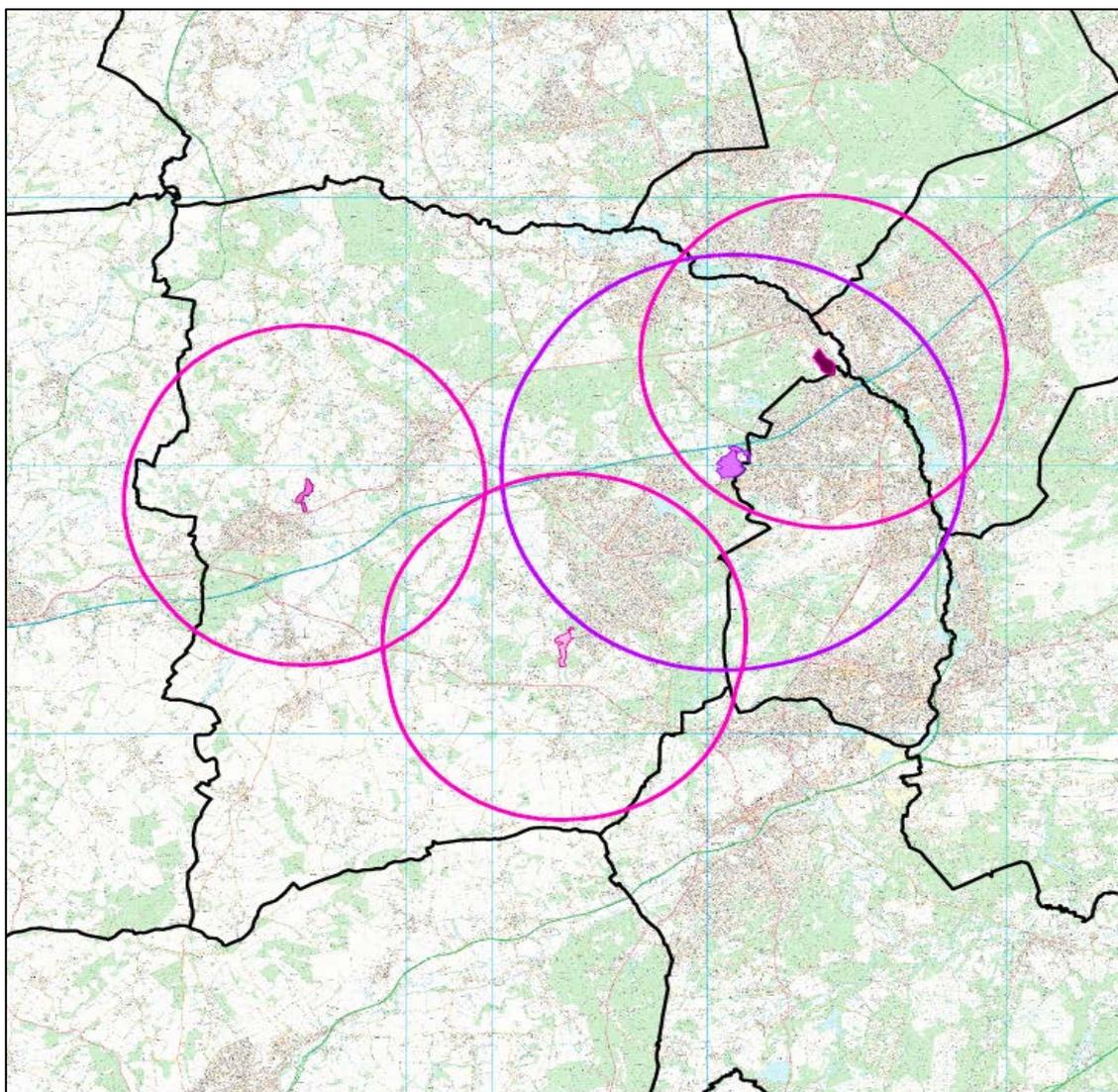
Occupancy based upon number of people		
	1 bedroom	1.3
	2-3 bedrooms	2.42
	4+ bedrooms	3.5



SPA with 5km "Buffer Zone"

Legend

-  SPA 5km
-  TBH SPA



New SANGs

Legend

	Watery Lane SANG	4km catchment
	North East Hook SANG	4km catchment
	Hawley Park Farm SANG	4km catchment
	Bramshot Farm	5km catchment