

Thames Basin Heaths Joint Strategic Partnership Board
Friday, 27 November 2015 at 10.00 am
Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD

AGENDA

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**Thames Basin Heaths
Joint Strategic Partnership
25 February 2015
Council Chamber, Surrey Heath Borough Council**

Notes of Meeting

Present:

Board Members

Cllr Graham Cundy	Woking Borough Council
Cllr Roland Dibbs	Rushmoor Borough Council
Cllr John Furey	Surrey County Council
Cllr Jonathan Glen	Hampshire County Council
Cllr David Hilton	Royal Borough of Windsor and Maidenhead
Cllr Chris Turrell	Bracknell Forest Borough Council
Cllr James Radley	Hart District Council
Cllr Geoff Woodger	Runnymede Borough Council

Advisory Board Members

Ken Ancorn	Surrey Wildlife Trust
Mary Tomlinson	Natural England
Clive Chatters	Hampshire and Isle of Wight Wildlife Trust (Also representing BBOWT and SWT)
Jennifer Wadham	Hampshire County Council (Finance)
Simon Thompson	Natural England
Marc Turner	Natural England

Officers/Observers

Ernest Amoako	Woking Borough Council
Katie Bailey	Rushmoor Borough Council
Sarah Veasey	Elmbridge Borough Council
Paul Druce	Surrey County Council
Phillip Gill	Royal Borough of Windsor and Maidenhead
Julie Gil	Bracknell Forest Council
Jane Ireland	Surrey Heath Borough Council
Dan Knowles	Guildford Borough Council
Graham Ritchie	Wokingham Borough Council
Gareth Williams	Waverley Borough
Wai Po Poon	Woking Borough Council

1. Apologies

1.1 Apologies have been received from:

Cllr Moira Gibson (Chairman, Surrey Heath Borough Council), Cllr Mike Goodman (Surrey County Council), Cllr Peter Isherwood (Waverley Borough Council), Cllr Angus Ross (Wokingham Borough Council), Carrie Temple (RSPB), Kate Ashbrook (Open Space Society), Richard Ford (Runnymede Borough Council).

Councillor Cundy chaired the meeting in the absence of Councillor Gibson.

2. Minutes of the Previous Meeting and Matters Arising

2.1 The minutes of the previous meeting, held on 30 October 2014, were agreed.

Comments regarding the minutes were as follows:

- SANGS Review - page 3 — Members were advised that the review was on track for a draft to be prepared for June 2015 and the report submitted in July.
- Heathland Restoration - page 5 paragraph 6.6 — it was noted that the restoration of woodland areas were not SANGS.
- Any other Business – page 6 paragraph 7.3 – it was noted that Cllr James Radley was not present at the meeting on 30 October. Cllr Stephen Parker had been in attendance instead.

3. SAMM Project Update/SANGS

3.1 The recruitment of the staff for the SAMM project was advised, with three out of five posts filled. The two unfilled posts would be advertised again shortly. Two posts were accepted but withdrawn when the previous employers offered a significantly improved employment package. This had highlighted shortcomings with regard to the recruitment time line. This would be reviewed and streamlined when trying to recruit further warden posts in the future.

3.2 The wardens would commence their work on the SPA by next week with a view to locating the wardens to areas where they would be visible to a maximum number of people. The focus would be on heavily recreational sites, particularly at weekends and early mornings. The wardens would also meet with SSSI Officer's and land owners to consult regarding SAMM issues; to encourage the focus on recreation being moved away from sensitive areas.

3.3 The warden's work vehicles would be left on site after work hours. If they were taken home it would become a taxable item. It was important to ensure that there would be no constraint on the delivery of the project. There would be three branded vans on site once all wardens were employed. It was suggested that a letter be sent to HMRC in case there was a possibility of a tax dispensation with regards to the warden's vehicles.

3.4 Consideration was given to outsourcing the employment of the wardens to other organisations, perhaps to SWT. Organisations like this would be on site and available. Natural England suggested the wardens could be seconded to another

organisation, which would allow working with partners with a presence 'on the ground'. However, it was noted that Natural England's agreement was set up so only they could draw down funds.

- 3.5 SANGS Review – tenders had been received and they would be reviewed this week. The successful tender would be notified next week. It was re-iterated that the draft report would be available in June with a final report being submitted in July. There would be an analysis of all the SANG visitor surveys to date; post codes would also be gathered from visitors so an analysis could be carried out to see how far people travelled to the SANGS. It was noted that Councils had access to data in the SANGS in their areas which could be shared. The SANGS guidelines would also be reviewed. There had also been a proposal that the monitoring of the SANGS visitor surveys be taken over by the SAMM project.
- 3.6 Automatic Counter installation was complete across locations in the SPA, except on MOD land. The MOD was not entirely comfortable with the counters on their land, but there was confidence that installation would go ahead in April. A map would be circulated to members of the partnership which would identify the location of all the automatic counters. The counters held data for up to a year but the information would be downloaded at least every six months. The download time would take about ten minutes. The information was not able to be transmitted but would have to be physically downloaded by wardens.
- 3.7 The figures for the annual SPA wide bird survey were all positive. There were increases in all three bird populations. The increase in the Woodlark could be attributed to the habitat restoration work which had been carried out. The Dartford Warbler and Nightjar figures were probably more attributed to the mild winter in 2012/13. It was suggested that the bird population be looked at after the wardens had been in post for a year, to see whether their work would have an impact on the populations. This would be considered. In addition the breeding success would be another indicator regarding the warden's work.

It was also suggested that some positive PR could be carried out in view of the increased bird populations.

It was noted that it would be useful to have historical data on the bird populations. Data was available from 2002 and it was agreed that this would be circulated to the partnership members in the form of a table.

- 3.8 The SAMM project objective was discussed and also the key actions to be carried out in order to reach the objective. It was commented that awareness needed to be looked at more widely and not just in the SPA. It was also mentioned that the first two bullet points under 'Measurable Performance Indicators' could be combined. It was noted that a web page and Facebook page had not been developed yet but this was being developed. Once the web page had been rolled out, it was mentioned that it would be useful for Local Authorities to add a link to this web page on their own websites.

- 3.9 The sensitivities of local wildlife needed to be recognised particularly with regard to new residents, including location of visitor paths, car parks and the possibility of designated routes for residents to follow on SPA land. It was noted that Councils had detailed knowledge of their own areas and could provide valuable information and skills when educating residents. It was commented that a vast majority of users on the SPAs would probably be dog walkers, who would need to be made aware of the sensitive areas.
- 3.10 Natural England had details of the nesting locations for the past 10 years. This information would be made available to the wardens.

Resolved that:

- i) the SAMM project activity update be noted;**
- ii) the proposed SAMM project actions and measures of success be noted; and**
- iii) the suggested measure of success for the SAMM project was considered.**

4. Hampshire County Council Financial Statement Update

- 4.1 Cllr Jonathan Glenn declared an interest as he had been a financial advisor for an IFA Group and would leave the room during the consideration of the recommendation to seek the services of a financial advisor.
- 4.2 The financial statement was considered. It was clarified that funds from the endowment fund would be needed to fund the wardens' salary. The projected income for 2014/15 was significantly lower than the budgeted £868,000 but this was offset by the reduction in expenditure due to the further two full time wardens and no seasonal wardens being employed.
- 4.3 With regard to paragraph 2.7 which outlined the annual expenditure projections, Cllr Furey felt that the 10 seasonal wardens would be best employed now as per the budget, with the numbers dropping to 8. This would ensure that the seasonal staff would be recruited at the level of income and not eat into the endowment fund. After discussion it was suggested that a level of funding be made available for when Natural England felt it was necessary to employ extra wardens.
- 4.4 Consideration was given to local authority pension funds which were more likely to produce better interest rate returns (currently 0.5% bank rate). Jenny Wadham would go back to Hampshire County Council and enquire whether they could consider taking on the endowment fund at a better interest rate. Other members would also ask their respective county pension funds about interest rates. Having considered this Jenny advised that the position at the moment allowed easy movement between endowment and investment funds as the money was located in

one place. If the monies were moved to a dedicated investment account this could make transferrals more difficult.

- 4.5 If the full complement of wardens was recruited and the income levels went down there would be the danger of staff being made redundant; this was another issue to consider.
- 4.6 To move the debate forward with regard to the employment of the wardens, it was suggested that a steering group consisting of 3 members of the partnership be established to consider the employment of wardens. After further consideration it was proposed by Cllr John Furey and seconded by Cllr James Radley, that 10 seasonal wardens be recruited for 2016/17 and 2017/18 and the projective expenditure to come out of the endowment fund.
- 4.7 It was suggested that applying for charity or Trust status could be considered. Cllr Glenn advised that he would look into charity or trust status.
- 4.8 It was also advised that the endowment accounts would be included in an appendix for the next meeting. Natural England Accounts could also be made available.
- 4.9 With regard to the procurement of the services of an independent financial advisor, this would be held in abeyance until the investigations had been carried out regarding the use of local authority pension funds.

Resolved that:

- i) The current financial position and projected financial position for the three financial years to 31 March 2017 be noted;**
- ii) The transfer of any unused Maintenance Account balance to the Endowment Account was considered;**
- iii) the use of pension funds for the use of the investment of the Endowment Account fund be investigated and the results be forwarded to the partnership via the Chairman;**
- iv) Investigating the services of an independent financial advisor be held in abeyance until responses from local authority pension funds are received.**

5. Any Other Business

- 5.1 Some Councils advised that they did not have a Local Plan which meant that CIL or S106 payments could not be used. Other local authorities which also did not have a local plan advised that the developer could buy SANGS from another developer of local authority. Another Council without a local plan did use CIL but informed the partnership that this process was difficult.
- 5.2 Natural England would circulate an updated note on CIL to the partnership via the Chairman and to the Thames Basin Heath offices.

5.3 Thanks were expressed to Woking Borough Council for hosting the meeting and to Cllr Cundy who stepped in as Chairman.

6. Date of Next Meeting

6.1 A further meeting would be arranged for mid to late July, the venue to be confirmed.

Appendix 1 Thames Basin Heaths Financial Statement

Committee/Panel:	Thames Basin Heaths Joint Strategic Partnership Board
Date:	27 th November 2015
Title:	Thames Basin Heaths Financial Statement
Report From:	Administrative Body

Contact name: Jenny Wadham, Principal Accountant, Hampshire County Council

Tel: 01962 847193 **Email:** jennifer.wadham@hants.gov.uk

1. Executive Summary

- 1.1 This report presents an update to the Joint Strategic Partnership Board (JSPB) on the financial position of the Thames Basin Heaths Strategic Access Management and Monitoring (SAMM), to enable the Board to make a decision on whether independent financial advisors should now be appointed to invest some or all of the funds held within the Endowment Account.
- 1.2 As at 31 March 2015, the Endowment Account balance stood at £1.820m, and an additional £430,340 was held in the Maintenance Account to pay for project expenditure.
- 1.3 It is projected that a further £790,000 will be added to the Endowment Account in the 2015/16 financial year, giving an anticipated total of £2.610m available to be invested.
- 1.4 Based on current projections of income and expenditure, the balance on the Endowment Account would increase to £4.780m by 31 March 2018.
- 1.5 If appropriate, the Board is asked to provide direction as to how and from whom the services of an independent financial advisor are to be procured.

2. Financial Position as at 31 March 2015

- 2.1. The current financial position is summarised in the table in Appendix 1, with a more detailed summary in Appendix 2.
- 2.2. The tariff income collected has been allocated against the two funds in the following proportions, in accordance with the SAMM agreement (section 3.2):

	2011/12	2012/13	2013/14	2014/15
Endowment Account	40%	50%	70%	70%
Maintenance Account	60%	50%	30%	30%

- 2.3. As at the end of March 2015, the Endowment Account balance stood at £1.820m, approximately 63% of the tariff income received to date. The total income received by the Administrative Body to 31 March 2015 is £2.911m, set against amounts paid out to cover costs of £660,338.
- 2.4. The actual tariff income received in the year to 31 March 2015 was £1.402m, significantly higher than the forecast income of £549,922 reported to the Board in February, with £1.096m of tariff income received in the final quarter of the financial year.
- 2.5. The Maintenance Account balance at 31 March 2015, net of expenditure incurred and paid to date, is £430,340. Any balance held on the Maintenance Account after all costs have been incurred may be transferred to the Endowment Account.
- 2.6. The majority of expenditure incurred is to cover project costs, approximately £550,000 spent to date. The actual project costs for the 2014/15 financial year, and a detailed breakdown of the projected project costs for future years, are shown in Appendix 6. Annual payments are also made to Natural England for administrative support (£10,160) and to Hampshire County Council for financial administration (£20,000), in line with the SAMM agreement.

3. Projected Financial Position for the 2015/16 Financial Year

- 3.1. Full information on the projections for the 2015/16 financial year and budgets and plans for 2016/17 onwards are not the subject of this report and will be covered in the update from Natural England, however an overview of the projections is provided in Appendices 3, 4 and 6.
- 3.2. It is projected that approximately £790,000 will be added to the Endowment account in the 2015/16 financial year, giving a balance of £2.610m at the end of March 2016.
- 3.3. This is based upon anticipated tariff income receivable in 2015/16 of £1.129m, to add to the £2.911m total income received by the Administrative Body to March 2015. Amounts paid out to cover full costs, inclusive of administrative and financial fees, to March 2015 total £660,338, with costs of approximately £305,000 projected for the 2015/16 financial year.
- 3.4. The projected costs for 2015/16 equate to 27% of the total tariff income, and a net increase to the Maintenance Account balance of just under £33,000 is projected.
- 3.5. In the SAMM business plan it was envisaged that approximately £1.6m annual tariff income would be required, to meet the ongoing annual expenditure costs, whilst allowing for 70% of total income to be transferred to the Endowment Fund, to ensure

the sustainability of the SAMM in perpetuity. The projected tariff income for the 2016/17 and 2017/18 financial years is approximately £1.4m and £1.7m respectively.

- 3.6. The annual expenditure projections on an ongoing basis are approximately £427,000, following planned recruitment to four full time and ten seasonal wardens by March 2016, as agreed by the JSPB at the meeting on 18th December 2013. The ongoing annual expenditure projections are slightly lower than the level originally anticipated in the SAMM business plan of approximately £500,000 per annum.
- 3.7. To date, actual expenditure has not reached these levels, primarily because the full allocation of wardens has not been met. The four full time wardens are now in post, and the full ten seasonal wardens are planned to be in post for 2016/17.
- 3.8. Based on the current projections of income and expenditure, the Endowment Fund balance is expected to increase over the next three financial years to £4.780m by March 2018, as shown in Appendix 5. The balance within the Maintenance Account is expected to increase to £539,238, and as stated above, this could be transferred to the Endowment Fund.

4. Investment of funds in the Endowment Account

- 4.1. Tariff income is collected by LPAs and passed to the Administrative Body. This tariff income is used to fund current project expenditure (the Maintenance Account) and to accumulate sufficient balances to fund future project expenditure and the cost of long term maintenance and protection of the SPA (the Endowment Account).
- 4.2. Under the terms of the SAMM agreement (section 5.3) the JSPB is given responsibility to review the value and performance of the Endowment Account on a regular basis and provide direction as to when, how and from whom the services of an Independent Financial Advisor are to be procured.
- 4.3. The SAMM agreement envisaged the management of the funds in the Endowment Account to be undertaken by an Independent Financial Advisor, to maximise the return achieved within the investment guidelines set by the JSPB.
- 4.4. Fund balances are currently held by the Administrative Body, receiving interest at a rate of 0.5%, the current Bank of England base rate.

5. Recommendations

5.1. It is recommended that:

- The current financial position and projected financial position for the three financial years to 31 March 2018 is noted,
- The transfer of any unused Maintenance Account balance to the Endowment Account is considered,

- The investment strategy for the Endowment Account fund is considered.

5.2. If deemed appropriate, the Board is asked to provide direction as to how and from whom the services of an independent financial advisor are to be procured.

Appendix 1 – Financial Summary to 31 March 2015

	Cumulative to 2012/13	2013/14	2014/15	Total
Income	£	£	£	£
Bracknell Forest BC	12,866	69,058	205,306	287,230
Elmbridge BC	13,069	23,367	9,121	45,557
Guildford BC	110,535	168,111	190,679	469,325
Hart DC	116,063	59,270	247,226	422,559
Runnymede BC	25,830	19,530	18,900	64,260
Rushmoor BC	62,235	63,829	71,146	197,210
Surrey Heath BC	159,815	115,152	126,993	401,960
Waverley BC	18,439	31,378	58,509	108,326
Windsor & Maidenhead RB	29,186	36,905	35,201	101,292
Woking BC	78,870	34,619	275,427	388,916
Wokingham BC	244,025	9,584	157,488	411,097
Interest	3,168	3,729	6,469	13,366
Total income	874,101	634,532	1,402,465	2,911,098
Expenditure				
Project Co-ordinator Natural England	26,058	0	0	26,058
Project costs Natural England	251,511	125,767	144,342	521,620
Administration fee Natural England	17,500	10,000	10,160	37,660
Financial Administration HCC	35,000	20,000	20,000	75,000
Total expenditure	330,069	155,767	174,502	660,338
Net income/(expenditure)	544,032	478,765	1,227,963	2,250,760

	2011/12	2012/13	2013/14	2014/15
	£	£	£	£
Maintenance Account				
Balance b/fwd	0	39,458	134,105	185,111
Additions to fund	162,741	301,434	206,773	419,731
Expenditure	(123,283)	(206,786)	(155,767)	(174,502)
Balance c/fwd	39,458	134,105	185,111	430,340

	2011/12	2012/13	2013/14	2014/15
	£	£	£	£
Endowment Account				
Balance b/fwd	0	108,494	409,927	837,685
Additions to fund	108,494	301,434	427,758	982,733
Expenditure	0	0	0	0
Balance c/fwd	108,494	409,927	837,685	1,820,418

Appendix 2 – Detailed Financial Statement to 31 March 2015

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	2014/15						Annual total £	Cumulative Total £
	Previous years £	Adjustment to previous years £	Quarter 1 £	Quarter 2 £	Quarter 3 £	Quarter 4 £		
1. Income								
Bracknell Forest BC	81,924	0	0	37,112	23,511	144,683	205,306	287,230
Elmbridge BC	36,436	0	0	670	0	8,451	9,121	45,557
Guildford BC	278,646	0	0	28,054	42,581	120,044	190,679	469,325
Hart DC	175,333	0	0	14,487	0	232,739	247,226	422,559
Runnymede BC	45,360	0	0	17,010	0	1,890	18,900	64,260
Rushmoor BC	126,064	0	0	18,818	16,986	35,342	71,146	197,210
Surrey Heath BC	274,967	0	0	24,080	8,145	94,768	126,993	401,960
Waverley BC	49,817	13,318	0	2,527	4,272	38,392	58,509	108,326
Windsor & Maidenhead RB	66,091	18,451	0	1,070	3,940	11,740	35,201	101,292
Woking BC	113,489	0	0	0	0	275,427	275,427	388,916
Wokingham BC	253,609	(529)	26,553	3,663	1,766	126,035	157,488	411,097
Interest	6,897					6,469	6,469	13,366
Total Income	1,508,633	31,240	26,553	147,491	101,201	1,095,980	1,402,465	2,911,098
Maintenance Fund	670,948	9,372	7,966	44,247	30,360	327,787	419,732	1,090,680
Endowment Fund	837,685	21,868	18,587	103,244	70,841	768,193	982,733	1,820,418

Appendix 2 – Detailed Financial Statement to 31 March 2015

	2014/15							Cumulative Total £
	Previous years £	Adjustment to previous years £	Quarter 1 £	Quarter 2 £	Quarter 3 £	Quarter 4 £	Annual total £	
2. Maintenance Fund								
a) Expenditure								
Project co-ordinator NE	26,058	0	0	0	0	0	0	26,058
Project costs NE	373,978	(4,185)	18,822	21,999	49,246	58,460	144,342	518,320
Administration Fee NE	30,800	0	0	0	0	10,160	10,160	40,960
Financial Administration HCC	55,000	0	0	0	0	20,000	20,000	75,000
Total Expenditure	485,837	(4,185)	18,822	21,999	49,246	88,620	174,502	660,338
b) Balance	185,111	13,557	(10,856)	22,248	(18,886)	239,167	245,229	430,340
3. Endowment Fund								
a) Expenditure	0	0	0	0	0	0	0	0
b) Balance	837,685	21,868	18,587	103,244	70,841	768,193	982,733	1,820,418
Total Fund Balance	1,022,796	35,425	7,731	125,492	51,955	1,007,360	1,227,962	2,250,758

Appendix 2 – Detailed Financial Statement to 31 March 2015

	2014/15						Annual total £	Cumulative Total £
	Previous years £	Adjustment to previous years £	Quarter 1 £	Quarter 2 £	Quarter 3 £	Quarter 4 £		
4. Summary of Returns								
Number of Net Units	1,930	101	222	178	378	1,295	2,174	4,104
Number of residents	2,881	195	453	355	746	2,769	4,518	7,399
Number of bedrooms	1,112	0	0	0	0	0	0	1,112
	5,923	296	675	533	1,124	4,064	6,692	12,615

Appendix 3 – Projected Financial Summary for the year to 31 March 2016

	Budget	Sept forecast outturn	Forecast variance
	£	£	£
Income			
Bracknell Forest BC	120,792	120,792	0
Elmbridge BC	19,360	19,360	0
Guildford BC	185,083	185,083	0
Hart DC	84,396	84,396	0
Runnymede BC	137,730	137,730	0
Rushmoor BC	75,720	75,720	0
Surrey Heath BC	110,000	110,000	0
Waverley BC	24,495	24,495	0
Windsor & Maidenhead RB	42,210	42,210	0
Woking BC	193,158	193,158	0
Wokingham BC	124,740	124,740	0
Interest	11,000	11,000	0
Total income	1,128,684	1,128,684	0
Expenditure			
Project Co-ordinator Natural England	0	0	0
Project costs Natural England	275,666	275,666	0
Administration fee Natural England	10,160	10,160	0
Financial Administration HCC	20,000	20,000	0
Total expenditure	305,826	305,826	0
Net income/(expenditure)	822,858	822,858	0

Appendix 4 - Projected Detailed Financial Statements for the year to 31 March 2016

	Previous years	Budget	Actuals to date	2015/16		Projected total	Variance
				Notified contributions	Forecast qtrs 3 - 4		
1. INCOME	£	£	£	£	£	£	£
Bracknell Forest BC	287,230	120,792	(2)	70,325	50,469	120,792	
Elmbridge BC	45,557	19,360	4,727	11,355	3,278	19,360	
Guildford BC	469,326	185,082	38,427	61,992	84,663	185,082	
Hart BC	422,560	84,396	78,136	25,613	(19,353)	84,396	
Runnymede BC	64,260	137,730	93,870	28,350	15,510	137,730	
Rushmoor BC	197,210	75,720	8,874	38,923	27,923	75,720	
Surrey Heath BC	401,960	110,000	20,535	40,548	48,917	110,000	
Waverley BC	108,326	24,495	3,131	0	21,364	24,495	
Windsor & Maidenhead RB	101,292	42,210	21,274	0	20,936	42,210	
Woking BC	388,916	193,158	0	5,984	187,174	193,158	
Wokingham BC	411,096	124,740	4,217	(4,217)	124,740	124,740	
Interest	13,366	11,000	0	0	11,000	11,000	
Total Income	2,911,098	1,128,683	273,190	278,874	576,620	1,128,683	0

Maintenance Fund	1,090,680	338,605			338,605
Expenditure	660,339	305,826			305,826
Maintenance Fund Balance	430,341	32,779			32,779
Endowment fund	1,820,418	790,078			790,078

Appendix 5 – Projected Endowment Fund Balance

	2014/15	2015/16	2016/17	2017/18
	Actuals	Projected	Projected	Projected
	£	£	£	£
Income	1,402,466	1,128,684	1,439,893	1,659,908
70% to Endowment Fund	982,733	790,079	1,007,925	1,161,936
30% to Maintenance Fund	419,731	338,605	431,968	497,972
Expenditure	174,502	305,826	426,822	427,000
Maintenance Fund:				
Balance brought forward	184,733	430,341	463,120	468,266
Transfer (to)/from income	245,608	32,779	5,146	70,792
Balance carried forward	430,341	463,120	468,266	539,238
Endowment Fund:				
Balance brought forward	838,062	1,820,418	2,610,497	3,618,422
Transfer (to)/from income	982,356	790,079	1,007,925	1,161,936
Balance carried forward	1,820,418	2,610,497	3,618,422	4,780,358

Appendix 6 - Breakdown of Natural England Project Expenditure

	2014/15 Actuals £	2015/16 Projected £	2016/17 Projected £
Staffing Costs :			
Project manager and Full Time Wardens		177,972	194,071
Seasonal wardens		10,481	104,807
Other Staff Costs		32,243	42,593
Total Staff Costs	107,992	220,696	341,471
Non Staff costs :			
Automatic people counters		7,500	3,500
Events/ workshops/ Promotion		5,000	12,000
Recruitment		776	750
2012/13 SPA visitor survey		0	0
Annual car park counts		2,500	2,500
SPA bird surveys		8,195	8,441
SANG surveys		10,000	25,000
SANG review (proposed)		18,000	0
People counter annual data analysis & report		3,000	3,000
Total non -staffing costs	36,350	54,971	55,191
Total project costs	144,342	275,666	396,662
NE Admin Cost	10,160	10,160	10,160
HCC Finance Support	20,000	20,000	20,000
Total Annual Cost	174,502	305,826	426,822

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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
Page 21		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		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.
Guildford Borough Council.	2009			Spring 2015	
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

Surrey Heath Borough Council	Original July 2008 amended January 2012	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	263 per person (1 bed: £368/ 2 bed: £487/3 bed: £658/4 bed:£750/5 bed:£973)	No review planned although CIL will be in place from 1st December 2014	None
Waverley Borough Council	15th Dec 2009	One bedroom = £1423 Two bedroom = £1911 Three bedroom = £2726 Four bedroom = £3106 Five+ bedroom = £4051	One bedroom = £345 Two bedroom = £463 Three bedroom = £660 Four bedroom = £752 Five+ bedroom = £981	n/a	
Woking BC	01/09/10	Studio £504 1 bed £548 2 bed £739 3 bed £974 4 bed and greater £1131	Studio £463 1 bed £463 2 bed £627 3 bed £825 4 bed and greater £958	Tbc	Tariff TBC (tariff is index linked) CIL implemented 01/04/2015. SANG will be top sliced from CIL income
Wokingham BC	04-May-10	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	Within 5km SPA: 1 bed = £376.86, 2 bed = £492.61, 3 bed = £646.76, 4 bed = £852.47, 5 bed + = £1,019.22.	n/a	There are further tariffs for schemes between 5 and 7km from SPA.
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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 SAMM contribution
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)

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.

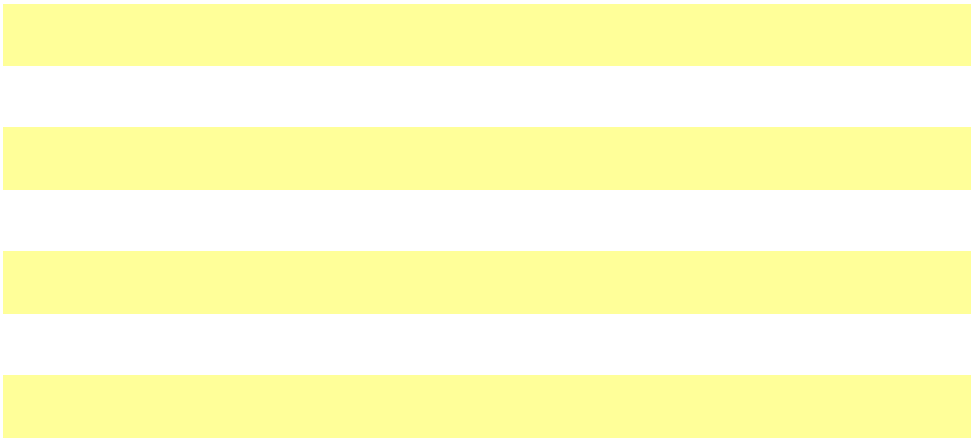
APP/X036 0/A/11/21 51402	Land to the east of Hyde End Rd, Shinfield	Application for change of use of land from agricultural to Suitable Alternative Natural Greenspace (SANG) (Sui Generis use) and associated development to include pedestrian and vehicular access, car park, footpaths and landscaping.
APP/X036 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
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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 infrastrucutre). Unilateral submitted which addressed Council's concerns regarding lack of contributions towards infrastrcture (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 infrastrucutre). Unilateral submitted which addressed Council's concerns regarding lack of contributions towards infrastrcture (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 infrastrucutre). 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 infrastrucutre). Unilateral submitted which addressed Council's concerns regarding lack of contributions towards infrastrcture (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.
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Appendix 2 SAMM Update Natural England

THAMES BASIN HEATHS
JOINT STRATEGIC PARTNERSHIP BOARD

Date: 27th November 2015

Subject: SAMM Project update

Report of: Strategic Access Management and Monitoring (SAMM) Project

Recommendations:

- To NOTE the contents of the report on SAMM project activity.
- To AGREE the 2016/17 SAMM project budget forecast and work programme

Purpose of the Report:

To provide the JSPB with an update on SAMM project activity during 2015, and provide a forecast of the project's activities in 2016.

Summary

This paper sets out for Members the SAMM project's activities and achievements during 2015, as well as the projects predicted budget for the year. It also sets out the project's projected budget for 2016/17 for information. The budget is dealt with in more detail in the Hampshire County Council SAMM project finances paper.

1. SAMM project staffing and recruitment

- 1.1 The project is currently fully staffed, with 4.4 FTE Wardens (slightly higher than the agreed 4 posts due to a job-share arrangement), an Education and Communication Officer, and Project Manager.
- 1.2 The necessary approvals for the recruitment of the ten seasonal wardens, which Members requested all be in post for 2016, are in place. Three of the posts will be hosted externally, by Hampshire County Council, Surrey Wildlife Trust and Horsell Common Preservation Society, under a grant funding agreement with Natural England. The remaining seven will be employed directly by Natural England as short-term appointments (6 months). Requests for expressions of interest for the posts have already been made, and the SAMM project has already received a number of c.v.'s from potential applicants.

2. SAMM project base

- 2.1 As previously reported the project is currently based at the Alice Holt Forest Research Station near Farnham. However, the current accommodation only has space for six members of staff, so will be unsuitable once the seasonal staff are added to the team. The

project is therefore currently looking at options for alternative accommodation which is suitable for the number of staff the project will have in 2016. DEFRA approval to rent a non-DEFRA estate office has been granted in principle, and the project manager is currently in discussion with a number of organisations regarding potential accommodation.

- 2.2 The office accommodation at Alice Holt is relatively low cost (£3000 p/a), and therefore any change of office base is likely to be at increased cost. Any increase in accommodation costs will lead to an increase in the project budget for 2016 onwards, further information will be provided to members at the next meeting.

3. SPA Wardening

- 3.1. The SAMM project commenced wardening on the Thames Basin Heaths in March 2015. Initially the project had two wardens deployed, but this increased to 5 wardens (4.4 FTE) in July when the remaining posts were filled. The project now provides a warden service on the SPA seven days a week from 7.30am to 18:30pm (daylight hours permitting).
- 3.2. The SAMM team now comprises:
- Simon Thompson – Project Manager
 - Katie Breach – Education and Communication Officer
 - David Haskell – Senior Warden
 - Michael Taylor – Warden
 - Karina Theseira – Warden
 - Sarah Bunce – Warden (part-time 4 days per week)
 - Nicola Buckland – Warden (part-time 3 days per week)
- 3.3. The Wardens and the Education and Communication Officer have met with each of the land managers of the particular areas of the SPA to highlight the locations on the site with highest visitor pressures, and agree any specific messages they wish the wardens to impart, prior to wardening commencing.
- 3.4. We currently have agreed access licenses with the following landowners/land managers: Surrey Wildlife Trust, Berkshire Buckinghamshire and Oxfordshire Wildlife Trust, Bracknell Forest Borough Council, Forestry Commission, Horsell Common Preservation Society and the Royal Society for the Protection of Birds. Furthermore, whilst the license is still under negotiation we have been wardening on Ministry of Defence land on an accompanied basis.
- 3.5. Licenses are still being finalised with the Ministry of Defence, The Crown Estate, Guildford Borough Council, Surrey Heath Borough Council, and Hampshire County Council. In all cases other than The Crown Estate it is expected that licenses will be in place ahead of the 2016 bird breeding season. The situation with the Crown Estate is more complex, as due to an ongoing discussion over eligibility with the Department for Environment Food and Rural Affairs, who Natural England are an Agency of, they are unwilling to commence any discussion over allowing the project to access their land. The JSPB will continue to be regularly updated on progress with regard to SPA access.
- 3.6. The warden output for the project over the 2015 breeding bird season was as follows (all figures are averages):
- 295 on-site warden hours per month

- 1110 people engaged per month
- 176 leaflets issued per month

3.7. It should be noted that the above figures are averages for the period from July to September inclusive, which is the period during which the warden team has been at full strength.

4. Communications, promotion and Events

4.1 The Education and Communication Officer has spent 2015 focusing on the communications element of her role, due to the need to establish promotional and information materials to support the deployment of the new SPA warden service.

4.2 The project has produced three printed leaflets, one which introduces the 'Thames Basin Heaths Partnership' which is the brand under which the SAMM project delivers. A second which focusses on the importance of heathland and the rare species it supports, primarily focused on ground nesting birds but also covering other species; and finally, a good behavior code for dog owners.

4.3 The Education and Communication Officer, and the Wardens have been undertaking a programme of visits to all of the SANGs in the Thames Basin Heaths area. This programme has recently been completed, and written details and photographs have been drafted for each site. It is intended that this information will be used to produce a SANGs directory and a series of SANGs leaflets, as well as be published on the internet.

4.4 The project has purchased a fully branded gazebo and display boards and uses this equipment to attend events around the Thames Basin Heaths area, as well as for holding 'pit-stops' – an opportunity to speak to SPA users over a cup of tea and a biscuit for dogs - in SPA car parks.

4.5 Branded dog-poo bags have been printed, which in addition to the Thames Basin Heaths logo, have the messages:

- Keep these heathlands special. Please always pick up after your dog. Thank you.
- Protect ground nesting birds. Please keep dogs in close control on paths from March-September.

The bags are handed out at dog based events we attend with dog treats in them, and are carried by all the warden's so that they can offer them to dog walkers on the heaths.

4.6 The project has launched both a Facebook page and a Twitter feed. Both are regularly updated (usually at least daily), with informative information as well as lighter hearted content such as the recent 'meet the wardens' feature.

4.7 Horsell Common Preservation Society has kindly offered to host a website on behalf of the project. This is still in the early stages of development but should be on-line by the end of March. It is intended that the site be used to promote the project's key messages and also to promote SANGs sites. It is intended that whilst the site is technically hosted alongside the Horsell Common Preservation Society site, it will have its own distinctive identity and have a completely separate identity – hopefully tbhpartnership.org.uk

5. Partnership Working

- 5.1 Project partners have identified that commercial dog walkers are a significant cause of disturbance on the SPA, this is reinforced by the experiences of the SAMM wardens. The SAMM project is therefore coordinating an SPA wide approach to the licensing of commercial dog walkers. A licensing pilot is being planned, with The Crown Estate and Horsell Common Preservation Society due to trial the approach from Spring 2016, with a view to rolling-out the project to the whole Thames Basin Heaths area in 2017.
- 5.2 The project's Education and Communication Officer has been working closely with some of the developing SANGs to assist with their promotion to ensure maximum uptake of the new facilities. The project has worked to assist in the launch events for Wellesley and Heather Farm SANGs sites.

6. Strategic commissioning of future SANGs surveys by the SAMM project

- 6.1 As set out in the February update paper, the SAMM Project had been requested to take on the commissioning of all SANGs visitor surveys. This has subsequently been agreed by the JSPB Officers group.
- 6.2 It was agreed with JSPB Officers that SANGs monitoring would be commissioned by the SAMM project on a strategic basis. However, as the SANGs review has been on-going the project decided to await the completion of the SANGs review and any monitoring recommendations, prior to commissioning a programme of strategic SANGs monitoring. It is intended that an initial 12 month monitoring contract will be secured, followed in 2017 by a three year monitoring contract – this is to comply with the hosting agreement.

7. SPA Monitoring

Automatic people counter installation

- 7.1 The automatic people counter sensors were installed on all land, except Ministry of Defence, between January and March 2015. The project is currently in advanced discussion with the Ministry of Defence with regard to installing the remaining sensors on their land. The delays have been caused by the understandable concerns over introducing sensors which require regular digging-up on active military training land. However, we are confident that the remaining sensors will have been installed by March 2016.
- 7.2 The locations for the counters were advised in a report by the consultants Footprint Ecology and the data from them will be used to provide accurate information on total visitor numbers to the SPA, and information on temporal variation: through the day, between months and over the course of each year. Throughout 2015 the project has been calibrating and trouble-shooting various issues with the sensors, as there have been various unexpected issues including water ingress, physical faults, software problems, and physical damage and theft. We are confident that all problems will have been resolved ahead of the 2016 bird breeding season and that we will have a complete data set for next year. The project will be analysing the 2015 data, but the aforementioned problems are likely to limit the quality of the information.

Car Park Counts

7.3 The SAMM project has now reached a staffing level which enables us to begin undertaking the car park counts ourselves. This will enable us to move to a more robust methodology of undertaking one set of transects on a monthly basis, rather than the previous methodology of six transects once a year.

7.4 We received training from Footprint Ecology (as they were previously commissioned to undertake the annual surveys) in October 2015, and we are now ready to commence a programme of monthly car park surveys.

8. SAMM Project Budget

8.1 The expected SAMM project expenditure for the current financial year is set out below, it should be noted that the budget is based on 2014 Natural England pay scales, as we have not had a 2015 pay deal agreed yet. When any pay deal is concluded it will be backdated to July, and therefore the salary costs are likely to rise from those set out below.

8.2 The other variable to highlight, is that should Members decide to re-commission Footprint Ecology to re-write the Interim Review of SANGs in Thames Basin Heaths, then an additional programme spend will be incurred over the figure shown.

2015/16 SAMM project costs

Salary costs (at June 2015 Natural England payscales)	£188,452.37
Non pay running costs	£ 32,243.33
Total staff costs	£220,695.70
Programme costs (including monitoring)	£ 54,970.68
Admin Fees (Natural England and Hampshire County Council)	£ 30,160.00
Total project costs	£305,826.38

8.3 The projected budget for 2016/17 is set out in the table below, again at this stage the salary costs are based on June 2015 Natural England pay scales, so will increase when any 2015 pay agreement takes effect, and also should there be a 2016 pay increase. Updated figures will be provided to the next Members meeting, at which point the 2015 pay agreement will be in place.

2016/17 SAMM project costs

Salary costs (at June 2015 Natural England payscales)	£ 298,877.93
Non pay running costs	£ 42,593.33
Total staff costs	£ 341,471.26
Programme costs (including monitoring)	£ 54,440.52
Admin Fees (Natural England and Hampshire County Council)	£ 30,160.00
Total project costs	£ 426,071.78

- 8.4 The project budget projection for 2016/17 is below the figure presented to the JSPB in the SAMM business plan, although as stated above the salary costs are likely to rise, although this is unlikely to lead to an increase of more than £15,000.

9. SAMM project activity for next 6 months

- 9.1. Indicative SAMM project activity for the next six months is shown in Annex 1. This sets out the main delivery elements of the project over this period.

Annex 1. Gantt chart for SAMM project activity November – April 2015-16

Task	November 15	December 15	January 16	February 16	March 16	April 16
Seasonal Wardens commence wardening						
Recruitment of seasonal wardens						
Training of Seasonal Wardens						
SAMM wardening on the SPA						
Access Management & Monitoring Partnership meetings						
Installation of sensors on MoD land						
Sensor data analysis by Footprint Ecology						
TBH SPA car park counts						
SANGs strategic visitor survey commissioning						
SANG visitor surveys undertaken (if required)						
JSPB meeting (anticipated)						
Licensing of commercial dog walkers trial to commence (The Crown Estate and HCPS)						

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