

**THAMES BASIN HEATHS SPECIAL PROTECTION AREA
SUITABLE ALTERNATIVE NATURAL GREEN SPACES
POLICY REVISION**

SANGS on County Council Land – Proposed Policy

The County Council intends to participate in delivering avoidance strategies for the Thames Basin Heaths Special Protection Area and where land owned by the County Council appears to meet Natural England's criteria for use as a Suitable Alternative Natural Green Space its suitability will then be assessed.

County Council land being considered for use as a Suitable Alternative Natural Green Spaces (SANGS) will be subject to -

- an assessment having been undertaken of all relevant financial issues, including any potential future alternative commercial value of the identified land,
- an assessment having been undertaken of any biodiversity, habitat or similar issues, arising from the use of the land as a potential SANGS, and any conflicts being properly mitigated or compensated,
- all necessary capital, maintenance and management costs of the creation of a potential SANGS being identified and agreed, such costs being recovered from the developer(s) who require(s) the SANGS to support their development,
- the assessment of the landowner payment, in recognition of the uplift in value that the SANGS bestows upon the proposed development site, and
- the approval of the Cabinet Member for Environment and Transport (or any successor role) that the above mentioned requirements have been addressed to that Member's satisfaction.

Once land has been identified as a suitable SANGS it will be made available upon completion of all the necessary works and processes to create a SANGS, including the assessment of its capacity, and the approval of the SANGS by Natural England (or any successor body) has been secured.

Where identified land has been designated as a SANGS the proposed use of the identified SANGS will be subject to the prior receipt by the County Council of a landowner payment for each new residential unit, in recognition of the uplift in value that releasing the identified land as a SANG will bestow on the related development site, in accordance with the following matrix –

Studio flat	£20 per sq metre
1 bed flat	£50 per sq metre
2 bed flat	£50 per sq metre
3 bed flat	£50 per sq metre
1 bed house	£50 per sq metre
2 bed house	£50 per sq metre
3 bed house	£75 per sq metre

4 bed house	£75 per sq metre
5 bed house and above	£100 per sq metre

The County Council will review this matrix and its values upon an annual basis and the affected local authorities will be consulted upon any proposals to change the values before any changes are implemented.