

April 2020

Annual Updating of Off-site Contributions to Special Protection Area and Open Space Tariffs

The Planning Contributions Supplementary Planning Document (2017) contains tariffs that apply to certain types of developments in the borough.

We update both the off-site contributions for open space provision and the Special Protection Area SANG Tariff annually to reflect inflation on the 1 April in line with the Retail Price Index (RPI). The RPI figure used will be that published the preceding January of that year.

We have therefore adjusted the tariffs for the period 1 April 2020 – 31 March 2021 by 2.69%. The new tariffs are displayed below:

Special Protection Areas

| Special Protection Areas | | | |
|--|----------------------------|--|--|
| Responsible authority: Guildford Borough Council | | | |
| Dwelling size | SANG Tariff 2019/20 | SAMM Tariff 2019/20 (no change) | Total contribution per dwelling |
| 1 bedroom | £3,850.13 | £411.01 | £4,261.14 |
| 2 bedroom | £5,406.56 | £577.16 | £5,983.72 |
| 3 bedroom | £6,908.38 | £737.48 | £7,645.86 |
| 4 bedroom | £8,164.45 | £871.56 | £9,036.01 |
| 5 bedrooms + | £9,365.93 | £999.82 | £10,365.75 |

SANG fee per occupant - £2730.59
SAMM fee per occupant - £291.50

Note: The above SANG tariff excludes the minimum legal costs (£750) and monitoring fee (£750 per point in time monitored) per obligation, but includes the SPA access management contribution. Please refer to the Thames Basin Heaths Special Protection Area Avoidance Strategy 2017 Supplementary Planning Document for further information.

Off-site contributions for open space provision

| Off-site open space contributions | | | |
|--|------------------|-----------------------|--------------|
| Responsible authority: Guildford Borough Council | | | |
| Dwelling size | Playspace | Sports Grounds | Total |
| 1 bedroom | £643.50 | £790.13 | £1,433.63 |
| 2 bedroom | £1,076.12 | £1319.73 | £2,395.85 |
| 3 bedroom | £1,288.23 | £1,585.12 | £2,873.35 |
| 4+ bedroom | £1,719.63 | £2,112.72 | £3,832.35 |