

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 2021 – 31 March 2022** by 1.38%. The new tariffs are displayed below:

Special Protection Areas

Special Protection Areas			
Responsible authority: Guildford Borough Council			
Dwelling size	SANG Tariff 2021/22	SAMM Tariff 2021/22 (See page 2)	Total contribution per dwelling
1 bedroom	£3,903.26	£519.93	£4,423.19
2 bedroom	£5,481.17	£730.11	£6,211.28
3 bedroom	£7,003.72	£932.91	£7,936.63
4 bedroom	£8,277.12	£1,102.52	£9,379.64
5 bedrooms +	£9,495.18	£1,264.77	£10,759.95
<p>SANG fee per occupant - £2,768.27 SAMM fee per occupant - £368.74</p> <p>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.</p>			

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	£652.38	£801.03	£1,453.41
2 bedroom	£1,090.97	£1,337.94	£2,428.91
3 bedroom	£1,306.01	£1,607.00	£2,913.01
4+ bedroom	£1,743.36	£2,141.87	£3,885.23

Strategic Access Management and Monitoring (SAMM) Update

At a virtual meeting on the 19th November 2020, the Thames Basin Heaths Joint Strategic Partnership (JSP) Board decided that the tariff charged for Strategic Access Management and Monitoring (SAMM) should increase from £630 to £796.95. The SAMM tariff is applied differentially depending on dwelling size, and calculated so that homes return the required amount on average. This is an uplift of 26.5% so the Council has increased the SAMM tariff for each dwelling size by the same percentage.

The tariff has increased because the original agreement signed by the eleven partner authorities in 2011 included the requirement to keep the tariff under review to ensure that sufficient income was raised to cover the costs of the SAMM project in perpetuity. Analysis of the SAMM project's budget shows that the project is at risk of being unable to deliver the objectives set out for it in 2011, and the uplift is necessary to ensure the scheme's success. Following the decision Natural England wrote to all JSP authorities to notify them that it expects all SAMM tariffs to increase as set out in the decision.