

## Off-site Contributions Tariffs for Special Protection Area and Open Space

Policy ID6 of the Local Plan: Development Management Policies, and Policy P5 of the Local Plan: Strategy and Sites require contributions from residential development schemes above a certain size. These are set out in the tariff tables below.

We update the off-site contributions tariffs for open space and the tariffs for the Thames Basin Heaths Special Protection Area annually on 1 April to reflect inflation in line with the Consumer Prices Index including owner occupiers' housing costs (CPIH). The CPIH figure used is the 12-month rate as of the preceding January of that year.

We have therefore increased the Thames Basin Heath Special Protection Area **tariffs for the period 1 April 2024 to 31 March 2025** by 4.2%. The new tariffs are displayed below:

### Special Protection Areas

<b>Special Protection Areas</b>			
Responsible authority: Guildford Borough Council			
<b>Dwelling size</b>	<b>SANG Tariff 2024/25</b>	<b>SAMM Tariff 2024/25 (See page 2)</b>	<b>Total contribution per dwelling</b>
1 bedroom	£4,772.05	£635.65	£5,407.70
2 bedroom	£6,701.15	£892.62	£7,593.77
3 bedroom	£8,562.59	£1,140.55	£9,703.15
4 bedroom	£10,119.42	£1,347.92	£11,467.35
5 bedrooms +	£11,608.59	£1,546.29	£13,154.87
SANG fee per occupant: £3,384.42			
SAMM fee per occupant: £450.81			
<b>Note:</b> The SANG tariff excludes the minimum legal costs (£850.00) and monitoring fee (£840.00 per point in time monitored) per obligation. Please refer to the Thames Basin Heaths Special Protection Area Avoidance Strategy 2017 Supplementary Planning Document for further information about the SANG and SAMM tariffs.			

### Off-site contributions for open space provision

Where provision of on-site open space is not required for a proposed residential development, the Council charges a financial contribution in lieu to be spent on off-site provision, improvements and/or maintenance of existing open space. The contributions tariff reflects the cost of providing the equivalent amount of open space and appropriate facilities off-site (see note under the tariff table below\*).

As the base date for these costs was January 2021, they were increased by the 12-month CPIH inflation rate for January 2022, followed by the 12-month CPIH inflation rate for January 2023 and January 2024, before setting the contribution rates.

The tariff for the period 1 April 2024 – 31 March 2025 is displayed below:

<b>Off-site open space contributions</b>					
Responsible authority: Guildford Borough Council					
<b>Dwelling size</b>	<b>Allotments</b>	<b>Amenity Space/ Natural Green Space</b>	<b>Parks and Recreation Grounds</b>	<b>Play space (Children)</b>	<b>Play space (Youth)</b>
1 bedroom/studio	£164.68	£381.90	£3,223.82	£267.29	£121.64
2 bedroom	£239.20	£554.73	£4,682.78	£388.26	£176.69
3 bedroom	£302.91	£702.47	£5,929.96	£491.67	£223.75
4 bedroom	£351.00	£813.98	£6,871.22	£569.71	£259.27
5+ bedroom	£405.09	£939.42	£7,930.14	£657.51	£299.22

**\*Note:** The contribution amounts above reflect the cost of providing the equivalent amount of open space and appropriate facilities off-site (as published in Spon's External Works and Landscape Price Book). This includes the cost of providing the open space on an alternative site, as well as for maintaining it for a period of 10 years.

They do not include the cost of land acquisition, which is not normally required. However if land acquisition is necessary to provide the off-site open space, then a separate fee may be charged for this.