

April 2025

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

Local Plan: Development Management Policies policy ID6 ensures that residents have enough open space. Developments must provide different types and amounts of open space on-site, depending on their size. Schemes that do not provide open space must pay to fund new off-site open spaces, or improvements and/or maintenance of existing open space.\*

Please visit the [Planning Contributions for Open Space webpage](#) for more information about on- and off-site open space contributions.

Local Plan: Strategy and Sites policy P5 applies to net new housing developments within the vicinity of the Thames Basin Heaths Special Protection Area (the 'SPA'). They must:

- contribute to the Strategic Access Management and Monitoring ('SAMM') project
- pay the council if they need to use a Council owned Suitable Alternative Natural Greenspace ('SANG').

Please visit the [Thames Basin Heaths Special Protection Area webpage](#) for more information about the SPA, SANG and SAMM.

We charge tariffs on qualifying development to fund open space, SANG and SAMM. We increase the tariffs on April 1 every year to account for inflation. We use the Consumer Prices Index including owner occupiers' housing costs (CPIH) inflation rate. The CPIH figure we use is the 12-month rate for the preceding January of that year.

**The 12-month January 2025 CPIH figure is 3.9%. ([Source](#))**

The new tariffs are displayed below.

### Thames Basin Heaths Special Protection Area

We have increased the SANG tariffs for the period 1 April 2025 – 31 March 2026 by 3.9% over the previous year.

This year, Natural England (which hosts the SAMM project) has increased SAMM tariff centrally to account for inflation. The figure for the 2025-2026 financial year is set at £412.57 per occupant. We have used this figure to calculate the SAMM tariffs for different dwelling sizes based on expected occupancy rates.

Dwelling size	SANG tariff	SAMM tariff	Total contribution per dwelling
1 bedroom/studio	£4,817.48	£565.22	£5,382.70
2 bedrooms	£6,997.65	£821.01	£7,818.67
3 bedrooms	£8,861.35	£1,039.68	£9,901.03
4 bedrooms	£10,267.91	£1,204.70	£11,472.61
5+ bedrooms	£11,850.29	£1,390.36	£13,240.65
Per occupant	£3,516.41	£412.57	£3,928.98

The tariffs do not include charges for legal costs (Section 106 agreement) and monitoring:

- Minimum legal costs per S106 - £895.00

- Monitoring fee - price on application

A SPA tariffs calculator (an excel document) is available on the [Thames Basin Heaths Special Protection Area webpage](#).

## Off-site contributions for open space provision

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 for subsequent years.

We have increased the open space tariffs for the period 1 April 2025 – 31 March 2026 by 3.9% over the previous year.

Dwelling size	Allotments	Amenity Space/ Natural Green Space	Parks and Recreation Grounds	Play space (Children)	Play space (Youth)
1 bedroom/studio	£171.10	£396.80	£3,349.55	£277.72	£126.39
2 bedrooms	£248.53	£576.36	£4,865.41	£403.40	£183.58
3 bedrooms	£314.72	£729.87	£6,161.23	£510.84	£232.47
4 bedrooms	£364.69	£845.72	£7,139.20	£591.93	£269.38
5+ bedrooms	£420.89	£976.05	£8,239.42	£683.16	£310.89

\*Note: The contribution amounts in the table 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 2021 and updated for inflation as above). 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.

Contributions calculators (Excel spreadsheets) are available at the [Planning Contributions for Open Space webpage](#) for developers to obtain a total estimated amount of financial contribution towards open space and/or, where applicable, the required amounts of on-site open space provision.

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