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JSPB Local Planning Authorities

BY EMAIL ONLY

Dear all,

Thank you for working to implement the changes to the Strategic Access Management and Monitoring (SAMM) tariff agreed at the previous Thames Basin Heaths Joint Strategic Planning Board (TBH JSPB) meetings. These changes will enable the SAMM team to continue to deliver their objectives. More details of what we do can be found here

[Special Protection Area - Thames Basin Heaths \(tbhpartnership.org.uk\)](https://tbhpartnership.org.uk)

As you know, it was agreed by your elected Councillors that the tariff amount applied to new dwellings built within the TBH Special Protection Area (SPA) Zone of Influence that is used to fund the SAMM project should increase yearly in line with inflation. This will enable the mitigation provided by SAMM to be effectively delivered in perpetuity, mitigating development impacts on the SPA.

In line with the agreement of the Councils, this letter is, therefore, a reminder that from 1st April 2024 the tariff should be increased in line with the CPIH inflation rate, which as of February 2024 sits at 4.2%. [Home - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk) We recommend consistency across the Councils to ensure that the tariff rates can be equally applied and aligned yearly in future. This will ensure that adequate mitigation is being provided for all residential developments, and remove uncertainty for future developments and Local Plans relying on this mitigation for their Habitats Regulations Assessments.

Applying the above inflation rate, the previously agreed 2023 tariff for an average 2.4 person dwelling of £918.13 would now be **£956.69 from April 2024. This equates to £398.62 per person occupancy.**

The SAMM team is committed to working with the Thames Basin Heaths Local Planning Authorities to secure positive outcomes for the SPA and look forward to continuing this work together.

If you wish to discuss this further, please do not hesitate to contact me.

Yours sincerely

Ruth Shelton
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Strategic Access Management and Monitoring (SAMM) Project
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