

Strategic Management and Monitoring (SAMM) Tariff from 1 April 2024



The Thames Basin Heaths Joint Strategic Planning Board (JSPB) has agreed that the tariff applied to new dwellings built within the Thames Basin Heaths Special Protection Area (SPA) buffer zone, and used to fund the SAMM project, should increase annually in line with inflation. This is necessary to ensure sufficient income is raised to cover the costs of the SAMM project in perpetuity. Without this change the SAMM project would be at risk of being unable to deliver its objectives, and therefore secure positive outcomes for the SPA.

In Bracknell Forest the SAMM tariff was last updated in April 2021. This was calculated on an average of £796.95 per dwelling. From 1 April 2024 Natural England advises that the SAMM tariff for an average 2.4 persons dwelling will be **£956.69**. This equates to **£398.62** per person occupancy. Bracknell Forest will apply the new level of developer contributions to planning applications validated from 1 April 2024. The following tables provide updates to Table 1 in the Thames Basin Heaths SPA Supplementary Planning Document (2018).

Dwellings located within 400m – 5km of the SPA

Dwelling size	Occupancy (persons)	SAMM contribution from 1 April 2024
1 bedroom	1.40	£558
2 bedroom	1.85	£737
3 bedroom	2.50	£997
4 bedroom	2.85	£1,136
5+ bedroom	3.70	£1,475

Dwellings located within 5km – 7km of the SPA

From 1 April 2024, NE advised that the proportional 5km - 7km tariff for an average 2.4 persons dwelling will be £276.10 (£115.04 per person).

Dwelling size	Occupancy (persons)	SAMM contribution from 1 April 24
1 bedroom	1.40	£161
2 bedroom	1.85	£213
3 bedroom	2.50	£288
4 bedroom	2.85	£328
5+ bedroom	3.70	£426