

Level of Strategic Access Management and Monitoring (SAMM) Tariffs (2011 to 2027)

Strategic Access Management and Monitoring (SAMM) tariffs were introduced in 2011 to fund the [Thames Basin Heaths Partnership](#). The tariffs are set by Natural England. In 2021 the Thames Basin Heaths Joint Strategic Partnership Board (JSPB) agreed that the SAMM tariff should increase annually in line with inflation. This is necessary to ensure sufficient income is raised to cover the costs of the Thames Basin Heaths Partnership in perpetuity. BFC did not increase the tariff in April 2022 and April 2023 as this was not set out in the Council's guidance at that time (Thames Basin Heaths SPA Supplementary Planning Document 2018).

The tables below show the latest SAMM tariffs (as advised by Natural England) and how these have increased over time.

Net increase in dwellings located within 400m – 5km of the SPA

Dates*	Tariff for average 2.4 persons dwelling	Tariff per person	Dwelling size				
			1 bedroom (1.4 persons occupancy)	2 bedrooms (1.85 persons occupancy)	3 bedrooms (2.5 persons occupancy)	4 bedrooms (2.85 persons occupancy)	5+ bedrooms (3.7 persons occupancy)
06/04/26 – 31/03/27	£1,021.86	£425.78	£596	£788	£1,064	£1,213	£1,575
08/05/25** - 31/03/26	£990.17	£412.57	£578	£763	£1,031	£1,176	£1,527
01/04/24 – 07/05/25	£956.69	£398.62	£558	£737	£997	£1,136	£1,475
01/04/21 – 31/03/24^	£796.95	n/a	£505	£665	£899	£1,021	£1,331
2011 – 31/03/21^^	£630	n/a	£399	£526	£711	£807	£1,052

Net increase in dwellings located within 5km – 7km of the SPA

Dates*	Tariff for average 2.4 persons dwelling	Tariff per person	Dwelling size				
			1 bedroom (1.4 persons occupancy)	2 bedrooms (1.85 persons occupancy)	3 bedrooms (2.5 persons occupancy)	4 bedrooms (2.85 persons occupancy)	5+ bedrooms (3.7 persons occupancy)
06/04/26 – 31/03/27	£294.90	£122.88	£172	£227	£307	£350	£455
08/05/25** - 31/03/26	£285.76	£119.07	£167	£220	£298	£339	£441
01/04/24 – 07/05/25	£276.10	£115.04	£161	£213	£288	£328	£426
01/04/21 – 31/03/24^	£240	n/a	£151	£200	£270	£306	£399
2011 – 31/03/21^^^	£190	n/a	£120	£158	£213	£242	£316

Notes

* The level of developer contributions will apply to planning applications validated during these dates.

** Tariffs that apply on the adoption of the Thames Basin Heaths SPA Supplementary Planning Document (2025)

^ The JSPB agreed that the SAMM tariffs should increase by 26.5% on the levels set in 2011.

^^ These tariffs were set by Natural England in 2011 (see Schedule 1 to the SAMM Agreement).

^^^ One third of the tariffs applied to the housing within 400m - 5km of the SPA.