



Thames Basin Heaths Special Protection Area Tariff for Strategic Access Management and Monitoring (SAMM) from 1 April 2026

The Tariff

1. For 2026/27, Natural England has confirmed that the SAMM tariff will be £1021.86 from 1 April 2026 per 2.4 person dwelling which is £425.78 per person. This represents a 3.2% increase in line with inflation (CPIH), following [Natural England's Strategic Access Management and Monitoring Tariff Guidance](#).

Bedrooms	Occupancy	Tariff	Tariff + 5% admin fee
1	1.3	£606.33	£636.65
2	1.8	£839.53	£881.51
3	2.5	£1166.02	£1224.32
4	2.9	£1352.58	£1420.21
5+	3.8	£1772.35	£1860.97

2. Within the 5–7 km zone of influence, applications for larger-scale residential development (50 units or more) will need to be assessed on an individual basis, in consultation with Natural England. In these cases, where a proportionate SAMM contribution is sought, the tariff effective from 1 April 2026 will be £294.90 (per average 2.4-person dwelling), plus a 5% admin fee.

Background on the SAMM project

3. Financial contributions towards the Strategic Access Management and Monitoring (SAMM) project are a necessary part of the avoidance and mitigation package for new residential development in areas affected by the Thames Basin Heaths Special Protection Area (See Policy NBE3 of the Local Plan 2032). The other measure is SANG (Suitable Alternative Natural Greenspace).
3. SAMM is a project to provide management of visitors across the entire SPA and to undertake necessary monitoring. It is a joint project between the Local Planning Authorities affected by the SPA (namely Guildford, Bracknell Forest, Elmbridge,

Rushmoor, Runnymede, Surrey Heath, Waverley, Woking and Wokingham Borough Councils, Hart District Council and Royal Borough of Windsor and Maidenhead) along with Natural England (as the delivery body) and Hampshire County Council (as the administrative body). The SAMM Legal Agreement was signed by Hart District Council, Natural England and the other ten local authorities affected by SPA issues in July 2011.

4. The Access Management Partnership (made up of landowners and managers of the SPA), with support from Natural England and Hampshire County Council, is implementing a programme of strategic visitor access management measures for the purposes of mitigating the impacts of new development on the SPA, funded by developer contributions. These measures, in combination with a complimentary monitoring programme, have been agreed by the Joint Strategic Partnership Board and have been taken forward into the Strategic Access Management and Monitoring (SAMM) project. The SAMM project:
 - Promotes SANG as new recreational opportunities for local people and particularly encourage their use during the breeding bird season;
 - Provides an on the ground wardening service to supplement existing wardening;
 - Provides an SPA-wide education programme;
 - Creates new volunteering opportunities;
 - Demonstrates best practice for strategic access management of visitors and visitor infrastructure where the supply of greenspace is heavily dependent on protected areas;
 - Monitors visitor usage of the SPA;
 - Monitors Annex 1 bird species on SPA sites.
5. The SAMM project manager (currently hosted by Natural England) is tasked with drawing up a detailed list of actions. The resulting work programme is overseen by the SAMM project board.
6. Avoidance/mitigation in the form of access management and monitoring of the SPA will be delivered by landowners and managers, funded by developer contributions, and provided for in perpetuity. The contributions are collected from the relevant local authorities by an administrative body (Hampshire County Council) and the delivery managed by Natural England. SAMM funds are not used for the delivery, maintenance or management of SANGs.
7. For further information please contact planningpolicy@hart.gov.uk