

Date: 27 February 2026



Customer Services  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

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 1<sup>st</sup> April 2026 the tariff should be increased in line with the CPIH inflation rate, which as of January 2026 (published February) sits at 3.2%. [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 2025 tariff for an average 2.4 person dwelling of £990.17 would now be **£1021.86 from April 2026. This equates to £425.78 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

Zoe Shorter  
Project Manager of the Thames Basin Heaths  
Strategic Access Management and Monitoring (SAMM) Project  
**Natural England**