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Our ref: 96089  
Your ref: SAMM Interim Mitigation Strategy



Claire Tester  
Head of Economic Promotion and Planning  
Mid Sussex District Council

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

T 0300 060 3900

**BY EMAIL ONLY**

Dear Claire

### **MSDC SAMM Interim Mitigation Strategy**

Thank you for your consultation on the above which was received from Jennifer Hollingum on 23 August.

We welcome the Interim Strategy and have been pleased to be fully involved with the process to date. We consider the projects to be funded under the SAMM contribution to be proportionate and deliverable and consider these to provide suitable mitigation for the limited housing expected to come forward during the period of this interim strategy.

As discussed with Jennifer, there are a couple of technical points that we would like to note as follows:

- We note that the Affordable Housing contribution is reduced however disagree with the justification for this in paragraph 3.7 of the strategy. The argument put forward is that residents for affordable dwellings are coming from within the district. This does however cause a chain whereby the end result is an increase in residents. It is for the Council to decide how the contributions are allocated as long as the correct amount is raised to cover the cost of the mitigation. Therefore if the Council consider this an appropriate way forward then we would suggest that the justification is considered further and the wording is amended in paragraph 3.7 to reflect this.
- We support the intention for the strategy to be monitored and kept under review so that any amendments can be included in full SAMM framework. We recommend that this includes monitoring costs and capacities of the strategy.

As regards Development Management, we are satisfied with the proposed approach put forward in Jennifer's email as follows:

- Applications that have had an Appropriate Assessment (AA) concluding adverse effect on integrity could now conclude no likely significant effect if a financial contribution towards the SAMM strategy can be secured.
- More recent applications that have not yet been subject to AA can be screened as having no likely significant effect if a contribution to the SAMM strategy is secured.
- Should an applicant not provide a financial contribution to the SAMM strategy then this application would need to be subject to a full AA as a screening opinion is unlikely to be able to rule out a likely significant effect.

We confirm that a generic approach would be suitable in that if a screening opinion is completed and a financial contribution provided towards the SAMM interim mitigation strategy, then the proposal is not likely to have significant effect on Ashdown Forest.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact me on 0300 060 4050. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Marian Ashdown  
Land Use Operations Team  
[Marian.ashdown@naturalengland.org.uk](mailto:Marian.ashdown@naturalengland.org.uk)