

East Court & Ashplats Wood

Suitable Alternative Natural Greenspace

Tariff (Appendix D and E to the SANG Strategy)



October 2014

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All photographs taken by Mid Sussex District Council unless otherwise stated.

Summary of SANG Tariff

The East Court & Ashplats Wood SANG strategy and tariff takes effect from the 1st January 2015.

It will be applied to relevant planning applications that were validated on or after the 1st January 2015.

This is an interim tariff until the Community Infrastructure Levy (CIL) is in place, at which point the method for collecting the SANG contribution will be reviewed.

Number of Bedrooms	SANG Tariff
1	£886
2	£1,275
3	£1,691
4+	£2,033

Introduction

This document outlines the Suitable Alternative Natural Greenspace (SANG) tariff and to which types of development it is applied. In general, all planning applications within the 7km zone of influence around the Ashdown Forest Special Protection Area (SPA) leading to a net increase in dwellings will be required to contribute to an appropriate level of mitigation through SANG and a Strategic Access Management and Monitoring (SAMM) strategy¹.

Residential development will not be permitted within 400m from the boundary of the SPA as mitigation measures are unlikely to be capable of protecting the integrity of the SPA².

Contributions received from appropriate development will go towards the enhancement works and the management and maintenance in perpetuity (this is taken to be 125 years) of the strategic SANG at East Court & Ashplats Wood in East Grinstead.

This document forms Appendix D and E to the main East Court & Ashplats Wood SANG Strategy and as such, this document should be read in conjunction with it.

This SANG strategy including the tariff will be monitored and kept under review. Initial revisions are likely to be once the 10-year management plan has been completed and when the Mid Sussex [Community Infrastructure Levy](#) (CIL) is in place.

¹ Mid Sussex District Council is currently implementing an [interim SAMM strategy](#).

² Clarke, R. T., Sharp, J. and Liley, D. (2010: p31) [Ashdown Forest visitor survey data analysis](#).

Planning Application Condition and How to Pay the SANG Tariff

Planning permissions for relevant development within the 7km zone of influence will be granted subject to a planning condition which requires that no development shall take place until a scheme for the mitigation of the effects of the development on the SPA has been submitted to and approved in writing by the Local Planning Authority (Mid Sussex District Council). In the event that the approved scheme relates to the payment of a contribution in accordance with the SANG tariff, such contribution shall be collected to facilitate the delivery of SANG and to fund the management and maintenance of the site in perpetuity (this is taken to be 125 years) and shall be secured by way of an agreement with the District Council.

Prior to the introduction of the Mid Sussex CIL, contributions towards the strategic SANG at East Court & Ashplats Wood will be collected by way of an agreement with the Local Planning Authority (Mid Sussex District Council) pursuant to Section 1 of the Localism Act 2011 and all other enabling powers.

An agreement made pursuant to Section 1 of the Localism Act 2011 and all other enabling powers will enable the applicant to contribute towards the SANG site. This is a legally binding document. All persons or bodies who have an interest in the application site may have to be a party to the agreement. For the avoidance of doubt, if the application site is charged to a mortgage company or other lending institution, that lender may also have to be party to the agreement to evidence their consent to the terms of the agreement.

The District Council will require proof of ownership to the application site, which should be by way of original up-to-date official copies of the register and title plan from the Land Registry if the land is registered, or Epitome of Title in the case of unregistered land.

The agreement will need to be in a form which is satisfactory to the District Council, executed by all relevant parties and completed, together with the payment of the contribution, prior to the condition on the relevant planning application being discharged. Monitoring and legal costs will also be applied accordingly.

Appendix D Guidance Note on Type of Development Covered

This guidance note provides further advice on calculating the appropriate SANG tariff for different types of development and planning applications within the 7km zone of influence. This will ensure a consistent approach to tariff calculations and in which circumstances the strategy should be applied. In general, the advice follows experience at the Thames Basin Heaths and is based on a precautionary approach.

For further advice, applicants should contact the District Council using the contact details at the end of this document.

D.1 Permitted development

The Government has recently extended the permitted development rights for the change of use of certain buildings to flats and dwelling houses respectively. However, for development sites within 7km of the Ashdown Forest SPA (the zone of influence), the Conservation of Habitats and Species Regulations 2010 still apply.

Regulation 73 states that it is a condition of any planning permission granted by a general development order that development which is likely to have a significant effect on a European site (either alone or in combination with other plans or projects) must not be begun until the developer has received written notification of the approval of the local planning authority under Regulation 75.

Natural England has advised that any development which results in a net increase in dwellings is likely to have a significant effect on the Ashdown Forest SPA (either alone or in combination with other plans or projects) unless it is appropriately mitigated. The deemed planning permission under classes 'M', 'N', 'O', 'P', 'PA' and 'Q' of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended must not, therefore, be begun until an application has been made to the District Council under Regulation 75 and written notification of approval has been received.

Such development, therefore, will still be required to provide a financial contribution towards SANG mitigation. Further details on how to make such an application are available on the [Mid Sussex District Council website](#).

D.2 Affordable housing

Affordable housing which results in a net increase in dwellings is also likely to have a significant effect on the Ashdown Forest SPA (either alone or in combination with other plans or projects) and will require appropriate mitigation. A contribution towards the SANG strategy is, therefore, required.

D.3 Studio flats

For the purpose of the SANG tariff, studio flats will be regarded as one bedroom dwellings and required to pay this amount.

D.4 Outline (OUT) and reserved matters (REM) applications, and other types of applications

The SANG contribution will also apply to Outline planning applications. Where there is insufficient information available at the Outline application stage to calculate the SANG tariff, a formula approach will be included in the Planning Obligation to indicate the amounts payable when the housing mix is known. It will be based on the tariff calculated at the time. During the Reserved Matters application, the tariff table from the Outline application (or a revised tariff if applicable) will be used to determine the correct amount payable by the applicant.

Discharge of conditions and amendments to existing planning consents will be considered on a case-by-case basis.

D.5 Redevelopment sites

This scenario applies where the proposed mix of dwellings in the planning application is not the same as the existing mix of dwellings currently on the site. The SANG tariff would apply where there is a net increase in dwellings.

The SANG tariff would be calculated as follows: first, calculate the tariff as if it were to be applied to the existing mix of dwellings, and second, calculate the tariff for the proposed mix of dwellings. Once these two figures have been obtained, the difference between them is the amount of SANG tariff to pay.

Example

Existing mix of dwellings: 2 x 1-bed, 3 x 2-bed, 1 x 3-bed = 6 units

SANG tariff: 2 x 1-bed = 2 x £886 = £1,772

3 x 2-bed = 3 x £1,275 = £3,825

1 x 3-bed = £1,691

Total = £7,288

Proposed mix of dwellings: 4 x 1-bed, 4 x 2-bed, 1 x 3-bed = 9 units

Therefore, there is a net increase of three dwellings

SANG tariff: 4 x 1-bed = 4 x £886 = £3,544

4 x 2-bed = 4 x £1,275 = £5,100

1 x 3-bed = £1,691

Total = £10,335

Proposed mix of dwellings – Existing mix of dwellings = SANG tariff to pay

So, £10,335 - £7,288 = £3,047

D.6 Staff residential accommodation

The SANG strategy will apply to proposals leading to a net increase in staff residential accommodation falling within Use Classes C1 and C2.

D.7 Holiday accommodation

Proposals for holiday accommodation including hotels, boarding and guest houses (Class C1 development) are considered to have a potential impact on Ashdown Forest and will be required to contribute towards the SANG strategy. For the purposes of the SANG strategy, each bedroom will be considered as equivalent to a 1-bedroom dwelling.

Proposals for change of use of existing buildings to holiday accommodation (Class 3 development) will be required to contribute towards the SANG strategy using the tariff and the number of bedrooms in the development.

D.8 Residential care homes and nursing homes

Care homes and nursing homes as part of residential institutions under Class C2 development will not need to contribute to the SANG strategy, due to the level of care required by residents, mobility and the likelihood of pet ownership.

D.9 Retirement and age-restricted properties

The SANG strategy will apply to retirement and age-restricted properties.

D.10 Houses in multiple occupation (HMOs)

Conversions from Class C3 (Dwelling Houses) to Class C4 (Houses in Multiple Occupation) are considered to give rise to a likely significant effect on the SPA. Where such developments are permitted developments, they will require prior approval from the District Council and are expected to contribute towards the SANG strategy.

In terms of calculating the SANG tariff, each C4 bedroom will be considered to have an occupancy rate of 1 person. The occupancy of the existing dwelling using the number of bedrooms in the dwelling is subtracted from the occupancy of the proposed HMO. This leaves the net increase in people to which the tariff can be applied. The tariff closest to the net increase in people should be the contribution of the HMO. Average occupancy rates can be found in Appendix E.

Further advice can be obtained from the District Council using the contact details at the end of this document.

Example 1

Conversion of a 3-bedroom dwelling to a 5-bedroom HMO:

Existing occupancy rate = 3-bed dwelling = 2.52 people

HMO occupancy rate = 5-bed HMO = 5 x 1 person = 5 people

Net increase in occupancy = 5 – 2.52 = 2.48

The closest tariff is for a 3-bed dwelling = £1,481 = SANG contribution

D.11 Mobile and temporary dwellings

Mobile or temporary dwellings will be required to contribute towards the SANG strategy. Should a temporary permission be made permanent, then a second contribution towards the SANG strategy is not necessary (unless a contribution to mitigation has not previously been made).

D.12 Permanent pitches for Gypsies and Travellers

Where there is a net increase in permanent pitches for Gypsies and Travellers, these will be required to contribute towards the SANG strategy. Applications granted a temporary permission will be required to contribute towards the SANG strategy, however, should a temporary permission be made permanent, then a second contribution towards the SANG strategy is not necessary (unless a contribution to mitigation has not previously been made).

D.13 Replacement dwellings

Replacement dwellings will not generally lead to increased recreational pressure and, therefore, will have no likely significant effect on the SPA. This means that proposals for replacement dwellings will not be required to make a financial contribution towards the SANG strategy.

D.14 Annexes

Where annexes are deemed to be able to provide accommodation that could be regarded as a dwelling in its own right, then a SANG contribution will be required.

D.15 Planning applications outside the 7km zone of influence

In general, the SANG strategy will only be applied to relevant planning applications within the 7km zone of influence, however, large schemes proposed adjacent or close to the boundary of the 7km zone may require mitigation. Such proposals for development will be dealt with on a case-by-case basis and in discussion with the applicant.

Appendix E SANG Tariff Calculations

These are the calculations for the interim SANG tariff and it is likely to be effective for approximately 18 months from the 1st January 2015 until CIL is in place.

Table 1: SANG capacity

Area available for SANG (Ha)	33.15	Total site area less formal sports areas and existing visitor use
Additional population the SANG can support	4,143	Based on 8Ha per 1,000 net increase in population
Estimated number of dwellings the SANG can support	1,698	Based on an occupancy of 2.44 residents per household (Census 2011)
Deduction to take account of current developments	191	Ashplats House (117 dwellings) and land south of the Old Convent (74 dwellings)
Estimated residual capacity (number of dwellings)	1,507	Total site capacity
Estimated residual capacity (additional population)	3,677	Total site capacity based on an average occupancy of 2.44 residents per household
Estimated number of dwellings over the next two years	400	This figure will be used in this interim SANG tariff and it has been informed by the amount of dwellings permitted during the course of the last interim SAMM year (22 nd August 2013 – 21 st August 2014)
Estimated additional population over the next two years	976	

Table 2: SANG enhancement works to be funded in the interim

Category of works	Works	Estimated cost
Survey work to inform the Management Plan	Detailed inventory and condition survey of landscape structures, surfacing and furniture	£1,500
	Tree and woodland survey to look at the diversity of species and the condition of trees	£1,500
	Ecology survey to look at the diversity of flora and fauna, and to inform species conservation	£2,000
Management Plan	Appoint a landscape architect to draft the 10-year management plan and update the Masterplan	£6,000
	Promotion and marketing of the SANG site	£1,000
Landscape	Initiate remedial works with the removal of any dangerous trees	£8,000
	Implement rolling programme of tree management initiatives, including coppicing	£8,000
	Wildlife corridors/ green infrastructure enhancements, including management of invasive species	£5,000
Site furniture	Supply and install additional site furniture as identified by the inventory/ survey, e.g. benches	£3,000
	Improve access signage to the Estate plus signage within the woods to identify routes	£2,500
	Interpretation boards	£2,000
	Additional dog waste bins	£2,000
	Total capital costs	£42,500

Table 3: Maintenance costs in perpetuity

Annual cost	£4,250	Assume 10% of the SANG enhancement works for the interim tariff
In perpetuity cost	£531,250	Annual cost multiplied by 125 years

The annual cost is assumed to be 10% of the SANG enhancement works for the purposes of this interim SANG tariff. Annual expenditure towards maintenance and management of the site will be monitored and reviewed when CIL is in place to see if an amendment to the tariff is required.

Table 4: Summary of management and maintenance costs (interim)

SANG enhancement works	£42,500	See Table 2
Maintenance costs in perpetuity	£531,250	See Table 3
Total	£573,750	

Table 5: SANG cost per person and per dwelling

Estimated management and maintenance costs	£573,750	See Table 4
Estimated number of dwellings (interim)	400	See Table 1
Estimated strategic SANG cost per dwelling	£1,434,38	Estimated costs divided by estimated number of dwellings
Estimated residual capacity (additional population)	976	See Table 1
Estimated strategic SANG cost per person	£587.86	Estimated costs divided by estimated additional population

Table 6: SANG tariff per person

Number of bedrooms	Occupancy (from Census 2011 data)	Estimated strategic SANG cost per bedroom
1	1.32	£776
2	1.90	£1,117
3	2.52	£1,481
4+	3.03	£1,781

Table 7: Projected income with delivery adjustment

Number of bedrooms	Housing mix	Expected dwellings	Estimated strategic SANG cost per bedroom	Projected income	Estimated strategic SANG cost per bedroom including 14.2% delivery adjustment	Projected income including delivery adjustment
1	20%	80	£776	£62,078	£886	£70,870
2	37%	148	£1,117	£165,306	£1,275	£188,718
3	26%	104	£1,481	£154,066	£1,691	£175,886
4+	17%	68	£1,781	£121,133	£2,033	£138,277
Total	100%	400		£502,572		£573,750

The housing mix is informed by the mix of dwellings permitted during the course of the last interim SAMM year (22nd August 2013 – 21st August 2014).

Table 8: SANG tariff

Number of bedrooms	Tariff
1	£886
2	£1,275
3	£1,691
4+	£2,033

Further information

For further information on the SANG, please contact:

Planning Policy
01444 – 477053
planningpolicy@midsussex.gov.uk

It is recommended that applicants contact the District Council for advice specific to the proposals in a planning application. Applicants are also strongly advised to contact the District Council prior to submitting a planning application should they be considering providing other forms of mitigation.

Development Management
01444 – 477566
planninginfo@midsussex.gov.uk

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