

Strategic Access Management and Monitoring (SAMM)

This is a project delivered by Natural England to implement standard messages and additional wardening and education across the TBH SPA and promote the use of SANGs. The project is overseen by the [Joint Strategic Partnership Board](#).

Following engagement with Natural England, the Joint Strategic Partnership Board have agreed that an annual inflation linked uplift to the SAMM contribution is necessary to ensure sufficient income is raised to cover the costs of the SAMM project in perpetuity. Without this change the SAMM project would be at risk of being unable to deliver its objectives, and therefore secure positive outcomes for the SPA. Natural England have notified all 11 Local Authorities across the Thames Basin Heaths Partnership area of the average SAMM contribution required from 2024 onwards.

SAMM contributions are secured through s106 agreement. To provide a transitional period, the uplift applies to any s106 which is signed from 1 May 2025 onwards, regardless of whether the application was submitted prior to this date.

The level of contributions are calculated on a per bedroom basis and dependent on the zone within which the development falls. From 1 May 2025 the level of SAMM payments are calculated as follows (payments as existing prior to 1 May 2025 shown in brackets):

Within the 5km zone

- 1 bedroom: £582.00 (£563.00)
- 2 bedroom: £810.00 (£784.00)
- 3 bedroom: £1,077.00 (£1,042.00)
- 4 bedroom: £1,267.00 (£1,225.00)
- 5 bedroom: £1,447.00 (£1,400.00)