Newham Epping Forest Strategic Access Management and Monitoring Strategy Form

This form is relevant to applications for planning permission or prior approval notification applications within the identified 0-6.2k Zone of Influence (click here) of the Epping Forest Special Area of Conservation (SAC).for:

- New dwellings of 1+ units (excluding replacement dwellings but including homes granted through the prior approvals process);
- Houses in Multiple Occupation (HMOs) (Class C4 and Sui Generis)
- Student accommodation
- Residential care homes and residential institutions (excluding nursing homes)
- Residential caravan sites (excluding holiday caravan and campsites)
- Gypsy, traveller and travelling show-person plots
- Other non-self contained communal accommodation (for example co-living)

The above applications are subject to:

- A project-level HRA screening and appropriate assessment; and
- A payment towards Strategic Access Management and Monitoring Measures (SAMMS contribution), and may also be required to provide Suitable Alternative Natural Greenspaces (SANGS). The required contribution is outlined within Table 2 on Page 2 of this form.

Refer to Newham's Epping Forest Mitigation Zones webpage and Newham's Planning Application Requirements list for further information.

You are required to confirm via this form (to be submitted with your application) which option you are seeking to rely upon for contribution of SAMMs payment:

Strategic Access Management and Monitoring Measures (SAMMS contribution) Options	Please mark your chosen option
Option 1: If the scheme will require a legal agreement in respect of other planning obligations under section 106 of the Town and Country Planning Act 1990 (as amended), the Epping Forest SAMMs payment can be included within the schedule of charges in the legal agreement. Payment will be required at commencement.	

Option 2: If the scheme will not require a legal agreement to secure other planning obligations, payment can be made under Section 111 of the Local Government Act 1972.
Applicants wishing to make payment through this route must:
   a. Complete the agreement form on page 2&3 of this document
   b. Make payment of the correct amount via the Epping Forest SAMMS payment portal.
   c. Both the agreement and payment receipt must be submitted alongside the planning application, in order for the application to be considered valid.	

Option 3: If the scheme will not require a legal agreement to secure other planning obligations, but an applicant would rather complete a unilateral undertaking in accordance with Section 106 of the Town and Country Planning Act 1990 (as amended) to make the SAMMS contribution, than a section 111 Payment, this is possible but will be charged at £2,000 plus mitigation. Payment of the SAMMS contribution will be required at commencement. You will be agreeable to the necessary extension of the statutory timeframe to complete such agreement. *(Note this is the least preferred and more expensive option overall)*	

Planning permission will not be issued unless and until the necessary fee has been paid or secured via legal agreement.

If you have chosen option 2 you must complete all steps listed in option 2 including the following form prior to submission of your application.

Strategic Access Management and Monitoring Strategy Contribution Agreement

The agreement below must be completed for any application reliant upon Option 2 of the SAMMS payment options. You must also ensure you have completed all steps as outlined in Option 2 before you submit your application.

Table 1: Application details	
Address of Application Site *This should be the same address as entered on your Planning Portal application form.*	
Planning Portal Reference Number *In order to provide a Planning Portal reference number, you will have to start a planning application process on the Planning Portal. The application can be saved and returned to at any point before formal submission.*	
Description of Development (including number of new residential units) *Must match application form*	

Table 2: Calculation of contribution				
Accommodation Type via units	**Number of units**		**Cost**	**Total**
New dwellings of 1+ units (excluding replacement dwellings but including homes granted through the prior approvals process);			X £50.36	
Houses in Multiple Occupation (HMOs) (Class C4);			X £50.36	
Non-self-contained accommodation for older people (C2 Use Class)			X £50.36	
Residential caravan sites (excluding holiday caravan and campsites); and			X £50.36	
Gypsy, traveller and travelling show-person plots			X £50.36	
Accommodation Type via bedrooms	**Number of bedrooms**		**Cost**	**Total**
Student accommodation bedrooms		/2.5	X £50.36	
All other non-self-contained communal accommodation bedrooms (including Sui Generis HMOs/Co-living)		/1.8	X £50.36	
TOTAL				

Agreement

I am contributing the total sum outlined in table 2 towards the cost of measures to mitigate the likely significant effect of additional residential development through the recreational impact on the Epping Forest Special Area of Conservation (known as the 'SAMMS Contribution').

I hereby acknowledge and agree that:

1. The SAMMS contribution has been paid to the London Borough of Newham Council as a contribution towards mitigating the effect of the proposed development on the Epping Forest Special Area of Conservation in accordance with the Strategic Access Management and Monitoring Mitigation Strategy (SAMMS).
2. I have been informed of the opportunity to complete a unilateral undertaking, in accordance with Section 106 of the Town and Country Planning Act 1990 (as amended) at a cost of £2,000 plus mitigation, to make the SAMMS contribution and I have chosen to make this direct payment as an expeditious alterative to relying upon a unilateral undertaking.
3. Where, following initial payment of the SAMMS contribution, the proposal is amended to increase the number of proposed units, which would subsequently necessitate an increase in SAMMS contribution, I will make an additional payment in advance of the Council issuing planning approval.
4. No refund of this SAMMS contribution will be made where a decision has been issued, unless:
    a. That decision was one of refusal and no appeal has been lodged within the relevant appeal period; or
    b. The application was altered so as to reduce the number of dwelling units or bedrooms proposed; or
    c. The application was withdrawn prior to a decision having been issued; or
    d. The permission has expired without being implemented.
5. In respect of any refund, I further acknowledge that:
    a. A request for a refund needs to be made by email to planning.application@newham.gov.uk;
    b. No interest will accrue to be refunded; and
    c. Where an application is withdrawn or refused:
        i. The total amount of the refund will be the sum of the SAMMS contribution as paid; and
        ii. No refund will be made until the appeal period has passed without an appeal having been lodged or, in the event of an appeal being lodged that appeal has been dismissed, or in the case of a withdrawn application, 12 months has elapsed since the date of application first being registered as a valid submission.
    d. Where the application was altered so as to reduce the number of dwelling units or bedrooms proposed therefore resulting in a reduced SAMMS contribution necessary:
        i. The total amount of the refund will be the sum of the SAMMs contribution originally paid minus the SAMMS contribution required for the permitted scheme.

This receipt (once signed) signifies the agreement on behalf of the London Borough of Newham Council to the terms in which the SAMMS contribution is made by the applicant as set out in this form and in accordance with Section 111 of the Local Government Act 1972. Interim Habitats Funding Statement.

Full name of applicant:	
Full name of agent (if applicable):	
Signature of the applicant/agent:	
Date:	
Signed on behalf of the London Borough of Newham Council: *(note this part will be signed during application process)*	