

Mid Sussex District Council

Type of Development and Application of the SANG Contribution

1st September 2022

Please refer to the Mid Sussex District Council website for the latest information and guidance:
<https://www.midsussex.gov.uk/planning-building/protecting-ashdown-forest/>

It is intended that the application of the SANG contribution principles set out below will apply to the Hill Place Farm SANG.

The Council reserves the right to amend and update this document in the light of updated evidence, for example, visitor survey data.

The application of the SANG contribution to different types of development has been through due democratic process. Natural England has confirmed that SANG mitigation should be secured for relevant development, but the allocation of SANG capacity to developments and the SANG tariffs are matters for the Council as the competent authority to decide upon.

Applications will be assessed on a case-by-case basis through a Habitats Regulations Assessment, however, the following principles will apply.

In accordance with District Plan Policy DP17, Natural England advice, Habitats Regulations Assessment and background evidence, development proposals within the 7km zone of influence for the Ashdown Forest SPA resulting in a net increase in dwellings will require SANG mitigation.

Development proposals adjacent or close to the boundary of the 7km zone of influence may require mitigation for the Ashdown Forest SPA. Such proposals for development will be dealt with on a case-by-case basis. The Habitats Regulations Assessment for the proposed development will be informed by evidence such as the visitor surveys for Ashdown Forest and SANGs, and the applicant may also be required to provide additional information.

It should be noted that the SANG contribution required may differ between strategic SANGs. This is because the SANG contribution is calculated from the in perpetuity management and maintenance costs of the individual SANG. The Council will determine which SANG best provides mitigation for the proposed development through the Habitats Regulations Assessment. This will be dependent on, inter alia, the available SANG capacity and the size and location of the proposed development.

SAMM mitigation is addressed elsewhere¹.

If the development proposal is in outline form and the total number of units is not known (for example, in the case of 'up to' applications), a formula approach will usually be appropriate for the Section 106 planning obligation.

¹ <https://www.midsussex.gov.uk/planning-building/protecting-ashdown-forest/>

Type of development and application of the SANG contribution		
Type	Further Guidance	Contribution Calculation²
Dwellinghouse (Use Class C3)	Development proposals that result in a net increase in units, including flats, studio flats and affordable housing, will require SANG mitigation. This includes units resulting from new build and change of use applications, and redevelopment sites. It also includes annexes that are separate to the main dwelling and have been permitted in accordance with District Plan Policy DP15: New Homes in the Countryside.	Charge per additional new unit (net)
Prior approvals for permitted development	Development proposals that result in a net increase in units, including flats and studio flats, will require SANG mitigation. This includes units resulting from new build and change of use applications.	Charge per additional new unit (net)
Replacement dwellings (Use Class C3)	Since this does not result in a net increase in units, SANG mitigation will generally not be required.	SANG mitigation is not currently required.
Annexes	Where an annexe is ancillary to a main dwelling SANG mitigation will generally not be required. Should an application be made to use the annexe as an independent dwelling, then SANG mitigation will be required. Note: Annexes that are separate to the main dwelling and have been permitted in accordance with District Plan Policy DP15: New Homes in the Countryside will require SANG mitigation.	Assessed on a case-by-case basis – Note that SAMM mitigation may be required

² Note there is also a fee levied for legal costs and monitoring planning obligations and details can be found on the Mid Sussex District Council website at: <https://www.midsussex.gov.uk/planning-building/development-contributions/>.

Type of development and application of the SANG contribution		
Type	Further Guidance	Contribution Calculation²
Retirement or age-restricted properties or sheltered accommodation	Development proposals that result in a net increase in units will require SANG mitigation.	Charge per additional new unit (net)
Residential care homes, hospitals, nursing homes (Use Class C2)	SANG mitigation will not generally be applied due to the level of care required by residents.	SANG mitigation not currently required – Note that SAMM mitigation may be required
Staff residential accommodation in relation to Use Class C2	Considered on a case-by-case basis and may include assessing if the staff residential accommodation is intended to be used as a permanent residence or whilst staff are on duty.	Assessed on a case-by-case basis – Note that SAMM mitigation may be required
Mobile and temporary dwellings	Applications for mobile and temporary dwellings resulting in a net increase in units will require SANG mitigation. Should a temporary dwelling be made permanent, a further SANG contribution is not required.	Charge per additional new unit (net)
Temporary and permanent Gypsy and Traveller pitches	Applications for temporary and permanent pitches resulting in a net increase in pitches will require SANG mitigation. Should a temporary pitch be made permanent, a further SANG contribution is not required.	Charge per additional new pitch (net)
Houses in multiple occupation (HMO) (Use Class C4 where there are no more than six residents and Sui Generis where there are more than six residents)	Each bedroom will be classed as a separate household and as one unit.	Charge per additional new unit (net)
Change of use from C3 to C4	The original C3 dwelling will be classed as one unit and each C4 bedroom will be classed as one unit. The SANG contribution will apply to the net increase in units.	Charge per additional new unit (net)

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Tourism accommodation including Use Class C1 – hotels, guesthouses, bed and breakfast establishments, self-catering accommodation and outdoor accommodation such as caravan sites, camping sites and glamping sites (including yurts, log cabins and pods)	Evidence from the visitor surveys undertaken at SANG sites in 2021 suggests that the majority of visitors to the SANG are residents and not on holiday. This category includes accommodation resulting from new build and change of use applications.	SANG mitigation not currently required based on the 2021 SANG visitor survey; this may be reviewed following further visitor surveys – Note that SAMM mitigation may be required
Staff residential accommodation in relation to tourism accommodation (including Use Class C1)	Considered on a case-by-case basis and may include assessing if the staff residential accommodation is intended to be used as a permanent residence or whilst staff are on duty.	Assessed on a case-by-case basis – Note that SAMM mitigation may be required
Boarding schools, residential colleges and training centres (Use Class C2)	SANG mitigation will not generally be applied due to the residential nature of the development.	SANG mitigation not currently required – SAMM mitigation may be required