

Strategic Access Management and Monitoring Plan

In respect of the Canterbury section of the Thanet Coast and
Sandwich Bay SPA

APPENDIX

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Further Background

Summary of Key Points – Sandwich and Pegwell Bay Visitor Surveys

The following is a very brief summary of the key points from each survey, arranged under standardised heading. The methodology of each survey is different and this summary should be treated with caution. Where a heading is left blank, this data was not available from the survey reporting.

Thanet and Dover:	Sandwich and Pegwell Bay: Summer 2011 (J Milnes)
Number of responses:	212
Source of visitors:	Majority local visitors (<30 mins from home)
Frequency of visits:	Majority 1 – 3 times per week
Activity:	Majority walking with and without a dog
Key Points:	Local visitors perceived off-lead dog walking to be of low impact to wildlife; poor awareness of causes of negative impacts, and of flora and fauna on site; information about site mostly derived from on-site boards; most local visitors wanted more information about the site
Thanet and Dover:	Sandwich and Pegwell Bay: February 2011 (Dover DC survey)
Number of responses:	203 (98 Pegwell, 105 Sandwich)
Source of visitors:	25% Sandwich (to Sandwich area) and 35% Ramsgate (to Pegwell Bay area)
Frequency of visits:	Mainly regular users; only 7% first time users; 39% visit several times per week
Activity:	Walking and dog-walking; wildlife watching (Pegwell Bay only)
Key Points:	Most people drive to the site; 66% of visitors wander off the main paths; 89.3% of visitors visit exclusively to let dogs off the lead
Thanet and Dover:	Sandwich and Pegwell Bay: March 2012 (Dover DC survey)
Number of responses:	377 (245 Pegwell Bay, 132 Sandwich Bay)
Source of visitors:	14% Deal, 11% Sandwich (to Sandwich area); 24% Ramsgate (to Pegwell Bay area) 3% London; rest from Kent.
Frequency of visits:	12% first timers; 88% repeat visits;
Activity:	Walking and dog-walking
Key Points:	No seasonal influence unless weather is poor (affects over 50% of visits); majority have noticed no change since (part) closure of Pfizer

Description of Sectors

Whistable/Tankerton (sector 21)

Summary:

- A busy section close to Whitstable main beach and below Tankerton slopes;
- Important for Turnstones, especially around the harbour;
- No consistent data on disturbance, but high numbers of dogs recorded in 2014.

Access and Recreation:

- Several car parks - Beach Walk, Oyster Car Park (23 spaces), Whitstable Swimming Pool (54) spaces and Tankerton Road (41 cars, 3 coaches). On-road parking on Marine Crescent;
- The harbour restricts through-route access along the beach from the main Whitstable sea front;
- Promenade along the length of the sector with cycling and walking permitted;
- Access to the promenade throughout – routes across Tankerton slopes;
- Dog control order for Tankerton Beach and promenade, 1st May and 30th September;
- Three groups of beach huts on Tankerton Slopes;
- Tankerton Bay Sailing Club.

Table 1: Turnstone Data Sector 21 (Whitstable/Tankerton)

2014 (1)	2014 (2)	2013	2010	2008	2006	2003	2002	2001	Mean	Range Low	Range High
142	147	53	2	109	284	35	19	154	105	2	284
Levels of Disturbance Recorded and 2014 Commentary											
2008	No data										
2010a	No data										
2013	No data										
2014	High numbers of dogs.										
	Commentary from 2014 survey: 30 were roosting at the eastern limit of the section and 30 were roosting on a wooden piling at the western extremity of Whitstable Harbour. Most of the remainder were feeding within the harbour, including at least 40 within the environs of the fish market. 144 were found on the second visit. 77 of these were feeding within the harbour environs, including 24 in the shop area, 30 were roosting on the wooden piling at the harbour's western extremity, five were feeding at Tankerton Flats and 32 were roosting near the eastern limit of the section. Large numbers of dogs were noted on all visits, with 103 counted during the co-ordinated count on 15 February. Numbers were well above average for this section, which remains one of the most significant for Turnstones around the Thanet SPA.										

Long Rock/Hampton (sector 20)

Summary:

- Consistently significant sector for Turnstone, mean of 127 individuals;
- Turnstone distributed along the sector with Hampton Pier indicative location of Turnstone roost (on boundary with sector 19);
- Low tide golden plover roost recorded in 2001/2 survey.

Access and Recreation:

- Long Rock at the western end of the sector (Swalecliffe) is popular with visitors. A greenspace area adjacent to the sea. There are no other such greenspaces that give an equivalent space for dog exercise between Whitstable and Herne Bay;
- Promenade along sector between Long Rock and Hampton Pier. High tide brings Turnstone very close to the promenade;
- Cycling on the promenade permitted;
- Disturbance by dogs recorded in Turnstone surveys;
- No dog control orders currently in place;
- No formal parking at Long Rock, but informal parking in Plough Lane;
- Large static caravan park adjacent to Long Rock;
- Slipway at Hampton Pier;
- Free parking adjacent to beach at Hampton Pier and Swalecliffe Avenue.

Table 2: Turnstone Data Sector 20 (Long Rock/Hampton)

2014 (1)	2014 (2)	2013	2010	2008	2006	2003	2002	2001	Mean	Range Low	Range High
112	106	97	187	168	108	136	225	4	127	4	225
Levels of Disturbance Recorded and 2014 Commentary											
2008	Dogs on lead (1), Dogs off Lead (1). Also Walkers (1), Cyclists (1), Motor vehicles (1). ¹										
2010a	Dogs off Leads (4), Dogs actively pursuing (5). Also Walkers (5), Joggers (5).										
2013	Dogs on Leads (3), Dogs off Leads (5), Dogs actively pursuing (5). Also walkers (5), Joggers (2), Cyclists (1), Motor vehicles (5), Birds of Prey (4) and other (1).										
2014	Commentary from 2014 survey: 52 birds in groups of up to 12 were found at eight evenly distributed sites in the sector on the first visit and 104 were found at ten sites, similarly evenly distributed along the sector, on the second visit. Largest groups on the second visit contained 17 and 25 individuals, all roosting near the western end. However, the majority of birds (73% over the two visits) were found to be feeding along the tide line. The numbers found in this sector were below average.										

¹ The bracketed numbers relate to the severity of the disturbance.

1-Low: Increased vigilance, but no movement away from human activity. Feeding of majority of group normal

2-Moderate: Considerable increase in vigilance throughout group, combined with walking movement away from human activity. Feeding rate decreased significantly from normal.

3-Moderate/High: Considerable increase in vigilance, followed by short flight, (or flights) of some of the birds away from the human activity. Feeding only occasional.

4-High: Considerable increase in vigilance, combined with whole flock taking flight and moving a short distance away from the human activity. Distance moved less than 100m.

5-Very High: Whole group vigilant and flock forced to move considerable distance out of the way of the human activity. Distance moved usually in excess of 100m.

Hampton/Hampton Pier (sector 19)

Summary:

- Fairly consistent and low numbers of Turnstones;
- Distributed along sector in smaller groups.

Access and Recreation:

- Disturbance by dogs recorded in Turnstone surveys;
- Dog control order in place at eastern end of sector to the west of Herne Bay pier;
- Promenade along beach;
- Busier section close to Herne Bay;
- No cycling along this section of the promenade;
- Beach huts along most of this sector;
- Slipway and boats at Hampton Pier.

Table 3: Turnstone Data Sector 19 (Hampton/Hampton Pier)

2014 (1)	2014 (2)	2013	2010	2008	2006	2003	2002	2001	Mean	Range Low	Range High
19	42	31	8	32	61	0	26	2	25	0	61
Levels of Disturbance Recorded and 2014 Commentary											
2008	Dogs on lead (2), Dogs off Lead (2). Also Anglers (1).										
2010a	Dogs off Leads (3). Also Walkers (4), Anglers (1).										
2013	Dogs off Leads (1). Also other (1).										
2014	Commentary from 2014 survey: 17 Turnstones were counted on the first visit and 29 on the second. They were all feeding on the beach, mostly in parties of up to eight, at four sites evenly spread along the sector. The largest group was 19 about 200 metres from the eastern limit of the sector. Numbers found here were slightly above average for this part of the coast, but fairly typical of numbers found in the three most recent co-ordinated counts.										

Herne Bay (sector 18)

Summary:

- Fairly consistent and low numbers of Turnstones;
- Roost indicated at Herne Bay Harbour;
- This section runs from Herne Bay Pier through the main Herne Bay seafront and harbour and is therefore a busy section;

Access and Recreation:

- Access along sea front on promenade;
- Cycling not permitted in eastern part of sector, permitted from east of the harbour;
- Main Herne Bay car park adjacent to harbour and parking alongside Central Parade;

Table 4: Turnstone Data Sector 18 (Herne Bay)

2014 (1)	2014 (2)	2013	2010	2008	2006	2003	2002	2001	Mean	Range Low	Range High
25	22	38	0	47	33	70	4	50	32	0	70
Levels of Disturbance Recorded and 2014 Commentary											
2008	No data.										
2010a	No data.										
2013	No data.										
2014	High numbers of dogs.										
	Commentary from 2014 survey: 31 birds were recorded on the first visit, in groups of seven, eight, two, five and nine. All were found on the beach with the exception of two on grass about 90 metres from the eastern end of this section. 30 birds were present on the second visit, in groups of 13, nine and eight; all of these were on the beach. Disturbance from dogs off leads was noted as extremely high on both visits, with up to 50 dogs in the area. Numbers found were slightly below average.										

Herne Bay East (sector 17)

Summary:

- Turnstone distributed along sector;
- Lowest mean number of Turnstone recorded in this sector;
- High disturbance from dogs noted in 2014 survey;

Access and Recreation:

- Access on sea front on promenade;
- Cycling permitted on promenade;
- Herne Bay sailing club;
- On-road parking at Reculver Drive.
-

Table 5: Turnstone Data Sector 17 (Herne Bay East)

2014 (1)	2014 (2)	2013	2010	2008	2006	2003	2002	2001	Mean	Range Low	Range High
4	17	52	13	16	0	0	0	33	15	0	52
Levels of Disturbance Recorded and 2014 Commentary											
2008	No data.										
2010a	No data.										
2013	No data.										
2014	High numbers of dogs.										
	Commentary from 2014 survey: Turnstones were found at seven different localities, more or less evenly spaced from about 150 metres from the western end of the sector to about 100 metres from the eastern end. 17 were found on the first visit and 20 on the second and all but two were actively feeding. The largest concentrations were nine on the first visit and 19 on the second, in each case just to the east of the half way mark along the sector. Disturbance from dogs off leads was noted as very high on both visits. Numbers recorded were slightly above average for this sector.										

Reculver West (sector 16)

Summary:

- Extremely high disturbance by dogs of leads recorded in 2014 survey;
- Mean of 27 Turnstone, but numbers in some years have been as high as 103.

Access and Recreation:

- Promenade continues to Bishopstone Glen;
- Access on beach between Bishopstone Glen and Reculver Country Park/Towers;
- High numbers of visitors at Reculver Country Park;
- Access to the beach at Reculver Country Park;
- Cycle route leaves coast before Bishopstone Glen taking a course along cliff top to Reculver Country Park;
- Parking at Reculver Country Park;
- Static caravan park at Reculver.

Table 6: Turnstone Data Sector 16 (Reculver West)

2014 (1)	2014 (2)	2013	2010	2008	2006	2003	2002	2001	Mean	Range Low	Range High
16	0	2	8	17	4	82	14	103	27	0	103
Levels of Disturbance Recorded and 2014 Commentary											
2008	No data.										
2010a	No data.										
2013	No data.										
2014	High numbers of dogs.										
	Commentary from 2014 survey: 18 Turnstones were found on the visit on 12 February, four of which were roosting, with the remainder feeding in parties of up to five at a total of five localities, evenly distributed along the sector. An extremely high level of disturbance from dogs off leads was evident. Numbers were well below average for this sector, but in line with the maximum number recorded in the previous four co-ordinated counts.										

Coldharbour/Reculver East (sector 15)

Summary:

- Numbers of Turnstones have steadily decreased since 2001;
- Disturbance by dogs recorded in all surveys;

Access and Recreation:

- Access is close the beach on access track;
- No houses in proximity but busy due to access from Reculver;
- Cycling permitted, popular link between Minnis Bay and Reculver;

Table 7: Turnstone Data Sector 15 (Coldharbour/Reculver East)

2014 (1)	2014 (2)	2013	2010	2008	2006	2003	2002	2001	Mean	Range Low	Range High
0	6	6	0	20	40	39	76	28	24	0	76
Levels of Disturbance Recorded and 2014 Commentary											
2008	Dogs off leads (4). Also Walkers (4), Powered Boats (4).										
2010a	Dogs off Leads (4). Also Walkers (5), Aircraft (3).										
2013	Dogs off Leads (5). Also Cyclists (4), Other (2).										
2014	Commentary from 2014 survey: 20 birds were roosting at a site about 300 metres from the western limit of the sector on the first visit and four were feeding about 100 metres further east on the second. Numbers were significantly below average for this sector, although numbers have steadily decreased since 2001 to levels more in line with those found this winter.										

Plumpudding Island (sector 14)

Summary:

- Has one of the highest numbers of Turnstone recorded, but numbers are highly variable;
- Roost recorded at Plumpudding Island;
- Numbers in 2014 well below average.

Access and Recreation:

- Access is close the beach on access track;
- No houses in proximity but busy due to access from Reculver;
- Cycling permitted, popular link between Minnis Bay and Reculver;
- Plumpudding Island close to Minnis Bay.

Table 8: Turnstone Data Sector 14 (Plumpudding Island)

2014 (1)	2014 (2)	2013	2010	2008	2006	2003	2002	2001	Mean	Range Low	Range High
0	23	19	21	22	125	278	309	366	129	0	366
Levels of Disturbance Recorded and 2014 Commentary											
2008	Dogs off Leads (3), Dogs actively pursuing (5).										
2010a	Dogs off Leads (4), Dogs actively pursuing (5). Also Walkers (5), Powered Boats (3), Aircraft (3), Kite boarding (5), Other (5).										
2013	Dogs off leads (3), Dogs actively pursuing (5). Also Walkers (4), Powered Boats (5), Kite Boarding (5).										
2014	Commentary from 2014 survey: This sector was visited on 18 January and 1 February 2014. All birds were feeding, in two sites at either end of the sector, including ten at the western end on the first visit and five at the eastern end on the second visit. Numbers were significantly below average for this sector, although numbers have steadily decreased since 2001 to levels more in line with those found this winter.										

Minnis Bay (sector 13)

Summary:

- From the uninhabited sectors of the Wantsum, this sector is the most westerly of the Thanet towns sectors;
- Numbers of Turnstone below average in 2014 survey;
- Disturbance by dogs recorded in all surveys.

Access and Recreation:

- Minnis Bay popular seaside location;
- Parking along The Parade and car park off Hengist Road;
- Promenade along seafront.

Table 9: Turnstone Data Sector 13 (Minnis Bay)

2014 (1)	2014 (2)	2013	2010	2008	2006	2003	2002	2001	Mean	Range Low	Range High
1	10	32	0	20	102	19	100	19	34	2	102
Levels of Disturbance Recorded and 2014 Commentary											
2008	Dogs off leads (2). Also Walkers (5), Kite boarding (3).										
2010a	Dogs off Leads (3). Also Walkers (5), Joggers (3).										
2013	Dogs off Leads (5). Also Walkers (5), Anglers (1), Joggers (4), Cyclists (3).										
2014	Commentary from 2014 survey: Most (ten on visit 1 and four on visit 2) were roosting on groins at the western end of the sector. Three were feeding about 100 metres to the east of this on visit 1. Numbers here were well below average.										

Further Costing Details

Warden

- Required for the period of time when Turnstones are present i.e. October to April, or 7 months of the year = 7/12 (0.6) fte;

Costs:

- Salary (based on Thanet DC post grades) = £18250 fte (£10646 for 7/12 (0.6) fte pa + salary-related on-costs @ 30% (NI and SA);
- Years 1, 6 and 11 capital costs = PC plus other equipment plus uniform => estimated at £2500 for the first year;
- Travel and equipment = estimated at £3000 p.a.

Co-ordination role

- Required half-time from October to April: $7/12 \times \frac{1}{2} = 0.3$ fte; quarter-time for May to September: $5/12 \times \frac{1}{4} = 0.1$ fte. Total = 0.4 fte.

Costs:

- Salary (based on Thanet DC post grades) = £35000 fte => £14000 for 0.4 fte + salary-related on-costs (NI and SA);
- First year and year 6 capital costs = PC plus other equipment => estimated at £2000;
- Travel and equipment + office equipment + materials cost = estimated at £1500 p.a.;
- Premises/accommodation cost = nil (At the time of writing this report, the study assumes that as it seems likely that Thanet DC will be a partner in the Canterbury CC mitigation project, there will be no charge applied for hosting the staff team.);
- Volunteer Scheme + materials (stationery, name badges, shirts) + travel costs = estimated at £1500 p.a.;
- Community Engagement costs e.g. hall charges x 4 meetings, materials, advertising = estimated at £1500 p.a.

Education and Enforcement

- Interpretation programme - assume up to 10 interpretive signs plus design (capital cost) in the first two years and again in years 11 and 12 = estimated at £5000 in the first two years;
- Review all information signage along the coastal strip and update all signs; assume all signage updated once legal orders have been implemented i.e. in year three (2016/17), with bespoke signage to include input of interpretive expertise; review and renew at year 13 = estimated at £5000 for year 3 and £6400 in year 13;
- Leaflets and web presence = estimated at £1000 per annum;
- Interpretive display at focal points e.g. Reculver visitor centre, plus mobile display in years two and 7 and 12 = estimated at £4000 in year 2 => £13645;
- Amendments/extensions to existing Dog Control Order sites; associated (and improved) signage; legal costs and advertising = estimated at £1000.

Monitoring

Bird surveys

There are 21 survey sectors of 2km length for the whole SPA (i.e. Thanet included). The Canterbury section of the SPA comprises 9 survey sectors x 4 visits each. Based on the current arrangement with SBBOT and TCP, this would cost around £3000 per annum. However, this assumes the staff are hosted by Thanet District Council and the works are co-ordinated by Thanet staff with the support of SBBOT and the use of volunteers i.e. it also assumes the development of the volunteer scheme. The calculation of the tariff assumes this will be the case.

However, should it be necessary to fund this in another way, comparator costs based on likely costs of providing this service from a specialist consultancy will need to be substituted into the costing and this will impact upon the mitigation costs and the tariff.

Visitor Surveys

The mitigation model assumes that visitor surveys of the Canterbury section of the SPA will be necessary in order to monitor the effects of the impact of new development. Surveys will take place in year two of the Local Plan period and the Mitigation Strategy (2016/17), year five (2019/20), year ten (2024/25) and year fifteen (2029/30) in order to assess the change in visitor numbers. This will comprise surveys at 4 survey sites x 2 visits to each site.

The costs of the visitor surveys are calculated by uplifting the rates based on the recent visitor survey.

Management of visitors – on-site

- Access modifications and path routing; assume minor works will be required at the start of the mitigation programme and reviewed during the 16 year period. Estimated cost averaged per annum = £500p.a.
- Zoning; assume three exercises in 16 years to comprise physical works and signage = £250p.a.
- Minor works to protect and/or provide Turnstone refuges; assume one-off works plus maintenance over 16 years = £500p.a.

Examples of Mitigation Approaches

Thames Basin Heaths Special Protection Area (SPA)

Policy

When the South East Regional Plan (SERP) was scrapped, one of only two policies that were retained concerned the protection of this SPA. A two-part approach to mitigating the potential adverse effects of residential development on the SPA was set out in the South East Plan.

SEP Policy NRM6: Thames Basin Heaths Special Protection Area requires that new residential development which is likely to have an effect on the integrity of the SPA demonstrates that adequate measures are put in place to avoid or mitigate any potential adverse effects. The policy sets out an exclusion zone, a zone of influence and a combination of avoidance and mitigation measures which may be necessary. These include provision of at least 8ha of Suitable Alternative Natural Greenspace (SANG) per 1000 new residents and collection of a joint contribution to fund a strategic access management and monitoring programme. The mechanism for implementation of the policy is the Thames Basin Heaths Delivery Framework and the policy states that its principles should be incorporated into Local Authorities' LDFs. In addition Natural England advised that new development within 5km of the SPA should not be permitted unless it can be shown that it will not result in additional pressure for recreational use on the SPA. Recreational use harms the habitat and can disturb the birds. The 5km distance was identified following visitor surveys on the sites which showed that the majority of visitors originate from within 5km of the SPA.

Avoidance measures are facilitated through developer contributions, collected by the local authorities. This involves the provision of Suitable Alternative Natural Greenspace (SANG) and contributions towards Natural England's Strategic Access Management and Monitoring (SAMM) project. This approach allows the local authorities to conclude that developments taking place within between 400m and 5km of the SPA are not likely to have a significant impact on the SPA.

Avoidance Measures

The affected local authorities established the Thames Basin Heaths Joint Strategic Partnership Board (JSPB) to agree a strategy for the long-term protection of the SPA. In February 2009 the JSPB endorsed a strategic Delivery Framework. This recommends a combination of three avoidance measures to protect the Thames Basin Heaths from the impacts of new residential development:

- The establishment of a 400 metre buffer around the SPA within which no net new residential development will be permitted;
- The provision of Suitable Alternative Natural Greenspace (SANG);
- Strategic Access Management and Monitoring (SAMM) measures, co-ordinated visitor management across the whole of the publically accessible SPA.

SAMM Measures

The SAMM project comprises co-ordinated visitor management across the whole of the publically accessible SPA focusing on wardening, signage, leaflets and educational material, and includes a monitoring programme that will provide the baseline assessment and on-going data to measure the effect of visitor numbers on the SPA and the effectiveness of avoidance and mitigation measures, including the effectiveness of SANG.

The JSPBs Outline Business Plan included a team of wardens and detailed monitoring of both visitors and the SPA birds. The tariff provided for both annual revenue expenditure and the creation of an investment fund for the long term.

Report to the Department for Communities and Local Government² concluded that a coordinated SPA-wide ranger service was required to ensure that improvements at one site did not adversely impact others. The Review also emphasised the importance of establishing effective monitoring of both visitors and the SPA bird species in order to understand the effectiveness of mitigation.

Ashdown Forest SPA and SAC

Natural England (NE) has judged that a combination of access management and SANGs is needed to avoid damage to bird populations on the heathland in the Ashdown Forest. However, until a strategic framework for both SANG and SAMM is secured, NE has advised Mid Sussex District Council and Wealden District Council that, as long as the scale of development near the SPA is modest, they can rely solely on contributions towards access management to justify planning permissions. But while Mid Sussex has accepted the advice, Wealden has not. It wants developers to provide contributions towards both SANGs and SAMM. The council has successfully defended 14 appeals against refusal of planning permission in the area in the past 18 months.

² RPS 2006.

Examples of Tariffs

Thames Basin Heaths

The Thames Basin Heaths Joint Strategic Partnership Board (JSPB) endorsed the principle of a separate single tariff to fund SAMM measures in perpetuity. This would be collected centrally and used strategically across the SPA. The tariff provided for both annual revenue expenditure and the creation of an investment fund for the long term. On the advice of Natural England the tariff was set at £630 per dwelling and it was agreed that Local Authorities should seek to endorse this tariff and implement mechanisms to collect it by October 2009. The tariff would be collected by an Administrative Body (Hampshire County Council) and the delivery managed by Natural England. The sum provides for £190 towards annual expenditure and £440 to the long term investment fund.

However, following legal advice, Natural England and the local authorities agreed that a proportionate tariff based on occupancy should be used instead of a flat rate.

Calculation of £630 per dwelling	
Annual Cost	
Staff and wardening service	£390,000
Monitoring including capital costs	£55,500
Contingency	£43,900
Administrative body fees	£20,000
Natural England management fee	£10,000
VAT contingency*	£17,160
Total cost	£536,560
Revenue funding per house	£190
Estimated 2,824 houses/year yielding £536,560	
Capital investment per house	£440
Total average tariff per house	£630

* VAT on all monitoring and capital costs; plus part of wardening costs.

Surrey Heath Council developed a tariff in respect of Thames Basin Heaths SPA.³ They developed a differentiated tariff, based on occupancy rates. The developer contributions are normally required on commencement of the development. Contributions may be updated on an annual basis to reflect increased costs or works.

At the time of adoption of this SPD, the rates were set at £263 per person as follows:

Number of Bedrooms	Occupancy	Suggested Tariff
1	1.40	£399
2	1.85	£526
3	2.50	£711
4	2.85	£807
5+	3.70	£1052

³ Surrey Heath Borough Council Local Development Framework 2011-2028 – Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (January 2012).

Waverley Council's tariff in respect of the Thames Basin Heaths SAP uses an average occupancy rate of 2.4 persons per dwelling, with a rate set at £263 per person. Their proportionate tariff is priced as follows:

Number of Bedrooms	Suggested Tariff
1	£345
2	£463
3	£660
4	£752
5+	£981

Chichester, West Sussex

Chichester Council has developed an interim policy to assist in the consideration of planning applications that may have an impact on Chichester and Langstone Harbours SPA and Pagham Harbour SPA.⁴

Policy 51 - Development and Disturbance of Birds in Pagham Harbour Special Protection Area⁵

Net increases in residential development within the 3.5km 'Zone of Influence' are likely to have a significant effect on the Pagham Harbour SPA and will need to be subject to the provisions of Regulation 61 of the Conservation of Habitats and Species Regulations 2010. In the absence of appropriate avoidance and/or mitigation measures that will enable the planning authority to ascertain that the development would not adversely affect the integrity of the SPA, planning permission will not be granted because the tests for derogations in Regulation 62 are unlikely to be met. Furthermore, such development would not have the benefit of the presumption in favour of sustainable development in the National Planning Policy Framework. Net increases in residential development, which incorporates appropriate avoidance/mitigation measures, which would avoid any likelihood of a significant effect on the SPA, will not require 'appropriate assessment'. Appropriate avoidance/mitigation measures will comprise:

- a) A contribution towards the appropriate management of the Pagham Harbour Local Nature Reserve in accordance with the LNR Management Plan;
- b) A developer provided package of measures associated with the proposed development designed to avoid any significant effect on the SPA; or
- c) A combination of measures in (a) and (b) above.

Avoidance/mitigation measures will need to be phased with development and shall be maintained in perpetuity. All mitigation measures in (a), (b) and (c) above must be agreed to be appropriate by Natural England in consultation with owners and managers of the land within the SPA.

The provisions of this policy do not exclude the possibility that some residential schemes either within or outside the Zone of Influence might require individual assessment under the Habitats Regulations. For example, large schemes, schemes proposing bespoke avoidance/mitigation

⁴ Chichester District Council - Interim Policy Statement on Development and Disturbance of Birds in Special Protection Areas and identified Compensatory Habitats; Effective April 2014.

⁵ Extract from Chichester Local Plan: Key Policies Pre-Submission 2014-29.

measures, or schemes proposing an alternative approach to the protection of the SPAs. Such schemes will be assessed on their own merits, and subject to advice from Natural England.

Dorset Heaths SPA

Bournemouth, Poole, Purbeck, Chichester, Dorset and East Dorset Councils established a framework in 2006. These local authorities pooled section 106 contributions and a joint committee decided how to spend the money across the boroughs. This system has since been revised so that each local authority keeps their own pot of funding from section 106 or CIL for financing the parts of SANGs or SAMM projects that fall in their areas, and 15 per cent is top-sliced to pay for cross-boundary aspects of the project, such as monitoring impact.

North Kent

The Strategic Access and Recreation Management Plan (SARMP: Draft) addresses disturbance impacts and provides a strategic, cross-boundary solution to issues relating to disturbance. Key Elements within the draft SARMP are:

- A North Kent Coast Dog Project;
- Wardening/Visitor Engagement;
- New Access Infrastructure;
- Parking (Strategic Review and Changes to Parking);
- Codes of Conduct;
- Interpretation/signage;
- Work with local club/group;
- Refuge;
- Enhancement of existing sites to create hub;
- Enhancement to existing green infrastructure away from SPA;
- Enforcement;
- Monitoring.

The SARMP notes that a strategic and cross boundary approach can provide notable benefits in terms of shared administration and collaborative working.

Example Working of Tariff Calculations based on Ashdown Forest⁶

Calculation of the Tariff per Dwelling

Item	Cost	Notes
SAMM Projects	£137,702	Access Management Total (£133,702) + Monitoring Total (£4,000)
Contingency @ 10%	£13,770	
Overall Total Cost	£151,472	
Revenue funding per dwelling	£757.36	Overall Total Cost (£151,472) divided by expected development (200) 30%
Capital investment per dwelling	£1,767.18	70%
Total average tariff per dwelling	£2,525	Revenue funding per dwelling + Capital investment per dwelling 100%

Calculation of the Standard Cost (Tariff per Person)

Item		Notes
Number of dwellings	200	Forecast delivery within 7km of the SPA
Original revenue	£151,472	Sum required for mitigation = Revenue funding per dwelling x number of dwellings
Original investment	£353,435	Invested into the long-term fund = Capital investment per dwelling x number of dwellings
Original total	£504,907	Investment + revenue = total required
Original tariff	£2,525	Original total (£504,907) divided by expected development (200) = Total average tariff per house (£2,525)
Occupancy	2.4	Mid Sussex average
Total number of residents	480	Number of dwellings (200) multiplied by Occupancy (2.4)
Standard cost	£1,052	Original total (£504,907) divided by Total number of residents (480) = Tariff per person

Calculation of Tariff per Dwelling using Local Occupancy Rates

Occupancy x Tariff per person (£1,052) = Local tariff per dwelling

Number of bedrooms	Occupancy	Local tariff per dwelling
1	1.32	£1,393
2	2.02	£2,129
3	2.48	£2,607
4+	2.96	£3,115

⁶ Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) - Strategic Access Management and Monitoring (SAMM) – Interim Mitigation Strategy.

CANTERBURY CITY COUNCIL - STRATEGIC ACCESS MANAGEMENT AND MONITORING PLAN
APPENDIX

Project Annual Income Including Delivery Adjustment

Number of Bedrooms	Housing mix	Expected Dwellings	Local tariff per dwelling	Projected income	Local tariff including 0.8% delivery adjustment	Projected income including delivery adjustment
1	5%	10	£1393	£13,263	£1404	£13369
2	41%	81	£2129	£173,213	£2146	£174587
3	25%	50	£2607	£130,808	£2628	£131845
4	29%	59	£3115	£183,650	£3140	£185107
Total	100%	200		£500,935		£504,907
				Average £2205		Average £2525