

Appendix A

Revised Non-Infrastructure Habitat Mitigation (SAMM) Contribution Rates

A1. Introduction

This appendix sets out the revised non-infrastructure habitat mitigation (Strategic Access Management and Monitoring – SAMM) contribution rates approved by the Executive.

The contributions are required to mitigate the recreational impacts of residential development on internationally protected habitats within the defined habitat mitigation zone and are secured through the planning application process.

A2. Application of the Contributions

The contribution rates set out below will apply to:

- all planning applications for residential development within the habitat mitigation zone; and
- applications received on or after 1 April 2027.

The rates are calculated on a per-dwelling basis and are payable prior to commencement of development, in accordance with the relevant legal agreement or planning condition.

A3. Contribution Rates

Table A1 – SAMM (Non-Infrastructure) Rates – 2026/27

Habitat Area	SAMM (£ per dwelling)
Exe Estuary	£790.41
Exe & Pebblebed Heaths	£825.41

Table A2 – Combined Habitat Mitigation Rates (2026/27)

(For transparency – SANGS element not subject to amendment through this report)

Habitat Area	SAMM (£)	SANGS (£)	Total (£)
Exe Estuary	£790.41	£796.99	£1587.40
Exe & Pebblebed Heaths	£825.41	£796.99	£1622.40

The contribution rates shown above reflect the current 2026/27 position. In accordance with Recommendation 2.2 of this report, the rates will be index-linked from 1 April 2027 and annually thereafter, with updated figures published by the Council once the relevant index rate is confirmed.

A4. Index-Linking

The contribution rates set out in Table A1 reflect the confirmed 2026/27 position.

In accordance with the Executive decision, the rates will be index-linked from 1 April 2027 and annually thereafter, with updated figures published by the Council once the relevant index rate is confirmed. Index-linking will ensure that contributions remain reflective of the costs of delivering non-infrastructure habitat mitigation over time.