

Recreation Impact Habitat Mitigation Contributions

This note provides an update on the contributions towards recreational impact habitat mitigation and in particular the update to the Access Management contributions that are required to mitigate the recreational impacts of new development.

From 1 April 2019 on any residential permission granted, the following contributions apply to Habitat Mitigation.

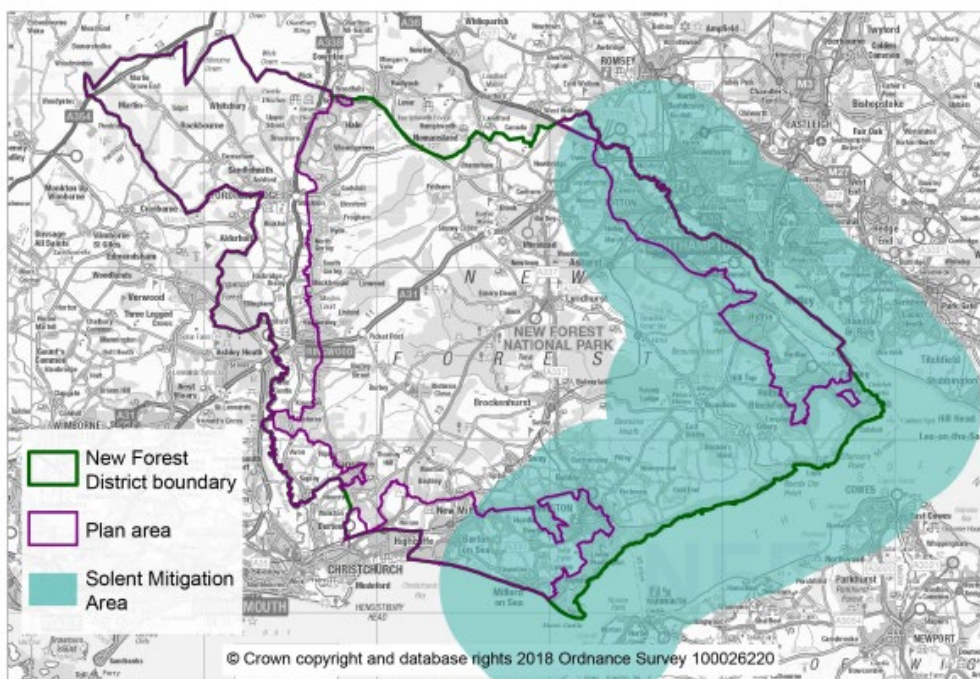
Within 5.6km of Solent and Southampton Water SPA (shaded blue)

Schemes of less than 50					
Bedrooms	Infrastructure contribution*	Non Infrastructure (S106)			
		Current NFDC Access Mgt	Solent Recreation	Monitoring	Total non-infrastructure Contribution
1 Bed	£1,500	£500	£165	£50	£715
2 Bed	£2,500	£500	£319	£50	£869
3 Bed	£3,700	£500	£472	£50	£1,022
4 Bed	£4,800	£500	£587	£50	£1,137
5 + beds	£4,800	£500	£721	£50	£1,271
Schemes of over 50					
Bedrooms	Infrastructure contribution*	Non Infrastructure (S106)			
		Current NFDC Access Mgt	Solent Recreation	Monitoring	Total non-infrastructure Contribution
1 Bed	£1,500	£-	£346	£50	£396
2 Bed	£2,500	£-	£500	£50	£550
3 Bed	£3,700	£-	£653	£50	£703
4 Bed	£4,800	£-	£768	£50	£818
5 + beds	£4,800	£-	£902	£50	£952

Schemes not within 5.6km of the Solent and Southampton Water SPA

Schemes of less than 50					
Bedrooms	Infrastructure contribution*	Non Infrastructure (S106)			
		NFDC Access Management	Solent Recreation	Monitoring	Total non-infrastructure Contribution
1 Bed	£1,500	£319	181	£50	£550
2 Bed	£2,500	£319	181	£50	£550
3 Bed	£3,700	£319	181	£50	£550
4 Bed	£4,800	£319	181	£50	£550
5 + beds	£4,800	£319	181	£50	£550
Schemes of over 50					
Bedrooms	Infrastructure contribution*	Non Infrastructure (S106)			
		NFDC Access Management	Solent Recreation	Monitoring	Total non-infrastructure Contribution
1 Bed	£1,500	£-	£-	£50	£50
2 Bed	£2,500	£-	£-	£50	£50
3 Bed	£3,700	£-	£-	£50	£50
4 Bed	£4,800	£-	£-	£50	£50
5 + beds	£4,800	£-	£-	£50	£50

* This will largely be met via a developments CIL contribution, unless relief has been granted. If the amount of CIL paid is less than the total infrastructure contribution the difference should be made up via a S106 contribution.



Solent SPA contribution Area

As part of the current adopted mitigation strategy (www.newforest.gov.uk/index.cfm?articleid=15454), the Council agreed to pay a contribution to the Solent Recreation Mitigation Partnership (SRMP) for all new development within 5.6km of the Solent and Southampton SPA.

The interim SRMP strategy required a contribution of £181 per new dwelling built and this was included within the calculations to set the current £500 Access Management fee.

In December 2017, PUSH endorsed a new, full Mitigation Strategy from the SRMP. This new strategy increases the contribution from a flat rate of £181 to a sliding scale of between £337 and £880 depending on the number of bedrooms provided.

As the existing £500 Access Management contribution only makes an allowance for the interim figure, from 1 April 2018, all developments within 5.6km of the Solent SPA have had to pay a 'top-up' their access management rates to incorporate the new SRMP rates. The SRMP figures are index linked and will increase on the 1 April each year. The table reflects the figures for all applications (including discharge of condition application) from 1 April 2019.

Under the current strategy, schemes of over 50 are not required to contribute to Access Management (as onsite land is provided). However, under the new SRMP full strategy they will also be required to contribute to this.

The increased contributions will enable the provision of the following:

- A team of 5-7 coastal rangers to advise people on how to avoid bird disturbance, liaise with landowners, host school visits, etc;
- Communications, marketing and education initiatives and an officer to implement them;
- Initiatives to encourage responsible dog walking and an officer to implement them;
- Preparation of codes of conduct for a variety of coastal activities;
- Site-specific projects to better manage visitors and provide secure habitats for the priority bird species;
- Providing new/enhanced greenspaces as an alternative to visiting the coast;
- A partnership manager to coordinate and manage all the above.