



Bird Wise North Kent

Steering Group 16 December 2019

Guidelines for applying the mitigation tariff for holiday accommodation and other dwelling categories

1 Background

- 1.1 The North Kent Strategic Access Management and Monitoring Strategy (SAMMS) aims to deliver the mitigation necessary to avoid significant adverse effects from in-combination impacts of residential development that is anticipated across north Kent. This will protect the Special Protection Areas (SPA) and Ramsar sites of the North Kent Marshes from adverse effects on site integrity.
- 1.2 The mitigation measures identified in the strategy are entirely funded via a tariff applied to all new dwellings created within the 6km zone of influence.
- 1.3 The main impact on the SPA dealt with by this strategy is that resulting from recreational pressure associated with residential development (e.g. dog walking and coastal recreational activity). On this basis, the strategy applies to all net new development that provides permanent accommodation. Sheltered accommodation, accommodation for elderly, communal homes, hostels, traveller accommodation, mobile homes, and affordable housing are included within the provisions of this strategy.
- 1.4 Reflecting the precautionary principle and the need to consider the in-combination effects of development, this strategy applies to proposals for net new development of the following types:
 - units falling within Use Classes C3 (dwellinghouses) and houses of multiple occupation (Use Classes C4 and sui generis)
 - units of staff residential accommodation falling within with Use Classes C1 and C2 and
 - traveller accommodation units (Use Class sui generis).
- 1.5 At a meeting held on 8 October 2019, the North Kent SAMMS Project Board discussed the creation of a common policy for dealing with dwellings that fall outside of the C3 category. It was agreed to issue a guidance note for the planning authorities with a view to a common charging policy being adopted.

2 Current Position

2.1 The full tariff is applied to all new dwellings that fall within the C3 category and other types are dealt with by each authority on a case by case basis in consultation with Natural England. The current charging position for each authority is shown in table 1.

2.2 Table 1

Type	Canterbury	Gravesham	Medway	Swale
C3 dwellings	Tariff per bedroom	Full tariff per additional new unit	Full tariff per additional new unit	Full tariff per additional new unit
C1 Holiday accommodation & hotels	Tariff per bedroom	Full tariff per net increase in bedrooms (but in practice, case by case)	Full tariff per net increase in bedrooms	Case by case
Student Accommodation	Case by case – no examples post local plan adoption	Full tariff per net increase in bedrooms (but in practice, case by case)	Full tariff per room	Case by case
C2 Residential Institutions	Case by case – no examples post local plan adoption	Case by case	Case by case	Case by case
C4 Houses in multiple occupation – including change of use from C3 to C4	Tariff per bedroom	Full tariff per net increase in bedrooms (but in practice, case by case)	Full tariff per net increase in bedrooms	Case by case
Gypsies and travellers	Permanent – 3 bed unit tariff per pitch (unless stated how many beds) Temporary – no charge unless they become permanent	Case by case	Full tariff per pitch	Full tariff per pitch
Mobile and temporary dwellings – includes agricultural	Tariff per bedroom	Case by case	Full tariff per pitch	Full tariff per pitch
Camp / caravan sites	Case-by-case basis.	Case by case	Full tariff per pitch but pro-rata if closed during winter	Full tariff per pitch

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- 2.3 C2 residential accommodation is considered on a case by case basis as a number of factors will determine the likelihood of residents impacting on the SPA. These include whether pets are permitted, the mobility of the residents and parking provision on site, in addition to looking at the overall size of the scheme and proximity to the SPA.
- 2.4 During the Visitor Surveys conducted by Footprint Ecology, it was found that a small proportion of the visitors surveyed were on holiday within the 6km zone of influence, and that the majority of those had dogs with them. Not all holiday accommodation will have the same impact though as some will not allow dogs to stay and therefore the overall impact is less than that of a residential dwelling.
- 2.5 Student accommodation is also considered to have a lesser impact as there are restrictions on pet ownership and some premises do not allow car parking on site, however, recreational use of the SPA cannot be ruled out, particularly when accommodation is in close proximity to the SPA.
- 2.6 It should still be noted that contribution to SAMMS is not mandatory, and developers are able to undertake their own environmental impact assessments and provide their own bespoke measures to mitigate the in-combination impact of their development.
- 2.7 As per the advice from Natural England, larger developments and those that are in close proximity to the SPA may be required to deliver additional bespoke mitigation as well as contributing to SAMMS and this should be considered in consultation with Natural England on a case by case basis.

3 Agreed Charging Schedule

Type	Tariff
C3 Dwellings	Full tariff per dwelling or per bedroom for Canterbury
C1 Holiday accommodation & hotels	Full tariff per holiday home or per bedroom for Canterbury & Full tariff per 5 hotel bedrooms or 4+ bedroom rate for Canterbury per 5 hotel bedrooms
Camp / Caravan sites	Full tariff per pitch / unit or 3 bedroom tariff (unless number of bedrooms stated) for Canterbury, with a pro-rata reduction for periods of enforced closure
Student Accommodation	Full tariff per 5 student bedrooms or 4+ bedroom rate for Canterbury per 5 student bedrooms
C2 Residential Institutions	Full tariff per unit, or per bedroom for Canterbury, of staff accommodation & otherwise on a case by case basis
C4 / Sui Generis large HMOs	Full tariff per net increase in bedrooms or per bedroom for Canterbury
Gypsy & Traveller accommodation	Full tariff per pitch or 3 bedroom tariff (unless number of bedrooms stated) for Canterbury
Other mobile & Temporary dwellings	Full tariff per dwelling or 3 bedroom tariff (unless number of bedrooms stated) for Canterbury with a pro-rata reduction for periods of enforced closure