

Epping Forest Special Area of Conservation (SAC) Agreement Form



You are required to complete this form for planning permission or prior approval notification applications within the identified 0-6.2k [Zone of Influence](#) of the Epping Forest Special Area of Conservation (SAC) for the following works:

- new dwellings of 1+ units (excludes replacement dwellings and extensions)
- conversions to residential where 1+ unit net gain
- houses in multiple occupation (sui generis)
- student accommodations
- residential care homes and residential institutions (excludes nursing homes)
- residential caravan sites (excludes holiday sites and campsites)
- Gypsy, Traveller and Travelling Showperson plots

The above applications are subject to a payment towards:

- **Strategic Access Management and Monitoring Measures (SAMMs)** and
- **Suitable Alternative Natural Greenspaces (SANGs)**.

An administrative charge of £180 is also applied per application (£90 for SAMMs and £90 for SANGs).

For more information please refer to Enfield's [Epping Forest Mitigation Zones webpage](#) and Enfield's [application validation requirements](#) for further information.

A project-level HRA screening and appropriate assessment will also be carried out by Enfield Council.

Please upload the completed SAC Agreement Form, along with your application form and supporting documents online using [Planning Portal](#).

SAMMs / SANGs contribution Options		Please mark your chosen option
Option 1:	<p>If the scheme will not require a legal agreement to secure other planning obligations, payment can be made online.</p> <ol style="list-style-type: none"> 1. Complete the remaining SAC Agreement Form 2. Make payment of the correct amount online. 3. Both the SAC Agreement Form and payment receipt must be submitted alongside the planning application, in order for the application to be considered valid. 	
Option 2:	<p>If the scheme will require a legal agreement to secure planning obligations, the SAMMs and SANGs payment can be included within the schedule of charges in the legal agreement.</p> <ol style="list-style-type: none"> a. Complete the remaining SAC Agreement Form b. The SAC Agreement Form must be submitted alongside the planning application, in order for the application to be considered valid. c. Planning permission will not be issued unless the necessary fee has been paid and/or secured via legal agreement. 	
Option 3:	<p>If the scheme will not require a legal agreement to secure other planning obligations, but an applicant would rather complete a unilateral undertaking, the SAMMs and SANGs payment can be included within the schedule of charges in the unilateral undertaking but will be charged at £900 plus mitigation.</p> <ol style="list-style-type: none"> a. Complete the remaining SAC Agreement Form b. The SAC Agreement Form must be submitted alongside the planning application, in order for the application to be considered valid. c. Planning permission will not be issued unless the necessary fee has been paid and/or secured via unilateral undertaking. 	

SAMMS / SANGs Contribution Agreement

Table 1: Application details

<p>Address of Application Site <i>This should be the same address as entered on your Planning Portal application form.</i></p>	
<p>Planning Portal Reference Number <i>In order to provide a Planning Portal reference number, you will have to start a planning application process on the Planning Portal. The application can be saved and returned to at any point before formal submission.</i></p>	
<p>Description of Development <i>Must match application form</i></p>	

Table 2: Calculation of contribution: (complete as necessary)

Accommodation Type via units	Number of units	Costs		Total
		SAMMs	SANGs	
Dwellings (C3)		£45.40 (per dwelling = net gain)	£353.00 per dwelling (net gain)	
Hotels and holiday accommodation (C1)		£45.40 (per 5 bedrooms)	£353.00 (per 5 bedrooms)	
Camp and caravan sites (Sui Generis)		£45.40 (per pitch)	£353.00 (per pitch)	
Student accommodation (C2/C3/ Sui Generis)		£45.40 (per 5 bedrooms)	£353.00 (per 5 bedrooms)	
Residential institutions (C2)		£45.40 (per 5 bedrooms)	£353.00 (per 5 bedrooms)	
Houses in Multiple Occupation (Sui Generis)		£45.40 (per 6 bedrooms)	£353.00 (per 6 bedrooms)	
Gypsy, Traveller and Travelling Show person plots (Sui Generis)		£45.40 (per pitch)	£353.00 (per pitch)	
Admin Fee	/	£90.00 (SAMMs)	£90.00 (SANGs)	£180.00
TOTAL (£)				

Table 3: Agreement

I am contributing the total sum outlined in table 2 towards the cost of measures to mitigate the likely significant effect of additional residential development through the recreational impact on the Epping Forest Special Area of Conservation (known as the 'SAMMs and SANGs Contribution').

I hereby acknowledge and agree that:

The SAMMs and SANGs contribution has been paid to the London Borough of Enfield Council as a contribution towards mitigating the effect of the proposed development on the Epping Forest Special Area of Conservation in accordance with the Conservation and Habitats of Species Regulations 2017 as amended (known as the Habitats Regulations).

1. I have been informed of the opportunity to complete a unilateral undertaking, in accordance with Section 106 of the Town and Country Planning Act 1990 (as amended) at a cost of £900 plus mitigation, to make the SAMMS and SANGs contribution and I have chosen to make this direct payment as an expeditious alternative to relying upon a unilateral undertaking.
2. Where, following initial payment of the SAMMS and SANGs contribution, the proposal is amended to increase the number of proposed units, which would subsequently necessitate an increase in contributions, I will make an additional payment in advance of the Council issuing planning approval.
3. No refund of the SAMMs and SANGs contribution will be made where a decision has been issued, unless:
 - a. That decision was one of refusal and no appeal has been lodged within the relevant appeal period; or
 - b. The application was altered so as to reduce the number of dwelling units or bedrooms proposed; or
 - c. The application was withdrawn or invalidated prior to a decision having been issued; or
 - d. The permission has expired without being implemented.
4. In respect of any refund, I further acknowledge that:
 - a. A request for a refund needs to be made by email to s106@enfield.gov.uk;
 - b. The administrative fee for both SAMMs and SANGs contributions will be retained by the Council for instances detailed within a, b and d.
 - c. No interest will accrue to be refunded; and
 - d. Where an application is withdrawn:
 - i. The total amount of the refund will be the sum of the SAMMs and SANGs contribution as paid;

Where an application is refused:

- ii. The total amount of the refund will be the sum of the SAMMs and SANGs contribution minus the administrative fees for both contributions.
- iii. No refund will be made until the appeal period has passed without an appeal having been lodged or, in the event of an appeal being lodged that appeal has been dismissed, or in the case of a withdrawn application, 12 months has elapsed since the date of application first being registered as a valid submission.
- d. Where the application was altered so as to reduce the number of dwelling units or bedrooms proposed therefore resulting in a reduced SAMMs and SANGs contribution necessary:
 - i. The total amount of the refund will be the sum of the SAMMs and SANGs contribution originally paid minus the SAMMS and SANGs contribution required for the permitted scheme.

This receipt (once signed) signifies the agreement on behalf of the London Borough of Enfield Council to the terms in which the SAMMs and SANGs contribution is made by the applicant as set out in this form and in accordance with Section 111 of the Local Government Act 1972. Interim Habitats Funding Statement.

Full name of applicant:	
Full name of agent (if applicable):	
Signature of the applicant/agent:	
Date:	
Signed on behalf of the London Borough of Enfield Council: <i>(this part will be signed during application process)</i>	