

APPENDIX A**Wises Lane - SW Sittingbourne (17/505711/HYBRID)****S.106 Items and Triggers**

Obligation item	Cost for phase 1A	Cost per dwelling /flats for future phases	Total Contribution (based on 675 dwellings/ flats)	Triggers	Other commentary
Bin contributions	£9,062	£101 per dwelling £945 per 5 applicable flats	£71,871	Prior to occupation of each phase	Provision of bins. Contributions to be used within 10 years practical completion of development
Community learning contribution	£4,834.40	£60.43 per dwelling	£40,788.03	Prior to occupation of each phase	Shell and core construction of the adult learning section of the new Sittingbourne Hub To be paid to SBC and forwarded to KCC once SBC satisfied that KCC will spend on the above project. SBC will repay if not satisfied.

APPENDIX A

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Ecology contribution	£20,000		£20,000	Prior to occupation of Phase 1A	Management and maintenance of Borden Nature Reserve 10 year expenditure period
Library contribution	£18,160	£227 per dwelling	£153,225	Prior to occupation of each phase	Shell and core construction of the new Sittingbourne Hub Library To be paid to SBC and forwarded to KCC once SBC satisfied that KCC will spend on the above project. SBC will repay if not satisfied.
NHS CCG contribution	£69,120	£360 per person based on the average number of persons per 1bed/2bed/ 3bed/4 bed / 5 bed open	£583,200	Prior to occupation of each phase	the Meads Medical Practice and London Road Medical centre To be paid to SBC and forwarded to NHS Swale CCG once SBC satisfied

APPENDIX A

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		market dwellings			that NHS Swale CCG will spend on the above project. SBC will repay if not satisfied.
Off site sports provision @ Old Bordonians Hockey club + Gore Court Cricket Club	£55,807	£50,807 off site hockey facilities £5,000 cricket nets	£55,807	Before occupation of any dwelling	Artificial grass pitches and cricket nets. 10 year expenditure period
Gore Court Club Car Park Works	£20,000 (if applicable)			Either complete the Gore Court Club Car Park Works prior to occupation of any dwelling or pay the contribution to the Borough Council prior to occupation of any dwelling.	In the event a contribution is paid SBC to hold contribution until request for payment made by a party who will undertake the works
2FE Primary School contribution	£332,191	£4,535 per house £1,134 per flat	£3,061,125*	50% of each phase payment to be made at 40% occupation of each phase with the remaining balance for each phase to be paid on the 60% occupation of each phase	Construction of new 2FE primary school within development site To be paid to SBC and forwarded to KCC once SBC satisfied that KCC

APPENDIX A

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			*assumes 675 units are all Applicable Houses		will spend on the above project. SBC will repay if not satisfied.
Primary School Land transfer (2.05 hectares)				Transfer of primary school land prior to occupation of 150 dwellings or after a period of 36 months from date of commencement of development of Phase 1A (whichever is the sooner)	
PROW contribution	£27,410		£27,410	Prior to occupation of any dwelling	Footpath ZR118 improvements To be paid to SBC and forwarded to KCC once SBC satisfied that KCC will spend on the above project. SBC will repay if not satisfied.
Secondary Education (build cost contribution) – phase 2 off Quinton Road site	£343,325	£4,687 per house £1,172 per flat	£3,016,095	50% of each phase payment to be made at 40% occupation of each phase with the remaining balance for each	Construction of phase 2 of the new secondary school of Quinton Road, Sittingbourne.

APPENDIX A

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				phase to be paid on the 60% occupation of each phase	To be paid to SBC and forwarded to KCC once SBC satisfied that KCC will spend on the above project. SBC will repay if not satisfied.
Secondary Education – (acquisition of secondary school land contribution)		£1,932.16 per house £483.04 per flat	£1,243,345 subject to a reduction in the event KCC acquire the secondary school land at a lower cost than the contribution	Prior to occupation of 400 th dwelling unless KCC has acquired secondary school land separately at nil cost	<p>Acquisition of serviced land on land at Quinton Road pursuant to policy MU1</p> <p>To be paid to SBC and forwarded to KCC once SBC satisfied that KCC will spend on the above project. SBC will repay if not satisfied.</p> <p>To be repaid in full if KCC secure secondary school at nil cost.</p> <p>Part to be repaid if KCC secure secondary school</p>

APPENDIX A

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					land at lower cost than the contribution
Social care – shell and core construction of the Sittingbourne hub	£4,268.80	£53.36 per dwelling	£36,160	Prior to occupation of each phase	<p>Shell and core construction of the social care element of the new Sittingbourne Hub</p> <p>To be paid to SBC and forwarded to KCC once SBC satisfied that KCC will spend on the above project. SBC will repay if not satisfied.</p>
Youth services contribution – New House Youth Centre	£3,006.40	£37.58 per dwelling	£25,366.50	Prior to occupation of each phase	<p>Facilities at the New House Youth Centre</p> <p>To be paid to SBC and forwarded to KCC once SBC satisfied that KCC will spend on the above project. SBC will repay if not satisfied.</p>

APPENDIX A

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Affordable Housing		<p>12% AH dwellings – 90% affordable rented / 10% shared ownership</p> <p>Subject to independent 'viability review' by 400th dwelling occupation</p>		<p>Prior to commencement of each phase submit an affordable housing scheme</p> <p>Prior to Occupation of any open market dwelling in each phase to exchange contracts with a registered provider; and</p> <p>Prior to occupation of not more than 75% of open market dwellings to construct and transfer the affordable dwellings to the registered provider</p> <p>In the event the viability review shows additional affordable housing can be provided, such provision is linked to the subsequent phase</p>	<p>Total of 81 affordable housing units</p> <p>There is also a requirement to undertake a further viability review for up to a further maximum 11 affordable units</p>
Open Space specification (including on- going management and maintenance)	16.7 hectares			Prior to commencement of each phase the developer shall submit an Open Space specification / implementation	Maintenance and management contributions set through agreed formula to be paid to SBC over initial

APPENDIX A

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				<p>plan and have that approved by the Borough Council</p> <p>Delivery will be in accordance with the Open Space specification to be submitted. Management and maintenance until transfer of Open Space</p>	<p>10 year period if Open Space transferred to SBC.</p> <p>Maintenance funded by annual service charges payable by owners of dwellings if Open Space transferred to Management Company</p>
Retail and commercial floorspace – a marketing strategy and timescale for provision				<p>No more than 100 dwellings occupied until reserved matters application for commercial floorspace has been submitted to LPA</p> <p>No more than 200 dwellings occupied until owner has put in place all services up to boundary of commercial units including provision of broadband</p> <p>No occupation of more than 200 dwellings shall take place until the owner has submitted</p>	

APPENDIX A

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				to and received approval from the Borough Council of a marketing strategy	
Air Quality				<p>Prior to Occupation of the first dwelling in Phase 1A and subsequent phases to provide an on plot car parking space with passive provision of electric vehicle charging to the parking space.</p> <p>Reserved matter to include details for provision of up to 10% of residential parking areas and 10% of parking spaces allocated to non-residential uses within each phase for such charging provision</p> <p>Gas boilers to be provided to Gas Boiler standard</p>	
Sports Club / Community facility and sports pitches	3.65 hectares	Capped at £1,510,000		Prior to commencement of development to enter into a sports club uses agreement	Restriction on use of sports club for sports and community uses in

APPENDIX A

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				Prior to commencement of phase 5 to deliver sports club car park and sports pitches	accordance with community use agreement
Local Apprenticeship and use of local labour for construction works				During construction employ Local Labour and offer apprenticeships	
SPA contribution	£19,168	£239.61 per dwelling	£161,175	Prior to occupation of each phase	Mitigation measures to avoid adverse effects on SPA
Key Street / A249 junction	£200,000		£1,345,140.00	£200,000 prior to occupation of development £572,570 prior to occupation of 150 th dwelling £572,570 prior to occupation of 300 th dwelling	Improvements to the capacity of the Key Street/A249 junction
Signalisation Works (s278 Agreement)				To enter into a s278 Agreement unless it is agreed with KCC prior to occupation	Works to Key Street Roundabout

APPENDIX A

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				of 150 th dwelling that KCC shall deliver the signalisation works	
Maylam Gardens cycle contribution			£8,000	Prior to commencement of Phase 2	Off road cycle connection which shall connect new route to existing route 10 year expenditure period
Provision of walking and cycling links on Cryalls Land and Riddles Road pursuant to policy MU3			£30,000	Prior to occupation of 350 th Dwelling	10 year expenditure period
South bound on-slip contribution and Chestnut Street Connection Works			£885,158 if HIF bid unsuccessful	Either: No more than 300 dwellings to be occupied where KCC have secured funding for full	Southbound On Slip Works Contribution - to fund delivery of 4 th arm of roundabout (part of

APPENDIX A

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				<p>implementation of the capacity improvement scheme for Key St/A249 junction OR No more than 200 dwellings to be occupied until payment of South bound on-slip contribution received</p> <p>Chestnut Street Connection Works to be completed prior to occupation of 200th dwelling</p> <p>KCC and owner to use reasonable endeavours to coordinate delivery of Southbound On Slip Works (by KCC) and Chestnut Street Works (by owner)</p>	<p>Chestnut Street Connection Works) in event no funding secured</p> <p>Repayment in the event the contribution is paid to KCC but KCC then acquire funding</p> <p>Chestnut Street Connections Works – delivery of 3 arm roundabout (4th arm to be provided by KCC pursuant to Southbound On Slip Works contribution/Funding)</p>
Stockbury Roundabout Contribution			Equivalent to £275,000 worth of works	Equired works agreed with Highways England (HE) and Kent County Council(KCC) (Approve drawing – 13-042-016_RevB – M2 Junction 5 proposed improvements)	

APPENDIX A

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				To enter into a S.278 agreement before occupation of X dwellings to be agreed with KCC and HE.	
Travel Plan contribution – independent monitoring			£5,000	<p>Prior to occupation of 400th dwelling or completion of the Spine Road whichever is the sooner</p> <p>TP will include a choice of three travel incentives that will be offered to new residents. These include an Arriva travel ticket for the South East ticket zone, to cover a minimum of three months with an alternative 5 month “Swale” zone ticket also being offered or a £100 cycle voucher to be used towards a new bike or safety equipment.</p> <p>It is estimated that the cost to the developer of the TP is approximately £150,000.</p>	<p>Towards costs of monitoring the implementation and performance of the Framework Travel Plan</p> <p>10 year expenditure period</p>

APPENDIX A