

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

<b>Obligation item</b>	<b>Cost for phase 1A</b>	<b>Cost per dwelling /flats for future phases</b>	<b>Total Contribution (based on 675 dwellings/ flats)</b>	<b>Triggers</b>	<b>Other commentary</b>
Bin contributions	£9,048	£101 per dwelling  £945 per 5 applicable flats	Circa £71,871 although the ultimate amount will depend on the mix of houses and flats which is not yet known.	Prior to occupation of each phase	Provision of bins.  Contributions to be used within 10 years of practical completion of development
Community learning contribution	£4,834.40	£60.43 per dwelling	£40,790.25	Prior to occupation of each phase	Contribution to be spent on either –  (i) Shell and core construction of the adult learning section of the new Sittingbourne Hub. Or (ii) Direct provision of community learning facilities within the local area.  To be paid to SBC and forwarded to KCC once SBC satisfied that KCC will

**APPENDIX D**

Obligation item	Cost for phase 1A	Cost per dwelling /flats for future phases	Total Contribution (based on 675 dwellings/ flats)	Triggers	Other commentary
					spend on the above project. SBC will repay if not satisfied.
Ecology contribution	£40,000		£40,000	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.  It should be noted that a mobile library provision is already provided in the Borden area and KCC do not believe this needs any additional support.
NHS CCG contribution	£86,292	£360 per person based	Circa £583,200, although this will	Prior to occupation of each phase	(i) The Meads Medical Practice and London Road Medical centre.

## APPENDIX D

Obligation item	Cost for phase 1A	Cost per dwelling /flats for future phases	Total Contribution (based on 675 dwellings/ flats)	Triggers	Other commentary
		on the average number of persons per 1bed/2bed/ 3bed/4 bed / 5 bed open market dwellings	be dependant on the overall housing mix.		Or (ii) other new or existing facilities within a 3km radius of the site, (including the potential to use this on-site if the NHS considers taking on the “flexible use” unit).  To be paid to SBC and forwarded to NHS Swale CCG once SBC satisfied that NHS Swale CCG will spend on the above project. SBC will repay if not satisfied.
Off site sports provision at Old Bordonians Hockey Club and 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 Cricket 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	In the event a contribution is paid SBC to hold contribution until request for payment made by a party who will undertake the works

**APPENDIX D**

Obligation item	Cost for phase 1A	Cost per dwelling /flats for future phases	Total Contribution (based on 675 dwellings/ flats)	Triggers	Other commentary
				contribution to the Borough Council prior to occupation of any dwelling.	
2FE Primary School contribution	£325,389	£4,535 per house £1,134 per flat	£3,061,125*  *assumes 675 units are all Applicable Houses	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 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	Whilst the Parish Council questioned why the primary school should not be provided in advance of 150 dwelling completions, KCC Education would be concerned that the <i>“over early delivery could de-stabilise other local schools and place an onerous obligation upon</i>

## APPENDIX D

Obligation item	Cost for phase 1A	Cost per dwelling /flats for future phases	Total Contribution (based on 675 dwellings/ flats)	Triggers	Other commentary
				development of Phase 1A (whichever is the sooner)  Option to be brought forward to 18 months following commencement – subject to KCC approval.	<i>KCC for construction of the school and/or maintenance / management of the site prior to construction”.</i>
PROW contribution	£27,410		£27,410	Prior to occupation of any dwelling	Footpath ZR118 improvements, or any other public footpath immediately adjacent to the site.  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	£336,295	£4,687 per house £1,172 per flat	Circa £3,016,095 subject to mix of houses and flats.	50% of each phase payment to be made at 40% occupation of each phase with the remaining balance for each phase to be paid	Construction of phase 2 of the new secondary school of Quinton Road, Sittingbourne.  To be paid to SBC and forwarded to KCC once SBC satisfied that KCC will

**APPENDIX D**

Obligation item	Cost for phase 1A	Cost per dwelling /flats for future phases	Total Contribution (based on 675 dwellings/ flats)	Triggers	Other commentary
				on the 60% occupation of each phase	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 that KCC acquire the secondary school land at a lower cost than the contribution	Prior to occupation of 400 <sup>th</sup> dwelling unless KCC has acquired secondary school land separately at nil cost	Acquisition of serviced land on land at Quinton Road pursuant to policy MU1  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.  To be repaid in full if KCC secure secondary school at nil cost.  Part to be repaid if KCC secure secondary school land at lower cost than the contribution
Social Care	£4,268.80	£53.36 per dwelling	£36,018	Prior to occupation of each phase	Shell and core construction of the social care element of the new Sittingbourne Hub Or

**APPENDIX D**

<b>Obligation item</b>	<b>Cost for phase 1A</b>	<b>Cost per dwelling /flats for future phases</b>	<b>Total Contribution (based on 675 dwellings/ flats)</b>	<b>Triggers</b>	<b>Other commentary</b>
					<p>Towards the social care facilities or for such other purposes for the benefit of the development, including supporting independent living and social care services locally (including third party commissioned providers)for the different social care groups as the Borough and County Council determine to meet the priorities of the local community at the time of payment.</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>Improved facilities at the New House Youth Centre to include – Expansion of coffee bar room and extension to kitchen; re-flooring theatre stage, wheelchair access improvements; reconfiguration of space to provide meeting / project rooms.</p> <p>To be paid to SBC and forwarded to</p>

**APPENDIX D**

<b>Obligation item</b>	<b>Cost for phase 1A</b>	<b>Cost per dwelling /flats for future phases</b>	<b>Total Contribution (based on 675 dwellings/ flats)</b>	<b>Triggers</b>	<b>Other commentary</b>
					KCC once SBC satisfied that KCC will spend on the above project. SBC will repay if not satisfied.
Affordable Housing		12% AH dwellings – 90% affordable rented / 10% shared ownership  Subject to independent ‘viability review’ by 400 <sup>th</sup> dwelling occupation		Prior to commencement of each phase submit an affordable housing scheme  Prior to Occupation of any open market dwelling in each phase to exchange contracts with a registered provider; and  Prior to occupation of not more than 75% of open market dwellings to construct and transfer the affordable dwellings to the	Total of 81 affordable housing units  There is also a requirement to undertake a further viability review for up to a further maximum 11 affordable units.



**APPENDIX D**

<b>Obligation item</b>	<b>Cost for phase 1A</b>	<b>Cost per dwelling /flats for future phases</b>	<b>Total Contribution (based on 675 dwellings/ flats)</b>	<b>Triggers</b>	<b>Other commentary</b>
				<p>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>Open Space specification (including on- going management and maintenance)</p>	<p>16.7 hectares</p>			<p>Prior to commencement of each phase the developer shall submit an Open Space specification / implementation plan and have that approved by the Borough Council</p> <p>Delivery will be in accordance with the Open Space specification to be</p>	<p>Maintenance and management contributions set through agreed formula to be paid to SBC over initial 10 year period if Open Space transferred to SBC.</p> <p>To enable the land between the Nature Reserve and Borden Lane, including the proposed allotments, to be offered to Borden Parish Council.</p> <p>Maintenance funded by annual service charges payable by owners of dwellings if Open Space transferred to Management Company</p>

**APPENDIX D**

<b>Obligation item</b>	<b>Cost for phase 1A</b>	<b>Cost per dwelling /flats for future phases</b>	<b>Total Contribution (based on 675 dwellings/ flats)</b>	<b>Triggers</b>	<b>Other commentary</b>
				submitted. Management and maintenance until transfer of Open Space	
Retail and commercial floorspace – a marketing strategy and timescale for provision				<p>No more than 80 dwellings occupied until reserved matters application for commercial floorspace has been submitted to the Local Planning Authority.</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>	

**APPENDIX D**

<b>Obligation item</b>	<b>Cost for phase 1A</b>	<b>Cost per dwelling /flats for future phases</b>	<b>Total Contribution (based on 675 dwellings/flats)</b>	<b>Triggers</b>	<b>Other commentary</b>
				No occupation of more than 200 dwellings shall take place until the owner has submitted to and received approval from the Borough Council of a marketing strategy	
Air Quality				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. Reserved matters to include details for provision of up to 10% of residential parking	

**APPENDIX D**

<b>Obligation item</b>	<b>Cost for phase 1A</b>	<b>Cost per dwelling /flats for future phases</b>	<b>Total Contribution (based on 675 dwellings/flats)</b>	<b>Triggers</b>	<b>Other commentary</b>
				<p>areas and 10% of parking spaces allocated to non-residential uses within each phase for such charging provision</p> <p>Gas boilers to be low emission.</p>	
Sports Club / Community facility and sports pitches	3.65 hectares	Capped at £1,510,000		<p>Prior to commencement of development to enter into a sports club user agreement</p> <p>The trigger to deliver the sports club car park and sports pitches was originally proposed to be prior to development of phase 5 (at 549 units), but the developer has</p>	Restriction on use of sports club for sports and community uses in accordance with community use agreement

**APPENDIX D**

Obligation item	Cost for phase 1A	Cost per dwelling /flats for future phases	Total Contribution (based on 675 dwellings/ flats)	Triggers	Other commentary
				agreed to bring this forward – details to be confirmed.	
Local Apprenticeship and use of local labour for construction works				During construction employ Local Labour and offer apprenticeships.	
SPA contribution	£19,168.80	£239.61 per dwelling	£161,736.75	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 <sup>th</sup> dwelling  £572,570 prior to occupation of 300 <sup>th</sup> dwelling	Improvements to the capacity of the Key Street/A249 junction

**APPENDIX D**

Obligation item	Cost for phase 1A	Cost per dwelling /flats for future phases	Total Contribution (based on 675 dwellings/ flats)	Triggers	Other commentary
Signalisation Works (s278 Agreement)				To enter into a s278 Agreement unless it is agreed with KCC prior to occupation of 150 <sup>th</sup> dwelling that KCC shall deliver the signalisation works	Works to Key Street Roundabout
Maylam Gardens cycle contribution			£8,000	Prior to commencement of Phase 2	To provide a connection between the new cycle route within Phase 1A of the development and the existing cycle path at Maylam Gardens (to the north of the existing roundabout).  10 year expenditure period
Provision of walking and cycling links on Cryalls Land and Riddles Road			£30,000	Prior to occupation of 350 <sup>th</sup> Dwelling	10 year expenditure period

**APPENDIX D**

<b>Obligation item</b>	<b>Cost for phase 1A</b>	<b>Cost per dwelling /flats for future phases</b>	<b>Total Contribution (based on 675 dwellings/ flats)</b>	<b>Triggers</b>	<b>Other commentary</b>
pursuant to policy MU3					
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 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  Chestnut Street Connection Works to	Southbound On Slip Works Contribution - to fund delivery of 4 <sup>th</sup> arm of roundabout (part of Chestnut Street Connection Works) in event no funding secured  Repayment in the event the contribution is paid to KCC but KCC then acquire funding  Chestnut Street Connections Works – delivery of 3 arm roundabout (4 <sup>th</sup> arm to be provided by KCC pursuant to Southbound On Slip Works contribution/Funding)

**APPENDIX D**

<b>Obligation item</b>	<b>Cost for phase 1A</b>	<b>Cost per dwelling /flats for future phases</b>	<b>Total Contribution (based on 675 dwellings/ flats)</b>	<b>Triggers</b>	<b>Other commentary</b>
				<p>be completed prior to occupation of 200<sup>th</sup> 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>Stockbury Roundabout Contribution</p>			<p>Equivalent to £275,000 worth of works</p>	<p>Required works agreed with Highways England (HE) and Kent County Council(KCC) (Approve drawing – 13-042-016_RevB – M2 Junction 5 proposed improvements)</p> <p>To enter into a S.278</p>	<p>This contribution will be used towards the funding of the M2 J5 works, or an alternative scheme (such as that shown as the “interim scheme”).</p>



**APPENDIX D**

<b>Obligation item</b>	<b>Cost for phase 1A</b>	<b>Cost per dwelling /flats for future phases</b>	<b>Total Contribution (based on 675 dwellings/ flats)</b>	<b>Triggers</b>	<b>Other commentary</b>
				agreement before occupation of any dwellings, to be agreed with KCC and HE. To pay the contribution upon 150 <sup>th</sup> occupancy of the development.	
Travel Plan contribution – independent monitoring			£5,000	<p>Prior to occupation of 400<sup>th</sup> 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</p>	<p>Towards costs of monitoring the implementation and performance of the Framework Travel Plan</p> <p>10 year expenditure period</p>

**APPENDIX D**

<b>Obligation item</b>	<b>Cost for phase 1A</b>	<b>Cost per dwelling /flats for future phases</b>	<b>Total Contribution (based on 675 dwellings/ flats)</b>	<b>Triggers</b>	<b>Other commentary</b>
				<p>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>	
Footpath ZR121 contribution	£20,000		£20,000	The contribution to be used to enable the footpath to be extended southwards, adjacent to Wises Lane, to provide a pedestrian link between the site and Borden village.	This will enable a safe pedestrian link between the application site and Borden village.

**APPENDIX D**

<b>Obligation item</b>	<b>Cost for phase 1A</b>	<b>Cost per dwelling /flats for future phases</b>	<b>Total Contribution (based on 675 dwellings/ flats)</b>	<b>Triggers</b>	<b>Other commentary</b>
				<p>The owner of the land to complete a S25 Agreement (Highways Act) with KCC PROW prior to occupation of 50 dwellings, and to agree to dedication of the footpath without seeking compensation / payment.</p> <p>The contribution to be payable prior to occupation of 100 dwellings.</p>	