

**PLANNING COMMITTEE – 25 JUNE 2020****PART 1**

Report of the Head of Planning

**PART 1**

Any other reports to be considered in the public session

**1.1 Section 106 Year End Review 2019 / 2020****1. Highlights of the Year: April 2019 to March 2020**

<b>2019/2020 Highlights</b>	
Total Value of Agreements Signed 2019/2020	£ 264,925.89 **
Payments Received 2019/2020	£ 3,982,976.49
S106 Money Spent	£ 4,233,000.00
Balance at Year End	£ 2,183,000.00

There were 14 Section 106 agreements signed in 2019/2020 with a total value of £264,925.89 in financial contributions from developers.

NB: The figures are subject to audit review for Statement of Accounts 2019/20. Short Term liabilities £8k Grants and contributions move to short term liabilities as per the CIPFA Accounting Standards.

\*\*some applications are in outline form therefore the final number of units has not been approved and contribution amounts cannot be calculated.

Table 1 below shows the breakdown of all 36 planning obligations secured during 2019/2020 by obligation type and financial value.

**Table 1: Number and Value of Obligations by Obligation Type**

<b>Obligation Type</b>	<b>No of Obligations</b>	<b>Obligation Value (potential)</b>
Primary Education	1	TBC**
Secondary Education	1	TBC**
Electric Vehicle Charging Contributions	1	20,000.00
Healthcare	3	41,760.01 *
Highways	2	99,960.00*
Junction Improvements	1	27,105.00
Libraries	3	1,536.57*
Monitoring Fee	4	3425.70
Open Spaces	1	7,136.00
Public Art	1	10,000.00
SPA / SAMMS Contribution	12	19,551.59*
Sports Contribution	1	TBC**
Sustainable Transport	1	30,000.00
Wheeled Bins	4	4,451.02*
<b>TOTAL</b>	<b>36</b>	<b>£264,925.89**</b>

NB: \* denotes outline applications / \*\*additional contributions to be added once reserved matters applications have been approved

## 2. Notable Agreements

Two agreements in 2019/2020 had planning obligations with financial contributions worth more than £100,000. These agreements are in relation to the following schemes:

**Table 2: Schemes with More Than £100k in Financial Value**

Planning Ref	Scheme Address	No of obligations	Potential Obligation Value
18/502735/FULL	Land At Perry Court, Ashford Road, Faversham	5	£187,065.00
18/503855/OUT (reserved matters application received pending consideration (19/506047/REM))	Land Off Plover Road, Minster	7	£ TBC (anticipated to be in excess of £100k if reserved matters application is approved)
<b>TOTAL</b>		<b>12</b>	<b>£TBC</b>

None of the signed agreements during 2019/2020 contained obligations for the provision of affordable housing.

There was one agreement during 2019/2020 that provided for education contributions.

**Table 3: Schemes with Education Contributions**

Planning Ref	Scheme Address	Education Contributions
18/503855/OUT (reserved matters application received pending consideration (19/506047/REM))	Land Off Plover Road, Minster	£ TBC (anticipated to be in excess of £100k if reserved matters application is approved)
<b>TOTAL</b>		<b>£ TBC</b>

## 3. Payments Received From April 2019

Total payments received from April 2019 – March 2020 were £ 3,982,976.49. Table 4 below breaks down the value of receipts by obligation type.

**Table 4: Receipts by Obligation Type**

<b>Obligation Type</b>	<b>Receipt £</b>
(LAP) Local Area of Play	2,302.84
Adult Social Care	59,081.58
Community Infrastructure Provision **	207,242.14
Community Learning	24,344.05
Cycle Shelters	5,077.16
Education Primary Contribution	1,017,806.34
Education Secondary Contribution	812,661.52
Footpath	11,222.57
Greenspace Contribution	12,573.09
Healthcare	436,003.19
Highways	104,320.99
Indexation	22,883.57
Junction Improvements	326,443.77
Libraries	107,927.96
Monitoring Fee	41,220.46
National Highway Contribution	203,700.91
Off-Site Sports and Community Facility	54,250.22
Open Space	160,227.27
Public Art	16,448.86
Public Open Space Commuted sum	37,009.94
Refuse/Recycling Bins	42,093.35
SAMMS (Strategic Access Management & Mitigation)	174,104.07
Steam Open Space	25,295.06
Social Care Contribution	37,511.81
Temporary Highway Improvement Contribution	10,965.91
Youth Service Contribution	30,257.86
<b>TOTAL</b>	<b>£ 3,982,976.49</b>

\*\* Community Infrastructure Provision includes contributions for primary education £160,545.28; secondary education £160,466.40; libraries £13,372.76; community learning £1,983.74; adult social care £6,049.28

Notable payments received were:

- **£ 207,242.14** – Community Infrastructure Provision:  
Primary Education (£160,545.28) towards Sunnybank PS expansion; Secondary Education (£160,466.40) towards Sittingbourne College and Westlands Sec school expansions; Libraries (£13,372.76) towards bookstock and digital den in Sittingbourne Library; Community Learning (£1,983.74) towards creche for hard to reach parents in Murston (TES and Adult Learner nominated programme); Adult Social Care (£6,049.28) towards Changing place in Sittingbourne (application SW/12/0260 - (Heron Fields) Parcel H East Hall Farm, (Former School Site) Sittingbourne, Kent ME10 3TP)
- **£ 179,648.53** – Healthcare Contribution - towards improvement or extension of Faversham Health Centre and/or Newton Place Surgery (application 15/504264/OUT – Land at Perry Court, Faversham)

- **£203,700.91** – National Highways Contribution - towards a scheme to improve capacity at junction 7 of the M2 motorway (application 15/504264/OUT – Land at Perry Court, Faversham)
- **£326,443.77** – Junction Improvements Contribution - improvement works to the junction of the A251 and the A2 and including a traffic signal scheme (application 15/504264/OUT – Land at Perry Court, Faversham)
- **£126,116.67** – Healthcare Contribution - towards the development of existing or new infrastructure to meet the impact of the Development including the Meads Practice and including any future medical practices to be establish in Newington (application 16/501266/FULL – 99 High Street & land to north of High Street, Newington)
- **£490,510.32** – Primary Education Contribution – towards the new Quinton Road Primary School Phase 1 (application 16/501266/FULL – 99 High Street & land to north of High Street, Newington)
- **£624,349.07** – Secondary Education Contribution - towards the new Quinton Road Secondary School Phase 1 (application 16/501266/FULL – 99 High Street & land to north of High Street, Newington)
- **£478,801.05** – Primary Education Contribution - for the provision of first phase of a new 1 form entry primary school in Faversham (application 16/508643/FULL – Land north of Graveney Road, Faversham)
- **£188,312.45** – Secondary School Contribution – towards second phase of expansion of Abbey Secondary School London Road Faversham (application 16/508643/FULL – Land north of Graveney Road, Faversham)
- **£104,320.99** – Highways Contributions – towards Station Road / London Road (application 18/503697/FULL – Land at Station Road, Teynham)

#### 4. **S106 Money Contributions forwarded to appropriate agencies**

##### **KENT COUNTY COUNCIL:**

**Secondary Education** Contributions received towards expansion / improvements of facilities at:

- Sittingbourne College and Westlands Sec school expansions (£160,466.40)
- second phase of expansion of Abbey Secondary School London Road Faversham (£192,076.55)
- new Quinton Road Secondary School phase 1, which for the avoidance of doubt may include professional and other fees and investigative works and studies reasonably incurred and/or undertaken by the County Council (£624,349.07)
- provision of extra secondary school places within a two mile radius of the site (£262,868.77)

**Primary Education** Contributions received towards expansion / improvements of facilities at:

- Sunnybank PS expansion (£160,545.28)
- first phase of a new 1 form entry primary school in Faversham (£488,371.60)
- new Quinton Road Primary School phase 1, which for the avoidance of doubt may include professional and other fees and investigative works and studies reasonably incurred and/or undertaken by the County Council (£490,510.32)
- phase 1 of the extension to Regis Manor Primary School (£48,494.97)

- provision of extra primary school places within a three mile radius of the site (£262,994.99)

**Library** Contributions received towards expansion / improvements of facilities at:

- Bookstock and digital den in Sittingbourne Library (£13,372.76)
- the internal reorganization of Faversham Library and expansion of the public library space (£24,965.35)
- additional book stock and facilities at Faversham Library (£27,540.86)
- phase 2 costs of the new Library in Sittingbourne Hub and provision of book stock to the mobile library services attending at Newington (£30,034.08)
- provision of additional books and other library supplies to help meet the needs of future occupiers of the development (£672.22)
- mobile library attending Upchurch (£700.52)

**Community Learning** Contributions received towards expansion / improvements of facilities at:

- Crèche for hard to reach parents in Murston (TES and Adult Learner nominated programme) (£1,983.74)
- portable equipment for new adult learners in Faversham (£6,556.47)
- providing additional classes and equipment at Faversham Adult Education Centre (£5,200.79)
- new equipment at Sittingbourne Education Centre (£7,995.42)

**Adult Social Care** Contributions received towards expansion / improvements of facilities at:

- Changing place in Sittingbourne (£6,049.28)
- Social Care Hub in Faversham (£28,529.66)
- changing places facility in Faversham (£31,472.88)

**Youth Services** Contributions received towards expansion / improvements of facilities at:

- Provision of services at St Marys Children's Centre and/or Bysingwood Children's Centre in Faversham (£6,022.32)
- provision of additional staff sessions and equipment to meet the needs arising from the development and to be provided to the Faversham Youth Consortia at Bysingwood Road Faversham (£13,298.29)
- the provision of youth services by the County Council within the vicinity of the development (£4,972.16)

**Social Care** Contribution - received towards expansion / improvements of facilities at:

- changing place facility in Sittingbourne Hub (£8,379.11)

**Footpath** Contribution - received towards expansion / improvements of facilities at:

- provision of the footpath to the north side of Canterbury Lane (£10,000.00)

## **KENT HIGHWAYS (KCC)**

**National Highways** Contribution - provision of sustainable modes of transport and public transport serving the development (£203,700.91)

**Junction Improvement** Contribution - a scheme to improve capacity at junction 7 of the M2 (£326,443.77)

### **MISCELLANEOUS**

**Bobbing Village Hall** Contribution paid to Parish Council = £51,419.46

**MEDWAY COUNCIL** Contributions received for SAMMS = £150,966.40

At the request of **NHS/CCG**, SBC is currently holding contributions received (total = £454,388.00) for the following projects:

**Planning application ref: 15/504264/OUT**

**Land At Perry Court, London Road, Faversham**

£179,648.53 - towards improvement or extension of Faversham Health Centre and/or Newton Place Surgery

Planning application ref: 16/501266/FULL

99 High Street And Land To The North Of High Street , Newington

£126,116.67 - towards the development of existing or new infrastructure to meet the impact of the Development including the Meads Practice and including any future medical practices to be establish in Newington

**Planning application ref: 16/508643/FULL**

**Land North Of Graveney Road, Faversham**

£103,680.00 - provision of primary care infrastructure at (1) Newton Place Surgery in Newton Road Faversham

and/or (2) Faversham Medical Practice at Faversham Health Centre Bank Street Faversham

**Planning application ref: 18/505440/FULL**

**Land At Kingsborough Manor, Eastchurch Road, Eastchurch**

£13,952.80 - towards the improvement of services offered by Dr A S Pannu and Partners

**Planning application ref: 14/506519/FULL**

**Land At Kent Terrace Canterbury Lane Upchurch**

£12,605.19 - contributions to meet the needs of additional demands on the NHS

**Planning application ref: 17/501162/FULL**

**Preston Skreens, 402 Minster Road, Minster-on-sea**

£10,433.00 - Healthcare contribution towards the expansion of the extension refurbishment and/or upgrade of existing at facilities Sheppey Community Hospital

**Planning application ref: 16/504266/FULL**

**Land At Lavender Avenue Minster-on-sea**

£7,951.81 - Healthcare contribution towards Shiva Medical Centre and Minster Medical Centre