

Tabled Update for Item 2.1 – Land east of Iwade (ref. 19/503974/HYBRID)

- Members will note paragraph 8.69 of the report which sets out the list of requested financial contributions which the developer has agreed to pay. Since the drafting of the report, KCC have confirmed that due to the resolution of the Swale Planning Committee to grant approval for the development at North West Sittingbourne (ref. 18/502190/EIHYB) and the decision of the Secretary of State for MHCLG to allow the appeal at Wises Lane, Sittingbourne (ref. 17/505711/HYBRID) – both of which include provision for new primary schools – that this development no longer needs to make a contribution towards primary education land costs, because there will now be sufficient primary school places to absorb the demand arising from this proposal.

- In addition to the above, paragraph 8.69 includes two references to ‘primary education’ contributions. This is an error and one of these should be directed towards ‘secondary education’ (these contributions will go towards build costs). Therefore, for clarity, the education contributions required to mitigate the impacts of this development (and which the developer has agreed to pay) are as follows:

Primary Education - £4,535 per applicable house; £1,134 per applicable flat;

Secondary Education - £4,687 per applicable house; £1,172 per applicable flat.

- Members will also note on p.68 of the Agenda that the recommendation is to ‘GRANT Subject to the following conditions’. For clarity, as per the recommendation on the summary page of the report (on p.21 of the Agenda), the recommendation should also refer to the signing of a suitably worded S.106 agreement. Therefore, for the avoidance of doubt, the recommendation on p.68 of the Agenda should read:

‘GRANT Subject to the following conditions and the signing of a suitably worded S.106 agreement (to incorporate the list of contributions as set out at paragraph 8.69 and as amended by this tabled update). Delegated authority is also sought to amend condition wording and the s106 agreement drafting as may reasonably be required’.

PG – 25/5/2021