

**PLANNING COMMITTEE – 22 JULY 2021****PART 1**

Report of the Head of Planning

**PART 1**

Any other reports to be considered in the public session

**1.1 Section 106 Contributions Received 2020 – 2021**

During 2020 – 2021 Swale Borough Council has received £8,508,710.91 in financial contributions from developers.

The table below shows the contributions received against each application by Ward and details the contribution type and what it is allocated to.

App No	Address	Ward	Type	Contribution Towards	Received
16/508709/FULL	Former Oil Depot, Abbey Wharf, Standard Quay, Faversham	Abbey	SPA Mitigation Contribution	<i>Paid prior to commencement of development</i>	£2,485.75
18/503140/FULL	9 Whitstable Road, Faversham	Abbey	SPA Mitigation Contribution	<i>Paid prior to commencement of development</i>	£740.39
15/506681/FULL	Sittingbourne Mill & Wharf Sites Land Adj Milton Road, Mill Way and Charlotte Street Sittingbourne	Chalkwell	Affordable Housing Contribution Cap	<i>Paid prior to occupation of the 130<sup>th</sup> open market unit</i> Affordable Housing Contribution (as agreed Viability Appraisal September 2020)	£320,000.00
15/506681/FULL	Sittingbourne Mill & Wharf Sites Land Adj Milton Road, Mill Way and Charlotte Street Sittingbourne	Chalkwell	Monitoring Fee	<i>Paid prior to commencement of Phase 2</i>	£6,934.22
15/506681/FULL	Sittingbourne Mill & Wharf Sites Land Adj Milton Road,	Chalkwell	Monitoring Fee	<i>Paid prior to occupation of 38<sup>th</sup> residential unit on Phase 2</i>	£6,934.22

App No	Address	Ward	Type	Contribution Towards	Received
	Mill Way and Charlotte Street Sittingbourne				
15/506681/FULL	Sittingbourne Mill & Wharf Sites Land Adj Milton Road, Mill Way and Charlotte Street Sittingbourne	Chalkwell	Monitoring Fee	<i>Paid prior to occupation of 75<sup>th</sup> residential unit on Phase 2</i>	£6,934.22
15/506681/FULL	Sittingbourne Mill & Wharf Sites Land Adj Milton Road, Mill Way and Charlotte Street Sittingbourne	Chalkwell	Monitoring Fee	<i>Paid prior to occupation of 113<sup>th</sup> residential unit on Phase 2</i>	£6,934.22
16/507877/FULL	Land to the west of Crown Quay Lane, Sittingbourne	Chalkwell	SPA Mitigation Contribution	<i>Paid prior to commencement of development</i>	£92,216.46
16/507877/FULL	Land to the west of Crown Quay Lane, Sittingbourne	Chalkwell	Milton Creek Landscaping	<i>Paid prior to occupation of 50<sup>th</sup> dwelling landscaping of all (or part of) the Policy A9 Land to deliver the Borough Council's Aims and Objectives being</i>	£100,920.25
16/507877/FULL	Land to the west of Crown Quay Lane, Sittingbourne	Chalkwell	Milton Creek Pedestrian Link Contribution	<i>Paid prior to occupation of 50<sup>th</sup> dwelling means a new pedestrian/cycle bridge across Milton Creek Link</i>	£100,920.25
16/507877/FULL	Land to the west of Crown Quay Lane, Sittingbourne	Chalkwell	Policy A9 Land Assembly Contribution	<i>Paid prior to occupation of 50<sup>th</sup> dwelling Policy A9 Land Assembly Purposes means the acquisition by the Borough Council of all or part of the Policy A9 Land required to achieve the Borough Council's Aims and Objectives</i>	£1,544,079.75
16/507877/FULL	Land to the west of Crown Quay Lane, Sittingbourne	Chalkwell	Education Primary Contribution	<i>Paid prior to occupation of 95<sup>th</sup> dwelling Phase 1 of the Regis Manor Primary School expansion</i>	£514,469.74
16/507877/FULL	Land to the west of Crown Quay Lane, Sittingbourne	Chalkwell	Education Secondary Contribution	<i>Paid prior to occupation of 95<sup>th</sup> dwelling Phase 1 of the Sittingbourne Community College expansion</i>	£365,236.37

App No	Address	Ward	Type	Contribution Towards	Received
16/507877/FULL	Land to the west of Crown Quay Lane, Sittingbourne	Chalkwell	Libraries	<i>Paid prior to occupation of 95<sup>th</sup> dwelling</i> equipment and book stock costs of a new library in the Sittingbourne Hub	£48,163.80
16/507877/FULL	Land to the west of Crown Quay Lane, Sittingbourne	Chalkwell	Community Learning	<i>Paid prior to occupation of 95<sup>th</sup> dwelling</i> the provision of new equipment to support additional adult education provision in the new Sittingbourne Hub	£11,555.41
16/507877/FULL	Land to the west of Crown Quay Lane, Sittingbourne	Chalkwell	Youth Service Contribution	<i>Paid prior to occupation of 95<sup>th</sup> dwelling</i> additional youth facilities and equipment to be delivered through existing youth services and outreach and youth buses	£7,186.04
16/507877/FULL	Land to the west of Crown Quay Lane, Sittingbourne	Chalkwell	Junction Improvements	<i>Paid prior to occupation of 95<sup>th</sup> dwelling</i> the works for the improvement to the signalised junctions at the A2 / Swanstree Avenue and A2 / Murston Road junctions as identified in the Swale Borough Local Plan	£89,273.01
16/507877/FULL	Land to the west of Crown Quay Lane, Sittingbourne	Chalkwell	Healthcare	<i>Paid prior to occupation of 95<sup>th</sup> dwelling</i> improvements to increase capacity at the Chestnuts Surgery of 70 East Street, Sittingbourne, Kent ME10 4RU	£331,927.07
16/507877/FULL	Land to the west of Crown Quay Lane, Sittingbourne	Chalkwell	Rights of Way Contribution	<i>Paid prior to occupation of 95<sup>th</sup> dwelling</i> a new footpath linking the Land to land to the west, including the new Sittingbourne skate park	£84,309.51
16/507877/FULL	Land to the west of Crown Quay Lane, Sittingbourne	Chalkwell	Air Quality Mitigation / Monitoring	<i>Paid prior to occupation of 95<sup>th</sup> dwelling</i> Air Quality contributions to enable measures to mitigate the effects of the Development on air quality	£88,065.31
16/507877/FULL	Land to the west of Crown Quay Lane, Sittingbourne	Chalkwell	Social Care Contribution	<i>Paid prior to occupation of 95<sup>th</sup> dwelling</i> the shell and core construction of social care space within the Sittingbourne Hub	£11,321.68

App No	Address	Ward	Type	Contribution Towards	Received
18/505315/FULL	Land at The Tracies, Newington	Hartlip, Newington & Upchurch	SPA Mitigation Contribution	<i>Paid prior to commencement of development</i>	£1,229.79
15/502912/FULL	Milton Pipes Ltd, Cooks Lane, Sittingbourne	Milton Regis	Monitoring Fee		£3,633.00
15/502912/FULL	Milton Pipes Ltd, Cooks Lane, Sittingbourne	Milton Regis	Education Primary Contribution	<i>Paid prior to occupation of 121<sup>st</sup> dwelling Phase 2 expansion of Regis Manor Primary School in Sittingbourne</i>	£435,750.82
15/502912/FULL	Milton Pipes Ltd, Cooks Lane, Sittingbourne	Milton Regis	Education Secondary Contribution	<i>Paid prior to occupation of 121<sup>st</sup> dwelling Phase 1 expansion of the Sittingbourne Academy in Sittingbourne</i>	£435,536.72
15/502912/FULL	Milton Pipes Ltd, Cooks Lane, Sittingbourne	Milton Regis	Wheeled Bins	<i>Paid prior to occupation of the development purchase of refuse bins to serve the Development</i>	£34,801.33
15/502912/FULL	Milton Pipes Ltd, Cooks Lane, Sittingbourne	Milton Regis	SPA Mitigation Contribution	<i>Paid prior to occupation of the development</i>	£60,642.21
14/500561/OUT	Former HBC Engineering Site Power Station Road Halfway	Minster Cliffs	Community Infrastructure Provision	<i>Paid prior to occupation of 128<sup>th</sup> dwelling the new Queenborough/Rushenden Primary School; Library Facilities towards additional stock and resources at Sheerness and Minster on Sea library; Community Learning towards additional equipment and classes at Sheppey Adult Ed centre in Sheerness; Adult Social Care towards extra care accommodation</i>	£219,968.20
18/500283/FULL	Land Adjacent to Sheppey Academy East, Admirals Walk, Halfway	Queenborough And Halfway	SPA Mitigation Contribution	<i>Paid prior to occupation of the development</i>	£9,563.03

App No	Address	Ward	Type	Contribution Towards	Received
18/500283/FULL	Land Adjacent to Sheppey Academy East, Admirals Walk, Halfway	Queenborough And Halfway	Libraries	<i>Paid prior to occupation of 11<sup>th</sup> dwelling additional book stock for Minster-in-Sheppey Library</i>	£828.65
18/500283/FULL	Land Adjacent to Sheppey Academy East, Admirals Walk, Halfway	Queenborough And Halfway	Offsite Play Equipment	<i>Paid prior to occupation of 11<sup>th</sup> dwelling facilities at Castlemere Avenue, Queenborough</i>	£2,006.10
18/500283/FULL	Land Adjacent to Sheppey Academy East, Admirals Walk, Halfway	Queenborough And Halfway	Wheeled Bins	<i>Paid prior to occupation of 11<sup>th</sup> dwelling provision of waste receptables to serve the development</i>	£2,860.70
18/500283/FULL	Land Adjacent to Sheppey Academy East, Admirals Walk, Halfway	Queenborough And Halfway	Healthcare	<i>Paid prior to occupation of 11<sup>th</sup> dwelling healthcare facilities at Sheppey Hospital</i>	£13,432.83
18/500283/FULL	Land Adjacent to Sheppey Academy East, Admirals Walk, Halfway	Queenborough And Halfway	Off-Site Sports and Community Facility	<i>Paid prior to occupation of 11<sup>th</sup> dwelling facilities at Castlemere Avenue, Queenborough</i>	£2,006.10
18/504243/OUT	Land Adjacent 4 Acorn Street, Sheerness	Sheerness	SPA Mitigation Contribution	<i>Paid prior to occupation of the development</i>	£740.25
14/505440/FULL	Spirit of Sittingbourne Regeneration Site	St Michaels	Footpath Maintenance	<i>Paid after completion of Phase Footpath Maintenance Contribution</i>	£5,581.40
18/500257/EIFUL	Land Adj to Quinton Farmhouse, Quinton Road, Sittingbourne	The Meads	Education Primary Contribution	<i>Paid prior to commencement of development new 2FE Primary School construction upon land at Quinton Road North West Sittingbourne Policy MU1</i>	£156,343.55
18/500257/EIFUL	Land Adj to Quinton Farmhouse, Quinton Road, Sittingbourne	The Meads	Education Secondary Contribution	<i>Paid prior to commencement of development</i>	£161,583.73

App No	Address	Ward	Type	Contribution Towards	Received
				construction of the new Secondary School on land off Quinton Road North West Sittingbourne in accordance with Policy MU1	
18/500257/EIFUL	Land Adj to Quinton Farmhouse, Quinton Road, Sittingbourne	The Meads	Libraries	<i>Paid prior to commencement of development</i> additional stock for the new borrowers and new digital den at Sittingbourne Library	£39,011.09
18/500257/EIFUL	Land Adj to Quinton Farmhouse, Quinton Road, Sittingbourne	The Meads	Monitoring Fee	<i>Paid prior to commencement of development</i>	£22,896.00
18/500257/EIFUL	Land Adj to Quinton Farmhouse, Quinton Road, Sittingbourne	The Meads	Wheeled Bins	<i>Paid prior to commencement of development</i> provision of: 1 x 180ltr refuse green bin per dwelling; 1 x 240ltr recycling blue bin per dwelling; 1 x 23ltr food waste bin per dwelling; 1 x 5ltr kitchen caddy per dwelling:- to be paid 50% on commencement of development	£8,005.75
18/500257/EIFUL	Land Adj to Quinton Farmhouse, Quinton Road, Sittingbourne	The Meads	Community Learning	<i>Paid prior to commencement of development</i> towards shell and core construction of the Adult Learning section of the new Sittingbourne Hub, and/or the provision of community learning within a 3 kilometre radius of the Land	£10,384.66
18/500257/EIFUL	Land Adj to Quinton Farmhouse, Quinton Road, Sittingbourne	The Meads	Youth Service Contribution	<i>Paid prior to commencement of development</i> towards additional resources for the youth service in Sittingbourne	£6,458.84
18/500257/EIFUL	Land Adj to Quinton Farmhouse, Quinton Road, Sittingbourne	The Meads	Healthcare	<i>Paid prior to commencement of development</i> towards the expansion of existing facilities at either The Meads GP Practice or the Grovehurst GP Practice	£26,784.00

App No	Address	Ward	Type	Contribution Towards	Received
18/500257/EIFUL	Land Adj to Quinton Farmhouse, Quinton Road, Sittingbourne	The Meads	SPA Mitigation Contribution	<i>Paid prior to commencement of development</i>	£38,061.80
18/500257/EIFUL	Land Adj to Quinton Farmhouse, Quinton Road, Sittingbourne	The Meads	Social Care Contribution	<i>Paid prior to commencement of development</i> towards the shell and core construction of the social care element of the new Sittingbourne Hub and/or the provision of social care facilities within a 2 kilometre radius of the Land including supporting independent living and Social Care services	£9,170.18
18/500257/EIFUL	Land Adj to Quinton Farmhouse, Quinton Road, Sittingbourne	The Meads	Secondary Education Land Contribution	<i>Paid prior to commencement of development</i> towards the acquisition of land for the Secondary Education Facilities to be constructed on land off Quinton Road North West Sittingbourne in accordance with Policy MU1	£66,610.97
18/500257/EIFUL	Land Adj to Quinton Farmhouse, Quinton Road, Sittingbourne	The Meads	Kemsley Train Station Contribution	<i>Paid prior to commencement of development</i> towards the improvements works to facilities at Kemsley train station	£7,750.00
18/500257/EIFUL	Land Adj to Quinton Farmhouse, Quinton Road, Sittingbourne	The Meads	Primary Education Land Contribution	<i>Paid prior to commencement of development</i> towards the acquisition of land for the construction of the Primary Education Facilities on land off Quinton Road North West Sittingbourne in accordance with Policy MU1	£69,853.67
14/502729/OUT	Ospringe Brickworks Sumpter Way Faversham	Watling	Monitoring Fee	<i>Paid prior to commencement of development</i>	£49,163.10

App No	Address	Ward	Type	Contribution Towards	Received
14/502729/OUT	Ospringe Brickworks Sumpter Way Faversham	Watling	SPA Mitigation Contribution	<i>Paid prior to first occupation of development</i>	£67,857.77
15/504264/OUT	Land at Perry Court, London Road, Faversham	Watling	Education Primary Contribution	<i>Paid prior to occupation of 55<sup>th</sup> dwelling contribution towards a new primary school in Faversham</i>	£699,793.31
15/504264/OUT	Land at Perry Court, London Road, Faversham	Watling	Education Primary Contribution	<i>Paid prior to occupation of 110<sup>th</sup> dwelling contribution towards a new primary school in Faversham</i>	£699,793.31
15/504264/OUT	Land at Perry Court, London Road, Faversham	Watling	Education Secondary Contribution	<i>Paid prior to occupation of 55<sup>th</sup> dwelling towards the first phase of the expansion of Abbey School</i>	£166,024.79
15/504264/OUT	Land at Perry Court, London Road, Faversham	Watling	Education Secondary Contribution	<i>Paid prior to occupation of 110<sup>th</sup> dwelling towards the first phase of the expansion of Abbey School</i>	£166,024.79
15/504264/OUT	Land at Perry Court, London Road, Faversham	Watling	Libraries	<i>Paid prior to occupation of 110<sup>th</sup> dwelling towards purchasing additional book stock and facilities at Faversham Library</i>	£27,848.58
15/504264/OUT	Land at Perry Court, London Road, Faversham	Watling	Adult Social Care	<i>Paid prior to occupation of Phase 1 for the benefit of adults with learning or physical disabilities to be used towards a changing places facility in Faversham</i>	£31,824.53
15/504264/OUT	Land at Perry Court, London Road, Faversham	Watling	Community Learning	<i>Paid prior to occupation of 110<sup>th</sup> dwelling towards providing additional classes and equipment at Faversham Adult Education Centre</i>	£5,258.90
15/504264/OUT	Land at Perry Court, London Road, Faversham	Watling	Sustainable Transport & Travel	<i>Paid on first anniversary of commencement of residential development Sustainable travel plan to include measures to reduce reliance on car travel and to promote sustainable modes of transport; encourage walking and use of public transport</i>	£110,030.40



App No	Address	Ward	Type	Contribution Towards	Received
18/502735/FULL	Land at Perry Court, London Road, Faversham	Watling	Highways	<i>Paid prior to commencement of development for the Faversham Capacity Improvement Scheme for the A2/A251</i>	£99,960.00
18/502735/FULL	Land at Perry Court, London Road, Faversham	Watling	Junction Improvements	<i>Paid prior to commencement of development M2 Junction 7 Improvement Scheme</i>	£27,105.00
18/502735/FULL	Land at Perry Court, London Road, Faversham	Watling	Sustainable Transport Contributions	<i>Paid prior to commencement of development for the provision of additional bus stop facilities with the land or on Ashford Road, Faversham</i>	£30,000.00
18/502735/FULL	Land at Perry Court, London Road, Faversham	Watling	Electric Vehicle Charging Contributions	<i>Paid prior to occupation of development for the provision of the Off-Site Electric Vehicle Charging Facilities or for such other purposes for the benefit of the Development as to achieve the same objectives</i>	£20,000.00
SW/14/0045	Land East of Love Lane, Faversham	Watling	Education Primary Contribution	<i>Paid prior to occupation of 50<sup>th</sup> open market house towards the cost of the first phase of the Bysing Wood Primary School expansion</i>	£229,613.36
SW/14/0045	Land East of Love Lane, Faversham	Watling	Education Primary Contribution	<i>Paid prior to occupation of 50<sup>th</sup> open market flat towards the cost of the first phase of the Bysing Wood Primary School expansion</i>	£6,042.46
SW/14/0045	Land East of Love Lane, Faversham	Watling	Education Primary Contribution	<i>Paid prior to occupation of 100<sup>th</sup> open market house towards the cost of the first phase of the Bysing Wood Primary School expansion</i>	£229,613.36
SW/14/0045	Land East of Love Lane, Faversham	Watling	Education Primary Contribution	<i>Paid prior to occupation of 100<sup>th</sup> open market flat</i>	£6,042.46

App No	Address	Ward	Type	Contribution Towards	Received
				towards the cost of the first phase of the Bysing Wood Primary School expansion	
SW/14/0045	Land East of Love Lane, Faversham	Watling	Education Secondary Contribution	<i>Paid prior to occupation of 50<sup>th</sup> open market house</i> towards the cost of the first phase of expansion at the Abbey School	£53,489.83
SW/14/0045	Land East of Love Lane, Faversham	Watling	Education Secondary Contribution	<i>Paid prior to occupation of 50<sup>th</sup> open market flat</i> towards the cost of the first phase of expansion at the Abbey School	£1,407.63
SW/14/0045	Land East of Love Lane, Faversham	Watling	Education Secondary Contribution	<i>Paid prior to occupation of 100<sup>th</sup> open market house</i> towards the cost of the first phase of expansion at the Abbey School	£53,489.83
SW/14/0045	Land East of Love Lane, Faversham	Watling	Education Secondary Contribution	<i>Paid prior to occupation of 100<sup>th</sup> open market flat</i> towards the cost of the first phase of expansion at the Abbey School	£1,407.63
SW/14/0045	Land East of Love Lane, Faversham	Watling	Libraries	<i>Paid prior to occupation of 100<sup>th</sup> dwelling</i> towards the cost of the expansion of library services in Faversham library and provision of additional stock and equipment to mitigate the impact of the Development	£25,648.75
SW/14/0045	Land East of Love Lane, Faversham	Watling	Community Learning	<i>Paid prior to occupation of 100<sup>th</sup> dwelling</i> towards the cost of providing additional courses equipment and staff at Faversham Adult Education Centres	£4,832.34
SW/14/0045	Land East of Love Lane, Faversham	Watling	Youth Service Contribution	<i>Paid prior to occupation of 100<sup>th</sup> dwelling</i> towards the cost of commissioning additional youth & services ( currently through the commissioned Faversham Youth Consortia) and equipment to meet the	£6,192.31

App No	Address	Ward	Type	Contribution Towards	Received
				additional demand arising from this development	
SW/14/0045	Land East of Love Lane, Faversham	Watling	Cricket Pitch and Pavilion	<i>Paid prior to occupation of 75<sup>th</sup> dwelling towards the provision of a new cricket pavilion on the Cricket Pitch Land</i>	£61,992.62
SW/14/0045	Land East of Love Lane, Faversham	Watling	Social Care Contribution	<i>Paid prior to occupation of 50<sup>th</sup> dwelling towards the cost of the community hub in Faversham (Including a changing place facility)</i>	£29,310.63
SW/14/0045	Land East of Love Lane, Faversham	Watling	Monitoring Fee	<i>Paid on 2<sup>nd</sup> anniversary of initial monitoring fee payment</i>	£6,840.18

Developers are invoiced for S106 contributions when the triggers points are met. Invoices include any indexation. When payment is received the necessary third parties are informed and transfer of payment is organised.

A report detailing what S106 developments have been completed will be reported to Planning Committee in the New Year.

Please contact the S106 Monitoring Officer if you have any questions ([Section106@Swale.gov.uk](mailto:Section106@Swale.gov.uk))