

## Tabled Update for Item 2.1

### 21/502545/FULL - Railway Depot, Station Road, Faversham, ME13 8GE

#### 1. Developer Contributions:

1.1 Please discount the Kent County Council Developer Contributions table as provided in paragraph 7.154 of the Committee Report. The correct table is provided below:

KCC Revised Request Summary 22 December 2021  
 Amended Planning application – now 32 units (14 x 1 bed + 18 x 2 bed flats)  
 Railway Depot, Station Road, Faversham, Kent ME13 8GE SW/21/502545

	Per 'applicable' Flat (x18)	Total	Project
Secondary Education	£1294.00	£23,292.00	Towards the new Faversham Secondary School
Secondary land	£658.93	£11,860.74	Towards the new Faversham Secondary School land acquisition cost

'Applicable' excludes: all 1 bed units of less than 56 sqm GIA, please confirm the 14 x 1 bed units proposed are below this threshold?

	Per Dwelling (x32)	Total	Project
Community Learning	£16.42	£525.44	Contributions requested towards additional equipment and resources at Faversham Adult Education Centre
Youth Service	£65.50	£2096.00	Contributions requested towards additional resources for the Youth service in Faversham
Library Bookstock	£55.45	£1,774.40	Contributions requested towards additional services, resources, and stock at Faversham Library
Social Care	£146.88	£4,700.16	Towards Specialist care accommodation in Swale District
	All Homes built as Wheelchair Accessible & Adaptable Dwellings in accordance with Building Regs Part M 4 (2)		
Waste	£183.67	£5,877.44	Towards additional capacity at Faversham HWRC & Sittingbourne WTS
Broadband:	Condition: Before development commences details shall be submitted for the installation of fixed telecommunication infrastructure and High-Speed Fibre Optic (minimal internal speed of 1000mbps) connections to multi point destinations and all buildings including residential, commercial and community. The infrastructure installed in accordance with the approved details during the construction of the development, capable of connection to commercial broadband providers and maintained in accordance with approved details. Reason: To provide high quality digital infrastructure in new developments as required by paragraph 114 NPPF.		
Highways	<i>Kent Highway Services will respond separately</i>		

Please note that these figures:

- are to be index linked by the BCIS General Building Cost Index from April 2020 to the date of payment (April 2020 Index 360.3)
- are valid for 3 months from the date of this letter after which they may need to be recalculated due to changes in district council housing trajectories, on-going planning applications, changes in capacities and forecast rolls, projects and build costs.

1.2 The report would see a contribution of £50, 126.18 towards the new Faversham Secondary School, Faversham Adult Education Centre, Youth Services in Faversham, and Faversham Library. Additional contributions would also go towards specialist care in Swale, and waste at both Faversham HWRC & Sittingbourne WTS.

1.3 The proposal would also be due for a contribution of £5, 885.60 towards the provision of bins. Please note in paragraph 9.160 the SAMMs payment contribution is listed in paragraph 9.137 of the committee report. The SAMMs payment would remain at £8, 828.16.

1.4 Further to the above the Open Sports and Recreation contribution would amount to £33, 248.00.

1.5 Additional funds would be provided to the Kent and Medway Clinical Commissioning Group in the amount of £20, 016.00 and £10, 853.00 for off-site affordable housing provision.

#### **1.6 Access to Jubilee Way**

1.7 Jubilee Way is located to the east of the site and is separated by fencing. The land to the east of the site is not within the applicant's ownership. Further, the development to the east including private car parking for commercial premises and network rail mast would prevent natural entry to the Jubilee Way.

#### **1.8 Open Space**

1.9 An additional consultee comment was received from the Open Space Manager stating:

1.10 *Generally supportive of the application given the constraints of the site, with the principals established with the previous application.*

*Limited opportunities for onsite open space, but communal amenity space surrounding the development. Planting appears appropriate for location. The desired pedestrian link to Faversham Recreation Ground is retained.*

*Confirm that we would seek off site contributions for the dwelling element towards increasing capacity for formal sports provision and play/fitness facilities within Faversham. Contributions would be at the level identified in the Open Spaces and Play Area Strategy 2018-22.*

*Formal Sports - £593.00 per dwelling*

*Play/Fitness - - £446.00 per dwelling*