

Medway Council
Annual Infrastructure
Funding Statement
For
Section 106

Reporting Period:
From 01 April 2019 to 31 March 2020

1 Introduction

1.1 This is the first Medway Infrastructure Funding Statement, which reports on the financial year 2019-20. It provides information on developer contributions to services and infrastructure. It is published in line with government requirements.

1.2 The timely and effective delivery of infrastructure and enhanced services is critical to sustainable growth. This is recognised in planning legislation and developers are required to address the resulting impacts of housing and commercial schemes on local services and infrastructure. As part of ongoing reforms of the Planning system, the government has introduced some changes to legislation covering developer contributions. Councils are now required to report on developer contributions in a consistent manner, through the publication of an Infrastructure Funding Statement (IFS). All local authorities that receive developer contributions whether through S106, Community Infrastructure Levy or other contribution must prepare an IFS. Government intends that reporting on developer contributions will help local communities and developers see how contributions have been spent and understand what future funds will be spent on, ensuring a transparent and accountable system. The Council is required to publish its first IFS by the end of December 2020. This statement must set out:

- A report relating to the previous financial year (2019-2020) on section 106 planning obligations.
- A report on the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by the contributions.

1.3 This involves publishing:

- details of all S106 contributions received;
- details of all S106 expenditure; and
- proposals for future infrastructure provision to be funded by S106 contributions.

Developer Contributions Policy

1.4 Local planning authorities should set out their policy on local standards, including infrastructure contributions and requirements for affordable housing in the Local Plan. Medway Council uses Section 106 agreements to secure contributions to infrastructure and services, in line with the requirements of the

Medway Guide to Developer Contributions and Obligations, 2018¹. This guide is a Supplementary Planning Document to the Medway Local Plan, 2003. The Council collects contributions to a range of services, including Education, Affordable Housing, Waste, Greenspaces, Leisure and Transport. It also collects contributions for the Clinical Commissioning Group that it allocates to primary care health services.

- 1.5 The criteria for the use of developer contributions associated with new development are defined in planning policy. All S106 agreements should satisfy the following tests:
 - it must be necessary to make the proposed development acceptable in planning terms,
 - it is directly related to the proposed development,
 - it is fairly and reasonably related in scale and kind to the proposed development.

- 1.6 Section 106 of the Town & Country Planning Act 1990 provides that anyone with an interest in land may enter into a planning obligation, which is enforceable by a local planning authority. An obligation may be created by agreement or by the party with an interest in the land making a unilateral undertaking. Obligations may:
 - Restrict the development or use of land
 - Require operations to be carried out in, on, under or over the land
 - Require the land to be used in any specified way; or
 - Require payments to be made to the local planning authority, either in a single sum or periodically.

- 1.7 On 1 September 2019 updated CIL Regulations were introduced which included the deletion of the pooling restriction. The pooling restriction meant that only five contributions for each infrastructure project could be requested from April 2010. As the restriction has been removed it enables services and the NHS to request S106 funding for a single project as often as appropriate to support the required infrastructure/project. However, as this is a recent change, the impact is yet to feed through in terms of the S106 spending identified in this report (although it has impacted on S106 funds agreed and received).

- 1.8 It is important to note that data on developer contributions is not definitive. This report represents estimates at a given point in time, and can be subject to change, for example, development may not come forward as originally

¹ Available at: [Medway Guide to Developer Contributions and Obligations | Medway Council](#)

planned, or agreements may be revised. The figures in the IFS represent the most robust data currently available.

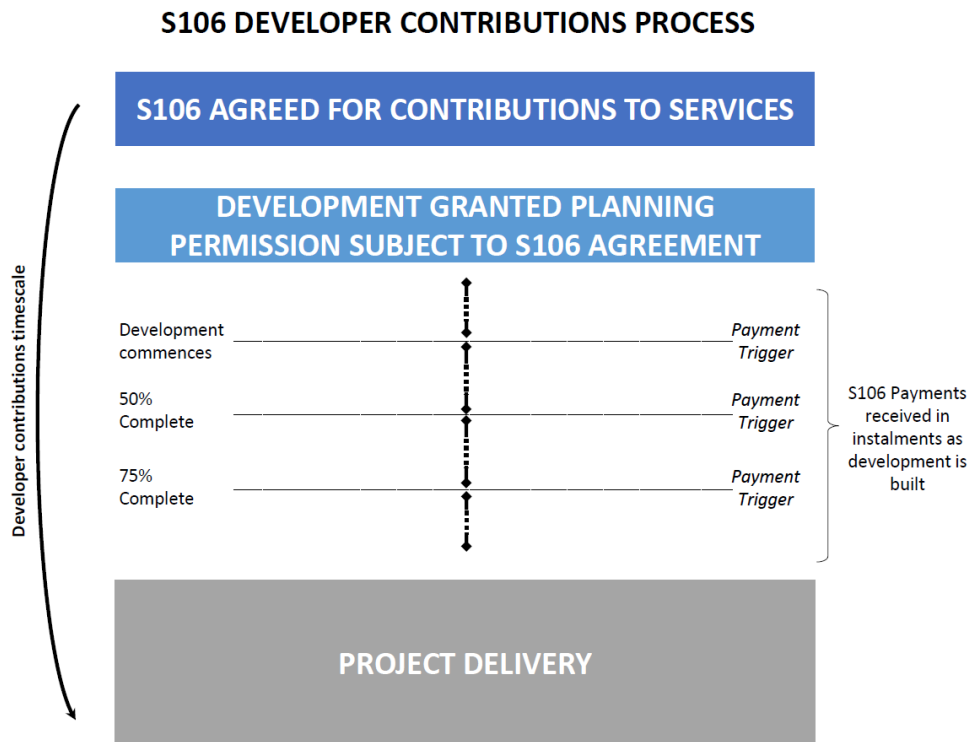


Diagram 1

Strategic priorities

- 1.9 Medway Council is a forward-looking authority that supports regeneration and sustainable growth. The Council has identified lack of infrastructure capacity as a significant constraint to growth and has worked on securing resources to upgrade key services and infrastructure to support sustainable growth. This statement reflects the development and service needs set out in corporate plans and strategies and evidence base documents for the new Medway Local Plan. These provide a framework for the delivery of the Council’s infrastructure priorities.
- 1.10 Government guidance states that the IFS should set out future spending priorities on infrastructure and affordable housing in line with up-to-date or emerging plan policies. The report should form a written narrative describing how developer contributions will be used to deliver relevant strategic policies

in the plan as well as future spending priorities on infrastructure and affordable housing in line with up-to-date or emerging plan policies. This will not dictate how funds must be spent but will set out the local authority's intentions.

- 1.11 As part of its work on the new local plan, the Council is producing an Infrastructure Delivery Plan (IDP) that sets out how services and infrastructure will be shaped to achieve the vision for Medway's growth over the plan period. The IDP considers the capacity of existing infrastructure and what upgrades are needed to deliver sustainable development. The Council is also reviewing the Guide to Developer Contributions and Obligations, to reflect the updated evidence base of the IDP and the Viability Assessment of the Local Plan.

Content of Infrastructure Funding Statement

- 1.12 This statement firstly provides an overview of developer contributions in 2019/20, and considers three aspects of the process:
- **S106 funds spent and remaining in 2019/20:** considers contributions which have been spent in the year, including spending of any contributions that may have been agreed and received in previous years.
 - **S106 funds received from developers in 2019/20:** funds received from developers, typically as a result of homes being built and/or occupied, some of which may have already been spent, and some of which remains unspent.
 - **S106 funds agreed with developers in 2019/20:** the majority of which will not yet have been received as development is just beginning or has not yet started. In practice, funding is received as development is built out, and therefore the funds received only reflect a snapshot of what development has taken place in the year, with further funds to be received in future.
- 1.13 This report further considers the future spending priorities for infrastructure for Medway Council and partners. This makes reference to the proposed spatial strategy for the new Medway Local Plan and its supporting evidence base.
- 1.14 Full data on all S106 contributions relating to the financial year 2019/20 is published in Appendix 1.

2. Review of infrastructure delivery 2019/20

2.1 This statement reports on:

- S106 funds spent and remaining in 2019/20
- S106 funds received from developers in 2019/20
- S106 funds agreed with developers in 2019/20.

2.2 The headline data is summarised in Diagram 2 below, and a detailed breakdown is set out at Appendix 1 to this report:

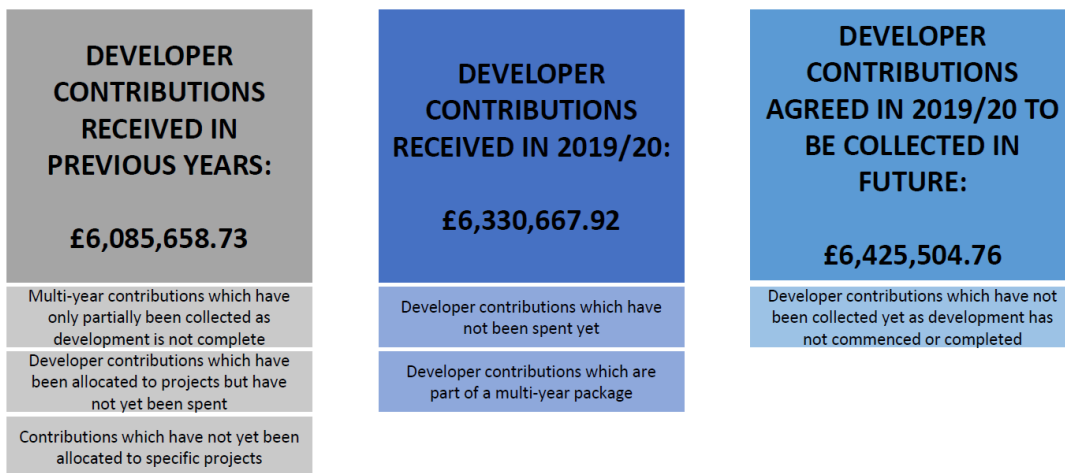


Diagram 2: Headline information on Developer Contributions 2019-20

Funding spent on services and infrastructure in 2019/20

2.3 The total amount of money from planning obligations spent during the reported year was £1,233,271.01. S106 funding was used to develop a range of services in Medway to address the impacts of growth. These included investment in schools; waste management and education; transport schemes; parks, play areas and environmental projects; youth facilities; social care; community facilities; town centre improvements; river wall repairs; and training and workforce development. A full breakdown is set out in Appendix 1 to this report.

- 2.4 Funds spent may form part of a wider multi-year spending package, and therefore funds spent is only an annual snapshot of larger infrastructure projects which can take a number of years to deliver e.g. £177k was spent in 2019/20 on upgrades to the river wall at Rochester Riverside, however the contribution totals £4.5m over a number of years. Funds which have not yet to be spent are restricted to the purpose specified in the relevant S106 agreement. An outline of selected projects funded in 2019/20 are set out below.
- 2.5 Affordable Housing: 333 units of affordable housing were delivered in total in Medway in the year according to monitoring records, with 67 of these forming part of S106 obligations directly, and others delivered via other means. Affordable housing delivery included:
- 129 units provided by Orbit at Victory Pier
 - 53 units delivered by Mhs at Corporation Street
 - 26 units delivered by Optivo at Temple Waterfront
 - 18 units delivered by Golding Homes at Former St Matthews Playing Field
 - 107 further units at a number of other sites
- 2.6 Education: Spending on education was a major area of investment for S106 contributions. Key S106 spends on expanding and improving schools included:
- Hundred of Hoo Academy - £216k
 - St Mary's Island Primary - £90k
 - Rainham Mark Grammar – £26k
- 2.7 Highways, transport and travel: Spending on highways and other transport services included :
- £67k spent on detailed design work and improving facilities for cyclists and pedestrians at Horsted gyratory
 - £19k to support the ASD bus service from Medway Valley Park to Medway City Estate
 - £18k on accessibility measures at Bells Lane, Hoo
- 2.8 A number of Section 106 agreements were also signed in 2019/20 which specified non-financial covenant requirements, i.e. where developers provide public benefits and services directly, in-kind, rather than contributing funds for them. These agreements covered car club provision for developments at Corporation Street in Rochester and Chatham Waterfront and various travel plan monitoring, highways improvement and public realm and rights of way works.
- 2.9 Open Space and Green infrastructure: Key areas of spend included:

- £28k improvements at Horsted Park for new outdoor sports provision,
- £26k spent on improving the play area at Capstone Country Park
- £15k spent improving the playground at Princes Park
- £13k spent improving Cliffe recreation ground
- £12k spent on improvements to open space in Hoo
- £10k spent improving open space in High Halstow
- £5k on the ecological management of Berengrave Nature Reserve

2.10 Waste and recycling: Key areas of spend included:

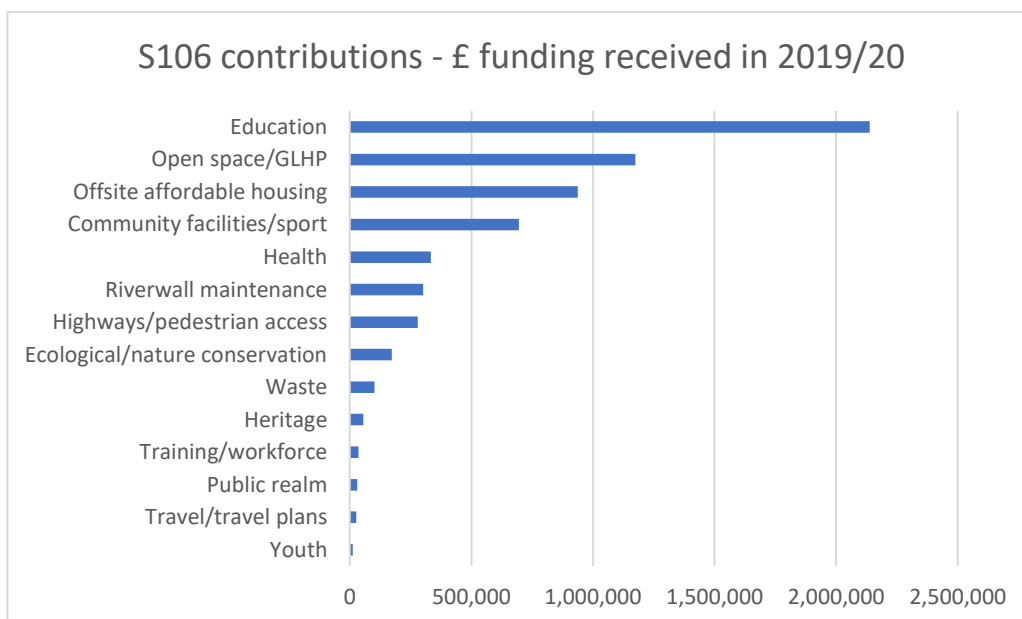
- 66k for access improvements at the household waste recycling centres

2.11 Other areas of spend included community facilities, flood and water management, economic development and land. Key spends included:

- £177k spent on river wall improvements at Rochester Riverside, part of a wider contribution of £4.5m
- £84k on Chatham Town Centre improvement
- £50k on improvements to the Strand
- £36k on training and workforce development
- £25k on social care facilities improvements
- £13k on youth and community facilities in Gillingham, Hoo, and Hook Meadow

S106 funding received in 2019/20

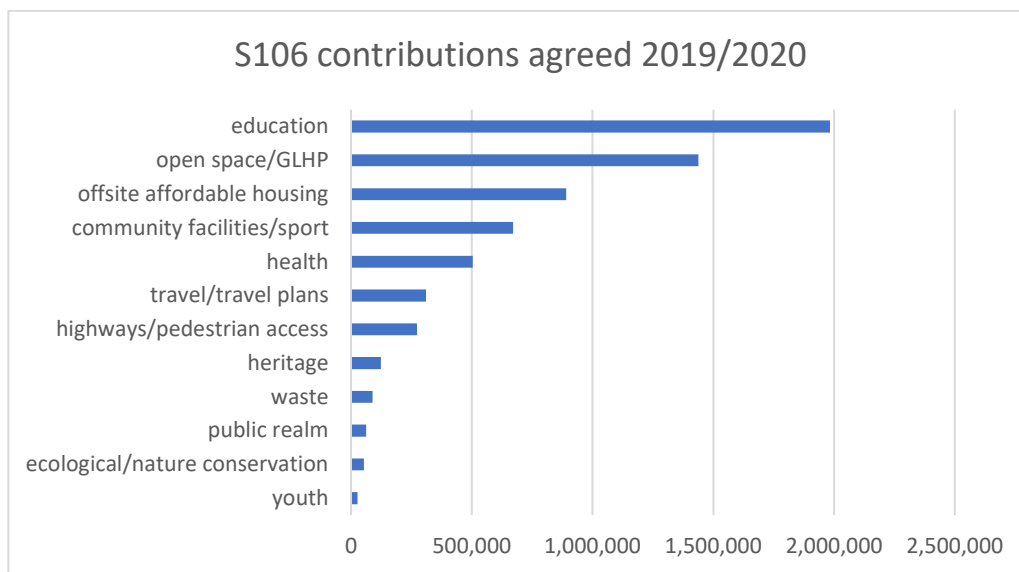
2.12 The total amount of money received from planning obligations during the reported year was £6,330,667.92. Contributions were collected in line with the Council’s policy set out in the Developer Contributions SPD. The chart below illustrates the contributions received by the main infrastructure categories.



2.13 A total of £6.331m was received by Medway Council in 2019/20, including over £2m for education, nearly £700k for community facilities and sport, and over £1m for parks and open spaces.

S106 funds agreed in 2019/20

2.14 The total amount of money to be provided under any planning obligations which were entered during the reported year is £6,425,504.76. Contributions were collected in line with the Council’s policy set out in the Developer Contributions SPD. The chart below shows the funding agreed for the main areas of infrastructure and services.



2.15 The total of all developer contributions agreed in 2019/20 was £6.426m, including nearly £2m towards schools, £892k for affordable housing, just over £500k towards health facilities and over £1.4m for parks and open spaces.

2.16 The total amount of funding received prior to 1 April 2019 that has not yet been allocated is £6,085,658.73. The breakdown of the funding by infrastructure theme follows a similar pattern to the data for contributions received and agreed in 2019/20. Education and open space services account for about a half of these contributions. Transport, offsite affordable housing and health are also significant areas that have received funding to enhance services.

3. Future infrastructure spending priorities

3.1 This section of the report sets out future spending priorities on infrastructure in Medway. It outlines where funding has been agreed through S106 agreements, but not yet spent on those items. It also considers the key infrastructure interventions that will be needed to deliver Medway's planned growth, in line with the new Local Plan. The IFS makes use of service plans and strategies, the emerging evidence base for the Local Plan and consultation feedback from service providers, local communities, and statutory consultees to map out important aspects of infrastructure planning in coming years. Although there is some ongoing work to complete the Infrastructure Delivery Plan (IDP) and updated SPD on Developer Contributions, before these documents are published with the draft Local Plan, much information has already been collated for the Local Plan evidence base. This provides an indication of future infrastructure priorities to deliver sustainable growth in Medway.

Projected income from S106

3.2 The Council uses information on existing S106 agreements to estimate projected income for investing in new and improved services. However, it should be noted that this information is subject to change, as it is linked to development that has not yet taken place. Although an agreement is completed, it is not a guarantee that the obligations will be delivered; where the approved development is not implemented no obligations would be delivered. The sum of agreements signed represents income that is dependent on the relevant development being delivered as planned, including where payments are triggered part way through delivery, and therefore projects to be funded through developer contributions are not agreed before there is reasonable certainty as to the receipt and timing of payments due. There are a wide range of organisations, both public and private, involved in delivering infrastructure in Medway, including the development sector. As such, the level of information available about future spending allocations and plans varies.

3.3 The level and timing of S106 funding for infrastructure priorities will depend on which developments come forward in Medway, and there is some uncertainty in the short and medium term surrounding the development market, making longer term forecasting of S106 receipts challenging. Similarly, the level of future receipts from development will also depend on the forthcoming review of the Medway Guide to Developer Contributions and Obligations SPD, which is progressing in parallel with the new Medway Local Plan and Infrastructure Delivery Plan, to be published in Spring 2021. This work will include the Council's response plans to the wide reaching impacts of the Covid-19 pandemic.

- 3.4 This report is informed by organisational service plans and strategies, the Council's Corporate Plan and Capital Strategy, and the growth ambitions set out in Medway 2035 regeneration strategy and the forthcoming Local Plan. The spatial strategy for Medway in coming years continues to deliver on the success of the area's urban regeneration, as promoted in Medway 2035 and the town centre masterplans approved in 2019. The £170m Housing Infrastructure Fund is investing in transport and environmental projects that facilitate growth on the Hoo Peninsula. The Council introduced proposals for how development of a rural town focused around Hoo St Werburgh may come forward in the consultation document 'Planning for Growth on the Hoo Peninsula' in Spring 2020. This identified the need for a range of new and enhanced services and infrastructure to meet the functions of a town. This will include new and expanded schools, community and leisure facilities, open spaces, transport services, health facilities, waste and energy services. The Council has been gathering information from service providers to identify the types, timing and level of new infrastructure needed to provide for increased population on the Hoo Peninsula, as well as wider Medway. It has also engaged with potential developers to provide early indications of the Council's expectations for infrastructure delivery. This includes clear requirements for critical infrastructure to be in place before further housing is built on the Hoo Peninsula.
- 3.5 Work on the Local Plan evidence base, particularly the IDP and Strategic Transport Assessment, show that the delivery of infrastructure is critical to the success of Medway's growth. Technical assessments of the transport network have identified a number of priority areas, such as the strategic links around the Medway Tunnel and key junctions where investment is needed to increase the capacity to meet growth needs from new development. Details of the mitigations needed are being costed and will be included in the IDP, which will form the evidence base for the updated SPD on developer contributions. This work will be published in coming months, and will be used to secure S106 contributions, based on a comprehensive and updated evidence base on infrastructure needed to realise sustainable growth in Medway. The Council does not expect major development proposals to come forward in advance of the publication of the draft plan. Therefore, the draft plan and supporting evidence base and updated SPD will provide an effective means of securing the necessary and timely delivery of infrastructure in Medway's planned growth.
- 3.6 The Medway Local Plan and supporting Developer Contributions Supplementary Planning Document (SPD), will set out the updated contributions expected from development. This policy update will include the levels and types of affordable housing required, as well as other infrastructure, such as education, transport and open space. The Council has commissioned a Viability Assessment of the emerging draft local plan, to test the potential

impact of proposed policies, and the ability to deliver the preferred spatial strategy. This is to ensure that the plan is deliverable, that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan. This evidence will inform the updated policy on developer contributions. It recognises the variation in development values and costs across Medway, with the brownfield regeneration sites often having higher build costs than greenfield sites. The updated evidence base will provide clear policy on the requirements for developer contributions, and should reduce the need for such variation of S106 agreements on individual sites, as is currently the case.

Headline planned spending

- 3.7 Contributions to services and infrastructure upgrades have been specified in S106 agreements entered into in 2019/20 and previous years, but have not yet been collected, allocated or spent, due to the stage in the development and service planning process as illustrated in diagram 1 above. These agreements have been negotiated in line with the Council's current policy as set out in the Guide to Developer Contributions and Obligations SPD.
- 3.8 Anticipated spending from these S106 agreements, and information on service and infrastructure planning includes the following areas:

Affordable Housing

- 3.8 This is delivered in accordance with the Council's policy. Monitoring information indicates the delivery of over 500 new affordable homes in the next couple of years, which includes use of developer contributions. New sites include at the Britton Farm redevelopment in Gillingham town centre and delivered across Medway as part of larger developments, such as at Rochester Riverside, Otterham Quay Lane, Bakersfield and Berengrave nursery in Rainham and South of Stoke Road in Hoo, at north of Peninsula Way in Chattenden. Updated policy for affordable housing will be set out in the new Local Plan, taking account of recent and upcoming changes in planning legislation and guidance.

Education

- 3.9 Central government provides funding for schools, but developers need to contribute towards the additional extra places required due to new housing. S106 is used with wider capital spending to expand schools in Medway. Where appropriate, developer contributions will be sought from new housing schemes to assist with the provision of school places in areas of demographic growth, in line with Planning Practice Guidance². Developments resulting from the Local Plan will be considered cumulatively to identify the most suitable and wider use of developer contributions or developer provided schools to provide the most benefit.

² <https://www.gov.uk/guidance/planning-obligations>

- 3.10 In the next year, funding will support the expansion of four primary schools and three secondary schools, enabling an additional 840 primary school places and 540 additional secondary school places in Medway. In the short term, Medway faces the need for additional secondary places, particularly in the Hoo Peninsula where hundreds of pupils currently commute into the urban area. In the longer term, Medway is likely to need an extra 24 forms of entry over the next 20 years, requiring up to £60m of capital investment.

Health

- 3.11 S106 funding has been secured towards improvements in health facilities across Medway, including the Healthy Living Centres in Rochester and Rainham, and services in Hoo, Lordswood and St Mary's Medical Centre. The Covid-19 pandemic and changes in the organisation of health services has had some impact on the process of agreeing future priorities for health infrastructure in Medway. However joint planning continues, including in preparing the IDP supporting the new Local Plan, and detailed planning for growth on the Hoo Peninsula. It is noted that there is significant pressure on primary care services in Medway, particularly access to GP services, and that this is a key area for infrastructure investments.
- 3.12 As of April 2020, Kent and Medway Clinical Commissioning Group has the responsibility for commissioning the majority of health services in Medway; Public Health (Medway Council) is also responsible for commissioning a range of services. The impact on the Covid-19 pandemic on health infrastructure and services has been significant, and as a result, longer term planning has been affected. As the pandemic is still ongoing, the process of agreeing future priorities for health infrastructure has been delayed. Details on the new Kent and Medway CCG's future plan are not yet available, but will be included in the IDP published alongside the Medway Local Plan.

Transport

- 3.13 S106 funding is to be used to improve the transport network, together with major investment secured by the Council, including the Housing Infrastructure Fund and from other government programmes. There is significant pressure on the highways network and wider transport services. Medway's future growth is critically linked to a functioning transport network. This will be a priority area for infrastructure investment, as it represents one of the greatest constraints to development. The Strategic Transport Assessment prepared for the Local Plan has identified some critical areas, including the highways network around the Medway Tunnel, and key junctions such as M2 Junction 3. The assessment is also considering the potential impact of the proposed Lower Thames Crossing on Medway. Details on road mitigation measures to address strategic growth in Medway will be determined through the Strategic Transport Assessment being produced as part of the Medway Local Plan and

will inform policy and the update to the Developer Contributions SPD. Medway Council supports the use and increased patronage of sustainable forms of transport and will require improvements to bus services alongside developments coming forward, including on the Hoo Peninsula. The Council is also working with Kent County Council in bringing forward plans and securing investment for improvements to Blue Bell Hill and the key links into the motorway network and Medway and Maidstone.

Open space and leisure

- 3.14 Funding will be invested in improvements to greenspaces and play areas in the coming year across Medway, including in Rainham, Rochester, and Balmoral Gardens in Gillingham, and village facilities on the Hoo Peninsula. Berengrave Nature Reserve, Darland Banks nature reserve and the Chalk Pit Allotments will also be supported. Funding will be used for public realm improvements in Chatham town centre. Sports facilities at Splashes will be enhanced. The development of a new sports centre on the Hoo Peninsula is viewed by Medway Council as integral to its vision for a sustainable rural town. Future priorities will be informed by evidence base studies such as the Medway Playing Pitch Strategy action plan, and Medway Sports Facility Strategy and action plan. New open space provision for new development will need to meet the requirements set out in the Medway Local Plan.

Community facilities

- 3.15 S106 funding has been earmarked for new village community facilities on the Hoo Peninsula. The Council has also secured further external investment to improve heritage, cultural and community facilities in Medway. Over the next year Medway is bidding to be UK City of Culture 2025, and the new cultural strategy will provide the basis for planning further investments in arts and community infrastructure. Neighbourhood plans in Medway will also help to identify community infrastructure priorities in future. Four neighbourhood plans will be published for consultation in 2021.

Flood and water management

- 3.16 £4.5m has been secured through S106 for upgrades to the river wall at Rochester Riverside, and further investment has been made in flood defence works at Strood. Future plans will follow the Environment Agency's [Medway Estuary and Swale Strategy \(MEASS\)](#). Medway has been identified by the Environment Agency as an area with a significant risk of surface water flooding. Furthermore, climate change could lead to new weather patterns which increase this risk, as well as the risk of water shortages going forwards. As such, Medway Council is committed to ensuring that development has only positive impact on flood risk management in the area and will seek appropriate mitigations and measures.

- 3.17 The Medway Surface Water Management Plan will provide more detail including design options for a number of potential approaches, including Sustainable Drainage Systems (SuDs) to addressing surface water management in key areas of Medway.

Green infrastructure

- 3.18 Medway's green and blue corridors are priority areas to improve biodiversity and strengthening of connectivity through habitat improvements. Further policy will be set out in the new Local Plan, together with details on how the Biodiversity Net Gain requirement will be met by developers. Neighbourhood plans in Medway will also help to identify green infrastructure priorities in future, such as through identifying Local Green Space designations. The Council will also continue to collect funding for the Birdwise programme that operates across north Kent to mitigate the risk of recreational disturbance to the protected wildlife of the estuary and marshes arising from new development. Other forms of green infrastructure development and enhancement include tree and other new planting, sustainable urban drainage schemes which function as both green infrastructure and flood and water management systems.

Digital infrastructure

- 3.19 Digital infrastructure includes a wide variety of aspects from communications to SMART technology. Telecommunications in particular are intrinsic to how we now live and work, particularly in the context of recent changes to working patterns as a result of the Covid-19 pandemic. Access to good broadband and telephone services are essential for business, learning and communities, and provision of high speed broadband services is a key component of a successful economy. The council seeks to establish Medway as a well-connected smart city that offers a competitive base for businesses and excellent telecommunications services for residents.

- 3.20 There are still issues within the provision of the broadband across Medway. Future developments will be expected to provide their own infrastructure connections to the network as part of a policy requirement set out in the Local Plan.

Other Infrastructure

- 3.21 The Council is seeking to strengthen the local economy through a wider strategy that has secured external funding. This includes bidding for investment for Chatham town centre through the government's Future High Street Fund. This would support business growth, community and cultural activities. The Docking Station project in Chatham Historic Dockyard will set

up a creative and cultural industries hub in Medway. A learning, skills and employment hub will be set up in Gillingham town centre, as part of the redevelopment at Britton Farm. The Council is also planning for a new municipal waste depot.

Medway Council
Annual Infrastructure
Funding Statement
For
Section 106

Reporting Period:
From 01 April 2019 to 31 March 2020

Section 106 Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is £6,425,504.76. In addition, £319,951.57 of contributions towards the Strategic Access Management and Monitoring Strategy (SAMMS) were agreed³. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
- b) The total amount of money received from planning obligations during the reported year was £6,330,667.92. In addition, £220,763.23 was received from an obligation in a legal agreement towards SAMMS and £109,162.21 from SAMMS contributions for developments of 1-9 units without a legal agreement.
- c) The total amount of money received prior to the reported year that has not been allocated is £6,085,658.73.
- d) During the reported year the following non-monetary contributions have been agreed under planning obligations:
- i) The total number of affordable housing units to be provided is 164.
 - ii) Education contributions have been sought on a per new dwelling basis for identified nursery, primary, secondary and sixth form schools as appropriate. These contributions are reported to Planning Committee and published online. This means that for this particular year we are unable to provide information on the number of new pupil places that these contributions fund. Processes will be reviewed to enable pupil numbers to be reported in the IFS for 2020/2021. Summary details of all non-monetary obligations agreed within the reported year are as follows:

Covenant Type/Service	MHCLG Type	Deed Signed	Planning Application
Car club/Travel	Transport and Travel	29/07/2019	MC/18/2309
Travel plan monitoring/Travel	Transport and Travel	29/07/2019	MC/18/2309
Highways S278 requirement/Highways	Highways	13/09/2019	MC/17/3484
Car club/Travel	Transport and Travel	05/11/2019	MC/18/3659
Affordable housing provision off site/Affordable Housing	Affordable Housing	05/11/2019	MC/18/3659
Footpath improvements/Highways	Highways	16/10/2019	MC/17/4357

³ Contributions towards the Strategic Access Management and Monitoring Strategy (SAMMS) to mitigate the impact of development on the disturbance of wintering birds within the Special Protection Area (SPA) are secured through the use of S106 agreements for developments of 10 dwellings or more where other obligations are also required, and through unilateral undertakings or the SAMMS mitigation contribution agreement for developments of 1-9 dwellings. The monitoring, collection and recording of these contributions is done separately to planning obligations.

Highways S38 requirement/Highways	Highways	29/11/2019	MC/18/3160
Travel plan/Travel	Transport and Travel	29/11/2019	MC/19/0038
Car club/Travel	Transport and Travel	29/11/2019	MC/19/0038
Highways S278 requirement/Highways	Highways	29/11/2019	MC/19/0038
Open Space Management Company/Open Space, Play Space and Formal Sports	Open Space and Leisure	17/01/2020	MC/16/2837
Affordable housing contribution off site provision/Affordable Housing	Affordable Housing	14/02/2020	MC/18/2406

e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £878,152.21. Of this amount £291,463.79 was not spent during the reported year.

f) The total amount of money from planning obligations spent during the reported year was £1,233,271.01. Of this amount £101,957.19 was spent by a third party on behalf of Medway Council. In addition, £265,000 was transferred to [Birdwise](#) who manage the mitigation of bird disturbance within the North Kent Marshes SPA.

g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
Darland Banks Nature Conservation Reserve maintenance	£2,160.00	01 May 2019	£2,160.00
Transport Study Pear Tree Lane	£3,994.08	01 May 2019 to 10 February 2020	£3,994.08
Highways Bush Road/Station Road/A228	£156,091.03	01 April 2019	£156,091.03
Pedestrian accessibility Kent Road/Station Approach Road	£101,218.68	01 April 2019	£101,218.68
Darland Banks Nature Conservation Reserve capital works	£28,000.00	01 May 2019	£28,000.00

h) In relation to money which was spent by Medway Council during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent	Date Spent	Spend Description
Waste containment at Manor Farm development	£992.88	11 March 2020	Recycling and litter bins
Capstone Country Park play area	£26,475.00	31 March 2020	Play area improvements
Footpath at Christmas Lane	£10,139.70	12 February 2020	Footpath works *Includes Third Party spending (High Halstow Parish Council)
Youth music programme Hoo	£2,800.00	13 February 2020	Equipment to support music programme
St Helen's Primary School waste education	£695.72	11 March 2020	Educational materials
Improvements to Cliffe Recreation Ground	£13,023.79	12 March 2020	Improvements to Cliffe Recreation Park *Includes Third Party spending (Cliffe & Cliffe Woods Parish Council)
Berengrave open space project development	£5,000.00	31 March 2020	Scoping Ecological improvements at Berengrave Local Nature Reserve
Mierscourt open space project development	£6,634.24	31 March 2020	Scoping outdoor sports improvements in Rainham
Merryboys Road open space project development	£3,677.30	31 March 2020	Scoping of open space improvements
Colonial House open space project development	£2,935.46	31 March 2020	Play area improvements
Hoo open space project development	£11,753.00	31 March 2020	Greenspace development
Hook Meadow community facilities	£2,721.40	31 March 2020	Feasibility study/design on relocation of community centre and library to provide improved facilities
Rochester Riverside river wall maintenance 2019/20	£158,295.00	31 March 2020	Repairs to retaining wall and Port of London Authority survey

Infrastructure	Spent	Date Spent	Spend Description
The Hundred Hoo Academy primary phase	£17,243.50	31 March 2020	Contribution towards expansion
Kitchener Barracks waste leaflets	£400.00	31 March 2020	Leaflet design, printing and distribution
Sycamore Road play area	£26,352.34	31 March 2020	Play area improvements
Kitchener Barracks public realm	£8,361.17	31 March 2020	Design/costing Civic Square/Paddock area/links to Brook (part of Future High Streets programme)
Rochester Riverside Controlled Parking Zone	£18,369.75	31 March 2020	CPZ implementation
The Hundred of Hoo Academy primary phase	£215,798.32	31 March 2020	Contribution to expansion of Hoo Academy
Royal Naval War Memorial light fittings	£492.93	31 March 2020	Light fittings
Hillyfields greenspace improvements	£1,686.94	05 April 2017 to 31 March 2020	Greenspace improvements
Saxon Way Primary phase 2	£15,806.89	31 March 2020	Contribution towards expansion
Transport Study Pear Tree Lane	£1,128.10	31 March 2020	Speed limit review work
St Matthew's playing field maintenance	£29,070.00	31 March 2020	Commuted sum maintenance *Includes Third Party spending (Norse)
St Mary's Island Primary	£90,166.74	31 March 2020	Contribution to expansion of SMI Primary
Riverside Primary phase 2	£63,448.44	31 March 2019 to 31 March 2020	contribution to phase 2 expansion
Rainham Mark Grammar School 1FE expansion	£25,903.50	31 March 2019 to 31 March 2020	contribution to 1FE expansion
Bells Lane accessibility	£18,436.27	19 February 2015 to 31 March 2020	RS98, RS99 tarmacing path + works to gate entrance to RS112, bridle bridge widening, kissing gates,
GLHP lighting	£829.76	31 March 2020	Lighting
GLHP tree works	£134.36	31 March 2020	Tree works

Infrastructure	Spent	Date Spent	Spend Description
Complex needs facility	£9,376.00	31 March 2020	Adult social care in Rochester
Highways Bush Road/Station Road/A228	£2,629.47	15 December 2015 to 01 March 2020	Design work
Pedestrian accessibility Kent Road/Station Approach Road	£7,900.29	31 March 2019 to 31 March 2020	Design work
Chatham Town Centre improvements	£84,361.99	31 March 2020	c£30k street cleansing scheme; c£25.5k CCTV decommissioning and reinstallation; c£16.4k Town Centre Warden; c£12.3k Town Centre support
Strand improvements	£49,723.70	16 July 2018 to 31 March 2020	Sport 5 transactions covering fence, Ten construction litter bin, 5 yr cleanse (Norse) and 5 yr play ins (Norse) *Includes Third Party spending (Norse)
Youth activities Gillingham	£6,461.96	04 December 2019	Youth service vehicle hire
Training and Workforce	£36,297.25	21 August 2015 to 17 September 2019	Medway Enterprise Coordinator focussing on construction
HWRCs access improvements	£66,120.11	31 March 2020	Access improvements at Cuxton, Hoath Way and Capstone HWRCs

Infrastructure	Spent	Date Spent	Spend Description
Horsted gyratory scheme including approach	£67,625.41	25 March 2013 to 31 March 2020	Detailed design work for reconfiguration of Horsted Gyratory and approach to the gyratory incorporating signalisation of the gyratory and enhanced pedestrian and cycle facilities Detailed design work for reconfiguration of Horsted Gyratory and approach to the gyratory incorporating signalisation of the gyratory and enhanced pedestrian and cycle facilities
Horsted Valley Enhancements	£28,109.44	10 April 2017 to 31 March 2020	Horsted Valley enhancements
Public realm improvements - street lighting	£15,952.38	23 March 2013 to 31 March 2020	Programme to improve public accessibility (development in Strood South Ward)
Adult social care	£15,624.00	31 March 2020	Social care improvements in the Gillingham area
Vegetation clearance GLHP	£460.64	31 March 2019 to 31 March 2020	Vegetation clearance work
Bus service extension	£19,207.93	23 June 2019	Extension to bus service 170
Downland Walk play area	£15,426.25	31 March 2020	Play area improvements
Jacksons Field and Victoria Gardens	£10,720.85	21 April 2016 to 23 April 2019	Play equipment improvements
Cliffe Road play area at Goddington Road	£126.42	22 March 2018 to 31 March 2020	Improvement of play facilities
Waste education and promotion	£1,087.00	28 February 2020	Educational and promotional materials
Temple Waterfront development waste containment	£7,166.20	20 January 2020	Waste containment
Chatham Town Centre public realm	£8,621.22	18 November 2019 to 10 March 2020	Remembrance and Christmas campaign

Infrastructure	Spent	Date Spent	Spend Description
Youth Facilities Chatham Town Centre	£1,500.00	5 December 2019	Youth services Chatham Town Centre

ii) No planning obligation money spent on repaying money borrowed for items of infrastructure.

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £62,475.63.

a) The total amount of money retained at the end of the reported year is £10,036,693.74. Of this amount retained an amount of £343,545.50 has been retained for long term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

Description	Amount
Total collected for long term maintenance	£501,840.50
Total allocated towards maintenance	£158,295.00
Total spent on maintenance	£158,295.00