

PLANNING COMMITTEE

27 JULY 2022

REPORT ON SECTION 106 AGREEMENTS JULY 2021 TO JUNE 2022

Report from: Richard Hicks, Director of Place and Deputy Chief Executive

Summary

This report informs Members on the amount of Section 106 funding received between July 2021 to June 2022 and sets out what the contributions must be spent on according to the Section 106 agreements. This report is submitted for information to assist the Committee in monitoring the contributions which developers have agreed to as part of new development schemes.

1. Budget and policy framework

1.1 The Cabinet has adopted the Supplementary Planning Document 'Medway Council Guide to Developer Contributions and Obligations 2018', which sets out the Council's S106 requirements for developments of 10 dwellings and above. This report and accompanying appendices list the Section 106 agreements which have been signed in the period July 2021 to June 2022 and itemises the obligations covered by these agreements.

2. Background

2.1 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.

2.2 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.

2.3 A planning obligation may only constitute reason for granting planning permission if it is

- Necessary to make the development acceptable in planning terms.
- Directly related to the development.
- Fairly and reasonable related in scale and kind to the development.

2.4 The S106 Officer's responsibilities include:

- Monitoring agreements and their trigger dates to ensure that obligations are adhered to
- Working with developers and internal services/partners to ensure a coordinated approach
- Being first point of contact once an agreement is signed.

2.5 The Medway Guide to Developer Contributions and Obligations 2018 was approved at Cabinet on 8 May 2018 for adoption as a Supplementary Planning Document. This Guide sets out Medway Council's S106 requirements for developments of 10 dwellings and above.

3. Options

3.1. Not applicable.

4. Advice and analysis

4.1 Although an agreement is signed, it is not a guarantee that the obligations will be delivered; on occasions the approved development is not implemented, and therefore no obligations would be delivered.

4.2 On 1 December 2019 updated Community Infrastructure Levy (CIL) Regulations were introduced which included the deletion of the pooling restriction. (The pooling restriction meant that only 5 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.

4.3 The updated CIL Regulations require all planning authorities to publish an Infrastructure Funding Statement (IFS) annually, the first IFS was produced and available on line at the end December 2020 and provided information on all Section 106 funding received and the projects these contributions covered, and all Section 106 spent in that 2020 including what infrastructure/project the expenditure covered. The second IFS was published in December 2021.

5. Risk management

5.1 The Section 106 Officer's responsibilities include monitoring developments to ensure that all obligations, including financial contributions, are met. Failure to

pay contributions results in benefits to the community being lost. These benefits include meeting the needs of the new residents regarding educational facilities, open space and play equipment, etc.

- 5.2 Contributions received must also be closely monitored to ensure that contributions are spent within the timescale specified by the agreement. Failure to meet payment deadlines will result in the contribution being returned to the developer/owner with interest at a specified rate (e.g. 2% over base rate).

6 Consultation

- 6.1 Not applicable.

7. Financial implications

- 7.1 Many of the obligations are financial contributions to services which will support the new development to provide the infrastructure required, for example education, open space, transport, etc.
- 7.2 Service planning can be problematic for say education, where a contribution is expected and school expansion plans are produced, but if the development does not go ahead it can have repercussions to provision in an area where several expected developments would, between them, fund a new school.

8. Legal implications

- 8.1 Section 106 agreements are legal documents. Developers are expected to adhere to the obligations but failure to do so can result in enforcement action being taken.

9. Recommendation

That the Planning Committee consider and note the Section 106 funding received, those Section 106 agreements signed during the period July 2021 to June 2022 and Habitat Regulations contributions as set out in Appendices 1 to 3.

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Appendices

- Appendix 1 S106 funding received between July to December 2021
- Appendix 2 S106 funding received between January to March 2022

- Appendix 3 S106 funding received between April to June 2022
- Appendix 4 Agreements signed between July to December 2021
- Appendix 5 Agreements signed between January to March 2022
- Appendix 6 Agreements signed between April to June 2022
- Appendix 7 Habitat Regulations : bird mitigation contributions received for developments of less than 10 units July – December 2021
- Appendix 8 Habitat Regulations : bird mitigation contributions received for developments of less than 10 units January to March 2022
- Appendix 9 Habitat Regulations : bird mitigation contributions received for developments of less than 10 units April to June 2022

Background papers

Section 106 agreements signed between July to December 2021

Medway Guide to Developer Contributions and Obligations May 2018 updated April 2021

file:///C:/Users/jill.king/Downloads/FINAL_ADOPTED_Developer_Contributions_Guide_May_2018_v5_April_2021_accessible.pdf

Appendix 1: S106 funding received July to December 2021

App no. MC/	Site	Ward	For	Amount £
17/1192	Yeoman House	Rochester East	Open space : Jackson's recreation ground or Watts Meadow	33,158.80
			Towards the costs of improvements to the kitchen facilities at the neighbouring parish centre	3,588.55
			Health : toward the minor illness clinic in Rochester	15,709.48
			Bird mitigation	7,505.96
19/2709	St Bartholomews Hospital	River	Bird mitigation	38,061.80
21/1004	Land west of Layfield Road	Gillingham North	Bird mitigation	5,076.60
17/4408	Walnut Tree Farm	Peninsula	Nursery education : Hundred of Hoo nursery	13,379.05
			Primary education : Hundred of Hoo primary or a new free primary school in the borough of Hoo	33,663.41
			Secondary education : towards expansion of humanities block at Hundred of Hoo secondary school or a new free secondary school in the borough of Hoo	18,479.04
19/1508	Former Green Dragon PH, 85 Church Street, Gillingham	Gillingham North	Bird mitigation	3,956.29
14/2737	Former Southern Water site Capstone Rd		Nursery education : either Luton Infant or Saxon Way Primary school (2 nd instalment)	43,985.14

App no. MC/	Site	Ward	For	Amount £
14/2737	Former Southern Water site Capstone Rd continued	Luton & Wayfield	Primary education : either Saxon Way or St Mary's Island Primary school and secondary school places at either Walderslade Girls School, Chatham Grammar School or Greenacres Boys School (2 nd instalment)	53,046.71
			Community facilities at White Road community centre (2 nd instalment)	9,050.93
			Training and workforce development within Luton and Wayfield (2 nd instalment)	13,016.87
			Open space contribution : Luton recreation ground	69,350.29
17/2767	Former Chatham Golf Driving Centre		All 2 nd instalments :	
			Nursery education : towards provision in the Walderslade area	47,874.85
			Primary education : towards provision in the Walderslade area	115,653.95
			Secondary education : at Victory Academy and/or Holcombe Grammar School	101,789.92
			Highways : a vehicle crossing island to the north of the site	15,594.01
			Waste and recycling : brown bins for food and garden waste	10,584.51
			Allotments: improve facilities at Street End Road allotments :	3,378.70
			Youth facilities at Barnfield Recreation Ground	4,009.22
19/1748	Plot 1 St Anthonys Way, Medway City Estate	River	Highways : improvements to Medway City Estate roundabout	94,493.76
			Medway City Estate travel plan	30,380.99
92/0227	Dockside	River	Retail	9,027.60
21/1533	Commissioners Rd Strood	Strood North	Highways improvements to Medway City Estate	2,500.00

Appendix 2: S106 funding received January to March 2022

App no. MC/	Site	Ward	For	Amount £
17/4424	Stoke Rd Business Centre Hoo	Peninsula	PROW : towards patch resurfacing/new wearing course for footpaths RS96 and RS111	7,934.00
			Heritage : towards new heritage assets and information sources history of the Hoo area; maintenance of current heritage assets within the vicinity of the site and/or towards the provision of local public facilities	24,990.00
			Highways : towards the provision of highways improvements at the A228 Peninsula Way junction with Main Road, Hoo	118,110.00
			Pedestrian infrastructure to provide safer routes to school	14,400.00
			Bird mitigation	22,358.00
18/2309	Former Rochester Train Station	Rochester West	Off site affordable housing (1 st of 4 instalments)	107,987.76
			Bird mitigation (additional payment)	1,441.68
16/2837	Land south of Stoke Road, Hoo	Peninsula	Nursery education at Chattenden Primary School, Hundred of Hoo Academy Primary Phase and Hoo St Werburgh Primary School	65,910.26
			Primary education at Chattenden Primary School, Hundred of Hoo Academy Primary Phase and Hoo St Werburgh Primary School	161,779.72
			Secondary education at Hundred of Hoo Academy	163,652.16
97/0224/GL	Dockside	River	Retail	4,758.28
15/0079	Kitchener Barracks	River	Connectivity between Brompton and Fort Amherst (Spur Battery)	888.03

App no. MC/	Site	Ward	For	Amount £
			Health	1,662.87
			Community facilities	485.80
			Primary education at St Mary's Island	5,989.09
			Waste	441.77
			Fort Amherst improvements	399.27
			Public realm connectivity Brook Theatre and Civic space/city centre	883.94
17/3687	Berengrave Nursery	Rainham North	Nursery education at Riverside Primary and/or St Thomas of Canterbury	106,498.30
			Primary education at Riverside Primary and/or St Thomas of Canterbury	216,848.79
			Secondary education at Rainham Mark Grammar School	250,647.55
			Six form education Rainham Mark Grammar School	62,420.18
			Health	76,821.65
			Public rights of way GB5 and GB6 enhancements	8,158.39
			Youth activities including box fit and multi sport activities in Rainham area	9,647.49
			Waste	14,181.36
			GLHP signage highlighting links to Chatham Historic Dockyard and Fort Amherst	17,829.09
			Pedestrian accessibility and safety improvements to Rainham Town Centre and bus stop infrastructure improvements and cycle parking	25,708.39
			Sustainable transport infrastructure	7,450.17
20/1800	Land off Lower Rainham Road	Rainham North	Open space	195,252.33
			Waste	13,939.55
			Highways – traffic regulation order	10,000.00

App no. MC/	Site	Ward	For	Amount £
			Berengrave Nature Conservation site	53,000.00
			Highways infrastructure improvements to Lower Rainham Road	43,312.50
			Public rights of way – Saxon Shore Way	3,998.00
			Sports facilities	19,611.75
			Nursery education at one or more of Mierscourt, Park Wood, Thames View, St Thomas of Canterbury, Riverside Primary or a new free school	95,102.14
			Primary education at one or more of Mierscourt, Park Wood, Thames View, St Thomas of Canterbury, Riverside Primary or a new free school	93,874.54
			Secondary education at one or more of The Howard School, Rainham School for Girls, Rainham Mark Grammar, Robert Napier or a new free school	175,052.96
			Six form education education at one or more of The Howard School, Rainham School for Girls, Rainham Mark Grammar or a new free school	10,550.65
			Youth	6,308.94
			Public realm	10,000.00
			GLHP	10,276.44
			Health – development of Rainham Local Primary Care network	50,938.41
			Libraries	13,303.60
21/2644	142-152 Luton Road	Luton & Wayfield	Bird mitigation	507.66
			Open space – enhancement of open space facilities	25,103.01

Appendix 3: S106 funding received April to June 2022

App no. MC/	Site	Ward	For	Amount £
19/1299	Land west of Elm Ave and south of Broadwood Rd Chattenden	Peninsula	Nursery education – provision at Chattenden or Hundred of Hoo Primary School	69,168.46
			Primary education – facilities at Chattenden or Hundred of Hoo Primary School	169,971.04
			Secondary education – facilities at Chattenden or Hundred of Hoo	171,938.19
			Sixth form education – facilities at Hundred of Hoo	45,246.90
			Health	35,406.83
			Heritage – improvement of facilities in Sergeant's Mess Building at Upnor Castle	43,192.63
			Open space – improvement/provision of open space facilities in the Hoo area as well as management of the SSSI that lies between the site and the AVC	101,104.71
			Great Lines Heritage Park – towards footpath improvements at phase 1 of GLHP	9,454.18
			PROW -improvement of RS105, RS106 and RS127	6,911.81
			Community facilities – towards new communities including in the first instance a new village community centre and thereafter towards the provision of a new sports complex in the Chattenden area	226,045.45
18/2961	Land west of Town Rd Cliffe Woods	Peninsula	Nursery education – provision at Cliffe Woods Primary School and/or St Helens Primary School	128,021.52
			Primary education – provision of new facilities at Cliffe Woods Primary School and/or St Helens Primary School	315,129.70

App no. MC/	Site	Ward	For	Amount £
18/2961	West of Town Rd cont.		Health- provision of support and equipment to premises in the vicinity of the site including but not limited to the Walter Brice Centre (in discussions with Medway Community Healthcare)	63,473.90
			Open space – improvement to Cliffe Woods recreation ground and improving sports provision in the Cliffe Woods area, provision of allotments in Cliffe Woods and enhancement to open space facilities at Great Lines Heritage Park	256,110.34
			Youth – services offering support for young people to access computer training for skills improvement in the Cliffe Woods area	7,861.07
			Public Rights of Way – maintenance and improvements	4,696.08
			Community centre – towards improvements to Cliffe Woods Community Centre	24,439.07
			Bus service (2 nd instalment)	29,034.68
			Bus shelter	9,301.78
09/0417	Temple Waterfront	Strood South	Community facilities	10,885.41
			Open space	68,772.10
			Safer routes to school	6,889.07
			Waste and recycling	11,879.11
			Travel plan	1,027.15
			Public realm : Roman Way/Cuxton Road roundabout	3,494.70
			Heritage : Knight Road/Temple Manor	12,842.56
			Bus service	25,685.13
97/0224/GL	Dockside	River	Retail	4,785.28
11/2756	Chatham Waters	River	Sport : improvements at the Strand	123,982.80
			Health facilities	117,686.83
			Walking/cycling accessibility improvements	29,626.97

App no. MC/	Site	Ward	For	Amount £
			Education : primary school places	123,022.50
			Waste and recycling	62,242.35
			Travel plan	2,488.56
21/2644	142-152 Luton Rd	Luton & Wayfield	Enhancement to open space facilities in the vicinity of the site	25,103.01
			Bird mitigation	507.66

Appendix 4: agreements signed between July to December 2021

Plan app MC/	Location	Ward	Proposal	Towards	Amount £
20/0221	Hallwood House, Kestrel Road	Lordswood & Capstone	Demolition + 40 x 1 bed and 5 x 2 bed units for people over 55 years	Facilities at Lordswood Library	2,972.70
				Waste and recycling	2,941.85
				Health : equipment at the Lordswood Healthy Living Centre to support new modes of local care	10,750.12
21/2101	Lloyds Banking Groups Operations Centre, Bailey Drive, Gillingham	Watling	Prior notification from offices B1(a) to dwellinghouses (C3) to provide 44 units – 16 x 1 bed and 28 x 2 bed	Bird mitigation	11,168.52
20/2107	Bridgeside, Warwick Crescent	Rochester West	12 units	Waste and recycling	2,117.40
				Nursery education : at one or more of the Pilgrim, Crest Infants or Warren Wood schools	16,782.96
				Primary education : at one or more of the Pilgrim, Crest Infants or Warren Wood schools	41,415.24
				Secondary education : at one or more of Thomas Aveling, St John Fisher, Joseph Williamson's Maths or Rochester Grammar schools	28,126.90
				Sixth form education : at one or more of Thomas Aveling, St John Fisher, Joseph Williamson's Maths or Rochester Grammar schools	2,467.99
				Health : supporting development of Medway Central locality primary care network inc infrastructure, IT,	7,737.48

Plan app MC/	Location	Ward	Proposal	Towards	Amount £
				training and equipment and supporting new clinical roles	
				Open space : to enhance facilities within the vicinity of the development inc one or more of Borstal or Priestfields Recreation Grounds	29,658.59
				Great Lines Heritage Park : enhancement to GLHP	1,560.97
				Highway works : extension to double yellow lines at the junction to improve visibility splays and installation of a keep clear box, enter in to requirement agreement with Highways authority to be carried out prior to 3rd occupation	
				Library : enhancement to library facilities and equipment at Rochester Library	2,020.80
				Youth services : towards enhancement to youth services which may include providing access, supplies, equipment, programme delivery or infrastructure within the Rochester area	958.32
				Community facilities	2,242.08
21/1533	Commissioners Rd Strood	Strood North	Industrial building	Highway improvements to Medway City Estate	2,500.00
19/2202 + 19/1820	Allhallows Holiday Park	Peninsula	84 static caravans upgrading facilities = new marina stage bar building activity hub and outdoor activity centre, car park.....	Health : improvement to premises and facilities at the Allhallows branch of the Elms Medical Practice	3,794.13
				Public rights of way : towards maintenance of footpaths RS4, RS9 and RS12	7,300.00
				Bird mitigation	13,751.92

Plan app MC/	Location	Ward	Proposal	Towards	Amount £
20/2696	Kingdom Hall, Bloors Lane	Twydall	20 x 3 bed houses	Bird mitigation	5,007.80
				Highways : upgrading existing zebra crossing Bloors Lane to facilitate 'Halo' type LED belishas	20,000.00
				Waste and recycling	3,529.00
				Open space : enhancement of open space facilities within the vicinity of the site inc but not limited to Cozenton Park and/or nearby allotments	49,430.97
				Great Lines Heritage Park enhancements	2,601.63
				Nursery education : towards provision of enhancements to/expansion of nursery school provision at Thames View Primary and/or St Thomas of Canterbury and/or Mierscourt primary schools	28,121.60
				Primary education : towards provision of enhancements to/expansion of primary school provision at Thames View Primary and/or St Thomas of Canterbury and/or Mierscourt primary schools	21,693.70
				Secondary education : towards provision of enhancements to/expansion of secondary school provision at The Howard School and/or Rainham Girls School and/or Rainham Mark School and/or the Robert Napier School	53,128.59
				Sixth form education : towards provision of enhancements to/expansion of sixth form provision at The Howard School and/or Rainham Girls School and/or Rainham Mark School and/or the Robert Napier School	3,084.99

Plan app MC/	Location	Ward	Proposal	Towards	Amount £
20/2696 cont.				PROW : towards improvements to signage/information and any relevant surface improvements to the public right of way GB5/6A and other associated paths in the vicinity of Bloors Community woodland	1,050.00
				Libraries : towards improvements to the facilities and equipment at Rainham Library	3,368.00
				Public realm : towards the development of a new square/civic space in Rainham Precinct shopping centre and/or improvements to the gateway to the shopping centre from the car park and Rainham High Street	4,900.00
				Youth services : towards provision of youth facilities by Medway Youth Services Team in the Rainham area....	1,597.20
				Health : towards supporting the foundation and development of the Primary Care Network within the locality of Rainham	12,895.80
20/2541	5-7 Mill Rd + land west of Fox St	Gillingham North	22 flats (2 blocks)	Bird mitigation	5,508.58
				Waste and recycling	3,881.50
				Open space improvements	52,785.50
				Youth	1,756.92
				Community facilities	4,110.48
				Libraries : improvements to Gillingham Library	3,704.80
				Public realm : improvements to Gillingham Town Centre	5,390.00
				Health	14,185.38
				Heritage	6,386.16

Plan app MC/	Location	Ward	Proposal	Towards	Amount £
21/0302	Manor Farm Barn		Secondary school/ conversion of Manor Farm Barn/ change of use to wedding venue and conference facility/ overnight accommodation/ 2 new buildings/ 181 units	Bird mitigation Waste and recycling Health : additional primary care facilities Libraries : improve facilities/provide equipment at Strood Library Public realm : improvements within Strood town centre PROW : resurfacing RR9 between the site and Strood town centre and railway station	45,320.59 31,937.45 116,706.99 30,480.40 33,818.04 40,000.00
				PROW : signage and furniture for RR9	15,870.00
21/0302	Manor Farm Barn continued			Footpath works : reroute or relocate RS326 or pay £2,500 towards cost of the works Footpath works : reroute or relocate RS328 or pay £2,500 towards cost of the works	

Appendix 5 : agreements signed between January to March 2022

Plan app MC/	Location	Ward	Proposal	Towards	Amount £
21/2015	Canada House Barnsole Rd Gillingham	Watling	21 units	Education : towards enhancement to/expansion of educational facilities within a radius of 2 miles and/or SEND education within Medway mainstream schools	
				Nursery	4,665.04
				Primary	1,199.58
				Secondary	10,505.18
				Sixth form	2,001.57
				Health : primary care in Gillingham area	13,726.86
				Youth services in Gillingham area	1,699.95
				Libraries : improvements at Gillingham and/or Luton	3,584.91
				Provision, improve, promote pedestrian infrastructure to encourage a modal shift from private car	7,500.00
				Waste and recycling	3,756.48
				Openspace : to enhance facilities within Watling Ward including but not limited to Gillingham Park	55,386.45
				Great Lines Heritage Park	2,769.32
				Bird mitigation	5,330.45
19/0765	Land at East Hill	Lordswood & Capstone	800 units	Bird mitigation	203,064.00
				Bus service	404,768.00
				Bus vouchers : £50 per household	
				Waste and recycling	143,104.00
				Nursery ed : at Kingfisher and/or Maundene and/or Lordswood and/or Walderslade and/or St Benedicts RC Primary schools	924,715.32

Plan app MC/	Location	Ward	Proposal	Towards	Amount £
19/0765	Land at East Hill cont.			Primary ed : at Kingfisher and/or Maundene and/or Lordswood and/or Walderslade and/or St Benedicts RC Primary schools	2,238,454.61
				Secondary : expansion at Greenacre Boys and/or Walderslade Girls and/or new free school within the Hempstead pupil place area	1,823,232.17
				Cycleway : improve connectivity on west side of North Dane Way from Princes Avenue/North Dane Way roundabout in the south extending to North Dane Way /Capstone Road roundabout in the north	113,500.00
				Open space : improve sports facilities and public open space within 1.5km of the site inc but not limited to Capstone farm Country Park and outdoor sports provision in Medway inc but not limited to Luton Rec	270,613.54
				Heritage : improvements to visitor facilities and access to heritage assets within 7.5km of site inc but not limited to Upnor Castle and/or Old Brook Pumping Station	234,424.00
				Community facilities within 3 km of the development	146,592.00
				PROW : improvements to signage, furniture, sight lines, information for residents and surface attention within 1.5 to 2m of site	51,000.00
				Health : for primary and community health facilities at Hempstead and Capstone	522,928.00
				Great Lines Heritage Park	14,242.92
				Youth towards a minibus converted for detached work with young people away from youth centre, supplies and instructors	64,760.00
				Obligations re school land, bird habitat land and chalk grassland land	

Plan app MC/	Location	Ward	Proposal	Towards	Amount £
20/2782	Land adj the Brook and Queen Street, Chatham	River	179 units + 45 AH units	Bird mitigation	44,819.81
				Waste and recycling	31,584.55
				Public transport infrastructure	7,500.00
				Health: Medway Central locality primary care network	115,417.41
				Open space: including but not limited to Town Hall Gardens, Great Lines Heritage Park and/or the Paddock	465,691.76
				Nursery education: St Michael's Primary School and/or New Road Primary School and/or Greenvale Infant School and/or Phoenix Academy	68,642.28
				Primary education: St Michael's Primary School and/or New Road Primary School and/or Greenvale Infant School and/or Phoenix Academy	11,767.19
				Secondary education: Victory Academy and/or Brompton Academy and/or Holcombe Grammar School and/or Sir Joseph Williamsons Math School	145,741.76
				Sixth form education: Victory Academy and/or Brompton Academy and/or Holcombe Grammar School and/or Sir Joseph Williamsons Math School	11,044.25
				PROW	5,940.00
				Youth: Chatham area	14,294.94
				Heritage: Brook Pumping Station	52,053.20
				Community facilities	33,444.36
				Libraries: Chatham library	30,143.60
				Highway improvements: kerb along the Brook (end of Queen Street) and increase length of layby (by bus stop to accommodate refuse vehicles)	

Plan app MC/	Location	Ward	Proposal	Towards	Amount £
21/1895	Chatham Waterfront	River	NMA 7 additional units	Bird mitigation	1,522.98

Appendix 6: agreements signed between April to June 2022

Plan app MC/	Location	Ward	Proposal	Towards	Amount £
21/2271	209-217 High Street, Rochester	River	4 storey student accommodation block (C2) comprising 86 student bedrooms	Public realm: improvements within High Street, Rochester including Heritage Action Zone projects	8,500.00
				Health	22,865.00
				Bird mitigation	15,229.80
19/2814	Land at St Andrews Lake	Cuxton & Halling	Change of use to a wildlife reserve/ watersports and outdoor activity centre with 20 waterside holiday units	PROW : signage/information and any relevant surface improvements to PROW RS201 and other associated paths in the vicinity of the site	3,600.00
				Highways :improvement of the road junction at the circus at junction of Quarry Grove with Limeburner Drive and Brooks Place	20,000.00
21/2612	Land at the Hollies and Southview, Sharnal St, High Halstow	Peninsula	Demolition, 35 units and new access	Bird mitigation	8,376.39
				Off site affordable housing	502,348.80
				Enhancement of off site open space facilities	87,695.21
				Sustainable transport provision	75,000.00
				Nursery education : enhancement/expansion of nursery schools within a 2 mile radius from the site and/or SEND nursery education within Medway	49,890.05

Plan app MC/	Location	Ward	Proposal	Towards	Amount £
				Primary education : enhancement/expansion of primary schools within a 2 mile radius from the site and/or SEND nursery education within Medway	94,466.79
				Secondary education : enhancements/expansion of secondary mainstream schools within a radius of 2 miles from the site and/or SEND secondary education within Medway	85,938.20
				Health : additional capacity in primary care premises	22,878.65
				Library : enhancements to facilities and equipment at Hoo Library and/or the community mobile library	5,974.85
				PROW : enhancements to signage and sightlines on PROW network in immediate vicinity of the development and help build new residents' awareness of PROW network	2,550.00

Appendix 7: Habitat Regulations : bird mitigation contributions received for developments of less than 10 units July to December 2021

Application no. MC/	Site address	Ward	For	Amount received £
21/1071	265 Luton Road, Chatham	Luton and Wayfield	1 unit	253.83
21/1371	The Chimes, Brook Lane, Lower Stoke	Peninsula	1 unit	253.83
21/1620	27 Mills Terrace, Chatham	Chatham Central	1 unit	253.83
21/1460	62 Maidstone Road, Rochester	Rochester West	1 unit	253.83
18/0601	12 New Road Avenue, Chatham	River	10 units	2,323.44
21/0425	The Barn Owl, Sharnal Street, High Halstow	Peninsula	1 unit	253.83
20/2812	Theatre Royal, 102 High Street, Chatham	River	1 unit	253.83
21/0603	287-289 High Street, Chatham	River	9 units	2,284.47
21/1982	68 Charter Street, Gillingham	Gillingham North	1 unit	253.83
21/1755	35 Deanwood Drive, Gillingham	Rainham Central	1 unit	253.83
21/1108	Pampa House, Station Road, Rainham	Rainham North	5 units	1269.15

Application no. MC/	Site address	Ward	For	Amount received £
21/2036	Land between 46-52 Cliffe Road, Strood	Strood North	3 units	761.49
21/1824	Land corner of Ingram Road and Railway Street, Gillingham	Gillingham North	1 unit	253.83
21/2134	16 The Everglades, Hempstead	Hempstead and Wigmore	1 unit	253.83
21/2137	63 Fairview Avenue, Wigmore	Hempstead and Wigmore	2 units	507.66
21/1690	9 Aspen Way, Chatham	Walderslade	1 unit	253.83
21/1186	Buckland Lake Reserve, Buckland Road, Cliffe	Strood Rural	8 units	2,580.64
21/2299	179 Luton Road, Chatham	Luton and Wayfield	2 units	507.66
21/0608	Stonehouse Farm, Dillywood Lane, Wainscott	Strood Rural	5 units	1,269.15
21/1551	107 Station Road, Rainham	Rainham North	6 units	1,522.98
21/2207	177 Walderslade Road, Chatham	Walderslade	1 unit	253.83
21/2251	The Annexe, 4 Everest Lane, Rochester	Strood North	1 unit	253.83
21/1899	Chatham House, 14 New Road, Chatham	Chatham Central	7 units	1,776.81

Application no. MC/	Site address	Ward	For	Amount received £
21/2264	16 Mill Terrace, Chatham	Chatham Central	2 units	507.66
21/0503	39 Railway Street, Chatham	River	1 unit	253.83
20/1115	24 Pier Road, Gillingham	Gillingham North	13 units HMO	3,299.79
21/2374	3 King Street, Gillingham	Gillingham North	5 units HMO	1,269.15
21/2406	24 Berber Road, Strood	Strood North	1 unit	253.83
21/1873	36 Hollywood Lane, Wainscott	Strood Rural	1 unit	253.83
21/2775	Land adj 3 Valley Road, Gillingham	Gillingham South	1 unit	253.83
21/2253	Royal Sovereign House, Quayside, Chatham Maritime	River	45 units	11,422.35
21/2279	63 Duncan Road, Gillingham	Gillingham South	1 unit	253.83
21/2833	75 Danson Way, Rainham	Twydall	1 unit	253.83
20/2498	13-15 High Street, Brompton	River	13 units	3,255.07
21/2861	Southern Belle, 170 High Street, Gillingham	Gillingham North	6 units	1,522.98
21/3436	16 Stour Close, Rochester	Strood South	1 unit	253.83

Application no. MC/	Site address	Ward	For	Amount received £
21/3356	1 Bluegates Place, Cliffe	Strood Rural	1 unit	253.83
21/3130	12 Railway Street, Chatham	River	6 units	1,522.98
21/3394	Rear of 19 Paget Street, Gillingham	Gillingham South	3 units	761.49
21/2853	40 Quinnell Street, Rainham	Rainham North	1 unit	253.83
21/2695	R/o 122 Maidstone Road, Chatham	Chatham Central	1 unit	253.83
21/3088	101-103 Shakespeare Road, Gillingham	Gillingham South	5 units	1,269.15
21/3380	St Helens Meadow, land south of View Road, Cliffe Woods	Strood Rural	9 units	2,284.47
21/2881	7j Smith Road, Walderslade	Walderslade	1 unit	253.83
21/3111	Doctors Surgery, 19 Railway Street, Gillingham	Gillingham North	5 units	1,269.15
21/1923	26 Longley Road, Rainham	Rainham North	8 units	2,030.64
21/1895	Chatham Waterfront	River	6 units	1,522.98

Appendix 8: Habitat Regulations : bird mitigation contributions received for developments of less than 10 units January to March 2022

Application no. MC/	Site address	Ward	For	Amount received £
21/3137	110 Beacon Road, Chatham	Luton and Wayfield	1 unit	253.83
21/3366	133-135 High Street, Gillingham	Gillingham South	2 units	507.66
21/2917	Land adjacent to Westbere, Grain Road, Isle of Grain	Peninsula	1 unit	253.83
21/3059	27 The Paddock, Chatham	River	1 unit	253.83
21/3345	1a Beresford Road, Gillingham	Gillingham South	2 units	507.66
21/3086	41-43 High Street, Rainham	Rainham North	3 units	761.49
22/0015	The British Pilot, Avery Way, Allhallows	Peninsula	1 unit	253.83
21/3554	161 High Street, Strood	Strood South	3 units	761.49
21/3579	Land rear of 94 Napier Road, Gillingham	Gillingham South	1 unit	253.83
20/1625	Anchorage House, Chatham	River	81 units	21,339.58
20/1818	Fenn Farm, Fenn Street, St Mary Hoo	Peninsula	6 units	1,522.98

Application no. MC/	Site address	Ward	For	Amount received £
21/3147	50 Nelson Road, Gillingham	Gillingham South	9 units	2,247.84
21/3476	73 Sir Evelyn Road, Rochester	Rochester West	2 units	507.66
22/0256	Newlands Farm, St Mary Hoo	Peninsula	1 unit	253.83
21/1400	Rear of 84 High Street, Chatham	River	1 unit	253.83
21/3612	40 Bells Lane, Hoo	Peninsula	1 unit	253.83
21/3492	Land adj 2 Tobruk Way, Wayfield	Luton and Wayfield	1 unit	253.83
22/0269	1 Brittanic House, 40 New Road, Chatham	Chatham Central	1 unit	253.83
21/0511	54 Grange Road, Gillingham	Gillingham North	1 unit	253.83
22/0148	Land adj 2 Maple Avenue, Gillingham	Gillingham North	1 unit	253.83
21/2313	R/o 69 Ivy Street, Rainham	Rainham North	1 unit	253.83
22/0065	Dalham Barn, Cooling Street, High Halstow	Peninsula	1 unit	253.83
22/0038	42 Main Road, Hoo	Peninsula	1 unit	253.83
22/0047	183 Frindsbury Road, Strood	Strood North	1 unit	253.83
22/0053	54 Beacon Road, Chatham	Luton and Wayfield	1 unit	253.83

Application no. MC/	Site address	Ward	For	Amount received £
21/3640	Durland House, 160 High Street, Rainham	Rainham Central	4 units	1,015.32
21/0165	4 View Road, Cliffe Woods	Strood Rural	1 unit	250.39
21/3164	533 Canterbury Street, Gillingham	Gillingham South	1 unit	253.83
21/3505	Land adj 110 Frindsbury Road, Strood	Strood North		46.00
22/0328	179 Bredhurst Road, Wigmore	Hempstead and Wigmore	1 unit	253.83
22/0252	7 Napier Road, Gillingham	Watling	1 unit	253.83
22/0028	260 High Street, Chatham	River	1 unit	253.83
18/0288	Allhallows Golf Course, Avery Way, Allhallows	Peninsula	81 units	21,321.06
22/0162	12 Chatham Hill, Chatham	Luton and Wayfield	1 unit	253.83
21/3198	55 Marlborough Road, Gillingham	Gillingham South	3 units	761.49
22/0706	29 Balmoral Road, Gillingham	Gillingham South	2 units	507.66
21/3062	Land r/o Alton Mews, 313B Canterbury Street, Gillingham	Gillingham South	5 units	1,269.15

Appendix 9: Habitat Regulations : bird mitigation contributions received for developments of less than 10 units April to June 2022

Application no. MC/	Site address	Ward	For	Amount received £
22/0231	2 Mafeking Road, Walderslade	Walderslade	1 unit	275.88
22/0667	158 Snodhurst Avenue, Chatham	Rochester South & Horsted	1 unit	275.88
22/0606	Land opposite 20-30 Weybridge Close, Lordswood	Lordswood and Capstone	4 units	1,103.52
22/0350	180 Rochester Street, Chatham	Chatham Central	4 units	1,103.52
22/0166	4 Balmoral Road, Gillingham	Gillingham South	5 units	1,379.40
22/0534	Land east of Rainham Pumping Station and north of Lower Rainham Road	Gillingham North	2 units	551.76
22/0803	The Wheatsheaf, Capstone Road, Chatham	Luton & Wayfield	1 unit	275.88
21/3587	16 Burrows Lane, Middle Stoke	Peninsula	1 unit	275.88
21/2310	17 Broom Hill Road, Strood	Strood North	2 units	551.76
19/1866	Land adj 8 Wiltshire Close	Princes Park	10 units	2693.67
20/1531	4, 16, 20 & 22 High Street, Rainham	Rainham Central	55 units	12,769.89

Application no. MC/	Site address	Ward	For	Amount received £
22/0838	1 Gibraltar Cottages, Ham Lane, Hempstead	Lordswood and Capstone	1 unit	275.88
22/0956	144 High Street, Rochester	Rochester West	1 unit	275.88
22/1224	52 High Street, Rainham	Rainham Central	1 unit	275.88
22/0997	33-35 Balmoral Road, Gillingham	Gillingham South	4 units	1,103.52
17/4068	Land between 5 & 11 Tennyson Avenue, Cliffe Woods	Strood Rural	2 units	491.22
21/2644	Land between 142 and 152 Luton Road, Luton	Luton and Wayfield	2 units	507.06
22/1441	Land between 93 and 95 Upper Luton Road, Luton	Luton and Wayfield	1 unit	275.88
22/1488	Court Lodge Farm, The Street, Stoke	Peninsula	2 units	551.76
22/0339	259-261 High Street, Rochester	River	22 units	5,584.26
22/1464	204 Luton Road, Chatham	Luton and Wayfield	1 unit	275.88
22/1262	90a Sturdee Avenue, Gillingham	Watling	1 unit	275.88
22/1339	143 Berengrave Lane, Rainham	Rainham North	8 units	2,207.04

Application no. MC/	Site address	Ward	For	Amount received £
22/1215	Sturch Field, Grain Road, Lower Stoke	Peninsula	2 units	551.76
22/1393	29 Balmoral Road, Gillingham	Gillingham South	5 units	1,379.40
22/1317	Land r/o Fenn House Farm, Fenn Street, St Mary Hoo	Peninsula	4 units	1,103.52