

Compliance with Community Infrastructure Regulations (2010) as amended

Planning application: MC/19/1566

PINS ref: APP/A2280/W/20/3259868

Site: Land off Pump Lane, Rainham, Kent, ME8 7TJ

Proposal: Outline planning application with some matters reserved (appearance, landscaping, layout and scale) for redevelopment of land off Pump Lane to include residential development comprising of approximately 1,250 residential units, a local centre, a village green, a two form entry primary school, a 60 bed extra care facility, an 80 bed care home and associated access (vehicular, pedestrian, cycle)

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Community Infrastructure Levy

Medway Council is not a CIL Charging Authority.

Other obligations:

Policy context and CIL test summary for contributions / obligations

Infrastructure items	Planning policy / objectives	Requirement	Justification	Provision
Affordable housing	Local Plan Policy H3 Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD p12	To secure 25% of new development over 25 residential units or 1 ha in size in the urban area.	<p><u>Necessary</u> – Affordable housing essential to deliver mix of housing to meet the needs of the community</p> <p><u>Directly related</u> – Affordable housing to be provided on site as an integral part of the proposed residential development</p> <p><u>Fair and Reasonable</u> – level of affordable housing that could be provided while ensuring that the enabling housing development remains viable</p>	<p>Minimum of 25% affordable housing (no less than 313 units if 1,250 come forward in Reserved Matters application) 60% rented and 40% shared ownership (paragraph 8.3)</p> <p>Given the scale of the site, and that the phasing of development has not yet been agreed the precise mix of types is not set out here. Instead, this will be reviewed and agreed at each relevant reserved matters stage, to ensure that the latest possible need is being met.</p>
Highways	Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD p44 paragraph 6.1 Policy T1, T19	Towards highway improvements at: <ul style="list-style-type: none"> • M2/J4 <p>See Appendix 1</p>	<u>Necessary</u> – Highways improvements to mitigate the impact of the development on the strategic highways network in Medway	A financial contribution of £339,000 towards highway improvements at junction 4 of the M2

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			<p><u>Directly related</u> – The residents of the development will use the strategic highway network</p> <p><u>Fair and Reasonable</u> – level of contribution based on calculations made by Highways England for suitable mitigation works to junction 4 of the M2</p>	
Highways	<p>Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD p44 paragraph 4.2</p> <p>Policy T6</p> <p>NPPF achieving sustainable development and promoting healthy and safe communities</p>	<p>Bus infrastructure and provision</p> <p>£80,000 towards bus shelter improvements along Lower Rainham Road including shelter and LED lighting</p> <p>£720,000 towards interim assistance to support bus service provision until the development is fully occupied.</p>	<p><u>Necessary</u> – to facilitate sustainable transport options arising from the development.</p> <p><u>Directly related</u> – to support interim bus services to and from the development.</p> <p><u>Fair and Reasonable</u> – level of contribution based on calculations made by Medway Council based on the average annual cost of bus service provision and bus infrastructure.</p>	A financial contribution of £800,000 towards bus infrastructure and provision
Education	Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD p30	<p>Calculations:</p> <p>See Appendix 2 for details of charge per dwelling, pupil product ratios and calculated charge per pupil</p>	<p><u>Necessary</u> – the development will produce a large number of nursery, primary, and secondary pupils which will require new or expanded provision to cope with the demand.</p>	Listed below under each category of education provision.

Infrastructure items	Planning policy / objectives	Requirement	Justification	Provision
	<p>In compliance with Policies S1, S2 and S6 of the Local Plan</p> <p>See below for breakdown for Nursery, Primary, Secondary and Six Form</p>	<p>Nursery: $(1,250 \text{ houses} \times 0.11 = 137.5) = 137.5 \times \text{£}12,536.18 = \text{£}1,723,725.00$</p> <p>Primary: $(1,250 \text{ houses} \times 0.27 = 337.5) = 337.5 \times \text{£}12,536.15 = \text{£}4,230,950.00$</p> <p>Secondary: $(1,250 \text{ houses} \times 0.19 = 237.5) = 237.5 \times \text{£}14,115.05 = \text{£}3,352,325.00$</p> <p>Sixth Form: $(1,250 \text{ houses} \times 0.05 = 62.5) = 62.5 \times \text{£}14,119.20 = \text{£}882,450.00$</p>	<p>The Education Department has confirmed it only provides and accounts for approved schemes when planning school places and requesting contributions from developments. It has also confirmed that the secondary schools identified have the capacity to take the expansion from previously agreed section 106s and additional spaces that would be needed from this development and to manage this it would be spread across the identified schools.</p> <p>The Education Department has confirmed that there is insufficient spare capacity in local schools and schools in neighbouring areas to accommodate the expected demand generated by the proposed development.</p> <p><u>Primary schools</u> Thamesview – at capacity Twydall – limited capacity Thomas of Canterbury – at capacity Riverside – near capacity</p> <p><u>Secondary schools</u></p>	

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			<p>Rainham Mark Grammar – at capacity Rainham Girls – at capacity The Howard – at capacity Robert Napier – at capacity Brompton Academy – at capacity Chatham Grammar for Girls – at capacity</p> <p>The new school in Rainham, The Leigh Academy, will open in September 2021. It has been built to manage existing deficiencies in secondary capacity for this area. The school has not been built to deal with the demands from growth identified in the local plan or other large scale development such as this proposal.</p> <p>On that basis contributions are necessary to fund a nursery/primary school within the development and increasing capacity in local schools through their extension and expansion.</p> <p><u>Directly related</u> – the request is based on the number of pupils that the development is expected to</p>	

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			<p>produce, based on the number of dwellings, and the pupil product ratios. The contribution will go towards mitigating the impact of the additional pupils produced.</p> <p><u>Fair and Reasonable</u> - the calculations demonstrate:</p> <ul style="list-style-type: none"> • the demand arising from development (Pupil Product Ratio) • The cost of providing additional school place <p>The size of the contribution is based only on the expected number of pupils that this development will produce, and the impact that this development will have on Medway schools. Requests are made for all housing developments, and all requests are based on the same pupil product ratios and contribution amounts. Requests are adjusted to reflect whether there is spare capacity in local schools to manage the increase in need from new developments. In this case, there is no or limited capacity in the local schools so the increase in pupils from</p>	

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			this development will need to be met in full.	
Nursery education	<p>Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD p30</p> <p>In compliance with Policies S1, S2 and S6 of the Local Plan</p>	<p>To make financial contribution to facilitate the development of a new nursery within the development site. To accommodate the additional demand that will result from the future residents of the development. Calculated as set out above, in line with the Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD.</p>	<p><u>Necessary</u> – to provide educational facilities for residents of development.</p> <p><u>Directly related</u> – nursery school to be provided on site.</p> <p><u>Fair and Reasonable</u> – Level of contribution based on the charge set out in Medway Guide to Developer Contributions and Obligations May 2018.</p>	<p>A financial contribution of £1,723,725.00 towards the construction of a new nursery and primary school within the development AND the provision of the allocated land for the nursery/primary school to be provided within the development.</p>
Primary education	<p>Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD</p> <p>In compliance with Policies S1, S2 and S6 of the Local Plan</p>	<p>To make financial contribution to facilitate the development of a new 2FE primary school within the development site. To accommodate the additional demand that will result from the future residents of the development. Calculated as set out above, in line with the Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD.</p>	<p><u>Necessary</u> – to provide educational facilities for residents of development.</p> <p><u>Directly related</u> – primary school to be provided on site.</p> <p><u>Fair and Reasonable</u> – Level of contribution based on the charge set out in Medway Guide to Developer Contributions and Obligations May 2018 v2.</p>	<p>The provision of the allocated land for the nursery/primary school to be provided within the development AND a financial contribution of £4,230,950.00 towards the construction of a new nursery and primary school on the allocated land.</p>

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Secondary education	<p>Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD</p> <p>In compliance with Policies S1, S2 and S6 of the Local Plan</p>	<p>To make financial contribution towards secondary provision including Sixth Form at one or more of Rainham Mark Grammar, Rainham Girls, The Howard, Robert Napier or a new free school in this area facilities in the Rainham area in response to the additional demand that will result from the future residents of the development. Calculated as set out above, in line with the Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD.</p>	<p><u>Necessary</u> – to provide educational facilities for residents of development.</p> <p><u>Directly related</u> – schools identified as the nearest, most suitable schools for expansion.</p> <p><u>Fair and Reasonable</u> – Level of contribution based on the charge set out in Medway Guide to Developer Contributions and Obligations May 2018.</p>	<p>A financial contribution of £4,234,775.00 to be used towards secondary provision including Sixth Form at one or more of Rainham Mark Grammar, Rainham Girls, The Howard or a new free school within the vicinity of the Development.</p>
Waste and Recycling	<p>Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD p45</p> <p>In compliance with Policies S1, S2 and S6 of the Local Plan</p>	<p>To make financial contribution towards provision, improvement and promotion of waste and recycling services to cover the impact of the development. Calculated as set out above, in line with the Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD.</p> <p>Household waste receptacles - £46.55 Litter and canine bins - 2.74 Bring sites - £2.16</p>	<p><u>Necessary</u> – Development creates the requirement for waste and recycling services – it is an integral part of the infrastructure of the development and an important part of sustainable development to encourage recycling.</p> <p>The increases in population arising from the new developments will directly increase the demand for waste and recycling services.</p> <p>A contribution is thereby necessary to fund the expansion of the</p>	<p>A financial contribution of £155.44 per dwelling (up to a maximum of £18,963.98) to be used towards the enhancement of capacity of waste and recycling provision. This will include some or all of the following measures:</p> <ul style="list-style-type: none"> • Increase in the offering of bins at local HWRCs • Increase in footprint of bring site and the number of bins available at local bring sites

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		<p>HWRC & waste transfer facility - £96.89 Information/education - £4.43 Graffiti removal - £2.67</p> <p>Total cost per dwelling - £155.44</p> <p>To provide brown bins to the new properties within the development.</p> <p>To the provision of additional litter and canine bins within a 2 mile radius of the proposed development.</p> <p>Towards increasing the capacity of the nearest bring and HWRC sites.</p> <p>Toward the printing of educational leaflets, for residents of the new development, regarding Waste services including Pest Control, and Graffiti services offered to residents.</p>	<p>supporting waste and recycling infrastructure.</p> <p>Increasing the available bins at local HWRCs and bring sites will meet the increased demand from residents of the development using these facilities.</p> <p>It should be noted that the contribution is towards the capital cost of new infrastructure and is not towards the revenue costs of collecting and disposing of waste and recycling which is met from council tax.</p> <p><u>Directly related</u> – Contributions relate to the necessary level of direct provision on site and waste facilities within the vicinity of the development site.</p> <p>Current local bring sites are located at Darland Avenue, Longley Road, Parkwood Green and Twydall shopping centre.</p>	<ul style="list-style-type: none"> • Creation of another facility within the local area • Provision of household waste receptacles to the new properties including brown bins • Additional litter and canine bins within a 2 miles radius of the proposed development • Information and educational resources for residents of the development • Graffiti removal

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			<p>The nearest HWRCs are at Hoath Way and Capstone</p> <p><u>Fair and Reasonable</u> – Level of contribution based on the charge set out in Medway Guide to Developer Contributions and Obligations May 2018 v2.</p> <p>The charging rates are based on per household share of Waste and Recycling Services costs for 2013.</p>	
Public rights of way	<p>Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD p44 paragraph 4.4</p> <p>Policy L10</p>	<p>To make a financial contribution towards improvements to Public Rights of Way within 1.6km of the development including GB6A bridleway, GB6, GB5, GB2, GB44 and GB1. More robust furniture and surfacing will be required for surrounding routes as well as materials to inform and advise new residents of what the PROW in the area can offer to them. In order for the development to meet basic levels of sustainable access, a contribution towards PROW signage (finger signs, posts and way</p>	<p><u>Necessary</u> – to mitigate against the very significant footfall of approximately 3,500 extra residents that will occur on adjacent footpaths, byways and the Saxon Shore Way as a result of the development. The current bridleway and nearby public rights of way have aging and unmetalled surfaces that would need addressing if the developments were successful as they would not cope with the extra footfall. The new residents would be provided with information and good signage to help</p>	<p>A financial contribution of £98,750.00 towards improvements to Public Rights of Way within 1.6km of the development and £3,800 towards signage required at Public Rights of Way in the area of the development.</p>

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		<p>marking) for the surrounding area to safely and efficiently direct path users is also sought.</p> <p>See appendix 3</p>	<p>show where the local public rights of way are and where they lead to.</p> <p><u>Directly relates</u> – the improvements will be to Public Rights of Way within in 1.6km of the development that will be impacted by the development and will mitigate the impact of additional footfall from residents of the proposed development. Supporting information would be provided to residents of the proposed development.</p> <p><u>Fair and Reasonable</u> – level based on a £79 per dwelling contribution and £3,800 to meet sustainable access requirements.</p>	
Libraries	<p>Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD p29</p> <p>Policy.S6</p> <p>NPPF Promoting healthy and safe communities</p>	<p>To make a financial contribution to improve facilities and equipment at Rainham library including:</p> <ul style="list-style-type: none"> ▪ New ICT equipment and chairs ▪ Improved facilities in the children’s library, including kinderboxes, appropriate child-friendly furniture and seating ▪ Additional stock (adult fiction and non-fiction, children’s 	<p><u>Necessary</u> – to improve the provision of library services most impacted by the increased use as a result of additional residents of the development site.</p> <p><u>Directly related</u> – the nearest library facility to the proposed development.</p>	<p>A financial contribution of £206,437.50 for investment in existing provision of £165.15 per dwelling to improve facilities and equipment at Rainham library.</p>

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		<p>fiction and non-fiction, talking books)</p> <ul style="list-style-type: none"> ▪ Additional resources for library activities, particularly Baby Bounce and Rhyme, Toddler Boogie, children’s craft materials, children’s Summer Reading Challenge resources, author visits ▪ Substantial improvements to the fabric of the building, including more space/extension, installing a lift to open up access to the current mezzanine floor ▪ Improved welfare facilities, including larger toilets and baby change facilities <p>or relocation of the library to the town centre if the existing site reaches capacity.</p>	<p><u>Fair and Reasonable</u> – to facilitate improvement of facilities and equipment of library facilities that will be used by residents of the development site. Level of contribution based on the charge set out in the Medway Guide to Developer Contributions and Obligations May 2018.</p>	
Public Realm	<p>Policy S6</p> <p>NPPF- ensuring vitality of Town Centres</p>	<p>To make a financial contribution to assist with improvements including development of a new square/civic space in Rainham Precinct Shopping Centre and improvements to the</p>	<p><u>Necessary</u> – to mitigate the increase in demand on town centre retail and other facilities that will be used by residents of the development in a sustainable and well connected location, beyond use of limited local</p>	<p>A financial contribution of £306,250.00 based on £245 per dwelling towards improvements within Rainham Shopping Centre</p>

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		<p>Precinct gateway by the car park and the High Street including:</p> <ul style="list-style-type: none"> • Paving • Greening/shrubbery/floral displays • Car parking improvements • Street lighting • Street furniture (benches/bollards/railings/info boards) • CCTV • Events to add to vitality of the town centre <p>Calculation - no. of housing units x 2.45 average occupancy rate x £100</p>	<p>facilities proposed within the site. As more residential properties are built within the surrounding area, the demand on the town centre increases thereby making investment in the public realm a necessity.</p> <p><u>Directly related</u> – Rainham being the nearest town centre retail facility to the development will be directly impacted by an increase in demand from the development.</p> <p><u>Fair and Reasonable</u> - Level of contribution based on a charge of £245 per dwelling (x 1250)</p>	
Sports	<p>Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD p41</p> <p>Policy S6</p> <p>NPPF – promoting healthy and safe communities</p>	<p>To make a financial contribution towards redevelopment works at Splashes Leisure Pool.</p>	<p><u>Necessary</u> – to mitigate the increase in demand for sports facilities that will be used by residents of the development site by redeveloping the existing facilities to meet the need. The current Splashes Leisure Pool needs to be redeveloped and residents of the proposed development would need access to a leisure facility. The current centre could not cater for the increased demand from developments already</p>	<p>A financial contribution of £304,337.50 based on £243.47 per dwelling towards redevelopment of Splashes Leisure Pool.</p>

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			<p>allowed and this potential scheme and without redevelopment there would be a lack of sport provision in this area.</p> <p><u>Directly related</u> – the nearest sports facility to the development that will be directly impacted by an increase in demand from the development.</p> <p><u>Fair and Reasonable</u> – to facilitate redevelopment of Splashes Leisure Pool so that residents of the development have access to indoor sports facilities. Level of contribution of £243.47 per dwelling based on the charge set out in Medway Guide to Developer Contributions and Obligations May 2018 v2.</p>	
Open space	<p>Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD p36</p> <p>In compliance with Policies S1, S2, S6 and L4 of the Local Plan</p>	<p>To make financial contributions to enhance open space facilities within the vicinity of the development at one or more of Cozenton Park, Rainham Recreation Ground, allotments at Bloors Lane and Berengrave and Berengrave Local Nature Reserve; and towards visitor improvements to Great Lines</p>	<p><u>Necessary</u> – open space is essential to achieving inclusive and healthy communities. Play is essential for children to develop physically, mentally, emotionally, and socially. Allotments support healthy lifestyle. There is a deficiency of all typologies in the Rainham area and a major development of this significant scale</p>	<p>A financial contribution of £1,436,655.24 based on £1,149.32 per dwelling to be to enhance open space facilities within the vicinity of the development. As well as Medway’s Great Lines Heritage Park. This has been calculated at 5% of the total request = £71,832.76.</p>

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		<p>Heritage Park, Medway’s Metropolitan park, including additional benches, interpretation, improving step access and the ecological management of the chalk grassland and scrub, in response to the additional visits that will result from the future residents of the development.</p> <p>See Appendix 4</p> <p>The contribution is based upon the development providing the village green (typology ‘parks and gardens’) and play areas for the LEAP/NEAPs (typology ‘play’) on site so the contribution has been reduced per dwelling to reflect this provision.</p> <p>The community orchard and green area including dog walking areas are considered to be structural landscaping for the purposes of visual mitigation and have not been included in the calculation of the amount of on site open space provision.</p>	<p>should be providing these on site to mitigate the impact that the new residents will have on surrounding facilities which are already over capacity. The Great Lines Heritage park is an Area of Local Landscape Importance and Local Wildlife Site and is valued for its strategic views, wildlife habitats and heritage, is an asset for the whole of Medway and demands on its upkeep and maintenance increases proportionately with population. Improving all these aspects will further enhance the visitor experience.</p> <p><u>Directly related</u> – the areas are all accessible-to the development site and would be affected by the impact of an increased population in the area. The metropolitan park is an asset for the whole of Medway.</p> <p><u>Fair and Reasonable</u> – Level of contribution £2,551.50 per dwelling based on the charge set out in Medway Guide to Developer</p>	

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			Contributions and Obligations May 2018 v2.	
Public Health	<p>Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD p40</p> <p>NPPF – promoting healthy communities</p> <p>Hot Food Takeaways in Medway - A Guidance Note</p>	To make a financial contribution to offset/mitigate the impact of take away establishments because of the development.	<p><u>Necessary</u> – to offset the impact of a hot food takeaway in the proposed local centre by implementing bespoke initiatives with the local community and/or schools in the vicinity of the site.</p> <p><u>Directly related</u> – to be used to support initiatives with local communities in the vicinity of the site.</p> <p><u>Fair and Reasonable</u> – Level of contribution £1,113.38 for new hot food takeaways of at least 100 square metres based on the charge set out in the Medway Guide to Developer Contributions and Obligations May 2018v v2.</p>	A financial contribution of £1,113.38 to offset the impact of take away establishments because of the development.
Health	<p>Medway Guide to Developer Contributions and Obligations May 2018 v2 SPD p35</p> <p>In compliance with Policies S1, S2 and S6 of the Local Plan</p>	To make financial contribution to allow for extension to, refurbishment of or upgrade to existing premises within Medway South Primary Care Network in response to the additional patient	<u>Necessary</u> – to provide healthcare services to residents of the development. There are existing capacity issues for health services within the area and the proposed development would impact local GP services in terms of increased patient	A financial contribution of £805,987.50 based on £632.36 per dwelling to allow for extension to, refurbishment of or upgrade to existing premises within Medway South Primary Care Network

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		pressure resulting from the future residents of the development	<p>lists. The applicants initially proposed a small health surgery on the site but the local CCG felt this would not come forward because it does not match the current model of care. Most practices are moving away from the traditional GP model of care and are introducing a wider variety of allied healthcare professionals to provide services to patients. The Primary Care Networks are supported by the CCG in the recruitment of a number of additional roles which complement the existing workforce and facilitate increase demand on patient list. These additional roles require space from which to operate. Increasing capacity across the Primary Care Network for these roles and spaces means residents of the development can access GP services from a local practice and other primary care services across the Primary Care Network. The current CCG is newly formed of multiple CCGs in the middle of 2020 and is currently in a transition to a new delivery model.</p>	

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			<p><u>Directly related</u> – Medway South Primary Care Network surgeries would be the nearest to the development and could be expanded across the surgeries to meet the additional capacity.</p> <p><u>Fair and Reasonable</u> – Level of contribution £632.36 per dwelling based on the charge set out in Medway Guide to Developer Contributions and Obligations May 2018 v2.</p>	
Habitats Regulations	<p>Habitat Regulations</p> <p>In compliance with Policies BNE37 and 39 of the Local Plan</p> <p>Strategic Access Monitoring and Management Strategy</p> <p>p5 Table 1 - Summary</p>	<p>To make a financial contribution to take mitigating measures to protect wintering birds habitat areas from the additional footfall/visitors that will result from the development.</p>	<p><u>Necessary</u> - to mitigate the impact of bird disturbance on wintering bird habitats from new development.</p> <p><u>Directly related</u> - Much of the estuary and marshes along the north Kent coast on the Thames, Medway and Swale are designated Special Protection Areas (SPAs). A series of strategic mitigation measures to reduce bird disturbance caused by visitors to the SPAs and Ramsar sites is supported by north Kent planning authorities and endorsed by Natural</p>	<p>A financial contribution of £383,687.50 based on £245.56 per dwelling plus a 25% uplift.</p>

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			<p>England in addressing this aspect of potential impact to SPAs.</p> <p><u>Fair and Reasonable</u> - an adopted charge is sought per dwelling.</p>	
Habitats Regulations	<p>Habitats Regulations</p> <p>In compliance with Policies BNE37 and 39 of the Local Plan</p> <p>Strategic Access Monitoring and Management Strategy</p> <p>p5 Table 1 - Summary</p>	<p>To make a financial contribution towards additional mitigation measures to protect wintering birds habitat areas from the additional footfall/visitors that will result from the development by fully funding a bespoke wardening role for 10 years.</p>	<p><u>Necessary</u> - to mitigate the impact of bird disturbance on wintering bird habitats from new development.</p> <p><u>Directly related</u> - Much of the estuary and marshes along the north Kent coast on the Thames, Medway and Swale are designated Special Protection Areas (SPAs). A series of strategic mitigation measures to reduce bird disturbance caused by visitors to the SPAs and Ramsar sites is supported by north Kent planning authorities and endorsed by Natural England in addressing this aspect of potential impact to SPAs.</p> <p><u>Fair and Reasonable</u> - an adopted charge is sought per dwelling.</p>	<p>A financial contribution of £198,101.98 towards a bespoke wardening role fully funded for 10 years.</p>

Monitoring costs currently £450 per trigger. Agreed by Cabinet in Fees and Charges. These costs cover

- monitoring of development

- to pursue contributions and obligations at the appropriate trigger
- to ensure that non monetary obligations are fulfilled at the appropriate trigger

to regularly liaise with services, the NHS and accountants to ensure contributions are spent appropriately and within deadlines.

The Council's experience is that these are reasonable charges that cover a significant amount of work and ensure that projects are delivered to meet the increased infrastructure demands that new developments create. A development of this nature and scale across multiple phases will mean that the monitoring and delivery of infrastructure projects will happen over many years and a per trigger model reflects this ongoing work.

APPENDIX 1: SRN (M2) correspondence.

From: Bowie, David <David.Bowie@highwaysengland.co.uk>
Sent: 15 February 2021 17:41
To: harris, dave <dave.harris@medway.gov.uk>; Bown, Kevin <Kevin.Bown@highwaysengland.co.uk>; bull, andrew <andrew.bull@medway.gov.uk>; Peter.Canavan <Peter.Canavan@carterjonas.co.uk>
Cc: SJT@dtatransportation.co.uk; Duncan Parr <Duncan.Parr@rapleys.com>
Subject: RE: Pump Farm MC/19/1566

Afternoon Dave,

On the unlikely basis that nothing else comes forward (Gibraltar Farm or IPM) the requested contribution will most likely permit changes to the junction that would mitigate the Pump Farm impacts. Alternatively, the funding could be used to design a much more comprehensive scheme at the junction for implementation at a later point when traffic conditions demand. Don't forget that Pump Farm is quite well removed from our network so by the time traffic from the development hits our network it is very much diluted but still adds to the cumulative impact!

If we go for the Grampian then we could end up in a waiting game as all three sites have the same required mitigation to which the other two would benefit. This way we at least end up with a contribution to the benefit of the junction early on in the buildout (if consented)!

I hope this sufficiently explains.

Kind regards

David

David Bowie

Area 4 Spatial Planning Manager (Acting)

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From: harris, dave [<mailto:dave.harris@medway.gov.uk>]
Sent: 15 February 2021 13:26
To: Bown, Kevin <Kevin.Bown@highwaysengland.co.uk>; bull, andrew <andrew.bull@medway.gov.uk>; Peter.Canavan <Peter.Canavan@carterjonas.co.uk>; Bowie, David <David.Bowie@highwaysengland.co.uk>

Cc: SJT@dtatransportation.co.uk; Duncan Parr <Duncan.Parr@rapleys.com>
Subject: RE: Pump Farm MC/19/1566
Importance: High

Thanks for this Kevin,

As I read this from David it is an either or option for either Grampian condition or contribution, with the preference for the contribution. But what if we get the contribution by 200 dwelling but no other contributions come forward? The implications are then that you (highways England) will accept all 1250 houses (the entire development) being occupied despite no improvements to junction 4?

Is that correct?

Thanks

Dave

From: Bown, Kevin <Kevin.Bown@highwaysengland.co.uk>
Sent: 15 February 2021 11:15
To: bull, andrew <andrew.bull@medway.gov.uk>
Subject: FW: Pump Farm MC/19/1566

Kevin Bown BSc(Hons) MPhil CMS MRTPI Spatial (Town) Planning Manager

Spatial Planning Team, South East Region Operations Directorate

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | GU1 4LZ

Tel: 0300 470 1046 (all calls to this number will also patch through to my mobile)

Web: <http://www.highways.co.uk>

From: Bowie, David
Sent: 12 February 2021 19:12
To: Simon Tucker <SJT@dtatransportation.co.uk>
Cc: Jacqueline Aggiss <JA@dtatransportation.co.uk>; Bown, Kevin <Kevin.Bown@highwaysengland.co.uk>; Planning SE <planningse@highwaysengland.co.uk>
Subject: RE: Pump Farm MC/19/1566

Good evening Simon,

Thank you for providing me with your short note relating to the approach to calculating a fair and proportionate contribution to the agreed highway mitigation scheme at M2 Junction 4.

I note that your approach looks at two possible scenarios. In the event the scheme is not delivered by a third party the appeal site will deliver the scheme prior to the occupancy of 972 dwellings on the basis of its impacts being comparable to that of the Gibraltar Farm site. Applying this requirement as a Grampian condition would be acceptable to Highways England.

The alternative suggestion is that the appeal site provides a contribution to the M2 J4 scheme cost in proportion to its impact and this works out at a contribution of £339,000 (index linked). No indication is given as to a point in the build out and occupancy of the appeal site at which this becomes payable. I would suggest that the contribution would be due on 200 occupancies to bring it into line with the Gibraltar Farm trigger.

Our preference would be towards the contribution scenario, with the option to allow Highways England to spend that contribution on either studies or works to the benefit of M2 J4.

I trust my initial thoughts on this matter are of assistance.

Kind regards

David

David Bowie

Area 4 Spatial Planning Manager (Acting)

Tel: +44 (0) 7900 056130

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

Web: <http://www.highwaysengland.co.uk>

From: Simon Tucker [<mailto:SJT@dtatransportation.co.uk>]

Sent: 21 January 2021 11:53

To: Bowie, David <David.Bowie@highwaysengland.co.uk>

Cc: Jacqueline Aggiss <JA@dtatransportation.co.uk>

Subject: Pump Farm MC/19/1566

Hello David,

Thanks for your time this morning. As discussed I attach a short note on the proposed approach on which I would welcome your comments / agreement.

Kind regards

Simon

Kind regards

Simon Tucker

David Tucker Associates

Transport Planning Consultants

APPENDIX 2: Education contribution calculation

Charge per dwelling, as stated in Medway Guide to Developer Contributions and Obligations 2018:

	New	Existing
Nursery	£1,765.08	£1,378.98
Primary	£4,332.49	£3,384.76
Secondary	£3,432.77	£2,681.86
Sixth Form	£903.62	£705.96

	New	Existing
Nursery	£16,046.18	£12,536.18
Primary	£16,046.26	£12,536.15
Secondary	£18,067.21	£14,115.05
Sixth Form	£18,072.40	£14,119.20

Pupil Product Ratios (expected pupils per dwelling):

	Flats (Excl 1 bed)	Houses (Excl 1 bed)
Nursery	0.03	0.11
Primary	0.09	0.27
Secondary	0.06	0.19
Sixth Form	0.02	0.05

Calculated charge per pupil

APPENDIX 3: Public rights of way contribution

falkner, neil

From: behn, annmarie
Sent: 10 July 2019 14:58
To: representations, planning
Cc: gunner, hannah; taylor, adam
Subject: MC/19/1566 - Outline application - land off Pump Lane

Medway Council PROW service would like to submit the following comments and also request a S106 contribution from the developer of the above planning application.

Backdrop

There are several PROW which will be affected by this development.

GB6A is a very popular bridleway that runs through the middle of this development providing access to Pump Lane and surrounding area and the bridleway is also an onward connection to the GB6 and GB5 footpaths towards Berengrave Lane.

The GB2 AND GB44 byways are in close proximity, as is the GB1 which forms part of the regional Saxon Shore Way trail. These will all be impacted to different severities by this development.

Policy

This impact is a material consideration during the planning process under the TCPA and forms part of Medway Council's remit under section 7 (7.25) Statement of Actions of the Medway Council's Rights of Way Improvement Plan.

This contribution request links directly to the Travel component, pages 43-44, paragraph 4.1 and 4.4, of the Medway Council's Developers Contribution Guide 2018:

1.1 The majority of new development generate the need to travel and these movements place additional demand on local and regional transport infrastructure.

4.1 New developments will require access to key services by non- car modes and should promote walking, cycling and the use of public transport.

4.4 Developments will often impact on the existing PROW network and improvements may be required to facilitate additional use. Improvements to the existing PROW network required as a result of a development may also necessitate the provision of new routes linking existing rights of way. In each case the required improvements will be determined in relation to the scale of development with a view to providing access to strategic facilities, including green infrastructure.

The applicants attention is directed to NPPF Section 75 which states that planning policy should look to protect and enhance public rights of way and access. NPPF Section 35 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people and..... give priority to pedestrian and cycle movements.

Recommendation

1. It is noted that the GB6A bridleway will be ‘retained and enhanced to ensure its continued and greater use’ as per the developer’s Design Principles. The PROW team need to be involved with any design and works by the developer, to the bridleway.
2. It should be considered that the rural amenity of the bridleway within the development boundary will have been lost as the surroundings become urban and in order to regain the intrinsic value that has gone we would propose that the bridleway is extended further still to enable equestrian use to continue to the western edge of the development, perhaps becoming incorporated within Dog Route 2 or Dog Route 1.
- 3.

Contribution Request

It is requested that there is sufficient mitigation against the very significant footfall of approximately 3500 extra residents that will occur on adjacent footpaths, byways and the Saxon Shore Way as a result of the development.

More robust furniture and surfacing will be required for surrounding routes as well as materials to inform and advise new residents of what the PROW in the area can offer to them. It is recommended that a financial contribution of £79 per dwelling is secured to achieve the sustainable access needs of this proposed development. This sub totals £98,750.

In order for the development to meet basic levels of sustainable access, a contribution of £3800 towards PROW signage (finger signs, posts and way marking) for the surrounding area area to safely and efficiently direct path users is also sought.

Total request = £102,550.00 (to cover surfacing requirements, furniture, promotional materials and signage on PROW within 1.6km of the development)

With regards,

Annmarie Behn MIPROW, MILAM (Cert), WSET (Dip), DMS
Paths and Promotions Manager | Greenspace Development Team | Medway Council
01634 331467
<https://www.medway.gov.uk/>

Please note my normal working days are Monday to Wednesday inclusive



APPENDIX 4: Open space contribution calculation

Open space calculations

Table 1 – Pump Lane - Estimate of new residents:

Number units	Number bedrooms	Occupancy rate	Population
0	1	1.33	0
375	2	2.45	918.75
625	3	3.59	2243.75
250	4	3.59	897.5
1250		TOTAL	4060

Table 2 – Pump Lane - Estimate of on-site open space by typology (based on resident figure in Table 1):

Typology	Medway standard	Pump Lane (residents)		Rate (£)	Sub Total (£)
		4060			
Parks & Gardens	0.4/1000	1.62		100.0907044	<i>on site provision</i>
Play	0.08 /1000	0.32		331.6136724	<i>on site provision</i>
Amenity Greenspace	0.74 / 1000	3		33.3635697	135,456.09
Natural Greenspace	1.35/1000	5.48		153.6745419	623,918.64
Outdoor Sport	0.5/1000	2.03		150.6415813	611,604.82
Allotments	0.18/1000	0.73		16.17627833	65,675.69
Total	3.26/1000	13.2	ha	785.5603473	£1,436,655.24

APPENDIX 5: Relevant schemes the subject of other financial contributions

Obligation type	Application number	Site address	Application proposal (abbreviated)	Provision
Affordable housing	MC/19/0797	4, 16, 20 & 22 High Street, Rainham	54 retirement living apartments	£225,000 towards the provision of Off-Site Affordable Housing
	MC/16/2776	Land At Brickfield, Darland Farm, Pear Tree Lane, Hempstead	Outline upto 44 dwellings	£1,875,000 towards off site affordable housing
Highways	MC/18/1796	Land south of Lower Rainham Road (known as Woolley's Orchard), Rainham	Outline up to 202 residential dwellings	£82,640.44 towards improving sustainable transport infrastructure.
	MC/18/3160	Land Off Lower Rainham Road (West Of Station Road), Rainham	Outline up to 64 dwellings	£36,000 towards highway infrastructure improvements to Lower Rainham Road involving the widening of the road west of Berengrave Allotments and east of Berengrave Lane, and improvements to sustainable transport £10,000 towards the Council's reasonable costs in the creation of a Traffic Regulation Order to change from unrestricted on street parking bays to restricted single yellow lines along Lower Rainham Road
	MC/17/3687	Berengrave Nursery, Berengrave Lane, Rainham	Outline for upto 121 residential dwellings	£15,000 towards the cost of improvements to the highway capacity at the A2 Bloors Lane junction and/or A2 Birling Avenue junction £45,000 towards the cost of pedestrian accessibility and safety improvements to Rainham Town Centre and bus stop infrastructure improvements and enhancement to cycle parking provisions to Berengrave Lane

Obligation type	Application number	Site address	Application proposal (abbreviated)	Provision
	MC/19/3275	Berengrave Nursery, Berengrave Lane, Rainham	60 dwellings representing a net increase of 18 new dwellings over and above 121 dwellings granted under outline application MC/17/3687	£2,2321.40 towards the cost of enhancing highway capacity at the A2/Birling Avenue and/or A2/Bloors Lane junctions £6,694.21 towards the cost of improvements to sustainable transport infrastructure
	MC/19/2532	Land At The Maltings Rainham	29 dwellings	£24,556 towards the provision of improvements at the A2/Mierscourt Junction
	MC/16/2051	Land at Otterham Quay Lane, Rainham	Outline up to 300 new dwellings	Highway Improvement works to the junction on Mierscourt Road
	MC/18/2898	Land west of Station Road, Rainham	Outline up to 76 dwellings	£31,092.43 towards improving sustainable transport infrastructure
	MC/15/4539	Land To The East Of Mierscourt Road / South Of Oastview Rainham	134 dwellings	£113,500 towards improvements at the A2/Mierscourt Road Junction including the installation of Traffic Signal Equipment, MOVA equipment the removal of a guardrail and civil works to remove the traffic island and widening the crossing
Nursery education	MC/18/1307	Bakersfield Phase 2, Station Road, Rainham	18 no 3-bedroom dwellings	£16,473.60 towards the provision of improvements to nursery educational facilities at Riverside Primary School and/or St Thomas of Canterbury School
	MC/18/1796	Land south of Lower Rainham Road (known as Woolley's Orchard), Rainham	Outline up to 202 residential dwellings	£271,809.18 towards increasing the capacity at one or more of the following nursery schools within the Borough of Medway, namely Riverside Primary, St Edmunds Way, Rainham, Thames View Primary, Bloors Lane, Gillingham or Mierscourt Primary, Silverspot Close, Rainham
	MC/18/3160	Land Off Lower Rainham Road (West Of Station Road), Rainham	Outline up to 64 dwellings	£86,117.76 towards the improvement of Nursery School facilities by way of either the expansion of Riverside Primary School and/or Thames Valley Primary School, or towards the provision of a new free School

Obligation type	Application number	Site address	Application proposal (abbreviated)	Provision
	MC/17/3687	Berengrave Nursery, Berengrave Lane, Rainham	Outline for upto 121 residential dwellings	£93,100.80 towards the cost of providing nursery school places at either Riverside Primary School and/or St Thomas of Canterbury expansion
	MC/19/3275	Berengrave Nursery, Berengrave Lane, Rainham	60 dwellings representing a net increase of 18 new dwellings over and above 121 dwellings granted under outline application MC/17/3687	£24,821.64 towards one or all of (i) the expansion of nursery places at Thames View Primary School and/or St Thomas of Canterbury Primary School and/or (ii) towards the provision of a new free school (nursery) within the vicinity the Development
	MC/19/2532	Land At The Maltings Rainham	29 dwellings	£32,594.07 towards the provision of nursery educational facilities at Mierscourt Primary School and/or Park Wood Infants School
	MC/17/1820	Bakersfield, Land at Station Road, Rainham	Reserved matters (pursuant to MC/14/0285) for residential development comprising 90 dwellings	£53,073 towards the cost of providing nursery school places at either Riverside Primary School, Thames View Primary School or Mierscourt Primary School
	MC/16/2051	Land at Otterham Quay Lane, Rainham	Outline up to 300 new dwellings	£274,560 towards provision in the area at the Riverside Nursery and Primary School
	MC/18/2898	Land west of Station Road, Rainham	Outline up to 76 dwellings	£87,327.36 towards the cost of providing nursery school places at either Riverside Primary School, Thames View Primary School or Mierscourt Primary School
	MC/15/4539	Land To The East Of Mierscourt Road / South Of Oastview Rainham	134 dwellings	£97,177.60 towards the provision of Nursery School places at one or more of Riverside Primary School, Mierscourt Primary School or Deanwood Primary School
	MC/16/0712	177 Berengrave Lane, Rainham	13 dwellings	£10,982.40 towards early years provision at either Riverside Primary School or at a new primary education facility

Obligation type	Application number	Site address	Application proposal (abbreviated)	Provision
	MC/16/2776	Land At Brickfield, Darland Farm, Pear Tree Lane, Hempstead	Outline upto 44 dwellings	£40,268.80 towards increasing capacity at one or more of Riverside Primary School or St Mary's Island Primary School
Primary education	MC/18/1307	Bakersfield Phase 2, Station Road, Rainham	18 no 3-bedroom dwellings	£40,435.20 towards the provision of improvements to primary education facilities at Riverside Primary School (2 to 3FE) and/or St Thomas of Canterbury School (1 to 2FE) and/or Thamesview Primary School (2 to 3FE) and/or Mierscourt Primary School (2 to 3 E)
	MC/18/1796	Land south of Lower Rainham Road (known as Woolley's Orchard), Rainham	Outline up to 202 residential dwellings	£667,167.62 towards increasing the capacity at one or more of the following primary schools within the Borough of Medway, namely, Riverside Primary, Thames View Primary or Mierscourt Primary
	MC/18/3160	Land Off Lower Rainham Road (West Of Station Road), Rainham	Outline up to 64 dwellings	£122,821.25 towards the improvement of Secondary School facilities by way of either the expansion of Rainham Mark Grammar School and/or Rainham Girls School and/or The Howard School, or towards the provision of a new free School
	MC/17/3687	Berengrave Nursery, Berengrave Lane, Rainham	Outline for upto 121 residential dwellings	£229,881.60 towards the cost of providing primary school places at either Riverside Primary School and/or St Thomas of Canterbury expansion
	MC/19/3275	Berengrave Nursery, Berengrave Lane, Rainham	60 dwellings representing a net increase of 18 new dwellings over and above 121 dwellings granted under outline application MC/17/3687	£19,148.07 towards one or all of (i) the expansion of primary school places at Thames View Primary School and/or St Thomas of Canterbury Primary School and/or (ii) towards the provision of a new free school (primary) within the vicinity of the Development
	MC/19/2532	Land At The Maltings Rainham	29 dwellings	£41,777.61 towards the provision of primary educational facilities at Mierscourt Primary School and/or Park Wood Infants School and/or Park Wood Junior School

Obligation type	Application number	Site address	Application proposal (abbreviated)	Provision
	MC/17/1820	Bakersfield, Land at Station Road, Rainham	Reserved matters (pursuant to MC/14/0285) for residential development comprising 90 dwellings	£103,721 towards the cost of providing primary school places at either Riverside Primary School or Thames View Primary School
	MC/16/2051	Land at Otterham Quay Lane, Rainham	Outline up to 300 new dwellings	£673,920 towards provision in the area at the Howard School
	MC/18/2898	Land west of Station Road, Rainham	Outline up to 76 dwellings	£202,474.22 towards the cost of providing primary school places at either Riverside Primary School, Thames View Primary School or Mierscourt Primary School
	MC/15/4539	Land To The East Of Mierscourt Road / South Of Oastview Rainham	134 dwellings	£242,611.20 towards the provision of Primary School places at one or more of Riverside Primary School, Mierscourt Primary School or Deanwood Primary School
	MC/16/0712	177 Berengrave Lane, Rainham	13 dwellings	£26,956.80 towards Key Stage 1 provision at either Riverside Primary School or at a new primary education facility
	MC/16/2776	Land At Brickfield, Darland Farm, Pear Tree Lane, Hempstead	Outline upto 44 dwellings	£98,841.60 towards increasing capacity at one or more of Riverside Primary School or St Mary's Island Primary School
Secondary education	MC/18/1307	Bakersfield Phase 2, Station Road, Rainham	18 no 3-bedroom dwellings	£32,722.56 towards the provision of improvements to secondary education facilities at Rainham Mark Grammar School class bases and/or a new free school in the area
	MC/18/1796	Land south of Lower Rainham Road (known as Woolley's Orchard), Rainham	Outline up to 202 residential dwellings	£528,619.86 towards providing additional classrooms and communal facilities at one of more of the following secondary schools within the Borough of Medway, namely, Rainham Girls, Derwent Way, Gillingham or Rainham Mark Grammar, Pump Lane, Rainham
	MC/18/3160	Land Off Lower Rainham Road (West Of Station Road), Rainham	Outline up to 64 dwellings	£122,821.25 towards the improvement of Secondary School facilities by way of either the expansion of Rainham Mark Grammar School and/or Rainham Girls School and/or The Howard School, or towards the provision of a new free School

Obligation type	Application number	Site address	Application proposal (abbreviated)	Provision
	MC/17/3687	Berengrave Nursery, Berengrave Lane, Rainham	Outline for upto 121 residential dwellings	£232,143.60 towards the cost of providing secondary school places at Rainham Mark Grammar School
	MC/19/3275	Berengrave Nursery, Berengrave Lane, Rainham	60 dwellings representing a net increase of 18 new dwellings over and above 121 dwellings granted under outline application MC/17/3687	£48,273.48 towards one or all of (i) the expansion of secondary school places at The Howard School and/or Rainham Girls School and/or Rainham Mark Grammar School and/or Robert Napier School and/or (ii) towards the provision of a new free school (secondary) within the vicinity of the Development
	MC/19/2532	Land At The Maltings Rainham	29 dwellings	£65,046.21 towards the provision of secondary educational facilities at the Rainham Girls School and/or the Howard School and/or Rainham Mark Grammar School
	MC/17/1820	Bakersfield, Land at Station Road, Rainham	Reserved matters (pursuant to MC/14/0285) for residential development comprising 90 dwellings	£104,351 towards the cost of providing secondary school places at one or more of Rainham Girls School, The Howard School or Rainham Grammar School
	MC/16/2051	Land at Otterham Quay Lane, Rainham	Outline up to 300 new dwellings	£681,720 towards provision in the area at the Rainham Mark Grammar School
	MC/18/2898	Land west of Station Road, Rainham	Outline up to 76 dwellings	£129,169.37 towards the cost of providing secondary school places at one or more of Rainham Girls School, The Howard School or Rainham Mark Grammar School
	MC/15/4539	Land To The East Of Mierscourt Road / South Of Oastview Rainham	134 dwellings	£244,233.30 towards the provision of Secondary School places at one or more of The Howard School, Rainham Girls School, Rainham Mark Grammar School or the building of a new facility
	MC/16/0712	177 Berengrave Lane, Rainham	13 dwellings	£34,444.80 towards increasing dining facilities at The Howard School or towards provision of a new secondary school facility
	MC/16/2776	Land At Brickfield, Darland Farm, Pear Tree Lane, Hempstead	Outline upto 44 dwellings	£99,985.60 towards Increasing capacity at one or more of The Howard School, Rainham Girls School or a new free school

Obligation type	Application number	Site address	Application proposal (abbreviated)	Provision
	MC/19/3106	Site Adjacent To Eastcourt Green, Twydall, Gillingham	14 dwellings	£36,473.30 towards Secondary education at Howard School and/or Rainham School for Girls and/or Rainham Mark Grammar School and/or Robert Napier School
Six form education	MC/17/3687	Berengrave Nursery, Berengrave Lane, Rainham	Outline for upto 121 residential dwellings	£61,594 towards the cost of providing sixth form places at Rainham Mark Grammar School
	MC/19/3275	Berengrave Nursery, Berengrave Lane, Rainham	60 dwellings representing a net increase of 18 new dwellings over and above 121 dwellings granted under outline application MC/17/3687	£9076.63 towards one or all of (i) the expansion of sixth form places at The Howard School and/or Rainham Girls School and/or Rainham Mark Grammar School and/or Robert Napier School and/or (ii) towards the provision of a new free school (sixth form) within the vicinity of the Development
	MC/16/2051	Land at Otterham Quay Lane, Rainham	Outline up to 300 new dwellings	£179,400 towards provision in the area at the Rainham Mark Grammar School
	MC/15/4539	Land To The East Of Mierscourt Road / South Of Oastview Rainham	134 dwellings	£65,780 towards the provision of Sixth Form places at one or more of The Howard School, Rainham Girls School, Rainham Mark Grammar School or the building of a new facility
	MC/16/2776	Land At Brickfield, Darland Farm, Pear Tree Lane, Hempstead	Outline upto 44 dwellings	£26,312 towards increasing capacity at one or more of The Howard School, Rainham Girls School or a new free school
Waste and recycling	MC/18/1307	Bakersfield Phase 2, Station Road, Rainham	18 no 3-bedroom dwellings	£2,814.33 towards the provision of waste and recycling facilities within the Sit
	MC/18/1796	Land south of Lower Rainham Road (known as	Outline up to 202 residential dwellings	£34,110.72 towards the provision of waste and recycling within the Borough of Medway

Obligation type	Application number	Site address	Application proposal (abbreviated)	Provision
		Woolley's Orchard), Rainham		
	MC/18/3160	Land Off Lower Rainham Road (West Of Station Road), Rainham	Outline up to 64 dwellings	£11,075.20 towards the provision of waste and recycling facilities
	MC/17/3687	Berengrave Nursery, Berengrave Lane, Rainham	Outline for upto 121 residential dwellings	£18,755 towards the cost of household waste receptacles and improvements of local HWRC
	MC/19/3275	Berengrave Nursery, Berengrave Lane, Rainham	60 dwellings representing a net increase of 18 new dwellings over and above 121 dwellings granted under outline application MC/17/3687	£3,114.90 towards the cost of provision of household receptacles and improvements to local household waste and recycling centres required due to the impact of the Development
	MC/19/2532	Land At The Maltings Rainham	29 dwellings	£5,018.45 towards the provision of waste and recycling activities/facilities for the Development
	MC/16/2051	Land at Otterham Quay Lane, Rainham	Outline up to 300 new dwellings	£46,662 towards the improvement of the A2 bring site on Mierscourt Road and the Hoath Road Household Waste Site
	MC/18/2898	Land west of Station Road, Rainham	Outline up to 76 dwellings	£12,833.74 towards the provision of waste and recycling facilities
	MC/15/4539	Land To The East Of Mierscourt Road / South Of Oastview Rainham	134 dwellings	£20,289 towards the provision of Brown Bins for the properties within the Site, the provision of additional litter and canine bins within a two mile radius of the development, increasing capacity of the bring site at the A2 Car park opposite Mierscourt Road , towards increasing capacity at the Heath Way Household

Obligation type	Application number	Site address	Application proposal (abbreviated)	Provision
				Waste Site and towards the printing of educational leaflets for residents of the new development regarding waste services including pest control and graffiti removal
Public Rights of Way	MC/18/1307	Bakersfield Phase 2, Station Road, Rainham	18 no 3-bedroom dwellings	£3,007.00 towards offsetting the increase in footfall impact of the Development on the Saxon Shore Way
	MC/18/1796	Land south of Lower Rainham Road (known as Woolley's Orchard), Rainham	Outline up to 202 residential dwellings	£5,232.00 towards the improvement of Medway Public Rights of Way numbered GB5 and B6 respectively
	MC/18/3160	Land Off Lower Rainham Road (West Of Station Road), Rainham	Outline up to 64 dwellings	£3,200.00 towards surface improvement of the nearby Public Right of Ways GB5, GB6, GB44 and GB1 and the provision of signposts
	MC/17/3687	Berengrave Nursery, Berengrave Lane, Rainham	Outline for upto 121 residential dwellings	£6230 towards the cost of provision of household receptacles and improvements to local household waste and recycling centres required due to the impact of the Development
	MC/19/3275	Berengrave Nursery, Berengrave Lane, Rainham	60 dwellings representing a net increase of 18 new dwellings over and above 121 dwellings granted under outline application MC/17/3687	£934.50 towards the cost of enhancing footpaths GB5 and GB6
	MC/19/2532	Land At The Maltings Rainham	29 dwellings	£5,200 towards the provision of improvements to footpath GB12 and the provision of mitigation measures arising from the increased usage of local public rights of way in the vicinity of the Site, including GB13 and GB16
	MC/18/2898	Land west of Station Road, Rainham	Outline up to 76 dwellings	£3,800 Towards sustainably maintaining the riverside section of the Saxon Shore Way

Obligation type	Application number	Site address	Application proposal (abbreviated)	Provision
Libraries	MC/18/1796	Land south of Lower Rainham Road (known as Woolley's Orchard), Rainham	Outline up to 202 residential dwellings	£33,360.30 towards the improvement of facilities and equipment at Rainham Library, Birling Avenue, Gillingham
	MC/17/3687	Berengrave Nursery, Berengrave Lane, Rainham	Outline for upto 121 residential dwellings	£2,972.90 towards the cost of enhancing Rainham Library
	MC/19/2532	Land At The Maltings Rainham	29 dwellings	£4,789.35 towards improvements to the facilities including equipment at Rainham Library
Public Realm	MC/19/0797	4, 16, 20 & 22 High Street, Rainham	54 retirement living apartments	£13,230 towards public realm improvements in Rainham
	MC/16/2051	Land at Otterham Quay Lane, Rainham	Outline up to 300 new dwellings	£70,200 towards the Rainham Town Centre Improvement Project
	MC/16/0712	177 Berengrave Lane, Rainham	13 dwellings	£3,185 towards improvements including lighting infrastructure, street furniture and signage at the start of Rainham High Street
Sports	MC/18/1796	Land south of Lower Rainham Road (known as Woolley's Orchard), Rainham	Outline up to 202 residential dwellings	£194,179.62 towards improvement of facilities at the Splashes Leisure Centre
	MC/18/3160	Land Off Lower Rainham Road (West Of Station Road), Rainham	Outline up to 64 dwellings	£15,052.12 towards the improvement of sports facilities including the swimming pool and associated changing facilities at Splash Leisure Pool

Obligation type	Application number	Site address	Application proposal (abbreviated)	Provision
	MC/19/2532	Land At The Maltings Rainham	29 dwellings	£7,060.63 towards the provision of sports facilities, in particular the refurbishment of the Splashes Leisure Pool
	MC/18/2898	Land west of Station Road, Rainham	Outline up to 76 dwellings	£72,364.67 towards the Splashes redevelopment programme
	MC/19/3106	Site Adjacent To Eastcourt Green, Twydall, Gillingham	14 dwellings	£3,408 towards improvements to sports facilities at Splashes by the provision of training and rescue equipment
Open space including Great Lines Heritage Park (GLHP)	MC/18/1307	Bakersfield Phase 2, Station Road, Rainham	18 no 3-bedroom dwellings	£44,815.14 towards the provision of improvements to open space facilities at Cozenton Park and to the Great Lines Heritage Park
	MC/18/1796	Land south of Lower Rainham Road (known as Woolley's Orchard), Rainham	Outline up to 202 residential dwellings	To either: £308,745.84 towards the provision of open space within the Borough of Medway; or submit to the Council for approval a scheme for the provision of a multi-use games area on the Site
	MC/18/3160	Land Off Lower Rainham Road (West Of Station Road), Rainham	Outline up to 64 dwellings	£151,375.58 towards the improvement of open space facilities at Berengrave Nature Reserve and/or Riverside Country Park and/or Berengrave Chalk Pit Allotments £7,967.14 towards the maintenance of wall structures and vegetation at Barrier Road as part of the improvements at the Great Lines Heritage Park
	MC/19/0797	4, 16, 20 & 22 High Street, Rainham	54 retirement living apartments	£22,477 and £1,183 (GLHP) towards the enhancement of footpaths (Holding Street, Cozenton Park, Rainham Recreation Ground, Berengrave Nature Reserve, Old Bloor's Lane Allotment and Great Lines Heritage Park) in the vicinity of the Site

Obligation type	Application number	Site address	Application proposal (abbreviated)	Provision
	MC/17/3687	Berengrave Nursery, Berengrave Lane, Rainham	Outline for upto 121 residential dwellings	£99,332.08 towards the cost of enhance park and gardens and outdoor sport provision at Cozenton Park and allotments at Berengrave Chalk Pit allotments £15,118.95 towards the costs of improvements to the signage at the entrance to the Great lines Heritage Park highlighting links to Chatham Historic Dockyard and Fort Amherst
	MC/19/3275	Berengrave Nursery, Berengrave Lane, Rainham	60 dwellings representing a net increase of 18 new dwellings over and above 121 dwellings granted under outline application MC/17/3687	£6,694.21 towards the cost of enhancing park and gardens and outdoor sport provision at Cozenton Park and allotments at Berengrave Chalk Pit Allotments £498 towards the cost of improvements to signage at Great Lines Heritage Park highlighting links to Chatham Historic Dockyard and Fort Amherst
	MC/19/2532	Land At The Maltings Rainham	29 dwellings	£60,977.60 towards the provision of enhancements to open spaces in the vicinity of the Site
	MC/16/2051	Land at Otterham Quay Lane, Rainham	Outline up to 300 new dwellings	£109,515 towards Improvements at one or more of Ryetop Park, Cozenton Park and Rainham Recreation Ground £11,760 towards improvements at Bloors Lane Allotments
	MC/18/2898	Land west of Station Road, Rainham	Outline up to 76 dwellings	Either £193,914 towards the enhancement of open space facilities within the vicinity of the development including 5% towards Great Lines Heritage Park, or to submit to the Council for approval a scheme for the provision of 0.74 hectares of on-site open space
	MC/15/4539	Land To The East Of Mierscourt Road / South Of Oastview Rainham	134 dwellings	£160,764.10 towards park, play and amenity improvements at one or more of Cherry Tree, Rainham Recreation Ground and Ryetop

Obligation type	Application number	Site address	Application proposal (abbreviated)	Provision
				£64,070 towards outdoor sports improvements at one or more of Rainham Recreation Ground, Ryetop and Cozenton Park £6,880 towards allotment improvements at Bloors Lane Allotments
	MC/16/0712	177 Berengrave Lane, Rainham	13 dwellings	£36,262.59 with 50% being spend on improvement works at Beechings Way Playing Field and 50% being spent on improvement works at a Recreation Ground in Rainham area with the exact location to be agreed with the Head of Planning in consultation with Ward Councillors £1,624.35 towards repairs to the light fittings at the Royal Naval War Memorial
Health	MC/18/1307	Bakersfield Phase 2, Station Road, Rainham	18 no 3-bedroom dwellings	£8,423.10 towards the provision of improvements to health facilities at Red Suite Rainham Healthy Living Centre
	MC/18/1796	Land south of Lower Rainham Road (known as Woolley's Orchard), Rainham	Outline up to 202 residential dwellings	£124,644.10 to support the configuration and equipping of Rainham Healthy Living Centre, 103-107 High Street, Rainham, Kent to support new models of local care
	MC/18/3160	Land Off Lower Rainham Road (West Of Station Road), Rainham	Outline up to 64 dwellings	£39,491.20 towards the reconfiguration and equipping of the Rainham Healthy Living Centre to support new models for the provision of local care
	MC/19/0797	4, 16, 20 & 22 High Street, Rainham	54 retirement living apartments	£33,320.70 towards the reconfiguration of the Rainham Healthy Living Centre

Obligation type	Application number	Site address	Application proposal (abbreviated)	Provision
	MC/17/3687	Berengrave Nursery, Berengrave Lane, Rainham	Outline for upto 121 residential dwellings	£56,621.94 towards the cost of accommodating new patients at Thames Avenue surgery
	MC/19/3275	Berengrave Nursery, Berengrave Lane, Rainham	60 dwellings representing a net increase of 18 new dwellings over and above 121 dwellings granted under outline application MC/17/3687	£11,382.48 towards the cost of accommodation new patients at Thames Avenue surgery
	MC/19/2532	Land At The Maltings Rainham	29 dwellings	£18,338.44 towards the development of the Primary Care Network in the Rainham area
	MC/17/1820	Bakersfield, Land at Station Road, Rainham	Reserved matters (pursuant to MC/14/0285) for residential development comprising 90 dwellings	£42,111 towards the cost of the improvement of the provision of health services for practices contained in Rainham Healthy Living Centre
	MC/16/2051	Land at Otterham Quay Lane, Rainham	Outline up to 300 new dwellings	£140,385 towards improvements to General Practitioner Services at one or more of the Rainham Healthy Living Centre, the Thames Avenue Surgery or the Maidstone Road Surgery
	MC/18/2898	Land west of Station Road, Rainham	Outline up to 76 dwellings	£43,324.08 towards the foundation and development of the Rainham locality Primary Care Network including the supporting infrastructure, IT, training and equipment
	MC/15/4539	Land To The East Of Mierscourt Road / South Of Oastview Rainham	134 dwellings	£62,705 towards improvements to one or more of Rainham Healthy Living Centre, Thames Avenue Surgery and Maidstone Road Surgery
	MC/16/2776	Land At Brickfield, Darland Farm, Pear Tree Lane, Hempstead	Outline upto 44 dwellings	£20,589.80 towards improvements to Hempstead Medical Centre to expand facilities to allow for a greater patient cohort

Obligation type	Application number	Site address	Application proposal (abbreviated)	Provision
Habitats Regulations*	MC/18/1307	Bakersfield Phase 2, Station Road, Rainham	18 no 3-bedroom dwellings	£39,491.20 towards the reconfiguration and equipping of the Rainham Healthy Living Centre to support new models for the provision of local care
	MC/18/1796	Land south of Lower Rainham Road (known as Woolley's Orchard), Rainham	Outline up to 202 residential dwellings	£49,603.12 towards the provision of migrating bird disturbance mitigation measures within the Strategic Access Management and Monitoring Strategy (SAMMS)
	MC/18/3160	Land Off Lower Rainham Road (West Of Station Road), Rainham	Outline up to 64 dwellings	£15,335.04 towards the provision of migrating bird disturbance mitigation measures within the Strategic Access Management and Monitoring Strategy (SAMMS)
	MC/17/0797	4, 16, 20 & 22 High Street, Rainham	54 retirement living apartments	£11,980 towards mitigation measures in the Special Protection Areas
	MC/17/3687	Berengrave Nursery, Berengrave Lane, Rainham	Outline for upto 121 residential dwellings	£27,053.18 Towards the costs of mitigation measures within Special Protection Areas to avoid adverse effects on the Thames Estuary and Marshes SPA and Ramsar Site, the Medway Estuary and Marshes SPA and Ramsar Site and the Swale SPA and Ramsar site
	MC/19/3275	Berengrave Nursery, Berengrave Lane, Rainham	60 dwellings representing a net increase of 18 new dwellings over and above 121 dwellings granted under outline application MC/17/3687	£4,418.27 towards the cost of mitigation measures within Special Protection Areas to avoid adverse effects on the Thames Estuary and Marshes SPA and Ramsar site, the Medway Estuary and SPA and Ramsar site and the Swale SPA and Ramsar site
	MC/19/2532	Land At The Maltings Rainham	29 dwellings	£7,131,40 towards the provision of migrating bird disturbance mitigation measures within the Strategic Access Management and Monitoring Strategy (SAMMS)

Obligation type	Application number	Site address	Application proposal (abbreviated)	Provision
	MC/16/2051	Land at Otterham Quay Lane, Rainham	Outline up to 300 new dwellings	£67,074 for strategic mitigation measures to avoid adverse effects on the Thames Estuary and Marshes SPA and Ramsar site, the Medway Estuary and Marshes SPA and Ramsar site and the Swale SPA and Ramsar site
	MC/18/2898	Land west of Station Road, Rainham	Outline up to 76 dwellings	£18,662.56 towards the foundation and development of the Rainham locality Primary Care Network including the supporting infrastructure, IT, training and equipment
	MC/15/4539	Land To The East Of Mierscourt Road / South Of Oastview Rainham	134 dwellings	£29,959.72 towards Bird Disturbance Mitigation Measures at the SPA and Ramsar Sites
	MC/16/0712	177 Berengrave Lane, Rainham	13 dwellings	£2,906.54 towards Bird Disturbance Mitigation measures
	MC/16/2776	Land At Brickfield, Darland Farm, Pear Tree Lane, Hempstead	Outline upto 44 dwellings	£9,837.52 strategic mitigation measures to avoid adverse effects on the Thames Estuary and Marshes SPA and Ramsar site, the Medway Estuary and Marshes SPA and Ramsar site and the Swale SPA and Ramsar site

*Habitats Regulations – contributions are collected on all sites for new dwellings within 6km of the SPA. The sites listed above are those for relevant schemes with S106 agreements only.