

s.106 CONDITIONS TRACKER

CLIENT: Taylor Wimpey (UK) Ltd  
SITE: Land at East Hill, Chatham  
LPA: Medway Council  
LAST UPDATED: July 2022  
PLANNING PERMISSION: PINS ref. APP/A2280/W/21/3280915. LPA ref. MC/19/0765

		Compliance	Pre-Commencement	Pre-Occupation
Condition	Condition Wording	Trigger	Action By	Current status
SCHEDULE 1: CONTRIBUTIONS				
1	<b>Nursery Contribution</b> To pay the sum of NINE HUNDRED AND TWENTY FOUR THOUSAND SEVEN HUNDRED AND FIFTEEN POUNDS AND THIRTY TWO PENCE ( <b>£924,715.32</b> ) to the Council towards the provision of new nursery school facilities at Kingfisher Primary School and/or Maudene Primary School and/or Lordswood Primary School and/or St Benedicts RCP and/or Walderslade Primary School and/or within a new free school within the Site. Such contribution to be paid as follows: i.20% prior to the first Occupation of the first Housing Unit to be so Occupied within the Development ii.20% prior to the first Occupation of no more than 100 Housing Units to be so Occupied within the Development iii.20% prior to the first Occupation of no more than 200 Housing Units to be so Occupied within the Development iv.The remainder 40% prior to the first Occupation of no more than 300 Housing Units to be so Occupied within the Development	Pre-Occupation	Client	
2	<b>Primary Education Contribution</b> To pay the sum of TWO MILLION TWO HUNDRED AND THIRTY EIGHT THOUSAND FOUR HUNDRED AND FIFTY FOUR POUNDS AND SIXTY ONE PENCE ( <b>£2,238,454.61</b> ) to the Council towards the provision of new primary school facilities at St Benedicts RCP and/or Lordswood Primary School and/or Kingfisher Primary School and/or Maudene Primary School and/or Walderslade Primary School and/or within a new free school within the Site. Such contribution to be paid as follows: i.20% prior to the first Occupation of the first Housing Unit to be so Occupied within the Development ii.20% prior to the first Occupation of no more than 100 Housing Units to be so Occupied within the Development iii.20% prior to the first Occupation of no more than 200 Housing Units to be so Occupied within the Development iv.The remainder 40% prior to the first Occupation of no more than 300 Housing Units to be so Occupied within the Development	Pre-Occupation	Client	

3	<p>Secondary Education Contribution</p> <p>To pay the sum of ONE MILLION EIGHT HUNDRED AND TWENTY THREE THOUSAND TWO HUNDRED AND THIRTY TWO POUNDS AND SEVENTEEN PENCE (£1,823,232.17) to the Council towards the provision of secondary school facilities by way of the expansion of Greenacre Boys School and/or Walderslade Girls School and/or a grammar school within the Medway area and/or within a new free school within the Hempstead pupil place area. Such contribution to be paid as follows:</p> <p>i.20% prior to the first Occupation of the first Housing Unit to be so Occupied within the Development</p> <p>ii.20% prior to the first Occupation of no more than 100 Housing Units to be so Occupied within the Development</p> <p>iii.20% prior to the first Occupation of no more than 200 Housing Units to be so Occupied within the Development</p> <p>iv.20% prior to the first Occupation of no more than 300 Housing Units to be so Occupied within the Development</p> <p>v.The remainder sum to be paid prior to the first Occupation of no more than 400 Housing Units to be so Occupied within the Development</p>	Pre-Occupation	Client	
4	<p><b>Health Contribution</b></p> <p>To pay the sum of FIVE HUNDRED AND TWENTY TWO THOUSAND NINE HUNDRED AND TWENTY EIGHT POUNDS (<b>£522,928.00</b>) to the Council towards the improvement/expansion of primary and community health facilities at Hempstead and Capstone in order to meet the needs arising from the residents of the Development. Such contribution to be paid as follows:</p> <p>i.50% prior to the first Occupation of no more than 50% of the Housing Units to be so Occupied within the Development</p> <p>ii.the remaining 50% prior to the first Occupation of no more than 75% of the Housing Units to be so Occupied within the Development</p>	Pre-Occupation	Client	
5	<p><b>Youth Provision Contribution</b></p> <p>To pay the sum of SIXTY FOUR THOUSAND SEVEN HUNDRED AND SIXTY POUNDS (<b>£64,760.00</b>) to the Council towards the provision of youth facilities more particularly towards a minibus vehicle which is converted for detached work with young people away from youth centres and supplies and instructors. Such contribution to be paid prior to the first Occupation of no more than 75% of the Housing Units to be so Occupied within the Development</p>	Pre-Occupation	Client	
6	<p><b>Open Space Contribution</b></p> <p>To pay the sum of TWO HUNDRED AND SEVENTY THOUSAND SIX HUNDRED AND THIRTEEN POUNDS AND FIFTY FOUR PENCE (<b>£270,613.54</b>) to the Council towards the provision and improvement of sports facilities and public open space facilities within 1.5 km of the Site including but not limited to Capstone Farm Country Park and outdoor sports provision in Medway including but not limited to Luton Recreation Ground. Such contribution to be paid in the following instalments:</p> <p>i.50% to be paid prior to the first Occupation of no more than 200 Housing Units to be so Occupied within the Development</p> <p>ii.The remaining 50% to be paid prior to the first Occupation of no more than 400 Housing Units to be so Occupied within the Development</p>	Pre-Occupation	Client	

7	<b>Great Lines Heritage Park Contribution</b> To pay the sum of FOURTEEN THOUSAND AND TWO HUNDRED AND FORTY TWO POUNDS AND EIGHTY TWO PENCE ( <b>£14,242.82</b> ) to the Council towards the enhancement of open space facilities at the Great Lines Heritage Park. Such contribution to be paid prior to the first Occupation of no more than 75% of the Housing Units to be so Occupied within the Development.	Pre-Occupation	Client	
8	<b>Public Rights of Ways Contribution</b> To pay the sum of FIFTY ONE THOUSAND POUNDS ( <b>£51,000</b> ) to the Council towards public rights of way improvements including but not limited to the provision of signage, furniture, sight lines, information for residents and surface attention within 1.5 to 2 kilometres of the Site. Such contribution to be paid prior to first Occupation of no more than 50% of the Housing Units to be so Occupied within the Development	Pre-Occupation	Client	
9	<b>Heritage Contribution</b> To pay the sum of TWO HUNDRED AND THIRTY FOUR THOUSAND FOUR HUNDRED AND TWENTY FOUR POUNDS ( <b>£234,424.00</b> ) to the Council towards improvements to the interpretation and visitor facilities and access to heritage assets within 7.5 kilometres of the Site including but not limited to Upnor Castle and/or the Old Brook Pumping Station. Such contribution to be paid as follows: i.25% prior to the first Occupation of no more than 25% of the Housing Units to be so Occupied within the Development ii.50% prior to the first Occupation of no more than 50% of the Housing Units to be so Occupied within the Development iii.The remaining 25% prior to the first Occupation of no more than 75% of the Housing Units so to be Occupied within the Development	Pre-Occupation	Client	
10	<b>Public Transport Contribution</b> To pay the sum of FOUR HUNDRED AND FOUR THOUSAND SEVEN HUNDRED AND SIXTY EIGHT POUNDS ( <b>£404,768</b> ) to the Council towards the provision of a new bus service to serve the Development and/or the expansion of the existing bus service, as to be agreed between the Council and the bus operator, Arriva Buses. Such contribution to be paid as follows:  i.50% prior to the first Occupation of no more than 200 of the Housing Units to be so Occupied within the Development ii.the remaining 50% prior to the first Occupation of no more than 50% of the Housing Units to be so Occupied within the Development	Pre-Occupation	Client	
11	<b>Cycleway Contribution</b> To pay the sum of ONE HUNDRED AND THIRTEEN THOUSAND FIVE HUNDRED POUNDS ( <b>£113,500</b> ) to the Council towards improved cycleway connectivity by way of a cycleway link on the west side of North Dane Way from the Princess Avenue North Dane Way roundabout in the south extending to the North Dane Way Capstone Road roundabout in the north the location of which is shown for identification purposes only coloured green on Plan 2. Such contribution to be paid as follows: i.25% prior to the first Occupation of no more than 50 Housing Units to be so Occupied within the Development ii.75% prior to the first Occupation of no more than 200 Housing Units to be so Occupied within the Development	Pre-Occupation	Client	

12	<b>Community Facilities Contribution</b> To pay the sum of ONE HUNDRED AND FORTY SIX THOUSAND FIVE HUNDRED AND NINETY TWO POUNDS <b>(£146,592)</b> to the Council towards the provision of community facilities within 3 kilometres of the Development. Such contribution to be paid as follows:  i.25% prior to the first Occupation of no more than 25% of the Housing Units to be so Occupied within the Development ii.50% prior to the first Occupation of no more than 50% of the Housing Units to be so Occupied within the Development iii.25% prior to the first Occupation of no more than 75% of the Housing Units to be so Occupied within the Development	Pre-Occupation	Client	
13	<b>Waste &amp; Recycling Contribution</b> To pay the sum of ONE HUNDRED AND FORTY THREE THOUSAND ONE HUNDRED AND FOUR POUNDS <b>(£143,104.00)</b> to the Council towards the provision of waste containment receptacles to the Development, management and improvements to waste and recycling service and local bring centres to cover the impact of additional waste created by the Development, and education and promotion for the residents of the Development, local schools, and local events. Such contribution to be paid as follows:  i.50% prior to the first Occupation of any part of the Development ii.the remaining 50% prior to the first Occupation of no more than 25% of the Housing Units to be so Occupied within the Development	Pre-Occupation	Client	
14	<b>SPA (Birds) Conbribution</b> To pay the sum of TWO HUNDRED AND THREE THOUSAND AND SIXTY FOUR POUNDS <b>(£203,064.00)</b> to the Council towards the provision of migrating bird disturbance mitigation measures within the Strategic Access Management and Monitoring Strategy (SAMMS) prior to Commencement of the Development	Pre-Commencement	Client	
15	<b>Bus Vouchers</b> To provide to each household on the first Occupation of the respective Housing Unit (and not to subsequent households who may Occupy the Housing Unit) a bus voucher for FIFTY POUNDS <b>(£50)</b> for subsidised bus travel on bus services that serve those who live at the Development.	Upon Occupation	Client	
16	Not to cause or allow the Commencement of the Development or the Occupation of any further Housing Units within the Development exceeding the respective above mentioned triggers until the relevant instalment or payment is paid in full to the Council	Compliance	Client	