

Appendix 1 – Draft Schedule of s.106 Agreement Heads of Terms**Document 001****Notes:**

The precise wording of all obligations will be subject to detailed legal drafting post-committee resolution, but shall be in general accordance with the details specified in this document.

Where contributions are staged any repayment clause to commence following date of payment of final instalment.

All financial contributions shall be index linked from date of the Agreement.

Obligation	Summary of Obligation	Value	Trigger	Payable To
AFFORDABLE HOUSING				
Affordable Housing	20no. of total approved 68no. residential dwellings to be provided on-site as Discount Market Sales (DMS) housing to be sold at a discount of at least 20% below local market value to buyers able to demonstrate local connection and applicable income levels to comply with eligibility requirements. Provisions should be in place to ensure housing remains at a discount for future eligible households.	N/A	No more than 50% of Private Units shall be occupied before the practical completion of 100% of the Affordable Housing Units.	N/A
DMS Monitoring Fee	Borough Council Monitoring Fee for the ongoing monitoring and involvement in DMS.	TBA	Payable for all applicable actions required to monitor and appropriately DMS requirements.	GBC

EDUCATION				
Primary Education	Financial contribution towards new Primary School land and a Primary School in the Northfleet Primary Education Planning Group or neighbouring Gravesend West Planning Group to meet housing growth estimates in Gravesham Borough Council's (GBC) emerging Local Plan	£114,519.17	50% prior to occupation of the first dwelling within the development. The remaining 50% prior to occupation of 50% of the dwellings within the development.	Kent County Council
Secondary Education	Financial contribution towards new Secondary School land and a new Secondary school in the Gravesham and Longfield non-selective and selective planning groups to meet housing growth estimates in GBC's emerging Local Plan	£109,708.01	50% prior to occupation of the first dwelling within the development. The remaining 50% prior to occupation of 50% of the dwellings within the development.	Kent County Council
Special Education Needs and Disabilities	Financial contribution towards the provision of 1no. new 250 place special school for Profound, Severe, complex Needs (PSCN) covering all of North Kent.	£6,298.18	50% prior to occupation of the first dwelling within the development. The remaining 50% prior to occupation of 50% of the dwellings within the development.	Kent County Council
COMMUNITY SERVICES				
Adult Social Care	Financial contribution to provide specialist care accommodation, assistive technology systems and equipment to adapt homes, adapting Community	£12,299.84	Payable prior to commencement	Kent County Council

	facilities, sensory facilities, and changing places within the Borough of Gravesham.			
Integrated Children's Services	Financial contribution towards providing additional equipment and resources for the Integrated Children's Services in the Borough of Gravesham, including outreach provision	£2,877.95	Payable prior to commencement	Kent County Council
Library, Registrations and Archives Service	Financial contribution towards provision of additional resources, equipment and book stock (including reconfiguration of space) at local libraries serving the development including Hive House and Swanscombe Libraries	£4,258.84	Payable prior to commencement	Kent County Council
Community Learning and Skills	Financial contribution towards provision of provide additional equipment and resources for adult education centres serving the development, including outreach provision at Community Hall Westcott Avenue, Copperfield Academy and CVS North West Kent but with flexibility to update as required within the vicinity	£2,326.28	Payable prior to commencement	Kent County Council
Sports and Leisure	Financial contribution towards the upgrading and development of local sporting and recreational facilities within GBC administrative area and/or Ebbsfleet UDC boundary.	£88,682.00	Payable prior to commencement	EDC
Healthcare	Financial contribution towards: refurbishment, reconfiguration and or extension to general practices that cover the development and other healthcare facilities within a 3 mile radius of the	£61,900.00	Payable prior to commencement	EDC

	development site or towards new healthcare facility to be provided in the Ebbsfleet area in line with the healthcare infrastructure strategy for the area; professional fees associated with feasibility or development work for existing or new premises projects			
OTHER INFRASTRUCTURE				
Waste	Financial contribution towards a new or expanded Ebbsfleet Waste Transfer Station (WTS) and/or Household Waste Recycling Centre (HWRC)	£13,200.84	Payable prior to commencement	KCC
MONITORING				
S.106 Monitoring Fee	County Council Monitoring Fee of each trigger point within the agreement	£300 per obligation or payment trigger.	Payable for all applicable obligations at each individual trigger point.	KCC
PARKING				
CPZ/PPA within local vicinity (1)	Financial contribution to undertake a design, consultation and advertising exercise for modifying the existing Traffic Regulation Order (TRO) in neighbouring public highway, to provide a Parking Permit Area (PPA) in the vicinity of the site	£3,000.00	To be paid prior to first occupation of residential development within EDC/25/0104 (Abacus Corner) or EDC/23/0086 (Phase 3A), whichever is sooner	GBC
CPZ/PPA within local vicinity (2)	Financial contribution towards modifying / introducing a Permit Parking Area (PPA), including costs associated with lining and signage.	£10,000.00	To be paid following TRO public consultation and decision to proceed with the modified/new PPA	GBC

CPZ/PPA within local vicinity (3)	Financial contribution towards operational enforcement of the modified/ new PPA and towards any necessary amendments to controlled parking on streets in the vicinity of the development to address parking issues arising which Gravesham Borough Council considers are directly attributable to the development	£51,000.00	To be paid following TRO public consultation and decision to proceed with the modified/new PPA.	GBC
TRO – College Road (1)	Financial contribution towards undertaking a design, consultation and advertising exercise for amendment of the existing Traffic Regulation Order (TRO) in College Road public highway, to provide the six new parking spaces proposed by the applicant as part of the development	£3,000.00	To be paid prior to development above foundation level of either EDC/25/0104 (Abacus Corner) or EDC/23/0078 (Harbour Village Phase 3B), whichever is sooner	GBC
TRO – College Road (2)	Financial contribution towards introducing the new six parking spaces in College Road proposed by the applicant as part of the development, including costs associated with lining and signage	£2,000.00	To be paid following TRO public consultation and agreement to proceed with the TRO in College Road	GBC
OTHER CONTRIBUTIONS/OBLIGATIONS				
SAMMS	Financial contributions towards the Strategic Access Management and Monitoring Strategy (SAMMS) to mitigate recreational disturbance as a result of new development	£23,810.88 (£350.16/dwell)	Prior to commencement of development.	EDC
Allow for the creation of a continuous strategic	Without impediment to allow the LPA and/or the LHA to undertake connect a future footway/cycleway from EDC land	N/A	N/A	N/A

footway/cycleway link from the extended Harbour Village site to the EDC land between the Grove Road Highway Works and the River Thames	to the west of the site to the extended Harbour Village site and undertake a schedule of agreed remedial works to allow for this connection, within the area shown on an agreed Plan to be appended to the legal agreement			
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