

Strategic Access Management and Monitoring Strategy (SAMMS) Contribution Agreement

Application Reference number / Planning Portal reference (if known):20251072

Address of Planning Application Site:

Coachfields
Northfleet Green
Northfleet
Gravesend
Kent
DA13 9PN

Description of Development:

Conversion of an equestrian barn to a single dwelling with associated parking

I am contributing a sum of £337.49 towards the cost of measures to mitigate the likely significant effect of additional residential development through the recreational impact on the over-wintering and migrating bird interest on the Special Protection Areas (SPAs) and Ramsar Sites that comprise the North Kent Marshes. Known as the 'SAMMS Contribution,' it is set at £337.49 per additional residential unit created (or each additional bedroom created in a House of Multiple Occupation (HMO); each room/bedroom in student accommodation; or tourist accommodation, for example).

I hereby acknowledge and agree that:

a) The habitat mitigation contribution has been paid to Gravesham Borough Council as a contribution towards mitigation of the effect of the proposed development on the coastal North Kent Special Protection Areas (SPAs) and Ramsar Sites as set out in the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMM) produced by Footprint Ecology in July 2014.

b) I have been informed of the opportunity to complete a unilateral undertaking, in accordance with Section 106 of the Town and Country Planning Act 1990 (as amended), to make habitat mitigation contributions when development commences and I have chosen to make this direct payment as an expeditious alternative to relying upon a unilateral undertaking.

c) No refund of this habitat mitigation contribution will be made where a decision has been issued, unless:

1. That decision was one of refusal and no appeal has been lodged within the relevant appeal period ; or
2. The application was withdrawn prior to a decision having been issued.

d) In respect of any refund (including where an application is withdrawn) I further acknowledge

that:

- A request for a refund will be made to the Council's Planning Manager (Development Management) in writing;
 - The total amount of the refund will be the sum of the original habitat mitigation contribution payment less an administration fee of £50;
 - No interest will accrue to be refunded; and
 - No refund will be made until the appeal period has passed or an appeal has been dismissed or six months has elapsed since the date of withdrawal.
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Full name of applicant: Robert Arnold

Full name of agent (if applicable):

Signature of applicant/agent: Robert Arnold

Date: 2025-10-28

Signed on behalf of Gravesham Borough Council:



Date: 31 October 2025

Faye Walsh Team Leader (Planning)

This receipt signifies the agreement on behalf of Gravesham Borough Council to the terms in which the habitat mitigation contribution is made by the applicant as set out in this form and in accordance with Section 111 of the Local Government Act 1972.

1 Normally within 6 months from the date of the refusal decision notice.