



1.0 Introduction

- 1.1 This Planning Obligations Statement sets out the likely planning obligations for the proposed development at St Columba's Close, Gravesend, Kent, DA12 4AJ and the suggested methods for securing them. The applicant is keen to engage with officers at Gravesham Borough Council and Kent County Council (KCC) to decide upon both the appropriate obligations for the proposed development and the most effective way to secure the obligations.
- 1.2 The proposal is to demolish the 26 existing dwellings and provide 46 new dwellings. The proposal provides a net gain of 20 new dwellings.

2.0 Strategic Access Mitigation and Monitoring Strategy (SAMMS)

- 2.1 The application site falls within 6km of the Thames Estuary and Marshes Special Protection Area (SPA) classified in accordance with the European Birds Directive. Gravesham Council mitigates the impact of planning applications for new residential development of one or more dwellings within the 6km zone by accepting a Strategic Access Mitigation and Monitoring Strategy (SAMMS) (tariff) payment (currently £275.88 per dwelling).
- 2.2 A payment of £275.88 will be sought for each of the 20 net new dwellings. The total tariff payment for the proposed development is £5517.60. The applicant's preferred method of securing this obligation is through the submission of a SAMMS Contribution Agreement letter.

3.0 Infrastructure Contributions

- 3.1 Policy CS10 of the Gravesham Local Plan Core Strategy (2014) states that where new development generates a need for new infrastructure, developers will have to contribute towards such provision, subject to viability considerations. A financial contribution towards infrastructure is required for the 20 net new dwellings.

Secondary Education

- 3.2 A financial contribution towards secondary education is required for all 'applicable' dwellings. An 'applicable' dwelling excludes 1 bed units of less than 56 sqm GIA. The required financial contribution is greater if the 'applicable' dwelling is a house compared to if it is a flat.
- 3.3 Below is a table that sets out the sizes of each of the existing dwellings that are to be demolished and states whether they are 'applicable' dwellings:

Unit	Block	Flat No.	Gross Internal	Bedroom Nos.	'Applicable' Dwelling	House or Flat
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			Area			
1	St Columba's Close No. 28-34	28	46.0 sqm	1	No	Flat
2	St Columba's Close No. 28-34	30	46.1 sqm	1	No	Flat
3	St Columba's Close No. 28-34	32	46.0 sqm	1	No	Flat
4	St Columba's Close No. 28-34	34	46.1 sqm	1	No	Flat
5	St Columba's Close No. 36-42	36	46.0 sqm	1	No	Flat
6	St Columba's Close No. 36-42	38	46.1 sqm	1	No	Flat
7	St Columba's Close No. 36-42	40	46.0 sqm	1	No	Flat
8	St Columba's Close No. 36-42	42	46.1 sqm	1	No	Flat
9	St Patrick's Gardens No. 1-12	1	48.5 sqm	1	No	Flat
10	St Patrick's Gardens No. 1-12	2	48.5 sqm	1	No	Flat
11	St Patrick's Gardens No. 1-12	3	48.5 sqm	1	No	Flat
12	St Patrick's Gardens No. 1-12	4	52.2 sqm	1	No	Flat
13	St Patrick's Gardens No. 1-12	5	48.1 sqm	1	No	Flat
14	St Patrick's Gardens No. 1-12	6	52.2 sqm	1	No	Flat
15	St Patrick's Gardens No. 1-12	7	48.1 sqm	1	No	Flat
16	St Patrick's Gardens No. 1-12	8	52.2 sqm	1	No	Flat
17	St Patrick's Gardens No. 1-12	9	48.1 sqm	1	No	Flat
18	St Patrick's Gardens No. 1-12	10	48.5 sqm	1	No	Flat
19	St Patrick's Gardens No. 1-12	11	48.5 sqm	1	No	Flat
20	St Patrick's Gardens No. 1-12	12	48.5 sqm	1	No	Flat
21	St Patrick's Gardens No. 36-41	36	78.6 sqm	3	Yes	Flat
22	St Patrick's Gardens No. 36-41	37	78.6 sqm	3	Yes	Flat
23	St Patrick's Gardens No. 36-41	38	78.6 sqm	3	Yes	Flat
24	St Patrick's Gardens No. 36-41	39	78.6 sqm	3	Yes	Flat
25	St Patrick's Gardens No. 36-41	40	78.6 sqm	3	Yes	Flat
26	St Patrick's Gardens No. 36-41	41	78.6 sqm	3	Yes	Flat

3.4 Of the 26 dwellings that are proposed to be demolished, 6 are 'applicable' flats.

3.5 Below is a table that sets out the sizes of each of the proposed dwellings and states whether they are 'applicable' dwellings:

Unit	Size	Gross Internal Area	'Applicable' Dwelling	House or Flat
1	2 bedroom / 4 Person	70.3 sqm	Yes	Flat
2	2 bedroom / 3 Person	61.4 sqm	Yes	Flat
3	2 bedroom / 4 Person	70.3 sqm	Yes	Flat
4	1 bedroom / 2 Person	50.9 sqm	No	Flat
5	1 bedroom / 2 Person	52.5 sqm	No	Flat
6	2 bedroom / 4 Person	70.3 sqm	Yes	Flat
7	2 bedroom / 3 Person	61.4 sqm	Yes	Flat
8	2 bedroom / 3 Person	61.4 sqm	Yes	Flat
9	2 bedroom / 4 Person	70.3 sqm	Yes	Flat
10	1 bedroom / 2 Person	50.9 sqm	No	Flat
11	1 bedroom / 2 Person	52.5 sqm	No	Flat
12	3 bedroom / 5 Person	104.1 sqm	Yes	Flat
13	2 bedroom / 3 Person	61.4 sqm	Yes	Flat
14	2 bedroom / 3 Person	61.4 sqm	Yes	Flat
15	3 bedroom / 5 Person	104.1 sqm	Yes	Flat
16	1 bedroom / 2 Person	50.9 sqm	No	Flat
17	3 bedroom / 5 Person	104.9 sqm	Yes	Flat
18	3 bedroom / 5 Person	100.5 sqm	Yes	Flat
19	3 bedroom / 5 Person	100.5 sqm	Yes	Flat
20	3 bedroom / 5 Person	103.2 sqm	Yes	Flat

21	2 bedroom / 3 Person	62.5 sqm	Yes	Flat
22	1 bedroom / 2 Person	52.9 sqm	No	Flat
23	2 bedroom / 3 Person	62.5 sqm	Yes	Flat
24	2 bedroom / 3 Person	70.0 sqm	Yes	Flat
25	1 bedroom / 2 Person	60.0 sqm	Yes	Flat
26	2 bedroom / 3 Person	70.0 sqm	Yes	Flat
27	4 bedroom / 6 Person	115.6 sqm	Yes	House
28	3 bedroom / 5 Person	104.5 sqm	Yes	House
29	3 bedroom / 5 Person	104.5 sqm	Yes	House
30	3 bedroom / 5 Person	104.5 sqm	Yes	House
31	3 bedroom / 5 Person	104.5 sqm	Yes	House
32	4 bedroom / 6 Person	115.6 sqm	Yes	House
33	2 bedroom / 3 Person	62.2 sqm	Yes	Flat
34	1 bedroom / 2 Person	51.3 sqm	No	Flat
35	1 bedroom / 2 Person	51.3 sqm	No	Flat
36	2 bedroom / 3 Person	62.2 sqm	Yes	Flat
37	2 bedroom / 3 Person	62.2 sqm	Yes	Flat
38	1 bedroom / 2 Person	51.3 sqm	No	Flat
39	1 bedroom / 2 Person	51.3 sqm	No	Flat
40	1 bedroom / 2 Person	51.3 sqm	No	Flat
41	2 bedroom / 3 Person	62.2 sqm	Yes	Flat
42	2 bedroom / 3 Person	62.2 sqm	Yes	Flat
43	1 bedroom / 2 Person	51.3 sqm	No	Flat
44	1 bedroom / 2 Person	51.3 sqm	No	Flat
45	1 bedroom / 2 Person	51.3 sqm	No	Flat
46	2 bedroom / 3 Person	62.2 sqm	Yes	Flat

- 3.6 Of the 46 proposed new residential units, 26 of them are 'applicable' flats and 6 are 'applicable' houses.

	'Applicable' Flats	'Applicable' Houses
Existing (to be demolished)	6	0
Proposed	26	6
Net Increase	20	6

- 3.7 The proposal creates a net increase of 20 'applicable' flats and 6 'applicable' houses. The applicant must make a financial contribution towards secondary education for these proposed 'applicable' units.

Local Infrastructure

- 3.8 A contribution to local infrastructure is required for all the net new 20 dwellings, regardless of their size or unit type. During the lifetime of the planning application KCC will undertake an assessment of the infrastructure requirements in the local area. KCC will then provide the applicant with details of the type of infrastructure that the applicant should contribute towards and the amount of money that should be contributed.

Method

- 3.9 The applicant is Gravesham Borough Council, so therefore it is considered that the most efficient way of securing the financial contributions is through a unilateral undertaking with KCC under Section 106.

4.0 Affordable Housing

- 4.1 The proposal provides 46 affordable homes. The affordable housing tenure mix will be social and affordable rent for 100% of the proposed units. . The proposed affordable housing units would remain affordable for both first and subsequent occupants as they will be managed by the local authority
- 4.2 It is the applicant's preference that the method through which the affordable housing tenure mix and lettings criteria is confirmed with the local planning authority through a planning condition. The applicant also requests that the method through which it is secured that the affordable housing remains affordable for both first and subsequent occupants, is through a planning condition.

5.0 Community Infrastructure Levy

- 5.1 Gravesham Borough Council do not currently have a Community Infrastructure Levy charging schedule.

6.0 Summary of Planning Obligations

- 6.1 A contribution is required towards Secondary Education for all the net new 'applicable' dwellings.
- 6.2 A contribution towards infrastructure as well as the payment of the SAMMS tariff is required for all the net new dwellings.
- 6.3 It is the applicant's preference that the method through which details of the proposed affordable homes are confirmed is through a planning condition. The applicant would prefer that the method for securing that the proposed housing remains affordable for both first and subsequent occupants, is through a planning condition.