

Strategic Access Management and Monitoring Strategy (SAMMS) Contribution Agreement

Application reference number/Planning Portal Reference (If known):

20230008

Address of Planning Application Site:

Edinburgh Castle 6 High Street Northfleet Gravesend Kent

Description of Development:

Conversion of existing public house to 3no studio flats and 3 no 1 bedroom flats.

I am contributing a sum of £1379.40 (transferred from refused application 20220622) 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 £275.88 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 SAMMS contribution has been paid to Gravesham Borough Council as a contribution towards mitigating the effect of the proposed development on the coastal North Kent Marshes Special Protection Areas (SPAs) and Ramsar Sites as set out in the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy 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 the SAMMS contribution when the development commences and I have chosen to make this direct payment as an expeditious alternative to relying upon a unilateral undertaking.

SAMMSAGREE

- c) No refund of this SAMMS contribution will be made where a decision has been issued, unless:
- i) That decision was one of refusal and no appeal has been lodged within the relevant appeal period¹; or
 - ii) The application was withdrawn prior to a decision having been issued.
- d) In respect of any refund (including where an application is withdrawn) I further acknowledge that: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 the Council's Planning Manager (Development Management) in writing;
 - The total amount of the refund will be the sum of the original SAMMS contribution payment minus an administration fee of £50;
 - No interest will accrue to be refunded; and
 - No refund will be made until the appeal period has passed without an appeal having been lodged or, in the event of an appeal being lodged that appeal has been dismissed, or in the case of a withdrawn application, 12 months has elapsed since the date of application first being registered as a valid submission.

Full name of applicant Mr R SANDHU

Full name of agent (if applicable); Mr H.S. KHANNA

Signature of the applicant/agent: 

Date: 06/03/23

Signed on behalf of Gravesham Borough Council:



Date: 25 / 01 / 2024

Team Leader (Development Management)

This receipt signifies the agreement on behalf of Gravesham Borough Council to the terms in which the SAMMS 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.

If submitting this form electronically, a signed copy of this document must be sent to:
planning.admin@gravesham.gov.uk

Alternatively, a hard copy of this document should be sent to the following address:

**Planning Manager (Development Management), Gravesham Borough Council,
Civic Centre, Windmill Street, Gravesend, Kent. DA12 1AU.**

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

