

## Medway Valley Public Transport Strategy Development Obligations

Development	Planning Obligation	Contribution <sup>1</sup>	Trigger Point
<b>Ryarsh Brickworks</b>  (TM/03/03377/OA)  <b>91 housing units</b>	Contribution for bus service improvements to Ryarsh.  <i>(also marketing of the No 58 or 78 or a replacement bus)</i>  Offer of bus pass - all adults and children a one month pass. And a one month bus pass for all adults and children resident in Ryarsh Parish	£100K	50% within 28 days of first occupation of the first private housing unit to be occupied and remaining 50% after 25 <sup>th</sup> ph housing unit
	Traffic calming contribution to Ryarsh and surrounding villages	£25K	Implementation date – on material start of the development.
<b>Kings Hill</b>  (TM/02/03429/OAEA & TM/05/00163/FL)  <b>Approximately 750 housing units</b>  Only around 100 units occupied <i>check</i>  Only B1 is Rolex- 6915 sqm  130 built by Feb?	A20 Bus priority junction works	£1.3m	After completion of 200 <sup>th</sup> housing unit or the end of March 2008, whichever is sooner.
	Increased frequency of 72 service	Offer up to £2.5m to bus service provider – <i>check</i>  Quarterly in arrears for a period of 5 years.	After occupation of 300 <sup>th</sup> housing unit or 15,000m <sup>2</sup> of B1 which ever is later.
	Bus lane on Tower View (by condition and by inclusion in Green Travel Plan)	Developer	Condition target- within 12 months of fist occupation- equals Sept 2008 Green Travel Plan – no target date
	Local traffic management and calming measures benefitting pedestrian and cyclists (off site from Mereworth up to Balise Farm roundabout)	£1m ( indexed from February 2004)	£100K at Implementation £300K at 300 <sup>th</sup> occupation (or 15, 000 sqm B1) £600K at 600 <sup>th</sup> occupation (or 30, 000 sqm B1)
	Gibson Drive/A228 r/b improvements	Developer	Proposals to be submitted before 2 Jan 07, Implemented within 12 months of achieving all necessary consents.
<b>Leymourne Grange</b>  (TM/94/01253/OA)  <b>Approximately 723 housing units</b>  Link road construction	Improved bus/rail interchange at West Malling station	£250K  [indexed to Jan04]	Before occupation of the 51 <sup>st</sup> housing (subject to a formal request by KCC on commencement of development)
	A20 bus priority measures	£250K	Before occupation of the 51 <sup>st</sup> housing (subject to a formal request by KCC on commencement of development)
	New bus service  For a period of 5 years Half-hourly 07.30 till 18.00 Mon- Sat.	Negotiate with bus service provider	Reasonable endeavours by 51 <sup>st</sup> housing unit

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started in early July 09 and the Housing commenced 14-09-09	Maidstone via Tescos and A20 inc access to major Maidstone, Malling and Aylesford schools. WM station via Leybourne and W Malling town centre 07.00 to 19.00 Monday to Friday Traffic management along Birling Road and A228 Castle Way	£100K	Before occupation of the 51 <sup>st</sup> housing (subject to a formal request by KCC on commencement of development)
<b>Holborough Valley</b>  (TM/01/02746/OAEA)  <b>Approximately 938 housing units</b>  <i>Potential for another 250 to take the number to 1250</i>  Nearly 290 units completed, but approximately only about 270 occupied. Of which about 190 private units occupied	Extension of 71 service	Offer £431K to Arriva as part of negotiations	First occupation  Note the triggers are more complex than this and need to be abstracted from the agreement.
	151 Service	£120K	Study into feasibility of increasing service prior to the occupation of 400 <sup>th</sup> private housing unit. 3 instalments, first paid after completion of 500 <sup>th</sup> housing unit
	A20 bus priority service	£250K index linked to August 2004	Deed of Agreement dated 27 August 2004 between Berkeley Homes and KCC. Payable upon the 200 <sup>th</sup> housing unit occupation.
	Snodland Railway Station – Interchange and waiting facilities	£80K	Money now held by KCC
	Bus link between Cemetery Lane, development site and the A228	Developer	300 <sup>th</sup> private housing unit
	Pedestrian and cycle facilities – Section 278 Agreement	£150K	Money now held by KCC
<b>Peters Pit</b>  (TM/05/00989/OAEA & TM/05/00990/FLEA)  <b>Approximately 1000 housing units</b>  No development started yet	155 Service – New East Bank Service	Offer of £312K to 155 service provider	50 <sup>th</sup> housing unit
	Junction 4 of M20 – widening of overbridge	£1.25 million	Following a request from KCC within 10 years of the commencement date, payment for the Junction 4 M20 improvement works should be made. If by 400 units the works not done, then applicant can elect to carry out the works themselves, whilst also claiming the Frantschach contribution.
	New West Bank Service	Offer of £327K to a bus service provider	150 <sup>th</sup> housing unit
<b>Leybourne Park (Frantschach)</b>  (TM/03/03415/FL)  370 housing units	New shuttle bus service to West Malling Station  Route specified as being Leybourne Way, Gighill, Chaucer Way, Lunsford Lane, A20 Winterfield Lane, Lucks Hill.  Two services an hour Monday – Friday  Peak service	Developer to provide for 5 years	50 <sup>th</sup> housing unit

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<p>Nearly complete – all triggers met</p>	<p>Mon – Fri 7 – 10 am 4 – 7 pm as agreed with KCC</p>		
	<p>Local Transport Plan</p>	<p>£190K</p>	<p>Start of development</p>
	<p>Safety Led Scheme</p>	<p>£10K</p>	<p>Start of development</p>
	<p>New Hythe Station upgrade</p>	<p>£52K</p>	<p>Start of development</p>
	<p>Junction 4 of M20 – widening of eastern overbridge</p>	<p>£750K</p>	<p>Within 21 days of KCC letting a contract for the Junction 4 M20 improvement works. This can only be called by KCC within 10 years of a material start of development on the site. Development commenced on approximately March 2006. (John Farmer of KCC)</p>
	<p>Extension of 71 bus service (to Papyrus Way roundabout)</p>	<p>Developer to provide service</p>	<p>50<sup>th</sup> housing unit</p>
<p><b>Halling Cement Works</b>  (MC2007/2153)  <b>550 housing units</b>  No development started yet</p>	<p>Enhancement and extension of the existing 151 bus service currently in operation between Chatham and West Malling/Kings Hill</p>	<p>Developer to provide service</p>	<p>Prior to the first Occupation of a Housing Unit unless previously otherwise agreed in writing by the Council</p>
	<p>Junction 4 of M20 – widening of eastern overbridge</p>	<p>£100,000  £820,000</p>	<p>Upon Commencement of the Development  upon Occupation of the 200th Housing Unit</p>