



**RAMSGATE TOWN COUNCIL**

## **Section 106 Policy**

**Approved by the Planning & Infrastructure Committee 1<sup>st</sup> October 2025**

### **KEY PRINCIPLES**

Section 106 obligations must be specific, necessary, directly related to the development, and proportionate.

There is no general 'pot' of Section 106 funding – contributions must mitigate the impact of a specific development.

RTC's influence should come from early, clear, and evidence-based requests aligned to local needs and Local Plan policies.

### **PROPOSED APPROACH**

#### **Ward Councillor 'First Alert' System**

When Councillors are notified about planning applications by email, any major application (10+ dwellings) will be clearly flagged up to the ward Councillors concerned.

These applications will automatically be included in the Planning & Infrastructure Committee agendas (whether they are called in or not).

Ward Councillors should start to consider and bring to the Planning & Infrastructure Committee any ideas for Section 106 projects that could be relevant to the proposed development. Officers will let the ward Councillors know of any suggestions that they have.

#### **Planning & Infrastructure Committee**

The Committee will consider Section 106 implications for all major applications as a standing agenda item, with ward Councillors leading on local priorities.

Even when refusal of an application is recommended – Section 106 recommendations should be made.

Any recommendations concerning Section 106 will be emailed to the TDC case officer and Section 106 officer (Lauren Coker), and copied to the ward Councillors.

#### **Evidence Pack / Menu of Categories**

Instead of a large rolling list, RTC will maintain a light-touch evidence pack outlining common

categories of need (e.g. play areas, community halls, active travel, seafront/heritage) to be informed by the Ward Councillors with support from officers.

Officers will help prepare indicative costings for typical projects (e.g. play area £50–70k, resurfaced MUGA £30k) to enable quick, practical requests.

### **Liaison with TDC and KCC Officers**

When a Section 106 recommendation involves KCC assets and services, as well as informing TDC of the recommendation, the relevant department of KCC along with the KCC members will also be informed by email.