APPEAL BY TELEREAL TRILLIUM, TELE PROPERTY INVESTMENTS LTD

Wye College Land and Buildings Site WYE 3, Olantigh Road, Wye

Full planning permission for the residential development of 40 dwellings with associated access road, car park and open space

**CIL COMPLIANCE STATEMENT**

**ASHFORD BOROUGH COUNCIL & KENT COUNTY COUNCIL**

**ADDENDUM SHEET**

PINS Reference: APP/E2205/W20/3259462

Local Planning Authority Reference: 19/01327/AS

February 2021

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| **Informal Natural Green Space Contribution (Off-Site)**  *Schedule 9 Proposed Project*: This site falls beneath the threshold for on-site provision (50 units) and therefore a financial contribution is sought to contribute towards provision within the Parish Council area, equivalent to a cost of £362 per dwelling for capital costs and £325 per dwelling for a commuted maintenance sum on the following project(s):  Projects have been identified by the Parish Council to fulfil the needs identified in the initial CIL statement for this contribution, including :  a) The Green (TN25 5AJ) to secure public access in perpetuity to this surviving area of the medieval market square. This is an historic public open space within the Conservation Area planted with memorial trees;  b) Additional land adjacent to the Lady Joanna Thornhill Primary School playing fields. These areas would also add to the quality of the setting of the playing fields, and biodiversity.  c) Riverside land for walking, informal recreation and conservation enhancements, accessible from the existing PROW network, within the designated Great Stour Local Wildlife Site (LWS) (AS27, Ashford to Fordwich).  d) A landscaped buffer between the built confines and the open landscape of the North Downs near Occupation Road (Strawberry Field, Met Station Field, and land east of Wye School)  e) providing informal and accessible recreation spaces, and natural areas on land near the formal playing pitches, MUGA and tennis courts, together with land and walking routes to improve connectivity with the PROW network and enhance existing wildlife corridors, especially between AS27 and the Wye Downs National Nature Reserve, and to conserve and enhance the landscape value and scenic beauty of the North Downs AONB and its setting and its recreational opportunities.  However the costings for these schemes are not yet available. |
| **Public Art Contribution:**  Schedule 11 Proposed Project: £141 per person, (multiplied by an assumed occupation rate of 2.4 persons per household) multiplied by the number of dwellings, is required to be applied in the event of receipt towards the cost of conceptualising, commissioning and delivery of a project, a project to be agreed in association with the Parish Council. This amounts to £13.536.00.  It would be preferable in the Councils view if this could be provided in wye but there is not an agreed project and as a default the monies could be spent in Conningbrook Lakes Country Park which has an identified need for 9 pieces of public art within the Park.  As part of the Conningbrook Lakes Public Art Strategy a specific project has been identified to which these monies could contribute.. namely an art commission by Tim Norris with a total cost of £30,000 which will provide for a large scale bird hide to sit beside the eco lake. A copy of the Artists Brief is attached at **Appendix 1**. The Submission document for this work is attached at **Appendix 2.**  Initially the Council commissioned a consultant (Francis Knight) to produce and project manage the delivery of a Conningbrook Lakes public art strategy. Production of the Strategy cost £23,141.00 and project management fees total £18,000. In total £8,600 is outstanding in payment for the identified artwork of Tim Norris and £10, 534.60 for the consultancy fees for Francis Knight for the consultancy work involved in commissioning the work on the Conningbrook Project .  A further scheme at Conningbrook Lakes comprises The outdoor Studio , being outdoor workshops to be held within the Park, as referenced within the Public Art Strategy (**Appendix 3**). The outdoor studio amounts to a £2,500 commission, but will need management and a contribution of £1,169.40 would enable completion of the management fee. |
| **Voluntary Sector Contribution**  Schedule 15 Proposed Project: In accordance with the usual practice of the Ashford Borough Council, a payment of £87 per dwelling is required towards groups active within the vicinity of the development.  Whilst the Village has an active community life with many community and voluntary organisations there are no identified projects upon which to spend these monies. It is he Councils experience that the transient nature of many groups makes it difficult to plan ahead for projects upon which to spend CIL monies. |
| Signature: L Westphal Date: 4.2.21  Lesley Westphal  Snr Planning Officer  Ashford Borough Council |
| **Youth Service Contribution:**  Schedule 16 Proposed Project: Kent County Council require £65.50 per dwelling towards additional resources to the youth service operating in the vicinity of the Development.  The development of 40 homes generates 2 new youth service attendees. Current costs to the youth service are £1310 per attendee. These are the costs of additional equipment/resources to facilitate each new attendee to the service. They are required for additional resources for the youth Centre at Ashford North Youth Centre in Mabledon Avenue, Ashford TN24 8BJ ,where both centre based and remote youth services are based and Wye falls within that catchment area. |
| Signature: A. Gilbert Date: 2.2.21  Allan Gilbert  Development Contributions  Kent County Council |

APPEAL BY TELEREAL TRILLIUM, TELE PROPERTY INVESTMENTS LTD

Former Government Offices, Olantigh Road, Wye Ashford Tn25 5ew

Full planning permission for the demolition of offices and redevelopment with 20 dwellings with associated garages, parking and internal estate roads and open space

**CIL COMPLIANCE STATEMENT**

**ASHFORD BOROUGH COUNCIL & KENT COUNTY COUNCIL**

**ADDENDUM SHEET**

PINS Reference: APP/E2205/W20/3259476

Local Planning Authority Reference: 19/01330/AS

February 2021

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| **Informal Natural Green Space Contribution (Off-Site)**  Schedule 9 Proposed Project: This site falls beneath the threshold for on-site provision (50 units) and therefore a financial contribution is sought to contribute towards provision within the Parish Council area, equivalent to a cost of £362 per dwelling for capital costs and £325 per dwelling for a commuted maintenance sum on the following project(s):  Projects have been identified by the Parish Council to fulfil the needs identified in the initial CIL statement for this contribution, including :  a) The Green (TN25 5AJ) to secure public access in perpetuity to this surviving area of the medieval market square. This is an historic public open space within the Conservation Area planted with memorial trees;  b) Additional land adjacent to the Lady Joanna Thornhill Primary School playing fields. These areas would also add to the quality of the setting of the playing fields, and biodiversity.  c) Riverside land for walking, informal recreation and conservation enhancements, accessible from the existing PROW network, within the designated Great Stour Local Wildlife Site (LWS) (AS27, Ashford to Fordwich).  d) A landscaped buffer between the built confines and the open landscape of the North Downs near Occupation Road (Strawberry Field, Met Station Field, and land east of Wye School)  e) providing informal and accessible recreation spaces, and natural areas on land near the formal playing pitches, MUGA and tennis courts, together with land and walking routes to improve connectivity with the PROW network and enhance existing wildlife corridors, especially between AS27 and the Wye Downs National Nature Reserve, and to conserve and enhance the landscape value and scenic beauty of the North Downs AONB and its setting and its recreational opportunities.  However the costings for these schemes are not yet available. |
| **Public Art Contribution**:  Schedule 11 Proposed Project: £141 per person, (multiplied by an assumed occupation rate of 2.4 persons per household) multiplied by the number of dwellings, is required to be applied in the event of receipt towards the cost of conceptualising, commissioning and delivery of a project, a project to be agreed in association with the Parish Council. This amounts to £13.536.00.  It would be preferable in the Councils view if this could be provided in wye but there is not an agreed project and as a default the monies could be spent in Conningbrook Lakes Country Park which has an identified need for 9 pieces of public art within the Park.  As part of the Conningbrook Lakes Public Art Strategy a specific project has been identified to which these monies could contribute.. namely an art commission by Tim Norris with a total cost of £30,000 which will provide for a large scale bird hide to sit beside the eco lake. A copy of the Artists Brief is attached at **Appendix 1**. The Submission document for this work is attached at **Appendix 2.**  Initially the Council commissioned a consultant (Francis Knight) to produce and project manage the delivery of a Conningbrook Lakes public art strategy. Production of the Strategy cost £23,141.00 and project management fees total £18,000. In total £8,600 is outstanding in payment for the identified artwork of Tim Norris and £10, 534.60 for the consultancy fees for Francis Knight for the consultancy work involved in commissioning the work on the Conningbrook Project .  A further scheme at Conningbrook Lakes comprises The outdoor Studio , being outdoor workshops to be held within the Park, as referenced within the Public Art Strategy (**Appendix 3).** The outdoor studio amounts to a £2500 commission but will need management and a contribution of £1,169.40 would enable completion of the management fee. |
| **Voluntary Sector Contribution**  Schedule 15 Proposed Project: In accordance with the usual practice of the Ashford Borough Council, a payment of £87 per dwelling is required towards groups active within the vicinity of the development.  Whilst the Village has an active community life with many community and voluntary organisations there are no identified projects upon which to spend these monies. It is he Councils experience that the transient nature of many groups makes it difficult to plan ahead for projects upon which to spend CIL monies. |
| Signature: L Westphal Date: 4.2.21  Lesley Westphal  Snr Planning Officer  Ashford Borough Council |
| **Youth Service Contribution:**  Schedule 16 Proposed Project: Kent County Council require £65.50 per dwelling towards additional resources to the youth service operating in the vicinity of the Development.  The development of 20 homes generates 1 new youth service attendee. Current costs to the youth service are £1310 per attendee. These are the costs of additional equipment/resources to facilitate each new attendee to the service. They are required for additional resources for the youth Centre at Ashford North Youth Centre in Mabledon Avenue, Ashford TN24 8BJ ,where both centre based and remote youth services are based and Wye falls within that catchment area. |
| Signature: A.Gilbert Date: 2.2.21  Allan Gilbert  Development Contributions  Kent County Council |