



Development Control
Ashford Borough Council
Civic Centre,
Tannery Lane,
Ashford,
Kent
TN23 1PL

FAO: Mark Davies (BY EMAIL ONLY)

Economic Development

Invicta House
County Hall
Maidstone
ME14 1XX

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Ask for: Vicky Thistlewood
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29 January 2020

Your Ref: AS/19/01788
Our Ref: K/E/AS/19/01788 VT

Dear Mark

AS/19/01788 Outline Provision and Delivery of County Council Community Services:

We refer to the above planning application which concerns proposed residential development at **Land at Appledore Road, Tenterden** and comprising: **250 new households**

The County Council has assessed the implications of this proposal in terms of the delivery of its community services and is of the opinion that it will have an additional impact on the delivery of its services, which will require mitigation either through the direct provision of infrastructure or the payment of an appropriate financial contribution.

The Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (the CIL Regulations) (Regulation 122) require that requests for development contributions of various kinds must comply with three specific legal tests:

1. Necessary,
2. Related to the development, and
3. Reasonably related in scale and kind

These tests have been duly applied in the context of this planning application and give rise to the following specific requirements (the evidence supporting these requirements is set out in the attached Appendices).

Request Summary

	Per House (x250)	Per Flat (x 0)	Total	Project
Primary Education	£3324.00	£831.00	£831,000.00	Towards the expansion of existing provision in the planning group

	Per Dwelling (x250)	Total	Project
Community Learning	£16.42	£4,105.00	towards additional IT and equipment for additional learners from development at Tenterden AEC
Youth Service	£65.50	£16,375.00	Towards additional resources for the Ashford Youth service to enable outreach services in the vicinity
Library Bookstock	£55.45	£13,862.50	Towards additional bookstock and resources for Tenterden library for the new borrowers generated by this development
Social Care	£146.88	£36,720.00	Towards specialist Care Accommodation within the Borough
	All Homes built as Wheelchair Accessible & Adaptable Dwellings in accordance with Building Regs Part M 4 (2)		
Waste	£237.54	£59,385.00	Towards a New WTS
Broadband:	Condition: Before development commences details shall be submitted for the installation of fixed telecommunication infrastructure and High Speed Fibre Optic (minimal internal speed of 1000mb) connections to multi point destinations and all buildings including residential, commercial and community. The infrastructure installed in accordance with the approved details during the construction of the development, capable of connection to commercial broadband providers and maintained in accordance with approved details.		

	Reason: To provide high quality digital infrastructure in new developments as required by paragraph 112 NPPF.
<i>Highways</i>	<i>Kent Highway Services will respond separately</i>

Please note that these figures:

- are to be **index linked by the BCIS General Building Cost Index from Oct 2016 to the date of payment** (Oct-16 Index 328.3)
- are valid for 3 months from the date of this letter after which they may need to be recalculated due to changes in district council housing trajectories, on-going planning applications, changes in capacities and forecast rolls, projects and build costs.

Justification for infrastructure provision/development contributions requested

The County Council has modelled the impact of this proposal on the provision of its existing services and the outcomes of this process are set out in Appendices below.

Primary Education

The proposal gives rise to additional primary school pupils during occupation of the development. This need, cumulatively with other new developments in the vicinity, can only be met through the expansion of existing provision in the Planning Group.

This proposal has been assessed in accordance with the KCC Development Contributions Guide methodology of *'first come, first served'* assessment; having regard to the indigenous pupils, overlain by the pupil generation impact of this and other new residential developments in the locality.

The County Council requires a financial contribution towards construction of the new school at **£3,324.00 per house and £831.00 per 'applicable' flat.**

Please note this process will be kept under review and may be subject to change (including possible locational change) as the Local Education Authority has to ensure provision of sufficient pupil spaces at an appropriate time and location to meet its statutory obligation under the Education Act 1996 and as the Strategic Commissioner of Education provision in the County under the Education Act 2011

KCC will commission additional pupil places required to mitigate the forecast impact of new residential development on local education infrastructure generally in accordance with its Commissioning Plan for Education Provision 2019-23 and Children, Young People and Education Vision and Priorities for Improvement 2018-2021.

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Community Learning

There is an assessed shortfall in provision for this service: the current adult participation in both District Centres and Outreach facilities is in excess of current service capacity, as shown in Appendix 2, along with cost of mitigation.

To accommodate the increased demand on KCC Adult Education service, the County Council requests **£16.42 per dwelling** towards additional IT and equipment for additional learners from the development at Tenterden AEC and AEC's in the Borough.

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Libraries

KCC is the statutory library authority. The library authority's statutory duty in the Public Libraries and Museums Act 1964 is to provide 'a comprehensive and efficient service'. The Local Government Act 1972 also requires KCC to take proper care of its libraries and archives.

Borrower numbers are in excess of capacity, and bookstock in Ashford Borough at 734 items per 1000 population is below the County average of 1134 and both the England and total UK figures of 1399 and 1492 respectively.

To mitigate the impact of this development, the County Council will need to provide additional library books to meet the additional demand to borrow library books which will be generated by the people residing in these Dwellings.

The County Council therefore requests **£55.45 per household** to address the direct impact of this development, providing additional bookstock and resources for Tenterden library for the new borrowers generated by this development.

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Youth Service

To accommodate the increased demand on KCC services the County Council requests **£65.50 per dwelling** towards additional resources for Youth Service in Ashford Borough to enable outreach services to take place in the vicinity of the development.

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Social Care

The proposed development will result in additional demand upon Social Care (SC) (older people, and also adults with Learning or Physical Disabilities) services, however all available care capacity is fully allocated already, and there is no spare capacity to meet additional demand arising from this and other new developments which SC are under a statutory obligation to meet. In addition, the Social Care budgets are fully allocated, therefore no spare funding is available to address additional capital costs for social care clients generated from new developments.

To mitigate the impact of this development, KCC Social Care requires:

- a proportionate monetary contribution of **£146.88 per household** (as set out in Appendix 3) towards specialist care accommodation in Borough of Ashford.
- The **Ministry of Housing, Communities and Local Government** identified in June 2019 guidance *Housing for older and disabled people* the need to provide housing for older & disabled people is critical. **Accessible and adaptable housing** enables people to live more independently and safely. Accessible and adaptable housing

provides safe and convenient homes with suitable circulation space and suitable bathroom and kitchens. Kent Social Care request these dwellings are built to **Building Reg Part M4(2) standard** to ensure they remain accessible throughout the lifetime of the occupants to meet any changes in the occupant's requirements.

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Waste

Kent County Council is a statutory 'Waste Disposal Authority', responsible for the safe disposal of all household waste arising in Kent, providing Household Waste Recycling Centres (HWRC) and Waste Transfer Stations (WTS). Each household produces an average of a quarter of a tonne of waste per year to be processed at HWRC's and half a tonne per year to be processed at WTS's. Existing HWRC's and WTS's will be over capacity by 2020 and additional housing has a significant impact on the manageability of waste in Kent.

A contribution of **£237.54 per household** is required in order to provide the capacity required to meet the demand from projected housing in the Ashford District. A new Waste Transfer Station is to be constructed in Folkestone and Hythe District to remove F&H DC waste from the Ashford WTS. This would buy back 21% capacity (based on current levels) for Ashford District's use. Developer contributions from both Ashford, and Folkestone and Hythe, Districts are required to support the project to address additional demand from both Districts.

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Broadband: Fibre to the premise/gigabit capable

The NPPF (para 112) and The Department for Digital, Culture, Media and Sport requires full fibre connection to new developments being gigabit capable fibre optic to the premise connection for all.

Please include a Planning Condition to provide 'fibre to the premise' (FTTP) broadband connections to all premises of gigabit capacity.

Developers are advised to make early contact with broadband providers, as there can be a lead in time for cable installation and associated infrastructure.

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Implementation

The County Council is of the view that the above contributions comply with the provisions of CIL Regulation 122 and are necessary to mitigate the impacts of the proposal on the provision of those services for which the County Council has a statutory responsibility. Accordingly, it is requested that the Local Planning Authority seek a section 106 obligation with the developer/interested parties prior to the grant of planning permission. The obligation should also include provision for the reimbursement of the County Council's legal costs, surveyors' fees and expenses incurred in completing the Agreement, and County monitoring fee of £500 for each trigger within the Agreement.

Would you please confirm when this application will be considered and provide us with a draft copy of the Committee report prior to it being made publicly available. If you do not consider the contributions requested to be fair, reasonable and compliant with CIL Regulation 122, it is requested that you notify us immediately and allow us at least 10

working days to provide such additional supplementary information as may be necessary to assist your decision making process in advance of the Committee report being prepared and the application being determined.

We look forward to hearing from you with details of progress on this matter.

Yours sincerely

Vicky Thistlewood

Vicky Thistlewood
Development Contributions
Kent County Council

Cc Wates Developments Ltd c/o, Judith Ashton Associates (by email)
KCC, Education and Communities
File

Appendices:

The following Appendices contain the technical details of the County Council's assessment process.

1. Education Assessment
2. Community Assessment
3. Social Care Requirement

KCC developer contribution assessment for Primary Education

District:	Ashford	1-bed:	0
Site:	Land between Woodchurch Road and, Appledore Road, Tenterden, Kent	Houses:	250
Plan ref:	AS/19/01788	Flats:	0
Date:	09/01/2020	Total units:	250

Current and forecast pupils on roll for schools within

Tenterden South planning group

DfE no.	School	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)	2023-24 (F)
2287	Rolvenden Primary School	104	104	104	106	104	101
3144	Tenterden CE Junior School	235	227	208	200	192	189
2290	Tenterden Infant School	132	133	141	140	142	147
3346	Wittersham CE Primary School	130	129	126	125	129	132
Current and forecast pupils on roll (excluding the expected pupil product from all new developments)		601	593	580	572	567	569
Required capacity to maintain 5% surplus capacity		633	624	610	602	597	599

Current and forecast capacity for schools within

Tenterden South planning group

DfE no.	School	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)	2023-24 (F)
2287	Rolvenden Primary School	98	98	98	98	98	98
3144	Tenterden CE Junior School	240	240	240	240	240	240
2290	Tenterden Infant School	180	180	180	180	180	180
3346	Wittersham CE Primary School	140	140	140	140	140	140
Current and forecast capacity (1)		658	658	658	658	658	658

(1) including expansion projects at **existing schools** that have successfully passed through statutory processes but may not yet be complete

Expected pupil product from new developments within

Tenterden South planning group

Planning reference	Development	Houses	Flats	Primary product
AS/19/01011	Hornash, Hornash Lane, Shadoxhurst, Ashford, Kent, TN26 1HT	6	0	2
AS/19/00997	Land between Doctors Surgery and 80, The Street, Appledore, Kent	12	0	3
AS/14/01420	Land south and east of Tilden Gill Road Tenterden (S106)	82	10	24
AS/14/00757	Land south west of Rcreation Ground Road and Smallhythe Road Tenterden	186	35	55
AS/13/00755	Halden Field Tenterden Road Rolvenden	36	0	10
Previously assessed developments in the area		322	45	93
This development		250	0	70

Assessment summary

Detail	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)	2023-24 (F)
Surplus / (deficit) capacity (excluding the expected pupil product from all new developments)	25	34	48	56	61	59
Expected pupil product from previously assessed developments	93	93	93	93	93	93
Surplus / (deficit) capacity including the expected pupil product from previously assessed developments	-68	-59	-46	-38	-32	-34
Expected pupil product from this development	70	70	70	70	70	70
Surplus / (deficit) capacity including the expected pupil product from previously assessed developments and this development	-138	-129	-116	-108	-102	-104
Expected pupil product from this development that on current plans for school provision cannot be accommodated	70	70	70	70	70	70

Background notes:

Pupil forecasts 2019 (base + migration) employed from October 2019. Incorporating roll data from Schools Census Autumn 2018. Data from the Health Authority includes pre-school children born up to 31st August 2018. Forecasts use trend data over the previous three years.

Expected pupil product from new developments within the planning area

Where a section 106 agreement has been secured for a development (indicated by code S106 in brackets), the expected pupil product from that development has been shown as zero. This indicates that the pupil product need arising from the development has been mitigated by the developer.

APPENDIX 2

KCC Communities

Development Contributions Assessment

Site Name	Land between Woodchurch Road and Appledore Road, Tenterden
Reference No.	AS/19/01788
District	Ashford
Assessment Date	29/01/2020
Development Size	250

COMMUNITY LEARNING & SKILLS	
	Services
Current Service Capacity	1,785
LESS Current adult participation in Ashford district	1,874
Initial capacity shortfall/surplus (Year ending 2017)	-89
New adult participation from this development	8.97 clients
Will service capacity be exceeded?	YES
Contributions requested from this development	<u>£16.42 per dwelling</u>
<i>250 dwellings from this proposal</i>	<u>£4,105.00</u>
Contributions requested towards additional IT equipment for additional learners from development at Tenterden AEC and AEC's in the Borough	

YOUTH SERVICE		
	Centre and Hub based Services	Outreach and Targeted Services
Current Service Capacity	1,610	867
LESS Current youth participation in Ashford district	1,690	910
Initial capacity shortfall/surplus (Year ending 2017)	-80	-43
New youth participation from this development	12.5 clients	
Will service capacity be exceeded?	YES	
Contributions requested from this development	<u>£65.50 per dwelling</u>	
<i>250 dwellings from this proposal</i>	<u>£16,375.00</u>	
Contributions requested towards additional resources for the Ashford Youth service to enable outreach services in the vicinity		

LIBRARIES	
Libraries assessed for this development	Library Stock and Services
Current Service Capacity	14,754
LESS Current library participation in Ashford district	15,491
Initial capacity shortfall/surplus (Year ending 2017)	-738
New borrowers from this development	72.9 borrowers
Will service capacity be exceeded?	YES
Contributions requested from this development	<u>£55.45 per dwelling</u>
<i>250 dwellings from this proposal</i>	<u>£13,862.50</u>
Contributions requested towards additional bookstock and resources for Tenterden library	

Net contributions requested for KCC Communities' Services

£34,342.50

APPENDIX 3					
	Social Care				
	Land between Appledore Road and Woodchurch Road, Tenterden				
	AS/19/01788 OUT				
	250 Households				
<u>Ashford</u>	<u>Project</u>	<u>Project name</u>	<u>Cost per Household</u>	<u>Cost for this Site</u>	
	Building Community Capacity	Specialist Housing Provision in the District	£ 146.88		
			£ 146.88	£ 36,720.00	