



Ashford Borough Council
Planning Department
Civic Centre
Tannery Lane
Ashford
Kent
TN23 1PL

FAO: Mark Davies

Economic Development

Invicta House
County Hall
Maidstone
ME14 1XX

Phone: 03000 417075
Ask for: Allan Gilbert
Email: allan.gilbert@kent.gov.uk

24 May 2021

Your Ref: 21/00790/AS
Our Ref: K/E/AS/21/00790 AG

Dear Mark,

Provision and Delivery of County Council Community Services

We refer to the above planning application which concerns proposed residential development at **Land between Appledore Road and Woodchurch Road, Tenterden, Kent, TN30 7AY** and comprising: **145 new dwellings**.

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

Education	Currently no Primary or Secondary requirement	

	Per Dwelling (x145)	Total	Project
Community learning	£16.42	£2,380.90	Towards new equipment and resources for the new learners at Tenterden & Ashford AEC's
Youth	£65.50	£9,497.50	Towards additional resources for Youth services in Ashford Borough
Libraries	£55.45	£8,040.25	Towards additional services, resources and bookstock for Tenterden library
Social Care	£146.88	£21,297.60	Towards Specialist Care Accommodation in Ashford Borough
	All Homes built to Wheelchair Accessible & Adaptable standard in accordance with Building Regs Part M 4 (2)		
Broadband:	<p>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.</p> <p>Reason: To provide high quality digital infrastructure in new developments as required by paragraph 112 NPPF.</p>		
<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 April 2020 to the date of payment** (Apr-20 Index 360.3)
- 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.

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 the cost of providing additional resources and equipment at Ashford and Tenterden Adult Education Centres for the additional learners from development.

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Libraries

KCC are 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.

There is an assessed shortfall in provision: both overall borrower numbers are in excess of current capacity and bookstock locally of just 734 items per 1,000 population in Ashford District which is well below the County average of 1,134 and below both the England and total UK figures of 1,399 and 1,492 respectively.

To mitigate the impact of this development, the County Council will need to provide additional services, resources and bookstock for the new borrowers generated by this development.

The County Council therefore requests **£55.45 per dwelling** to address the direct impact of this development to meet the additional demand upon the local Library service which will be generated by the people residing in these Dwellings. The additional services, stock and resources will be delivered to Tenterden library, as and when monies are received.

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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 services in Ashford Borough.

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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 2) towards Specialist Care accommodation in Ashford Borough.
- 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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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 faithfully

Allan Gilbert

Allan Gilbert
Development Contributions
Kent County Council

Cc Wates Developments Ltd, c/o Judith Ashton Associates, Maytham Farmhouse,
Maytham Rd, Rolvenden, Kent TN17 4QA – FAO Judith Ashton
KCC, Education & Communities, Invicta House
File

Appendices:

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

2. Communities Assessment
3. Social Care requirement