

APPEAL BY

Wates Developments Limited

- a) Outline application for the development of up to 141 residential dwellings (50% affordable) including the creation of access points from Appledore Road (1 x all modes and 1 x emergency, pedestrian and cycle only), and Woodchurch Road (pedestrian and cycle only), and creation of a network of roads, footways, and cycleways through the site. Provision of open space including children's play areas, community orchards, sustainable urban drainage systems, landscape buffers and green links all on 12.35 ha of the site. (Save for access, matters of appearance, landscaping, layout & scale reserved for consideration')
- b) Full planning permission for the change of land use from agricultural land to land to be used as a country park (8.66 ha), and land to be used as formal sports pitches (3.33 ha), together with pavilion to serve the proposal and the surrounding area. Including accesses, ancillary parking, pathways, sustainable urban drainage systems and associated landscaping.

At Land between Woodchurch Road and Appledore Road, Tenterden

**CIL COMPLIANCE STATEMENT BY
ASHFORD BOROUGH COUNCIL**

PINS Reference: APP/E2205/W/21/3284479

Local Planning Authority Reference: 21/00790/AS

February 21 2022

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1. INTRODUCTION

1.1 Background

1.1.1 Paragraph 57 of the Framework and Regulation 122 of the Community Infrastructure Levy Regulations 2011 (as amended) set tests in respect of planning obligations. Obligations should only be sought where they meet the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

1.1.2 Ashford Borough Council is not a “charging authority” for the purposes of the Regulations and currently does not have CIL Charging Schedule.

1.1.3 This statement therefore considers compliance in respect of each of the obligations comprising the obligations proposed to the Local Planning Authority proposed in the s106 Agreement agreed between the Applicants and the Local Planning Authority.

1.1.4 The Kent County Council is the Adult Social Care, Education, Highways and Libraries Authority and has filed their own CIL Justification Statement for their contributions (except for the Highways contributions) and their justifications will therefore not be replicated below.

1.2 Policies

1.2.1 The development plan for the Borough is the Ashford Local Plan 2020 **(CD/2.1)** which was formally adopted in February 2019.

1.2.2 The relevant policies for each contribution are referred to in the table under paragraph 2 as a summary and the justification for the obligations are at paragraph 1.3.

1.3 Proposed Planning Obligations

Each of Ashford Borough Council's financial contributions have been split into 3 payments because no phasing plan has been agreed between the parties but there is a large number of proposed dwellings.

On a scheme of this scale, leaving payment to 75% Occupation is too late. This means the first 33% of a financial contribution is paid at 25% Occupation, the second 33% at 50% Occupation and the balance at 75% Occupation which has been agreed by the Appellant. The Kent County Council's contributions retain their standard trigger points as confirmed in their Appeal Statement **CD/7.30**.

The proposed planning obligations included in the draft section 106 agreement which is being negotiated, cover the following areas of infrastructure:

1.3.1 Informal/Natural Green Space –

This provision is **Necessary** as informal/natural green space is required to meet the demand that would be generated by new residents. Public Rights of Way do not count towards this typology as they are a route, not a destination space. They do not fit the requirement of informal/natural public open space, which should be a viable space of minimum 0.25 ha, which is genuinely useable for informal recreation. Page 16 of the Public Green Spaces SPD provides more detail (**CD/2.23 A**). This provision must be maintained in order to continue to meet that demand pursuant to the following Policies of the Ashford Local Plan:

SP1 Strategic Objectives including the requirement to deliver development supported by social, community, and physical infrastructure to promote healthier lifestyles as well as conserving and enhancing the Boroughs natural environment through green infrastructure.

COM1 Meeting the community's needs including infrastructure and facilities including open space and play areas.

COM2 Recreation Sport Play and open Spaces seeking a quantum of development of recreation sport play and open spaces provision consistent with the standards established in the Public Green Spaces and Water Environment SPD,

IMP1 Infrastructure Provision seeking the delivery of infrastructure to support new development

Public Green Spaces and Water Environment SPD (CD/2.23) Green spaces and the water environment provide multi-functional spaces which have significant health, environmental, economic and social benefits for those who live work and enjoy recreational facilities within the Borough. This SPD identifies at page 12 that Informal/Natural Green Space should be provided at the level of 2.0 hectares per 1000 persons.

Guidance within the NPPF, Paragraphs 92-102 in particular.

The appellant is offering to provide and the Council has accepted what has been called a country park, known in the s106 as the Countryside Open Space and other ancillary open space shown on landscape masterplan 403.06269.00058.landscape2 *Landscape Masterplan for the country park and sports facilities (CD/1.27)*

The area is 8.66ha and comprises Community Orchards and will be provided and laid out as open space as well as maintained and managed for public use in accordance with the relevant schedule in the s106 agreement. The space and community orchard is to be provided as shown on the approved plan before occupation of the dwellings on the outline element. The Management Company is to be set-up, approved, maintained for 12 months by the owner, and then transferred to the Management Company before occupation of the dwellings too. The Operator is also to be appointed.

There is provision in the s106 for the Management Company and the Operator to be the same body. This timescale allows for the Countryside Open Space to be of benefit to the community.

Necessary as informal/natural green space is required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Local Plan 2030 Policies SP1, COM1, COM2, IMP1 and IMP2, Public Green Spaces and Water Environment SPD and guidance in the NPPF

*This is **Directly related to the*** development as occupiers will use informal/natural green space and the facilities to be provided would be available to them.

*This is **Fairly and reasonably related in scale and kind*** considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.

1.3.2 Affordable Housing

The provision of Affordable Housing is **necessary** to accord with the Council's 2014 Strategic Housing Market Assessment (SHMA) and Development Plan policies. The SHMA established that around 50% of all future houses delivered in the Borough should be affordable to meet our full objectively assessed housing needs. However, as part of the Local Plan, it is assessed that this figure is unlikely to be delivered mainly due to the housing market's inability to deliver it.

Whole plan viability testing has been carried out to support the Local Plan which tested various levels of affordable housing requirement. The policy has been set at a level which is considered deliverable in terms of viability

when tested alongside all other policies set out in the Local Plan, balanced against the need to maximise potential affordable housing delivery to meet the identified need. This requirement is specified in Policies SP1 and HOU1 of the Ashford Local Plan 2030, the Affordable Housing SPD and the provisions of the NPPF:

Policy SP1 Strategic Objectives includes the objective to provide a mix of housing types and sizes including affordable homes.

Policy HOU1 Affordable Housing seeks a total affordable housing contribution on this site of 40%, with 10% being affordable/socially rented accommodation and 30% being affordable homes including a minimum of 20% being in shared ownership.

Affordable Housing SPD (see Appendix 1): This references the previous Development Plan and to that extent is not relevant to the application of current affordable housing targets. However, it contains a significant level of supporting information about matters such as design and quality standards, integration of affordable housing into a scheme, alternatives to on site provision, etc. and is therefore a relevant document.

Viability evidence supporting the Local plan demonstrated variation in the viability of residential development across the Borough and the Local Plan identifies different levels of contribution across the district. This is identified in Map 2 of the Local Plan (**Appendix 2**), whilst Policy HOU1 itself sets out the different levels of provision sought across these areas.

For this scheme, the Policy HOU1 requirement of 40% affordable housing results in 56 dwellings being provided for affordable housing based on a maximum of 141 units.

The appellant has offered, and the Council has agreed to, provide 50% affordable dwellings that results in 71 dwellings being provided based on a maximum of 141 units and a breakdown of 24 affordable rent units 47 shared ownership units.

Of the Affordable Rent units, 7.5% of these are to be delivered at Wheelchair User Dwellings i.e. as category 3 –“M4 (3) (B)” optional requirement as described in Approved Document M of the Building Regulations 2010 – ‘Access to and use of the buildings’ to allow the simple adaption of a Dwelling to meet the needs of occupants who use wheelchairs; or to meet the needs of occupants who use wheelchairs pursuant to HOU14.

20% of all Dwellings within the Development are to be constructed as ‘Accessible and Adaptable Dwellings’ built in compliance with building regulations M4(2) as a minimum standard in accordance with HOU14(a).

Occupation is restricted to 75% until the Affordable Housing units have achieved practical completion and the freehold of the affordable housing land has been transferred to a registered provider.

The scheme is **Necessary** as would provide housing for those who are not able to rent or buy on the open market pursuant to SP1, HOU1 of Local Plan 2030 the Affordable Housing SPD and guidance in the NPPF.

The scheme would be **Directly related** to the development as all new residential developments of this scale are required by Policy HOU1 to make an affordable housing contribution appropriate to their scale to ensure the provision of a mixture of housing types across the district.

It is **Fairly and reasonably related in scale and kind** as based on a proportion of the total number of housing units to be provided.

1.3.3 Custom/Self Build –

The Council supports the provision of self and custom build developments as **necessary** to bring choice to the housing market and enable local people to design and build their own homes to meet bespoke needs. The establishment of the Ashford Self and Custom Build Register has taken place, available to register on line, and evidence gained from future SELASs and SHMAs will continue to inform the level of need for self-build plots.

This approach is enshrined in Local Plan Policy:

HOU6 Self and Custom Built Development – requires sites in the villages and rural areas delivering more than 20 dwellings to supply no fewer than 5% of serviced dwelling plots for sale to self or custom builders. This provision is predicated on the fact that where plots have been marketed for sale to self or custom builders for at least 12 months and have not sold, that they can return to the developer to be developed or be sold as open market housing and that development proposals must be of a high quality design and provide sustainable development.

This approach supports the approach of the *NPPF* which specifically at paragraphs 62 and 65 reference the need to provide for self and custom builders.

The *Community Infrastructure Levy Regulations* provide an exemption to anybody who is building their own home or has commissioned a home from a contractor, house builder or sub-contractor providing the person benefitting from the exemption owns and occupies the property as their principal residence for a minimum of 3 years after works are completed.

In accordance with Policy HOU6, the site comprises more than 20 dwellings and is in a village/rural area. 5% of dwellings should be provided as Custom/self-build which equates to 7 Dwellings based on a maximum of 141 units, and these are to be disposed to a self-build & custom house builder no later than 3 months prior to the anticipated date of Occupation of the last open market dwelling.

This scheme is **Directly related** as the plots would be provided on-site in conjunction with open market housing.

It is **Fairly and reasonably related in scale and kind**, as based on a proportion of the total number of housing units to be provided and the area of the borough.

1.3.4 Adult Social Care –

KCC require £148.88 per dwelling towards Towards specialist Care Accommodation in Ashford Borough to meet the demand created by the site generated by the estimated number of users. Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings.

Kent County Council have submitted their own evidence to support this Infrastructure request which can be read at **CD/7.30**.

1.3.5 Allotments –

A contribution is **necessary** to accord with the following policies of the Ashford Local plan 2030:

SP1 Strategic Objectives includes the objectives to conserve and enhance the Borough's natural environment including designated and undesignated landscapes and biodiversity and promote a connected green infrastructure network that plays a role in managing flood risk, delivers net gains in biodiversity and improves access to nature and to ensure development is supported by the necessary social, community, physical and e-technology infrastructure, facilities and services and to promote healthier lifestyles.

COM1 Meeting the community's needs including infrastructure and facilities including allotments

COM2 Recreation Sport Play and open Spaces seeking a quantum of development of recreation sport play and open spaces provision consistent with the standards established in the Public Green Spaces and Water Environment SPD,

COM3 Allotments Are an increasingly popular leisure activity providing wildlife and species rich habitats and attractive areas of green space as well as making a contributions to the planning and promotion of healthy communities encouraging physical activity and social interaction. Where existing allotments meet the quantitative standards identified in the SPD referred to below, then monies can be spent to ensure the allotments comply with the design standards established in the Public Green Spaces and Water Environment SPD, as is the case in this instance.

IMP1 Infrastructure Provision seeking the delivery of infrastructure to support new development

Public Green Spaces and Water Environment SPD (CD/2.23 Part A) also referred to above in the Informal Green Spaces contribution. Green spaces and the water environment provide multi-functional spaces, including allotments, which have significant health, environmental, economic and social benefits for those who live work and enjoy recreational facilities within the Borough. This SPD identifies at page 12 that Allotments should be provided at the level of 02.hectares per 1000 population

The NPPF at Section 8 addresses the importance of promoting healthy and safe communities referencing allotments in particular at paragraph 92(c).

In this instance, Local provision to be provided with investment within Tenterden. These projects have been identified by the Borough Council.

In accordance with the above SPD the scheme is required to provide a contribution of £258 per dwelling for capital costs and £66 per dwelling for maintenance.

The contribution is **Directly related to the development** as occupiers will use allotments and the facilities to be provided would be available to them.

The contribution sought is **Fairly and reasonably related in scale and kind** considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.

1.3.6 Children's and Young People's Play Space -

The contribution is **necessary** to ensure compliance with the following policies of the Ashford Local Plan 2030:

COM1 Meeting the community's needs including infrastructure and facilities, including play space.

COM2 Recreation Sport Play and open Spaces seeking a quantum of development of recreation sport play and open spaces provision consistent with the standards established in the Public Green Spaces and Water Environment SPD.

IMP1 Infrastructure Provision seeking the delivery of infrastructure to support new development.

The Public Green Spaces and Water Environment SPD (CD/2.23 Part A) is also referred to above. Green spaces and the water environment provide multi-functional spaces, including Children's and Young Peoples Play Space, which have significant health, environmental, economic and

social benefits for those who live work and enjoy recreational facilities within the Borough. This SPD identifies at page 12 that Children's and Young Peoples Play Space should be provided at the level of 0.5hectares per 1000 population.

The *NPPF* at Section 8 identifies the importance of achieving healthy, inclusive and safe places which promote social interaction, safely, to enable and support healthy lifestyles. Paragraphs 98-102 consider access to a network of high quality open space and opportunities for sport and physical activity.

The requirement of on site provision of 0.17 hectares of Children's play facilities space in accordance with the Green Spaces and Water Environment SPD the details and location to be submitted to and agreed by the local planning authority but this is required to be in one single area in order to fit the equipment in and is to be provided on the Open Space in the Outline land.

The provision is required to be the equivalent of £649 per dwelling for capital costs and £663 commuted sum per dwelling for maintenance.

Necessary as children's and young people's play space is required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant.

The contributions are **Directly related to the development** as occupiers will use children's and young people's play space and the facilities to be provided would be available to them.

It is Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained.

1.3.7 Libraries –

KCC require £55.45 per dwelling Contribution towards additional services resources and bookstock for Tenterden library

Half the contribution to be provided upon 25% occupation and the balance on 50% occupation.

Kent County Council have submitted their own evidence to support this infrastructure request at **CD/7.30**.

1.3.8 Community Learning –

KCC require £16.42 per dwelling towards new equipment and resources for the new learners at Tenterden & Ashford Adult Education Centre.

Half the contribution to be provided upon 25% occupation and the balance on 50% occupation.

Kent County Council have submitted their own evidence to support this infrastructure request at **CD/7.30**.

1.3.9 Strategic Parks -

This contribution is considered to be **necessary** to comply with the following policies of the Ashford Local Plan 2030:

COM1 Meeting the community's needs including infrastructure and facilities including strategic park provision

COM2 Recreation Sport Play and open Spaces seeking a quantum of development of recreation, sport, play and open spaces provision consistent with the standards established in the Public Green Spaces and Water Environment SPD.

IMP1 Infrastructure Provision seeking the delivery of infrastructure to support new development

Public Green Spaces and Water Environment SPD is also referred to above in the Informal Green Spaces contribution. Green spaces and the water environment provide multi-functional spaces, including strategic parks, which have significant health, environmental, economic and social benefits for those who live work and enjoy recreational facilities within the Borough. This SPD identifies at page 12 that Strategic Parks should be provided at the level of 0.3 hectares per 1000 population This SPD is at **CD/2.23** and identifies that across the Borough that 5 hectares of strategic park space is sought. This is a target as only major developments will be required to deliver a proportion of these provisions.

The NPPE at Section 8 identifies the importance of achieving healthy, inclusive and safe places which promote social interaction, safely, to enable and support healthy lifestyles. Paragraphs 98-103 consider access to a network of high quality open space and opportunities for sport and physical activity.

Pursuant to the identified SPD, the scheme should contribute £146 per dwelling for capital costs and £47 per dwelling towards the investment of a Strategic Park site as identified in the Local Plan 2030, COM2. To be either a contribution towards provision of Conningbrook Lakes Country Park, to include fees, infrastructure works and management and maintenance of CLCP. Alternatively, contribution towards provision of Discovery Park, to include fees, infrastructure works (including land purchase) and management and maintenance of Discovery Park

Discovery Park is a new major open space and recreational area proposed to include a number of sports pitches, a large indoor sports building, strategic play space and managed outdoor recreational space. Conningbrook Park is a new large water based recreational resource and facilities at Conningbrook Lakes and significant indoor sports provision in the form of the existing Julie Rose Stadium. Complementary provision in the form of strategic play space and informal space will also be provided here.

The scheme would be **Directly related to the development** insofar as as occupiers will use strategic parks and the facilities to be provided would be available to them.

The contribution is **Fairly and reasonably related in scale and kind** considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.

1.3.10

Voluntary Sector –

This contribution is **necessary** pursuant to the following policies of the Ashford Local Plan 2030:

Policy SP1 Strategic Objectives includes the objective to provide a mix of housing types and sizes including affordable homes.

COM1 Meeting the community's needs including infrastructure and facilities including strategic park provision

IMP1 Infrastructure Provision seeking the delivery of infrastructure to support new development

KCC Voluntary and Community Sector 2015 which identifies the importance of the voluntary and community sector in the provision of services building capacity and resilience in local communities. It provides a framework to guide engagement with the sector, to provide consistency regarding the funding approach to enhance the commitment to volunteering and clarify the offer of support to the sector.

The NPPF at Section 8 considers the need to provide the social, recreational and cultural facilities and services the community needs. This should include taking into account the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community, guarding against the loss of valued facilities and services and ensuring that an integrated approach is taken to considering the location of community facilities and services.

In accordance with the usual practice of the Ashford Borough Council, a payment of £87 per dwelling is required towards the St Mildred's Church.

The contributions are **Directly related to the development insofar** as occupiers will use the voluntary sector and the additional services to be funded will be available to them

The contribution is **Fairly and reasonably related in scale and kind** considering the extent of the development.

1.3.11 Youth Services –

KCC require £65.50 per dwelling towards additional resources to towards additional resources for Youth services in Ashford Borough
Half the contribution to be provided upon 25% occupation and the balance on 50% occupation.

Kent County Council have submitted their own evidence to support this infrastructure request at **CD/7.30**.

1.3.12 Public Art –

This contribution is considered **necessary** to comply with the following policies of the Ashford Local plan 2030:

Policy SP1 Strategic Objectives includes the objective to provide a mix of housing types and sizes including affordable homes.

Policy SP6 Promoting High Quality Design Development proposals must be of high quality, design and demonstrate a careful consideration of the character, distinctiveness and sense of place, quality of public spaces and richness of detail, taking account of national and local design policies and guidance. Specific reference is made to contributions that can be made to public spaces by public art.

COM1 Meeting the community's needs including infrastructure and facilities including strategic park provision

IMP1 Infrastructure Provision seeking the delivery of infrastructure to support new development

In accordance with the usual practice of the Ashford Borough Council, a payment of £338 per dwelling is required towards the St Mildred's Church project to fund the arts and cultural capital equipment costs (staging lighting sound box office and front and back of house systems) needed to realise the space as an open welcoming and professional venue.

This contribution **Directly related to the development** insofar as it would improve the arts at St Mildred's Church which residents of the development would enjoy.

The contribution is **Fairly and reasonably related in scale and kind** considering the extent of the development.

1.3.13 Health Care -

This contribution is considered to be **necessary** to comply with the following policies of the Ashford Local Plan 2030:

COM1 Meeting the community's needs including infrastructure and facilities including health care provision

IMP1 Infrastructure Provision seeking the delivery of infrastructure to support new development

The contribution is calculated by multiplying number of proposed units by the assumed occupancy, multiplied by £360. Assumed occupancy is calculated as follows:

- 1 bed unit = 1.4 persons
- 2 bed unit = 2 persons
- 3 bed unit = 2.8 persons
- 4 bed unit = 3.5 persons
- 5 bed unit = 4.8 persons

For example, if all units were 3 bed, the sum would be calculated as 145 units x 2.8 = assumed occupancy of 406 people. 406 people x £360 = £146,160.00 to be paid towards Health Care.

As the residential element of the scheme is in outline, the NHS and the Council does not know what tenures the houses will take and so the s106 agreement includes the above calculation at appendix 1 of **CD/4.11**.

This contribution is to be paid towards the reconfiguration and/or extension primary care premises within the Ashford Rural PCN.

Where the unit sizes are not identified, the NHS uses an average occupancy rate of 2.4 persons per dwelling in their consultation letter, and therefore, on that assumed occupancy rate the NHS provided an estimated contribution of £125,280. However, this figure cannot be confirmed until the tenures are confirmed and so the above bullet-pointed calculation is in the s106.

Half the contribution is to be paid occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings

The scheme would be **Directly related to the development** insofar as occupiers will use healthcare facilities and the facilities to be funded will be available to them

The contribution is **Fairly and reasonably related in scale and kind** considering the extent of the development and because the amount has been calculated based on the estimated number of occupiers.

1.3.14 Outdoor Sports Pitches -

This contribution is considered to be **necessary** to comply with the following policies of the Ashford Local Plan 2030:

COM1 Meeting the community's needs including infrastructure and facilities including strategic park provision

COM2 Recreation Sport Play and open Spaces seeking a quantum of development of recreation, sport, play and open spaces provision consistent with the standards established in the Public Green Spaces and Water Environment SPD.

IMP1 Infrastructure Provision seeking the delivery of infrastructure to support new development

IMP4 Governance of Public Community Space and Facilities substantial facilities are required to be supported by a governance strategy to be agreed with the Council. This strategy will need to set out what facilities are to be delivered and by when, and how they will be managed over time to an acceptable standard. Proposals which adopt a community stewardship model of governance will be supported.

Public Green Spaces and Water Environment SPD is also referred to above in the Outdoor Sports

The NPPF at Section 8 identifies the importance of achieving healthy, inclusive and safe places which promote social interaction, safely, to enable and support healthy lifestyles. Paragraphs 98-103 consider access to a network of high quality open space and opportunities for sport and physical activity.

The appellant has offered and the council agreed to provide the following: a 11 a side pitch, a 9 a side pitch, a 7 a side pitched and 2 x 5 a-side pitches showing on drawings *TGMS1044.18-1 rev 8 Proposed and Existing Levels – Fields F10 and F14 CD/1.27*.

The pitches, pavilion and car park are to be provided as shown on the approved plan before occupation of the dwellings on the outline element. The Management Company is to be set-up, approved, maintained for 12 months by the owner, and then transferred to the Management Company before occupation of the dwellings too. The Operator is also to be appointed. There is provision in the s106 for the Management Company and the Operator to be the same body. This timescale allows for the Sports Facilities to be of benefit to the community.

The scheme would be **Directly related to the development** insofar as occupiers will use sports pitches and the facilities to be provided would be available to them.

The delivery is **Fairly and reasonably related in scale and kind** considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.

1.3.15 CAVAT Payment

Kent County Council, the Highway Authority for the appeal site, charge for the damage or removal of highway tree assets. KCC values their trees using the Capital Asset Valuation for Amenity (CAVAT).

The CAVAT takes the replacement value approach, extrapolating from known planting costs and adjusting for a series of relevant factors including:

- Diameter of tree at 1.5m above ground level
- CTI factor
- CAVAT functional factor
- Life expectancy of the tree

The development proposal requires the loss of highway tree number 43 for access to the site and the CAVAT payment of £34,213 is to be paid to KCC to fund additional tree planting within the vicinity of the Site.

This is to be paid prior to Commencement of the Development. **CD/4.2** outlines this request from KCC.

The contribution is **necessary** as it is a charge from the KCC for the loss of one of their trees.

It is **directly related** to the development because it is to be removed for the access to the development site.

It is **fairly and reasonably related in scale and kind** to the development as KCC calculate the sum based on the factors previously noted above.

1.3.16 Traffic Signals Contribution –

The Kent County Council, the Highway Authority for the site, require a contribution towards changing the cycle times at the traffic signal junction at A28 High Street / East Cross / Recreation Ground Road. **CD/4.2** outlines this request from KCC.

The costs to do this are confirmed by KCC as £1000 which is to be paid prior to the Occupation of any Dwelling.

The contribution is **necessary** as the proposed development will worsen capacity on the above junction.

It is **directly related** to the development because proposed changes to the cycle times associated with the traffic signals will mitigate the impact of the development on this junction in the interest of highway safety

It is **fairly and reasonably related in scale and kind** to the development as the changes to the cycle times are required to mitigate the impact of the development on this junction and to ensure no worsening of capacity.

1.3.17 Cemeteries -

This contribution is considered to be **necessary** to comply with the following policies of the Ashford Local Plan 2030:

COM1 Meeting the community's needs including infrastructure and facilities including Cemeteries provision

COM4 Cemetery provision consistent with the standards established in the Public Green Spaces and Water Environment SPD.

IMP1 Infrastructure Provision seeking the delivery of infrastructure to support new development

Public Green Spaces and Water Environment SPD is also referred to above in the Cemetery contribution. .

The NPPF at Section 8 identifies the importance of achieving healthy, inclusive and safe places which promote social interaction, safety, to enable and support healthy lifestyles. Paragraphs 98-103 consider access to a network of high quality open space and opportunities for sport and physical activity.

Pursuant to the identified SPD, the scheme should contribute £284 per dwelling for capital costs and £176 per dwelling towards maintenance as identified in the Local Plan 2030, COM4. To be a contribution towards provision of Local provision with investment within Tenterden

1.3.18 Monitoring Fee –

A contribution is **necessary** to generate the funds to allow the Council to monitor the provisions contained within the S106 Obligation and pursuant to the identified policies of both local and national planning policy. This would accord with the considerations of the Planning Committee who considered this matter, including the matter of monitoring costs in September 2020.

A fee of £1000 per annum is sought until the development has been completed towards the cost of monitoring compliance with the undertaking. The first payment to be paid upon commencement of the development and on the anniversary thereof each year subsequent.

The payment is **Directly related** to the development insofar as it provides specifically for the monitoring of the planning obligation which relates to this site and proposed development.

It is **Fairly and reasonably related in scale and kind** to the development being considered on an individual basis and in consideration of the scale and complexity of the monitoring exercise required.

All contributions are indexed in accordance with national price indices in accordance with the following <https://www.ashford.gov.uk/media/wy5hm0ut/national-price-indices.pdf> **Appendix 3.**

2. CIL TESTS

2.1.1 The following table summarises the above planning obligations and how they comply with the three tests set out in the Regulation 122 Assessment:

Planning Obligation			Compliance with Regulation 122 Assessment
Detail	Amounts (s)	Trigger Points (s)	
<p><u>Informal/Natural Green Space/Countryside Open Space</u></p> <p>Project: The provision of public open space in the form of the country park/countryside open space shown on landscape masterplan 403.06269.00058.landscape2</p>	To be provided as shown on the approved plan	TBC	<p>Necessary as informal/natural green space is required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Local Plan 2030 Policies SP1, COM1, COM2, IMP1 and IMP2, Public Green Spaces and Water Environment SPD and guidance in the NPPF.</p> <p>Directly related as occupiers will use informal/natural green space and the facilities to be provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.</p>
<p><u>Accessible Housing</u></p> <p>At least 20% of all homes shall be built in compliance with building regulations M4(2) as a minimum standard.</p>	Provide on-site 20% of all units.	<p>Dwellings required to be built in accordance with the standard to be approved prior to construction commencing.</p> <p>Prior to first occupation of 75% of the dwellings not required to be built in accordance with the standard.</p>	<p>Necessary as would provide accessible housing pursuant to policies SP1 and HOU14(a) of Local Plan 2030 and guidance in the NPPF.</p> <p>Directly related as accessible homes for those with reduced mobility would be provided on-site.</p> <p>Fairly and reasonably related in scale and kind as based on a proportion of the total number of housing units to be provided.</p>
<p><u>Accessible Housing</u></p> <p>At least 7.5% of affordable rent units shall be built in compliance with building</p>	Provide on 7.5% of the affordable rent units .	Dwellings required to be built in accordance with the standard to	Necessary as would provide accessible housing pursuant to SP1, HOU14 of Local Plan 2030 and guidance in the NPPF.

<p>regulations M4 (3b) as a minimum standard. In accordance with policy HOU14 part</p>		<p>be approved prior to construction commencing.</p> <p>Prior to first occupation of 75% of the dwellings not required to be built in accordance with the standard.</p>	<p>Directly related as accessible homes for those with reduced mobility would be provided on-site.</p> <p>Fairly and reasonably related in scale and kind as based on a proportion of the total number of Dwellings.</p>
<p><u>Affordable Housing</u></p> <p>In accordance with table within Policy HOU1 but increased to 50% as offered by the appellant the units as affordable housing in the locations and with the floorspace, wheelchair access (if any), number of bedrooms and size of bedrooms as specified. The affordable housing shall be managed by a registered provider of social housing approved by the Council. Shared ownership units to be leased in the terms specified. Affordable rent units to be let at no more than 80% market rent and in accordance with the registered provider's nomination agreement.</p>	<p>Based 141 dwellings</p> <p>TBC total affordable rent units</p> <p>TBC total shared ownership units</p> <p>Split TBC by ABC housing as reduced from 145</p>	<p>Affordable units to be constructed and transferred to a registered provider upon occupation of 75% of the open market dwellings.</p>	<p>Necessary as would provide housing for those who are not able to rent or buy on the open market pursuant to SP1, HOU1 of Local Plan 2030 the Affordable Housing SPD and guidance in the NPPF.</p> <p>Directly related as the affordable housing would be provided on-site in conjunction with open market housing.</p> <p>Fairly and reasonably related in scale and kind as based on a proportion of the total number of housing units to be provided.</p>
<p><u>Custom/Self Build</u></p> <p>Applies to sites of more than 40 dwellings within and on the edge of Ashford and Tenterden</p>	<p>5% as serviced dwelling plots</p>	<p>To be disposed to self-build & custom housebuilder no later than 3 months prior to anticipated date of Occupation of last open market dwelling</p>	<p>Necessary as would provide housing for those who are on the Right to Build register (Ashford Self and custom build register) pursuant to HOU6 of Local Plan 2030 and guidance in the NPPF and Community Infrastructure Levy Regulations and applies to sites of more than 20 dwellings in villages and rural areas.</p> <p>Directly related as the plots would be provided on-site in conjunction with open market housing.</p> <p>Fairly and reasonably related in scale and kind as based on a proportion of the total</p>

			number of housing units to be provided and the area of the borough.
<p><u>Adult Social Care</u></p> <p>Project: Towards specialist Care Accommodation in Ashford Borough</p>	£146.88 per dwelling	Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings.	<p>Necessary as enhanced facilities required to meet the demand that would be generated pursuant to Local Plan 2030 Policies SP1, COM1, and IMP1, KCC's 'Development and Infrastructure – Creating Quality Places' and guidance in the NPPF. This is subject to any update KCC may have provided.</p> <p>Directly related as occupiers will use such facilities and the services to be funded will be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has taken into account the estimated number of users and is based on the number of dwellings.</p>
<p><u>Allotments</u></p> <p>Specific Project: Local provision with investment within Tenterden</p>	<p>£258 per dwelling for capital costs</p> <p>£66 per dwelling for maintenance</p>	<p>Contributions are to be paid 33% on 25% Occupation, the second 33% at 50% Occupation and the last 33% of the Contribution at 75% occupation</p>	<p>Necessary as allotments are required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Local Plan 2030 Policies SP1, COM1, COM2, COM3, IMP1, Public Green Spaces and Water Environment SPD and guidance in the NPPF.</p> <p>Directly related as occupiers may use allotments and the facilities to be provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.</p>
<p><u>Cemeteries</u></p> <p>Project: Towards Local provision with investment within Tenterden</p>	<p>£284 per dwelling</p> <p>£176/unit commuted maintenance</p>	<p>Contributions are to be paid 33% on 25% Occupation, the second 33% at 50% Occupation and the last 33% of the Contribution at 75% occupation</p>	<p>Necessary as cemeteries are required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Local Plan 2030 Policies COM1, COM4, IMP1, Public Green Spaces and Water Environment SPD and guidance in the NPPF.</p> <p>Directly related as occupiers will use cemeteries and the facilities to be provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of</p>

			the facilities to be maintained and the maintenance period is limited to 10 years.
<p><u>Children’s and Young People’s Play Space</u></p> <p>Project:</p> <p>On site provision of 0.17 hectares of Children’s play facilities space in accordance with the Green Spaces and Water Environment SPD the details and location to be submitted to and agreed by the local planning authority</p>	<p>Equivalent to £649 per dwelling for capital costs</p> <p>£663 commuted sum per dwelling for maintenance</p>	<p>Provided upon occupation of 75% of the dwellings</p>	<p>Necessary as children’s and young people’s play space is required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Local Plan 2030 Policies COM1, COM2, IMP1 and IMP2, Public Green Spaces and Water Environment SPD, and guidance in the NPPF.</p> <p>Directly related as occupiers will use children’s and young people’s play space and the facilities to be provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.</p>
<p><u>Libraries</u></p> <p>Contribution towards additional services resources and bookstock for Tenterden library</p>	<p>£55.45 per dwelling</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>	<p>Necessary as more books required to meet the demand generated and pursuant to Local Plan 2030 Policies SP1, COM1 and KCC’s ‘Development and Infrastructure – Creating Quality Places’ and guidance in the NPPF. This is subject to any update KCC may have provided.</p> <p>Directly related as occupiers will use library books and the books to be funded will be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount is calculated based on the number of dwellings.</p>
<p><u>Health Care</u></p> <p>Project:</p> <p>Towards reconfiguration and/or extension primary care premises within the Ashford Rural PCN</p>	<p>Means the sum calculated by multiplying number of proposed units multiplied by the assumed occupancy multiplied by £360. Assumed occupancy is</p>	<p>Contributions are to be paid 33% on 25% Occupation, the second 33% at 50% Occupation and the last 33% of the Contribution at 75% occupation</p>	<p>Necessary as additional healthcare facilities required to meet the demand that would be generated pursuant to Local Plan 2030 Policies SP1, COM1, IMP1 and IMP2 and guidance in the NPPF.</p> <p>Directly related as occupiers will use healthcare facilities and the facilities to be funded will be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has been calculated based on the estimated number of occupiers.</p>

	<p>calculated as follows:</p> <ul style="list-style-type: none"> • 1 bed unit = 1.4 persons • 2 bed unit = 2 persons • 3 bed unit = 2.8 persons • 4 bed unit = 3.5 persons • 5 bed unit = 4.8 persons <p>For example, if all units were 3 bed, the sum would be calculated as 141 units x 2.8 = assumed occupancy of 406 people. 406 people x £360 = £142,128.00 to be paid towards Health Care</p>		
<p><u>Outdoor Sports and Pavilion building with associated car park</u></p> <p><i>The provision of 11 a side pitch, 9 a side pitch, 7 a side pitched and 2x 5 a-side pitch showing on drawing TGMS1044.18-1 rev a side ,</i></p> <p>The provision of the pavilion shown plus all necessary infrastructure such as car parks shown on drawing 7657 0303 rev G and drawing 403.06269.00058.landscape2</p>	<p>To be provided as shown on the approved plan</p>	<p>TBC</p>	<p>Necessary as outdoor sports pitches are required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Local Plan 2030 Policies COM1, COM2, IMP1 and IMP2, Public Green Spaces and Water Environment SPD and guidance in the NPPF.</p> <p>Directly related as occupiers will use sports pitches and the facilities to be provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.</p>

<p><u>Governance of public community space and facilities and sports provision</u></p> <p>Includes:</p> <ul style="list-style-type: none"> • Open Space on residential • Countryside Open Space • SuDS features • Verges next to footpaths/roads • Sports pitches/Pavilion • Maintenance of Open Space/Countryside Open Space/Sports Pitches/Pavilion and associated Car Park 	TBC	TBC	<p>Necessary as new/enhanced public community services needed to meet the demand that would be generated from the development pursuant to Local Plan 2030 policies SP1, ENV9, COM1, COM2, COM3, COM4, IMP1 and IMP4 and guidance in the NPPF</p> <p>Directly related as occupiers will use community services and the services to be funded will be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has taken into account the estimated number of users and is based on stewardship arrangements in place.</p>
<p><u>Community Learning</u></p> <p>Towards new equipment and resources for the new learners at Tenterden & Ashford Adult Education Centre.</p>	£16.42 per dwelling	Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings	<p>Necessary as enhanced services required to meet the demand that would be generated and pursuant to Local Plan 2030 Policies COM1, IMP1 and IMP2, KCC's 'Development and Infrastructure – Creating Quality Places' and guidance in the NPPF.</p> <p>Directly related as occupiers will use community learning services and the facilities to be funded will be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has taken into account the estimated number of users and is based on the number of dwellings.</p>
<p><u>Strategic Parks</u></p> <p>Project: Specific Hub projects (COM2):</p> <p>The investment towards a Strategic Park site as identified in the Local Plan 2030, COM2. To be either a contribution towards</p>	£146 per dwelling for capital costs £47 commuted sum per	Contributions are to be paid 33% on 25% Occupation, the second 33% at 50% Occupation and the last 33% of	<p>Necessary as strategic parks are required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Local Plan 2030 Policies COM1, COM2, IMP1, Public Green Spaces and Water Environment SPD and guidance in the NPPF.</p>

<p>provision of Conningbrook Lakes Country Park, to include fees, infrastructure works and management and maintenance of CLCP. Alternatively, contribution towards provision of Discovery Park, to include fees, infrastructure works (including land purchase) and management and maintenance of Discovery Park</p>	<p>dwelling for maintenance-</p>	<p>the Contribution at 75% occupation</p>	<p>Directly related as occupiers will use strategic parks and the facilities to be provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.</p>
<p><u>Voluntary Sector</u></p> <p>Project</p> <p>St Mildred's Church project towards supporting the operational development to manage the project ambitions. This includes development of an arts and cultural programming committee, with a small arts commissioning pot, as well as providing the required training and volunteer development.</p>	<p>£87 per dwelling</p>	<p>Contributions are to be paid 33% on 25% Occupation, the second 33% at 50% Occupation and the last 33% of the Contribution at 75% occupation</p>	<p>Necessary as enhanced voluntary sector services needed to meet the demand that would be generated pursuant to Local Plan 2030 policies SP1, COM1, IMP1, KCC document 'Creating Quality places' and guidance in the NPPF.</p> <p>Directly related as occupiers will use the voluntary sector and the additional services to be funded will be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development as the figure is based on the number of dwellings.</p>
<p><u>Youth Services</u></p> <p>Project: Towards additional resources for Ashford district Youth Service</p>	<p>£65.50 per dwelling</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>	<p>Necessary as enhanced youth services needed to meet the demand that would be generated and pursuant to Local Plan 2030 policies SP1, COM1, IMP1, KCC document 'Creating Quality places' and guidance in the NPPF. This is subject to any update KCC may have provided.</p> <p>Directly related as occupiers will use youth services and the services to be funded will be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has taken into account the estimated number of users and is based on the number of dwellings and because no payment is due on small 1-bed dwellings or sheltered accommodation specifically for the elderly.</p>

<p><u>Public Art</u></p> <p>Project: The St Mildred's Church project</p>	<p>£ 338.00 per dwelling towards</p>	<p>Contributions are to be paid 33% on 25% Occupation, the second 33% at 50% Occupation and the last 33% of the Contribution at 75% occupation</p>	<p>Necessary in order to achieve an acceptable design quality pursuant to Local Plan policies SP1, SP6, COM1, IMP1 and guidance in the NPPF, the Ashford Borough Public Art Strategy and the Kent Design Guide.</p> <p>Directly related as would improve the design quality of the development and would be visible to occupiers.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development as the figure is based on the number of dwellings.</p>
<p><u>(CAVAT)</u></p> <p>Kent County Council charge for the damage or removal of highway tree assets. KCC values their trees using the Capital Asset Valuation for Amenity (CAVAT).</p> <p style="text-align: center;">-</p>	<p>The development proposal requires the loss of highway tree number 43 for access to the site and the CAVAT payment is to be paid to KCC to fund additional tree planting within the vicinity of the Site</p>	<p>To be paid prior to Commencement of the Development.</p>	<p>Necessary as it is a charge from the KCC for the loss of one of their trees.</p> <p>Directly related because it is to be removed for the access to the development site.</p> <p>Fairly and reasonably related in scale and kind to the development as KCC calculate the sum based on a set of factors.</p>
<p><u>Traffic Signals Contribution</u></p> <p>The Kent County Council, require a contribution towards changing the cycle times at the traffic signal junction at A28 High Street / East Cross / Recreation Ground Road.</p>	<p>£1000</p>	<p>Prior to the Occupation of any Dwelling.</p>	<p>Necessary as the proposed development will worsen capacity on the above junction.</p> <p>Directly related to the development because proposed changes to the cycle times associated with the traffic signals will mitigate the impact of the development on this junction in the interest of highway safety</p> <p>Fairly and reasonably related in scale and kind to the development as the changes to the cycle times are required to mitigate the impact of the development on this junction and to ensure no worsening of capacity.</p>
<p><u>Monitoring Fee</u></p> <p>Contribution towards the Council's costs of monitoring compliance with the agreement or undertaking</p>	<p>£1000 per annum until development is completed</p>	<p>First payment upon commencement of development and on the</p>	<p>Necessary in order to ensure the planning obligations are complied with.</p> <p>Directly related as only costs arising in connection with the monitoring of the development and these planning obligations are covered.</p>

		anniversary thereof in subsequent years	Fairly and reasonably related in scale and kind considering the extent of the development and the obligations to be monitored.
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Appendix 1 - Affordable Housing SPD

Affordable Housing SPD



Adopted Feb 2009

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Affordable Housing Supplementary Planning Document

Purpose of the Supplementary Planning Document

1 The provision of more affordable housing is identified as a key priority by the Borough Council as reflected in the Community Strategy, Housing Strategy and Local Development Framework Core Strategy.

2 The LDF Core Strategy sets out the Council's requirements for affordable housing in new residential developments in policy CS12. The purpose of this Supplementary Planning Document is to inform applicants in more detail of what the Council will expect to secure in terms of affordable housing provision in new residential development. As such it amplifies policy CS12.

3 The main objectives of the SPD are:

- To clarify the policy framework for affordable housing as set out in the LDF Core Strategy to enable developers, the public and other stakeholders to understand how such housing is to be provided in the borough
- To increase housing choice and encourage better social mix

Preparation of the SPD

4 The draft SPD will be subject to comprehensive consultation with key stakeholders before it can be adopted formally.

Sustainability Appraisal

5 A Sustainability Appraisal of the SPD has been produced and is available for inspection as part of the consultation process.

The Policy Approach

6 Planning Policy Statement 3: Housing (PPS3) sets out the Government's policy for securing the provision of affordable housing. Its key aim is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this the government is seeking to:

- Achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community
- Widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need:
- Improve affordability across the housing market, including by increasing the supply of housing; and
- Create sustainable, inclusive, mixed communities in urban and rural areas

PPS3 sets out the specific outcomes that the planning system should deliver. These are:

- High quality housing that is well designed and built to a high standard

- A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural
- A sufficient quantity of housing taking into account need and demand and seeking to improve choice
- Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure
- A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously developed land, where appropriate

Strategic Policy Background

7 RPG9 (paragraph 8.9) makes it clear that:

The provision of affordable housing in the South East is an important component in the development of mixed and balanced communities, to help meet the housing needs of the whole population.

8 Policy 1: Scale of Growth of RPG9 goes on to specify that “up to 30%” of new homes should be affordable.

South East Plan

9 The Submission South East Plan Core Document published in March 2006 sets the regional context for the provision of affordable housing. It states at paragraphs 1.6.1 and 1.6.2 that:

There is substantial housing need in the South East. In 2004/05 there were 12,400 homeless households in priority need accepted by local authorities. While this figure is lower than in any of the previous six years, it is just one indication that the region needs to build more affordable homes.

To assess the need for affordable housing in the South East over the period covered by the Plan, the Regional Assembly commissioned the Cambridge Centre for Housing and Planning Research to carry out two research projects. The first concluded that 25% of housing provided needs to be social rented accommodation, and the second that an additional 10% of housing should be provided as shared-ownership, low-cost home ownership and sub-market rent.

The Plan goes on to state at paragraph 1.6.4 that:

Up-to-date and robust assessments of housing need and demand have a fundamental role in helping to ensure that everyone has the opportunity of a decent home.

Paragraphs 5.3 and 5.5 continue:

...there needs to be a significant increase in affordable housing provision across the region. The regional Growth Areas and development on other major greenfield sites will provide significant opportunities to deliver new affordable housing. However, development in these areas will not solve all the region's affordable housing shortages and therefore the general principle will be that affordable housing needs, particularly needs for social rented housing, should be met where they arise.

Local Development Documents will need to set targets for the provision of affordable housing, both for social rented and other forms of affordable housing, based on the results of assessments of housing need and demand.

Policy H4 of the South East Plan states that:

Local Development Documents will contain policies to deliver a substantial increase in the amount of affordable housing in the region, reflecting both this Plan and the Regional Housing Strategy. Local Development Documents will set targets for the provision of affordable housing, taking account of the results of housing need and market assessments and having regard to the overall regional target that 25% of all new housing should be social rented accommodation and 10% other forms of affordable housing. Where justified by housing need assessments, Local Development Documents should specify the tenure of housing being sought. There will be a presumption in favour of on-site affordable housing provision. In rural areas, Local Development Documents will promote small scale affordable housing sites within or well-related to settlements, possibly including land which would not otherwise be released for development.

The South East Plan in its section on the East Kent and Ashford Sub-region (paragraphs 2.11 and 2.12) makes particular reference to affordable housing:

Housing markets in East Kent and Ashford are less buoyant than in most other parts of the South East and given the need to seek developer contributions for education, access and other services required by new developments, 30% affordable housing is the maximum practical in the sub-region. Even so, this would mean 750 new affordable dwellings each year in the sub-region compared to recent average completion of about 250 per annum. At Ashford the planned scale of new housing is more than sufficient to meet the local need for affordable housing, and a higher proportion of key worker and shared equity housing as a step to ownership would be appropriate.... The delivery of affordable housing will depend on the scale of public funding, and in East Kent affordable housing programmes that do not depend entirely on the volume of market housing will be needed to meet the overall target.

Policy EKA2 states that:

An indicative target for affordable housing of 30% of all new dwellings applies to East Kent and Ashford. This will be subject to regular review in the light of housing market conditions and delivery of the policy. The provision of affordable housing in individual districts should be set in Local Development Documents, taking account of the results of local housing needs assessments, the funding for affordable housing and the circumstances of the major development sites. Where justified by local needs assessments, Local Development Documents may also specify the tenure of housing being sought.

The Kent and Medway Structure Plan

10 The Kent & Medway Structure Plan follows the same broad policy approach on affordable housing. Chapter 7 of the KMSP recognises the importance of affordable housing and refers to the position that on the basis of household growth alone some 30% of all new homes should be in the affordable sector but that this should be informed at the district level by local need assessments. PolicyHP7 sets out the requirements for LDDs in dealing with affordable housing.

The Housing Needs Assessment

11 The Borough Council's Housing Needs assessment carried out in 2005 judges that there will be an annual affordable housing shortfall of 655 units, 3930 units in total to 2011. The needs assessment acknowledges that:

The annual level of outstanding affordable need of 655 units, after allowing for current re-let supply, will be difficult to sustain, bearing in mind past new supply levels.

12 The needs assessment acknowledges that despite the evidence of the scale of need there is a need to build viable, sustainable communities and accordingly the report states that

Our significant experience of affordable subsidised housing in mixed developments leads us to recommend that 35% of new units negotiated should be the level applied from the total of all sites negotiated. Policy H4 of the Draft South East Plan also suggests an overall regional target of 35% to 40%. This proportion includes both affordable housing for rent and subsidised low cost market housing to meet the needs of low income households, key workers and those on average incomes unable to purchase. Targets may vary above and below this level on a site by site basis.

It also recommends that

The increases in house prices over the last four years have excluded many 'first time buyers' from the owner occupied market. We believe therefore that the proportion of affordable housing provided on new sites should encompass more subsidised low cost market housing than would have been the case four years ago when it was a more marginal element of affordable need.

Within this type of provision the report states that:

Within this (35%) target the major requirement is for rented housing and we recommend a balance of around 60% i.e. 21% for rent with around 40% of provision (14%), as low cost market or 'intermediate' housing provided it is delivered at a cost below the cheapest entry level costs in the general market and would be available on a similar basis to subsequent purchasers.

On the issues of site thresholds the report states that

The annual scale of affordable need is almost seven times the average annual new unit delivery over the last three years and justifies an exceptional case for a lower threshold.

It is anticipated that a new lower site threshold of 15 units or 0.5 hectares will be standard level in the new Planning Guidance and this should be adopted as soon as new Guidance is issued. A strong case exists to justify a lower threshold across the Borough and the Council should give consideration to adopting a lower threshold as soon as practicable.

Ashford LDF Core Strategy Policy

13 Policy CS12 of the LDF Core Strategy states that:

On qualifying sites in the growth area the Council will seek the provision of not less than 30% of all dwellings as subsidised affordable housing; elsewhere the target is 35%. The affordable provision shall be split between social rented (60%) and other forms of affordable provision (40%).

Affordable housing will be required on all sites where the scheme is for 15 units or more (including the net addition from the conversion of buildings) or has a site area in excess of 0.5 hectares.

If a site comes forward as two or more separate development schemes, of which one or more falls below the appropriate threshold, the Council will seek an appropriate level of affordable housing on each part to match in total the provision that would have been required on the site as a whole.

Affordable housing should be provided on site and only in very exceptional circumstances will contributions to make equivalent provision elsewhere be acceptable.

Affordable Housing Approach in the Rural Area

14 The affordability issue is even more acute in the villages and rural areas. Local needs housing schemes have helped to provide housing for local people at affordable levels. Local needs housing will continue to be provided in accordance with the saved Local Plan policy. Affordable housing is different because it is not critically related to a local residential qualification.

15 The proportion of affordable housing on qualifying sites in the rural area is set at a higher level of 35%. The Council recognises that the supply of affordable housing in the rural areas is still likely to be relatively small but this will make a contribution towards addressing affordability issues.

Sizes and types of affordable housing units

16 Policy CS13 of the Core Strategy seeks to ensure that the range of dwelling types and sizes responds to emerging needs and promotes the creation of sustainable communities. To achieve this the Council will require the range of dwelling types and sizes coming forward to be based on the Council's assessment of local housing need.

17 For affordable housing the Council must take a strategic borough-wide view of the provision of sizes and types of housing. As a guide developers should be aware that the Council will negotiate the provision of units that correspond to the needs identified by the Housing Needs Survey 2005 (or any subsequent such survey or Strategic Housing Market Assessment), although it should be noted that the survey figures are viewed as indicative of the affordable housing needs in any locality and the Council would seek to avoid a preponderance of a specific unit type or size whilst also taking account of occupants aspirations.

18 The Council will also take into account those households registered on the Borough Council's Housing Register for rented affordable units (see table in appendix A) and those households registered with the Homebuy Zone Agent (currently Moat) (or such other arrangements as may replace this from time to time) for intermediate tenure units.

19 To achieve the closest match between housing need and provision the Council will also take into account locality-specific need and opportunities to create additional vacancies in existing Council and Housing Association rented homes in the Borough, through the provision of new homes. Through transfers of existing Council and Housing Association tenants the provision of one new home can lead to further letting opportunities, as households currently occupying unsuitable homes are able to move on. Thus, as evidenced by the Housing Needs Survey 2005, although the greatest need is for one-bedroom units, the provision of larger homes can create a chain of re-letting opportunities,

20 As site constraints can sometimes mean that certain sizes/types of units cannot reasonably be provided on particular development sites, the Council will assess each site on its merits and the requirements for sizes and types of units. Developers should set out a schedule of the proposed size and type of affordable housing units in their applications based on the needs identified in the relevant survey of housing needs and preferably, after consultation with the Council's Housing officers.

Supported housing and wheelchair standard housing

21 Through the outcomes of the Housing Needs Survey 2005 and detailed work with local partners such as Kent County Council Adult Social Services and Ashford Primary Care Trust, the Council has identified that there is a need for the provision of supported housing in the Borough.

22 On suitable sites, the Council will seek the provision of a proportion of the affordable housing provision as supported housing.

This type of housing falls into two categories:

- Sheltered housing schemes designed specifically for older people. The Council seeks to ensure that all sheltered housing schemes for older people are designed and constructed to standards that will allow the provision in the scheme of those health and social care services that lead to a classification of the scheme as being extra-care sheltered housing. As such the Council has produced an approved 'Extra-Care Sheltered Housing Design Specification'. Any developer of a site where the Council has sought the provision of an extra-care sheltered housing scheme as part of the affordable housing provision must ensure that they design the scheme in accordance with that specification.
- Supported housing schemes for vulnerable people. Such schemes may be required where there is an identified need for the provision of self-contained accommodation for people with specific vulnerabilities. The Council has produced an approved 'Supported Housing Design Specification'; this specification will be subject to minor changes depending on the identified client group for whom the accommodation is to be provided. This is because different revenue funding mechanisms exist for providing the relevant support to people living within the scheme, depending on the client group and as such this sometimes means design must vary slightly. Any developer of a site where the Council has sought the provision of a supported housing scheme as part of the affordable housing provision must ensure that they design the scheme in accordance with the

approved specification and check with the Housing Research and Development Team as to any client group specific variations.

23 The Council regularly reviews the level of need for wheelchair standard housing at a local level and will seek a proportion on appropriate sites in line with identified need. The exact number of units to be provided to wheelchair standards will be set out in the affordable housing development brief for the site. The applicable wheelchair standard required is that adopted by the Housing Corporation and set out in 'Wheelchair Housing Design Guide', 2nd Ed, by Stephen Thorpe and Habinteg Housing Association (ISBN 1 86081 897 8).

Registered Social Landlord Development Partners

24 The Council is currently creating a Development protocol that will encourage a developer to work with the Council (depending on the number of affordable units to be delivered on the site, or any specialist supported housing provision on site) to provide affordable housing. The Council will select the developer/s based on a rigorous assessment which will include; local commitment, development expertise, capacity, housing management standards, community development and services to tenants. The developer/s will have to sign up to a partnership agreement with the Council, which establishes levels of service, including lettings arrangements.

25 The Housing Research and Development Team can, where required, assist in the process of establishing partnerships between private developers and RSLs most appropriate for each site.

Design and quality standards

26 The Council expect all housing provided in the Borough to be to high design and quality standards. To ensure the creation of sustainable mixed tenure communities the affordable housing provision must not be visually distinguishable from the market housing on site in terms of build quality, materials, detail, levels of amenity space and privacy.

27 In addition, the Council requires all affordable units to be developed to the latest applicable Housing Corporation standards, whether or not they are to be grant funded.

28 Standards change from time to time and the Council will apply the Housing Corporation standards in place at the time. Currently these requirements are set out in the Housing Corporation's 'Design and Quality Standards' (April 2007), which can be downloaded from the Housing Corporation's website in full and in brief are as follows:

- The achievement of minimal Housing Quality Indicator scores for the relevant sizes/types of units
- The achievement of the Code for Sustainable Homes level 3 as a minimum
- An assessment against the 20 Council for Architecture and the Built Environment (CABE) 'Building for Life' criteria that demonstrates the achievement of; 10 out of 20 positive responses for rural and street-fronted infill units and 12 out of 20 positive responses for all other developments.

29 The Council's Housing Strategy 2008-11 has set a target that by 2011 60% of affordable units will be constructed to the Joseph Rowntree Foundation (JRF) Lifetime Homes Standard, the standards can be downloaded from the JRF website <http://www.jrf.org.uk/housingandcare/lifetimehomes/table2.asp>. RSLs are encouraged by the Housing Corporation to develop all new homes to this standard and achievement of the JRF Lifetime Homes standard is one of the suite of achievements that can lead to Code for Sustainable Homes Level 3 attainment.

30 All newly built affordable homes will be subject to satisfaction surveys conducted by the managing agent or RSL no sooner than 6 months and no later than 12 months after the date of first occupation. These will be made available to the Council's Housing Research and Development Team no later than two months after completion and used to monitor and inform subsequent reviews of this policy and the design requirements of affordable homes in Ashford.

Integration of affordable housing

31 The integration of affordable housing within larger developments is a key issue in the Council's assessment of the quality of design and layout of schemes. The Government's approach in PPS1 (par.35) is clear in promoting the need for high quality and inclusive design that should create well-mixed and integrated developments that avoid segregation. The guide on 'Delivering Affordable Housing (Nov, 2006 – CLG) also challenges developers to produce high quality housing designs that help to integrate affordable and market units in a mixed community.



Picture 1 Clusters of equal or greater number of market housing units must separate clusters of affordable housing units. Crown Copyright, Licence Number 100024427

32 Therefore, the Council will expect the distribution of tenure types across developments to promote social inclusion and integration. Accordingly within the affordable housing clusters there is expected to be a mix of affordable housing tenure types ie rented and shared ownership.



Picture 2 Unacceptable concentration of affordable housing on a site. Crown Copyright, Licence Number 100024427

33 Affordable housing must be integrated with market housing and distributed across the development. The perceived marketability of private housing within a development will not be considered a suitable justification for clustering of affordable housing beyond the guidelines set out below.

34 The level of integration of affordable housing with market housing will be guided by the following:

35 On sites of less than 100 units there will be a presumption that the affordable housing will be in clusters of up to a maximum size of 12 units. For example on a scheme of 90 units, 30% affordable provision equals 27 units which could be split into clusters in a number of ways such as 12, 10 and 5 or 10, 11 and 6.

36 On sites of 100 or more units there will be a presumption that affordable housing will be in clusters of up to a maximum of 30 units. For example on a scheme of 160 units, 30% affordable provision equals 48 units which could be split into clusters in a number of ways such as 30 and 18, 20, 18 and 10 or 8 clusters of 6 units.

37 If affordable housing is provided on separate but adjoining land parcels it is important that the location of clusters within those land parcels does not generate, cumulatively, a much larger cluster. Accordingly, roads, cycleways and footpaths will not be considered to be sufficient "buffers" between clusters.

38 In determining the total amount of affordable housing and therefore the size of any clusters the Council will have regard to the total developable site area rather than that part of the overall site currently being developed.

39 In the case of specialist housing provision to cater for particular needs (eg. supported housing) the Council may permit exceptions to the principles set out in this SPD. Thus, for example, the Council may permit extra care sheltered

housing to be in clusters of around 40 units and may permit specialist housing for those with learning disabilities or mental health problems to be in clusters of 8 units or less. Such cases will be judged on their individual merits.

40 In the case of developments with all or the majority of dwellings to be constructed in blocks of flats the policy of integration as set out above will apply in order to contribute to the creation of diverse and strong communities. The Council recognises the challenge that this may present to both developers and RSLs alike and accordingly the Council will consider each development individually against its overarching policy as previously expressed on the basis of the proposals put forward by the applicant, the views of the RSL charged with the management of the affordable dwellings and the current policies of the Housing Corporation, including funding.

Alternatives to on-site affordable housing provision

41 The Council expects affordable housing to be delivered on site; but in exceptional circumstances an alternative to on-site provision may be acceptable. These are:-

- Where the proposed development involves the conversion of existing buildings that may result in high services charges, high maintenance costs and where the building configuration or ongoing housing management implications render on site provision impractical. Factors such as these can result in buildings that do not meet Housing Corporation Design and Quality standards and so will not attract grant funding, if they are also unlikely to be self financing then this may render them unacceptable.
- If a developer proposes off-site provision that will deliver a greater number of affordable housing units of sizes/types in line with local need and as part of a more sustainable scheme than would be gained from on-site provision.

42 Commuted sums (financial payments in lieu of on site provision) will only be acceptable if the amount paid will actually result in the provision of the appropriate amount, sizes, types and tenure of affordable housing in a sustainable scheme.



Picture 3 The use of roadways paths and other access ways will not be considered as sufficient separation between clusters. Crown Copyright, Licence Number 100024427

In terms of the commuted sums formula, the Council's approach is as follows:

1. Define the mix of size, type, tenure of the affordable homes
2. Using this mix, agree the rents and shared ownership costs with the RSL partner
3. Using these rent limits and costs ask RSL to advise about the maximum level of prudent borrowing against the scheme
4. Apply the following formula. Purchase price of suitable land + construction costs + on costs – maximum RSL prudent borrowing = developer contribution

Alternatives to on-site affordable housing provision in rural areas

43 The same formula will apply to rural sites as to urban ones and this will take into account the higher land and build costs in rural areas.

44 The Council will seek to ensure that any off-site contribution from sites in the Ashford rural area is spent on the provision of affordable housing elsewhere within the rural area.

45 Where a commuted sum payment is taken by the Council, it will prioritise the investment of that payment in the provision of affordable housing within the same parish as the development site but if no alternative development is likely to come forward within 5 years of the date of receipt of the payment (the Council's well developed affordable rural local-needs housing development programme provides for long term certainty of schemes coming forward) then the payment will be invested in the development of additional affordable housing firstly in any neighbouring rural parish, or as a final alternative, within any rural parish in the borough.

Perpetuity

46 The Council requires the long-term availability of affordable housing to be secured, regardless of tenure. The Council will formalise arrangements for this through Section 106 Agreements. This is subject to 100% staircasing in intermediate tenure (shared ownership) properties and the Right to Acquire. When staircasing occurs or the Right to Acquire is exercised, there should be an enforceable mechanism for the proceeds to be recycled into the provision of alternative affordable housing, wherever possible within the Borough. This is normally achieved through the involvement of an RSL, but the Council may seek additional safeguards where necessary.

47 In rural areas, certain specific safeguards exist to ensure that both intermediate tenure (shared ownership) and rented properties remain affordable in perpetuity. Generally, in settlements of less than 3000 people occupiers of shared ownership properties may not staircase beyond 80% ownership of their home and tenants of rented homes do not have the Right to Acquire or the right to pursue a Social Homebuy purchase. The parishes to which this applies are set out in Statutory Instrument 1997 625 and 1999 1307. The Council will further secure these limits through Section 106 Agreements.

Keyworkers

48 Keyworker housing is aimed at households that cannot afford to purchase a home on the open market and who work in particular public-sector occupations defined by the Government. The Council has extended the definition of keyworkers to:

“An employee within the public sector whose role is essential to the well-being of the community and who is employed within the borough of Ashford or within a 20 mile radius”, or,

“Someone without whom a number of other people or specialist equipment cannot function.”

49 People who believe these criteria apply to them and who are employed in a job other than one of the Government-defined roles must provide a supporting letter from their employer.

50 However, housing specifically for keyworkers is not a form of housing that will satisfy the requirement for affordable housing under policy CS12. Affordable housing may benefit keyworkers where, apart from their keyworker status they qualify for affordable housing. Some keyworkers are not in housing need and would not qualify for general affordable housing. Due to the high levels of housing need in the borough, any key workers who do not qualify for general affordable housing (intermediate tenure or renting) are not provided for by policy CS12.

51 The only instance where specific key worker housing will be accepted is when it is proposed in addition to the 30% affordable housing requirement.

Affordability

Social Rented: rents charged shall not exceed the Housing Corporation maximum rent charges for Registered Social Landlord (RSL) homes (which are dependent on the floor area of each unit).

Shared Ownership: homes will be developed at a cost affordable to households based on average local incomes where the mortgage plus rent does not exceed a third of gross salary. The average cost of shared ownership homes in any scheme should be affordable to a household earning the average local income.

.Intermediate Renting: Rents must be at levels at least 20% below the average market rent for the property size and type.

52 The Council will keep up to date information on the relationship between local incomes and local house prices through the Strategic Housing Market Assessment. This information will be used to inform developers of the percentage equity shares in intermediate tenure homes under the Homebuy scheme that will be affordable to local households.

Service Charges

53 The Council will include service charges as being part of the total housing costs to the occupier. Therefore to meet the affordable housing definition service charges will be limited. As a guide, service charges must not normally be greater than the prevailing assumed housing benefit service charge used by the Housing Corporation

54 The RSL development partner will be able to provide advice on acceptable levels of service charge and whether there is scope to reduce charges through design. Consideration can also be given to the services the charge will cover and whether it is appropriate for some of the services to be made available to occupiers of the market housing only.

Funding for affordable housing

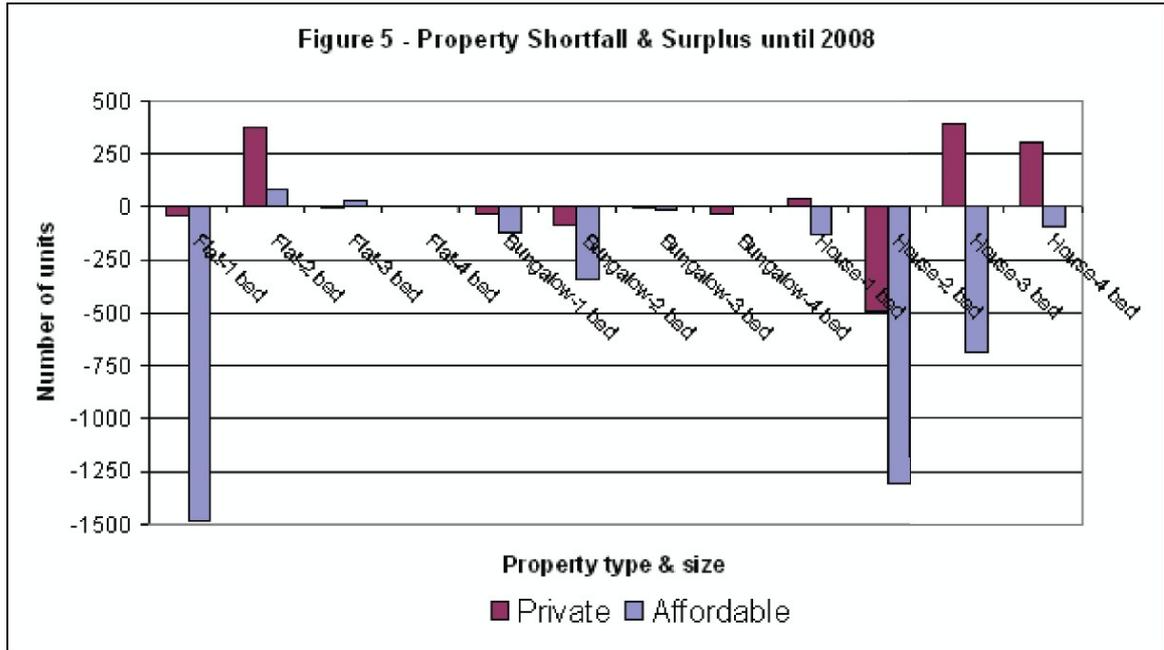
55 As a designated growth area the Ashford urban area has assigned ring-fenced funding as set out by the Regional Housing Board and distributed by the Housing Corporation.

56 The Housing Corporation NAHP Prospectus 2008/11 sets a ring-fenced target of funding for the Ashford growth area of 3.18% of the total available grant for the region and forecasts that £359 million will be available for the South East region in 2007/08. The prospectus states that while this figure should not be seen as indicative of the final amount available it is however the minimum amount that will be available for the following years 2008 to 2011.

Appendix

Appendix A

Sizes and types of affordable homes needed in the Ashford Borough Council Area



Key - Left to Right											
Flat 1Bed	Flat 2Bed	Flat 3Bed	Flat 4bed	Bungalow 1bed	Bungalow 2bed	Bungalow 3bed	Bungalow 4bed	House 1bed	House 2bed	House 3bed	House 4bed

Ashford BC Housing Register % housing need by unit type

	Rural	Tenterden	Willesborough	Ashford Town	Newtown	Ashford
1 bed	53%	46%	42%	52%	45%	46%
2 bed	26%	29%	33%	28%	37%	29%
3 bed	16%	20%	17%	16%	12%	19%
4 bed	4%	4%	7%	4%	5%	5%
5 bed	0.5%	1%	1%	0%	1%	0.5%
6 bed	0.5%	0%	0%	0%	0%	0.5%

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

Planning and Development

01233 330 229

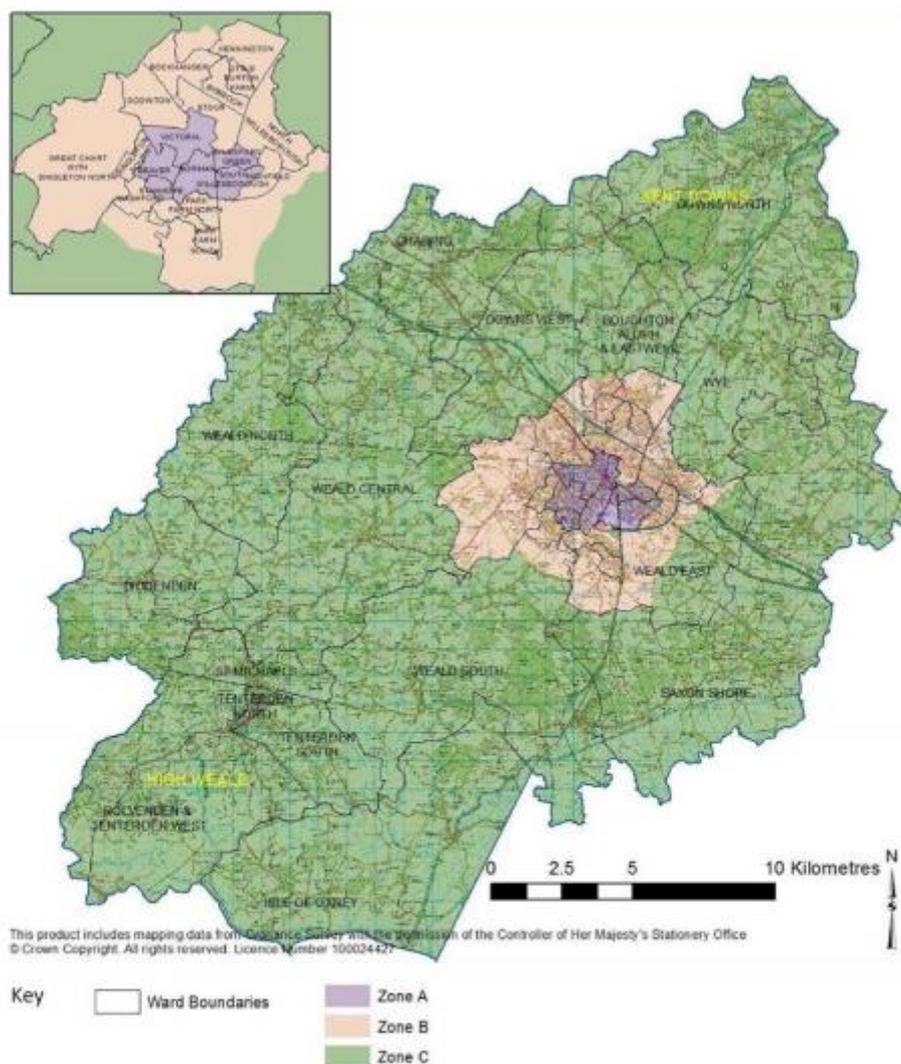
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Also call this number if you would like a copy
of this document to be translated.

Appendix 2 - Map 2 Local Plan

Map 2: Affordable Housing Viability Areas



- 6.8 Ashford Town area covers the wards of Victoria, Aylesford Green, South Willesborough, Norman, Beaver and Stanhope. The viability evidence shows that developments in this area can only deliver 20% affordable home ownership products. As an exception to this, higher density flatted development is not viable at this level of starter home provision, and it is therefore proposed that such development will not be required to provide any affordable housing.
- 6.9 In a case of flatted development which is being promoted as Build to Rent, consideration will be given on a case-by-case basis, through the provision of independently verified viability evidence,

Appendix 3 - National Price Indices

Indexation of Planning Obligations

Obligation	Index and Publisher	Indexation From
Adult Social Care	General Building Cost Index Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Monthly index figure last published before the date of the Planning Committee resolution approving the application. For delegated decisions, the figure for the month when the permission is issued
Allotments	Output Price Indices for Public Works Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Quarterly index figure for the third quarter of 2012 (=225)
Bus Services	All-in Tender Price Index Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Quarterly index figure last published before the date of the Planning Committee resolution approving the application. For delegated decisions, the figure for the month when the permission is issued
Carbon Off-Setting Contribution	No separate indexation needed, as already included in calculation	
Cemeteries	Output Price Indices for Public Works Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Quarterly index figure for the third quarter of 2012 (=225)

Obligation	Index and Publisher	Indexation From
Children's and Young People's Play Space	Output Price Indices for Public Works Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Quarterly index figure for the third quarter of 2012 (=225)
Community Learning	General Building Cost Index Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Monthly index figure last published before the date of the Planning Committee resolution approving the application. For delegated decisions, the figure for the month when the permission is issued
Health Care	All-in Tender Price Index Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Quarterly index figure last published before the date of the Planning Committee resolution approving the application. For delegated decisions, the figure for the month when the permission is issued
Informal/natural green space	Output Price Indices for Public Works Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Quarterly index figure for the third quarter of 2012 (=225)
Junction 10A	Road Construction Tender Price Index relevant to new construction in the south east of England of a value of £7,000,000 Published by: Department for Transport	Quarterly index figure for the first quarter of 2004 (126.593)

Obligation	Index and Publisher	Indexation From
Libraries	General Building Cost Index Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Monthly index figure last published before the date of the Planning Committee resolution approving the application. For delegated decisions, the figure for the month when the permission is issued
Monitoring Fee	All-in Tender Price Index Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Quarterly index figure last published before the date of the Planning Committee resolution approving the application
Off-Site Highways Works	Road Construction Tender Price Index relevant to new construction in the south east of England of a value of £7,000,000 Published by: Department for Transport	Quarterly index figure last published before the date of the Planning Committee resolution approving the application
Outdoor Sports Pitches	Output Price Indices for Public Works Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Quarterly index figure for the third quarter of 2012 (=225)
Primary Schools	General Building Cost Index Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Monthly index figure last published before the date of the Planning Committee resolution approving the application. For delegated decisions, the figure for the month when the permission is issued

Obligation	Index and Publisher	Indexation From
Public Art	All-in Tender Price Index Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Quarterly index figure last published before the date of the Planning Committee resolution approving the application
RIF	Not indexed	
Secondary Schools	General Building Cost Index Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Monthly index figure last published before the date of the Planning Committee resolution approving the application. For delegated decisions, the figure for the month when the permission is issued
South of Ashford Transport Study	Road Construction Tender Price Index relevant to new construction in the south east of England of a value of £7,000,000 Published by: Department for Transport	Quarterly index figure for the first quarter of 2004 (126.593)
Strategic Parks	Output Price Indices for Public Works Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Quarterly index figure for the third quarter of 2012 (=225)
Town Centre Commuted Parking	All-in Tender Price Index Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Quarterly index figure for the second quarter of 2006 (=231)

Obligation	Index and Publisher	Indexation From
Travel Plan Monitoring Fee	All-in Tender Price Index Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Quarterly index figure last published before the date of the Planning Committee resolution approving the application. For delegated decisions, the figure for the month when the permission is issued
Voluntary Sector	All-in Tender Price Index Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Quarterly index figure last published before the date of the Planning Committee resolution approving the application. For delegated decisions, the figure for the month when the permission is issued
Youth Services	General Building Cost Index Published by: Building Costs Information Service on behalf of the Royal Institution of Chartered Surveyors	Monthly index figure last published before the date of the Planning Committee resolution approving the application. For delegated decisions, the figure for the month when the permission is issued

Appendix 4 - CD 7.30 Kent County Council Appeal Statement

APPELLANT: Wates Developments Limited

**APPEAL SITE: Land between Woodchurch Road and, Appledore Road,
Tenterden, Kent, TN30 7AY**

PINS REF: APP/E2205/W/21/3284479

ASHFORD BOROUGH COUNCIL REF: 21/00790/AS

APPEAL STATEMENT

BY

KENT COUNTY COUNCIL

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Introduction

1.1 Kent County Council (“KCC”) makes these representations in its role as the statutory authority responsible for community learning, youth, libraries and adult social care.

1.2 The applicant submitted an application for permission for the following development:-

a) Outline application for the development of up to 145 residential dwellings (50% affordable) including the creation of access points from Appledore Road (1 x all modes and 1 x emergency, pedestrian and cycle only), and Woodchurch Road (pedestrian and cycle only), and creation of a network of roads, footways, and cycleways through the site. Provision of open space including children's play areas, community orchards, sustainable urban drainage systems, landscape buffers and green links all on 12.35 ha of the site. (Save for access, matters of appearance, landscaping, layout & scale reserved for consideration')

b) Full planning permission for the change of land use from agricultural land to land to be used as a country park (8.66ha), and land to be used as formal sports pitches (3.33ha), together with pavilion to serve the proposal and the surrounding area. Including accesses, ancillary parking, pathways, sustainable urban drainage systems and associated landscaping.

1.3 The planning application the subject of this appeal was refused by way of a decision notice dated 27 September 2021 issued by Ashford Borough Council for the following reasons:-

1. The proposal would be contrary to policies SP1 and SP2 of the adopted Ashford Local Plan 2030. The application proposal would significantly increase the number of dwellings to be provided in Tenterden considered alongside the

existing residential allocations and commitments referred to in the adopted Ashford Local Plan 2030. The scale of development that is proposed runs counter to the adopted spatial strategy enshrined in policy SP2 and would undermine the carefully considered and independently-examined and accepted approach to the sustainable distribution of housing development across the Borough to 2030.

2. The proposals would be contrary to policies HOU5, SP1, SP6 and ENV3a of the adopted Ashford Local Plan 2030 in that the proposals would involve a large scale, intensive residential development on undeveloped land forming part of a strongly rural edge that, in its undeveloped state, contributes positively to the landscape setting of the south-east side of Tenterden. The proposals by virtue of their scale, form and intensity would not sit sympathetically within the wider landscape, preserve or enhance the setting of the settlement or be consistent with local character and would result in harm to the character and appearance of the surrounding area.

3. The proposed main vehicular site access would result in the loss of a Mature Horse chestnut tree located along the Appledore Road. The tree forms a component part of the visual character of the street and its loss would be detrimental to the character of the area contrary to policies SP1, SP6 and ENV3a of the adopted Ashford Local Plan 2030 and advice in the National Planning Policy Framework. It is not considered that this detrimental impact can be adequately mitigated.

4. The proposals in their current form would have a detrimental impact on the following important trees within the site:-

(a) T381 Ancient Field Maple. A new football pitch is proposed within its offset Buffer Zone and an incursion within its Root Protection area. The Root

Protection Area and buffer zone plotting of the tree described in the application is not accepted. The associated works required for the football pitch would result in a deterioration and possible loss of this ancient tree.

(b) T312 veteran oak tree. The development area lies too close and does not reflect the rooting morphology of the veteran tree. The Root Protection Area and buffer zone plotting of the tree described in the application is not accepted. The proposals would result in the deterioration and possible loss of this veteran tree.

(c) T313 Oak. The proposed SUDs features appear to run through the Root Protection area of the tree subject to a preservation order. Insufficient detail and analysis of the impact of this feature has been provided and the construction of the SUDs will likely be detrimental to the protected tree.

The deterioration and possible loss of T381, T312 and T313 would amount to a deterioration of an irreplaceable habitat and harm to the visual character of the area contrary to policies SP1, SP6 and ENV3a of the adopted Ashford Local Plan 2030 and advice in the National Planning Policy Framework para 180 (c).

5. The proposals would not preserve or enhance biodiversity as it is considered the proposed ecological mitigation measures would be unlikely to be able to be successfully implemented alongside the scale of development for which permission is sought. The application is likely to result in loss and harm to biodiversity interests on the site contrary to policies HOU5 (e) and (f) (vi) and ENV1 of the adopted Ashford Local Plan 2030.

6. Policy IMP4 of the adopted Ashford Local Plan 2030 requires proposals that would deliver substantial community space and facilities to be supported by a clear governance strategy which will need to be agreed with the Council. This strategy will need to set out what facilities are to be delivered and by when, and how they

will be managed over time to an acceptable standard. The proposals have not provided sufficient information regarding general need, community provision, community engagement and management of the sport, community and open space facilities. Accordingly, the proposals are not considered to fully satisfy the requirements of Policy IMP4 of the adopted Ashford Local Plan 2030.

7. The proposals are contrary to Policy ENV6 of the adopted Ashford Local Plan and advice in the National Planning Policy Framework as they have not demonstrated they contribute to an overall flood risk reduction, that the site itself would not be at an unacceptable risk of flooding and that there would be no increase in flood risk elsewhere. It has also not been shown that the flood risk mitigation measures would have no adverse spatial implications for the development proposals in terms of delivering the scale and type of development proposed.

8. An Order has been made to record a new footpath AB70 within the site that is subject to a forthcoming Planning Inquiry. The proposals fail to show the impact of the scheme on the AB70 footpath within the site or any acceptable diversion to it, if it is approved by the Secretary of State. The AB70 footpath would clearly have a significant impact on the spatial layout of the development that is proposed and change the dynamic of the footpath experience itself to that of passing through a built up residential area rather than a series of fields as at present. The proposals are therefore contrary to policies SP1 and TRA5 of the adopted Ashford Local Plan 2030 and National Planning Policy Framework advice. The proposal fails to consider or acceptably incorporate the AB70 footpath within the scheme. It therefore does not demonstrate how safe and accessible pedestrian access and movement routes will be delivered and connect to the wider movement network and proactively, connect with and enhance public rights of way whenever possible,

encouraging journeys by foot.

9. In the absence of a unilateral undertaking, the proposal fails to secure the mitigation that is necessary to satisfactorily meet the additional infrastructure impacts and needs that would be generated by the development, and self- and custom-built development and accessibility standards, and, therefore, the proposal is contrary to Policies IMP1, HOU1, HOU6 and HOU14 of the Ashford Local Plan 2030.

1.4 None of the reasons for refusal relate to the planning obligations that KCC is seeking.

1.5 This statement does not deal with Highways matters as is relevant to the proposed development or contributions related to Highways. The Highways Authority will submit an appeal statement separately.

1.6 KCC will negotiate a planning obligation with the Appellant; if a planning obligation is offered and KCC considers that the planning obligation will overcome their objections to the planning application, they will notify the Inspector accordingly.

1.7 KCC's initial response to the Borough Council in respect of the planning application was by letter dated 24 May 2021 ("Request Letter") and is attached to this statement as **Appendix 1**.

1.8 KCC provides the information below to assist the Inspector with their assessment under Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) ("CIL").

Regulation 122 Assessment

2. KCC considers that the tests are met in the following ways:

- (i) Necessary as there is no spare capacity available to meet the demand generated by the development and pursuant to KCC's Growth and Infrastructure Framework and guidance in the National Planning Policy Framework.
- (ii) Directly related as the occupiers of the new development will use the facilities and the facilities to be funded will be available to them.
- (iii) Fairly and Reasonably related in scale and kind considering the extent of the development and because the amount of the contribution is based on demand generated by the Development.

Contributions sought

2.1 The following section sets out the legislative and policy drivers for the provision of County Council's services, together with details of the contributions sought and the proposals for the expenditure of the contributions collected. The legislative context is relevant because it sets out the duties upon and powers available to KCC. The relevant policies are set out in National and KCC policy documents, plans and programmes. They are material because they represent the official position of the Government and the County Council as service providers.

2.2 Policies COM1 ('Meeting the Community's Needs') and IMP1 ('Infrastructure Provision') of the [Ashford Local Plan 2030 \(adopted February 2019\)](#) ("Ashford Local Plan") confirm that Ashford Borough Council will continue to seek financial contributions through the use of s106 Agreements to secure the delivery of infrastructure where it is justified to do so in line with the NPPF and The Community Infrastructure Levy Regulations 2010 (as amended). This refers to infrastructure and facilities required to meet the needs generated by new development such as education and community (including youth).

(i) Community Learning

(a) KCC provides community learning facilities for further education. KCC's policies are set out in its Interim Strategic Statement [Setting the Course – Kent County Council's Interim Strategic Plan \(December 2020\)](#).

(b) The provision of community learning facilities is supported by Ashford's adopted Local Plan 2030 Policy COM1, which provides that infrastructure and facilities required to meet the needs generated by new development

including community space shall be provided as the community is established.

- (c) KCC require a contribution of **£16.42 per dwelling** to mitigate the impact of the development on these services. The contribution will be put towards new equipment and resources for the new learners at Tenterden & Ashford Adult Education Centres (AECs). 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.

(ii) Libraries

- (a) KCC is the statutory library authority. The library authority's statutory duty, found in section 7 of the Public Libraries and Museums Act 1964, is to provide 'a comprehensive and efficient service'.
- (b) National Guidance relevant to this service can be found in:
- [Building Better Libraries for the Future \(updated 2017\)](#)
 - [Libraries as a statutory service \(July 2019\)](#)
 - [Libraries Deliver: Ambition for Public Libraries in England 2016 to 2021](#)
 - [Government Policy on Archives](#) (1999)
- (c) County Council policy drivers are contained in the Kent County Council Interim Strategic Statement [Setting the Course – Kent County Council's Interim Strategic Plan \(December 2020\)](#)
- (d) The development will generate additional clients and library users and additional resources are required to cope with this additional demand. The

Library Service is a universal non-discriminatory service statutorily required to be available to all.

(e) The impact of this proposal on the delivery of the County Council's services is assessed in **Appendix 2**.

(f) 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 1000 population in Ashford District which is well below the County average of 1134 and below both the England and total UK figures of 1399 and 1492 respectively.

(g) To mitigate the impact of this development, the County Council will need to provide additional bookstock for the new borrowers generated by this development.

(h) 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 contributions will be applied towards additional services, resources and bookstock for Tenterden library.

(iii) Youth Service

(a) KCC has a statutory duty to provide youth services pursuant to section [507B of the Education Act 1996](#), which requires KCC, so far as reasonably practicable, to secure sufficient educational leisure-time activities for the

improvement of young persons' well-being and sufficient facilities for such activities for persons aged 13 to 19 and certain persons aged 20 to 24.

- (b) KCC also is required to comply with the statutory guidance issued by the government entitled [Working Together to Safeguard Children](#), which requires KCC to safeguard and promote the welfare of children, to assess their need and provide help through an inter-agency working.
- (c) The provision of community learning facilities is supported by Ashford's adopted Local Plan 2030 Policy COM1, which provides that infrastructure and facilities required to meet the needs generated by new development including youth shall be provided as the community is established.
- (d) To accommodate the increased demand on KCC youth services the County Council therefore requests **£65.50 per dwelling** towards additional resources for the Ashford District Youth service.

(iv) Social Services

- (a) Social Care provides countywide support to older people, people with physical or sensory impairments, people with learning disabilities, and people with mental health problems. The Directorate's overall objective is to support and promote independence by helping the people of Kent to live safely and independently in their local communities.
- (b) Social Care operates in the context of national Government and the County Council aspirations and works closely with District Councils. It builds upon

Government publications over the last few years, particularly the Health and Social Care Act 2011 and the Equality Act 2010.

- (c) KCC require a contribution of **£146.88 per dwelling** towards extra care accommodation within the Borough.

- (d) In accordance with The Ministry of Housing, Communities and Local Government guidance *Housing for older and disabled people* June 2019, KCC requests that all dwellings within the development are built as wheelchair adaptable homes to Part M4(2) of the Building Regulations to ensure they remain accessible throughout the lifetime of the occupants to meet any changes in the occupant's requirements.

3.4 All KCC contributions should be index linked by the BCIS General Building Cost Index from April 2020 to the date of payment (Apr-20 Index 360.3). April 2020 is the date of the last review of County Council costs to be applied for CIL compliant contributions. It is for this reason that KCC requests that the contributions be index linked from April 2020 to the date of payment.

CONDITIONS

Fibre to the Premises Broadband

4.1 Ashford Local Plan 2030 policy EMP6 – Promotion of Fibre to the Premises (FTTP) states that FTTP is considered to be essential infrastructure and vital to the delivery of sustainable development. All qualifying development is required to deliver FTTP. Qualifying development includes residential schemes promoting 10 dwellings or more.

4.2 The Department for Culture, Media and Sport ('DCMS') requires fibre to the premise/gigabit capable fibre optic connection for all. Broadband connectivity is now considered the given fourth utility by Householders and essential to ensure new homes are future proofed and sustainable. DCMS have recently carried out a consultation entitled ['New Build Developments: Delivering gigabit-capable connections'](#), and the [voluntary agreement between BT Openreach and the Home Builders Federation \('HBF'\)](#) brokered by the government in February 2016, are both to ensure connectivity through 'fibre-based' broadband installation in new housing.

4.3 Furthermore, the NPPF at paragraph 114 provides:-

“Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre

connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).”

4.4 , KCC therefore requests that the following condition be part of any planning permission granted on appeal:-

“Broadband

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 the approved details.

Reason: *To provide high quality digital infrastructure in new developments as required by paragraph 114 NPPF and Ashford Local Plan 2030 policy EMP6.“*

Summary and Conclusions

5.1 It is the County Council's case that the above contributions comply with the provisions of Regulation 122 of the Community Infrastructure Levy Regulations 2010 and are necessary to mitigate the impacts of the proposed development on the provision of those services for which the County Council has a statutory obligation. A failure to make adequate provision for necessary community infrastructure would be contrary to Government policy (NPPF) and unless the Appellant's agreement or undertaking to provide the necessary community infrastructure contributions is forthcoming then the County Council considers that the appeal should be dismissed on the basis of a failure to provide the required contributions.

5.2 The Appellant is not being asked to contribute to any project which addresses existing need but a proportionate contribution to the provision of additional capacity and equipment to meet the needs arising from the occupants of the new development alone.

5.3 Should the Appellant submit a signed Unilateral Undertaking or negotiate a planning obligation by agreement under section 106 of the Town and Country Planning Act 1990 (as amended), which KCC considers would overcome what would otherwise be planning objections to the development, the Inspector will be so advised. This is without prejudice to the wider considerations of whether the proposed development is acceptable in its own right.

For further assistance the Appellant or his legal advisor is welcome to contact Ms Nagla Stevens - by email to nagla.stevens@invicta.law or via post to Invicta Law, Priory Gate, 29 Union Street, Maidstone, ME14 1PT quoting reference PH/KEN001:098545.

Appendices

1. Letter dated 24 May 2021
2. Communities Assessment
3. Social Care requirement



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

APPENDIX 2

KCC Communities

Development Contributions Assessment

Site Name	Land between Appledore & Woodchurch Rd, Tenterden
Reference No.	AS/21/00790 - Appeal 3284479
District	Ashford
Assessment Date	24/05/2021
Development Size	145

COMMUNITY LEARNING & SKILLS	
	Services
Current Service Capacity	1,824
LESS Current adult participation in Ashford district	1,915
Initial capacity shortfall/surplus (Year ending 2019)	-91
New adult participation from this development	5.2 clients
Will service capacity be exceeded?	YES
Contributions requested from this development	<u>£16.42 per dwelling</u>
<i>145 dwellings from this proposal</i>	<u>£2,380.90</u>
Contributions requested towards new equipment and resources for the new learners at Tenterden & Ashford Adult Education Centres	

YOUTH SERVICE		
	Centre and Hub based Services	Outreach and Targeted Services
Current Service Capacity	1,640	883
LESS Current youth participation in Ashford district	1,723	928
Initial capacity shortfall/surplus (Year ending 2019)	-82	-44
New youth participation from this development	7.25 clients	
Will service capacity be exceeded?	YES	
Contributions requested from this development	<u>£65.50 per dwelling</u>	
<i>145 dwellings from this proposal</i>	<u>£9,497.50</u>	
Contributions requested towards additional resources for Youth services in Ashford Borough		

LIBRARIES	
Libraries assessed for this development	Library Stock and Services
Current Service Capacity	15,089
LESS Current library participation in Ashford district	15,844
Initial capacity shortfall/surplus (Year ending 2019)	-754
New borrowers from this development	42.28 borrowers
Will service capacity be exceeded?	YES
Contributions requested from this development	<u>£55.45 per dwelling</u>
<i>145 dwellings from this proposal</i>	<u>£8,040.25</u>
Contributions requested towards additional services, resources and bookstock for Tenterden library	

Net contributions requested for KCC Communities' Services	£19,918.65
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APPENDIX 3				
	Social Care			
	Land between Appledore Road & Woodchurch Road, Tenterden, Kent			
	AS/21/00790	Appeal 3284479		
	145 Households			
	<u>Requirement</u>	<u>Location</u>	<u>Cost per Household</u>	<u>Cost for this Site</u>
	Specialist Care Accommodation	within the Borough	£146.88	
			£ 146.88	£ 21,297.60
and	All Homes built as	Wheelchair Accessible & Adaptable Dwellings	in accordance with Building Regs Part M 4 (2)	