



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

FAO: Alex Stafford

BY EMAIL ONLY

Economic Development

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17 May 2022

Your Ref: AS/22/00571
Our Ref: K/E/AS/22/00571 VT

Dear Alex

Planning Application: AS/22/00571 Provision and Delivery of County Council Community Services:

We refer to the above planning application which concerns proposed residential development at **Land north of Possingham Farmhouse, Ashford Road, Great Chart, Kent** and comprising: **655 new households**.

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

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

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

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

Request Summary

	Per Applicable House (392)	Per applicable flat (158)	Total (excluding *)	Project
Primary Education	£6,800.00	£1,700.00	£2,934,200.00	Towards new education places at the new 2FE Primary school at Court Lodge and/or within the Planning Group and neighbouring Planning Group.
Primary Education Land	£2,363.92	£590.98	£1,020,031.48	Proportionate contribution towards a new primary school site at Court Lodge or alternative location in the planning group or neighbouring Planning Group.
Secondary Education	£5,176.00	£1,294.00	£2,233,444.00	Towards the provision of new secondary places at Chilmington Green and/or within the Planning Group
*'Applicable' excludes: 1 bed units of less than 56 sqm GIA, and any sheltered accommodation. Please confirm whether the 105No. 1bedflats are under 56sqm GIA.				
	Per Dwelling (655)	Total	Project	
Community Learning	£16.42	£10,755.10	Contributions requested towards additional equipment and resources for Adult Education Centres locally	
Youth Service	£65.50	£42,902.50	Contributions requested towards additional resources for the Ashford Youth Service to enable outreach work in the vicinity of the development.	
Library Service	£55.45	£36,319.75	Contributions requested towards additional Library equipment, stock, services including digital infrastructure, shelving and resources for the new borrowers at Libraries in the Ashford Urban Area.	
Social Care	£146.88	£96,206.40	Specialist Housing Provision in the District, adaptation of community facilities, technology and equipment to promote independence in the home, multi sensory facilities	

			and changing place facilities in the vicinity of the development.
	All Homes built as Wheelchair Accessible & Adaptable Dwellings 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>		
Highways	<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.
- Bonds may be required where the applicant wishes to pay education contributions in phased payments.

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 below and in the attached appendices.

Education

Kent County Council is the Statutory Authority for education and is the Strategic Commissioner of Education Provision.

Primary Education

The impact of this proposal on the delivery of the County Council's services is assessed in Appendix 1.

The proposal gives rise to additional primary school pupils during occupation of the development. This need, cumulatively with other new developments in the vicinity, can only

be met through the provision of additional places at the propose 2FE Primary school at Court Lodge and/or within the Planning Group or neighbouring Planning Group.

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

Build Contribution

The County Council requires a financial contribution towards construction of the new places at **£6800 per 'applicable' house** and **£1700 per 'applicable' flat** ('applicable' means: all dwellings except 1 bed of less than 56sqm GIA –**please confirm whether the 105No. x 1 bed flats proposed are below this threshold**).

Land Contribution – Appendix 1a

The County Council also requires proportionate contributions towards the Primary School land acquisition cost at **£2364.920 per 'applicable' house** and **£590.98 per 'applicable' flat**.

The site acquisition cost is based upon current local land prices and any section 106 agreement would include a refund clause should all or any of the contribution not be used or required. The school site contribution will need to be reassessed immediately prior to KCC taking the freehold transfer of the site to reflect the price actually paid for the land.

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

KCC will commission additional pupil places required to mitigate the forecast impact of new residential development on local education infrastructure generally in accordance with its Commissioning Plan for Education Provision 2022-26 and Children, Young People and Education Vision and Priorities for Improvement 2018-2021.

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Secondary School Provision

The impact of this proposal on the delivery of the County Council's services is assessed in Appendix 1.

A contribution is sought based upon the additional need required, where the forecast secondary pupil product from new developments in the locality results in the maximum capacity of local secondary schools being exceeded.

The proposal is projected to give rise to additional secondary school pupils from the date of occupation of this development. This need can only be met through the provision of new accommodation at the proposed Chilmington Green Secondary School and/or places within

the Planning Groups and will be provided and delivered in accordance with the Local Planning Authority's Infrastructure Delivery Plan (where available); timetable and phasing.

The County Council requires a financial contribution towards construction of the new school at **£5176.00 per 'applicable' house** and **£1294.00 per 'applicable' flat** ('applicable' means: all dwellings except 1 bed of less than 56sqm GIA).

Please note this process will be kept under review and may be subject to change as the Local Education Authority will need to ensure provision of the additional pupil spaces within the appropriate time and at an appropriate location.

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Community Services – Appendix 2

Community Learning

KCC provides community learning facilities and services for further education in line with KCC policies as set out in its [Strategic Statement Increasing Opportunities, Improving Outcomes](#) (adopted Spring 2015). Community Learning and Skills (CLS) helps people moving to a new development overcome social isolation and encourages community cohesion, as well as improving skills in a wide range of areas.

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 the cost of mitigation.

To accommodate the increased demand on KCC Community Learning, the County Council requests **£16.42 per dwelling** towards the cost of providing additional equipment and resources for Adult Education Centres locally.

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Youth Service

KCC has a statutory duty to provide Youth Services under section 507B of the Education Act 1996. This requires KCC, so far as reasonably practicable, to secure sufficient educational leisure-time activities and facilities to improve the well-being of young people aged 13 to 19 and certain persons aged 20 to 24.

To accommodate the increased demand on the Kent Youth Service, the County Council requests **£65.50 per dwelling** towards additional resources for the Ashford Youth Service to enable outreach work in the vicinity of the development.

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Library Service

KCC is the statutory Library Authority. Under the Public Libraries and Museums Act 1964, KCC has a statutory duty to provide 'a comprehensive and efficient service'. The Local Government Act 1972 also requires KCC to take proper care of its libraries and archives.

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

To mitigate the impact of this development, the County Council will need to provide additional services, equipment, and stock to meet the additional demand generated by the people residing in these Dwellings.

The County Council, therefore, requests **£55.45 per household** to address the direct impact of this development, and the additional services, equipment and stock will be made available locally at libraries in the Ashford urban area, as and when the monies are received.

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Adult Social Care

The impact of this proposal on the delivery of the County Council's services is assessed in Appendix 3.

Kent County Council is the Statutory Authority for Adult Social Care. The proposed development will result in additional demand upon Adult Social Care Services (ASC), including older persons and adults with Learning/Neurodevelopmental/Physical Disabilities and Mental Health Conditions. Existing care capacity is fully allocated, with no spare capacity to meet additional demand arising from this and other new developments.

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

- a proportionate monetary contribution of **£146.88 per household** (as set out in Appendix 3) towards specialist care accommodation, assistive technology systems and equipment to adapt homes, adapting Community facilities, sensory facilities, and Changing Places locally in the Borough.
- The **Department for Levelling Up, Housing and Communities** identified in June 2019 guidance *Housing for older and disabled people*, that the need to provide housing for older & disabled people is critical. **Accessible and adaptable housing** enables people to live more independently and safely, providing safe and convenient homes with suitable circulation space, bathrooms, and kitchens. Kent Adult Social Care requests these dwellings are built to **Building Reg Part M4(2) standard** (as a minimum) to ensure that they remain accessible throughout the lifetime of the occupants, meeting any changes in the occupant's requirements.

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Broadband: Fibre to the premise/gigabit capable

The NPPF (para 114) 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:

Planning Condition:

Before development commences details shall be submitted for the installation of fixed telecommunication infrastructure and High-Speed Fibre Optic (minimal internal speed of 1000mbps) connections to multi point destinations and all buildings including residential, commercial and community. The infrastructure installed in accordance with the approved details during the construction of the development, capable of connection to commercial broadband providers and maintained in accordance with approved details.

Reason:

To provide high quality digital infrastructure in new developments as required by paragraph 114 NPPF.

Developers are advised to make early contact with broadband providers, as there may be a long 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. We would be grateful if you could share at your earliest convenience a draft copy of any section 106 agreement or UU prior to its finalisation.

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 at least 10 working days to provide such additional supplementary information as may be necessary to assist your decision-making process in advance of the Committee report being prepared and the application being determined.

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

Yours sincerely

Vicky Thistlewood

Vicky Thistlewood
Development Contributions
Kent County Council

Cc Hodson Developments Ltd
KCC, Education & Communities,
File

Appendices:

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

1. Education Assessment
 - 1a. School Land Contribution Assessment
2. Communities Assessment
3. Social Care Requirement

KCC developer contribution assessment for Secondary (Years 7-11) Education

District:	Ashford	Non-applicable units:	105
Site:	Land north of Possingham Farmhouse, Ashford Road, Great Chart, Kent	Houses:	392
Plan ref:	AS/22/00571	Flats:	158
Date:	09/07/2024	Total units:	655

Current and forecast pupils on roll for schools within

DFE no.	School	Ashford North non-selective and Ashford selective planning groups										
		2022-23 (A)	2023-24 (A)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)
4032	Chilmington Green School	-	123	-	-	-	-	-	-	-	-	-
4092	Highworth Grammar School	1,089	1,085	1,086	1,084	1,095	1,114	1,121	1,133	1,128	1,124	1,114
6919	John Wallis CE Academy	1,184	1,171	1,269	1,293	1,332	1,338	1,363	1,363	1,336	1,303	1,265
4246	North School	1,121	1,146	1,228	1,230	1,251	1,267	1,267	1,265	1,251	1,234	1,204
4528	Norton Knatchbull School	995	1,030	1,006	987	986	1,007	1,014	1,023	1,019	1,014	1,004
4196	Towers School and Sixth Form Centre	1,272	1,344	1,379	1,390	1,413	1,430	1,421	1,418	1,391	1,360	1,329
4007	Wye School	503	543	484	477	481	482	478	475	468	457	446
Current and forecast pupils on roll (including the expected pupil yield from consented developments up to 31st March 2021)		6,164	6,442	6,453	6,461	6,558	6,637	6,664	6,678	6,592	6,491	6,361
Required capacity to maintain 2% surplus capacity		6,290	6,573	6,585	6,593	6,692	6,773	6,800	6,814	6,727	6,624	6,491

Current and forecast capacity for schools within

DFE no.	School	Ashford North non-selective and Ashford selective planning groups										
		2022-23 (A)	2023-24 (A)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)
4032	Chilmington Green School	-	900	900	900	900	900	900	900	900	900	900
Expected additional pupils still to come from remaining Chilmington Green development*		-	-847	-847	-847	-847	-847	-847	-847	-847	-847	-847
4092	Highworth Grammar School	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050
6919	John Wallis CE Academy	1,200	1,200	1,170	1,140	1,110	1,050	1,050	1,050	1,050	1,050	1,050
4246	North School	1,150	1,175	1,175	1,150	1,125	1,100	1,075	1,075	1,075	1,075	1,075
4528	Norton Knatchbull School	1,020	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050
4196	Towers School and Sixth Form Centre	1,323	1,350	1,323	1,296	1,269	1,242	1,215	1,215	1,215	1,215	1,215
4007	Wye School	480	510	480	480	480	480	450	450	450	450	450
Current and forecast capacity (1)		6,223	6,388	6,301	6,219	6,137	6,025	5,943	5,943	5,943	5,943	5,943

* Chilmington Green School has been fully funded by developers to mitigate the impact of the expected number of pupils arising from their developments. There are 4,984 dwellings due to be built on the site that have not been factored into the current and forecast pupils on roll table (top) and we anticipate that these dwellings will generate a further 847 secondary aged pupils.

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

Expected pupil yield from new developments within

Planning reference	Details	Ashford North non-selective and Ashford selective planning groups		
		Houses	Flats	Secondary product
AS/23/0704	Land to the South East of High Tree Lodge, Buck Street, Challock (S106)	13	0	0
AS/22/02851	Land East of Ashford Road, Kingsnorth (S106)	15	0	0
AS/22/00367	Outbuildings at, High Barn, Charing Hill, Charing, Kent	2	0	0
AS/22/00249	Henwood Car Park, Henwood, Ashford, Kent	0	14	1
AS/22/00131	Mineral Depot, Conningbrook, Willesborough Road, Kennington, Ashford, Kent, TN24 9QP	127	18	26
AS/22/00136	Liberty Barn, Canterbury Road, Brabourne, Kent	1	0	0
AS/21/02216	The Old Flour Mills, East Hill, Ashford, Kent	0	29	1
AS/21/02146	Land at Eureka Business Park, Trinity Road, Boughton Aluph, Kent	374	0	75
AS/21/01292	Wye College land and buildings Site Wye 3, Olantigh Road, Wye, Kent	40	0	8
AS/21/01293	Former A D A 5 offices, Olantigh Road, Wye, Ashford, Kent, TN25 5EL	20	0	4
AS/21/00605	Boughton Court, Church Lane, Boughton Aluph, Ashford, Kent, TN25 4EU	1	0	0
AS/21/00750	55 Mableton Avenue, Ashford, Kent, TN24 8BN	12	8	3
AS/21/00575	The Bamboos, Bockhanger Lane, Kennington, Ashford, Kent, TN25 4AH	5	0	1
AS/20/00955	Missingham Farm, Pilgrims Way, Brabourne, Ashford TN25 5LU	3	0	1
AS/20/00947	1 to 11 New Rents, Ashford, TN23 1LE	0	3	0
AS/20/00711	Swanton House, Elwick Road, Ashford, Kent, TN23 1NN	0	30	2
AS/20/00408	Land Parcel 38 Former Rowcroft and Templar Barracks site, Templar Way, Ashford, Kent	19	16	5
AS/20/00652	Land at Goldwell Lane, Aldington, Ashford	11	0	2
AS/19/01701	Land east of Ham Street By-Pass and south west of, Brockmans Lane, Bilsington	100	0	20
AS/19/01597	Home Plus, Beaver Road, Ashford, Kent, TN23 7RR	9	148	9
AS/19/01232	Land south-west of junction of, Bullfinch Avenue, Finberry, Sevington, Ashford (S106)	0	38	0
AS/19/00025	Land between railway line and, Willesborough Road, Kennington, Kent (S106)	518	170	0
AS/18/01861	Land at Playing Fields and Linden Grove Primary School, Stanhope Road, Stanhope, Kent	117	54	26
AS/18/01822	Land at Court Lodge, Pound Lane, Kingsnorth	930	30	188
AS/18/01801	Land between Peeters and Oakleigh, Church Road, Smeeth, Kent	31	0	6
AS/18/01550	The Gables, Mock Lane, Great Chart, Ashford, Kent, TN23 3DS	0	14	1
AS/18/00321	Phase 2 Old Clockhouse Green, Canterbury Road, Challock (S106)	19	0	0
AS/17/00567	Former Wye College, High Street, Wye (S106)	13	25	0
AS/17/00505	Yew Tree Park Homes, Maidstone Road, Charing, Kent	20	0	4
AS/15/00856	Land at Pound Lane, Maggie Hall Road, Bond Lane and, Ashford Road, Kingsnorth, Kent (S106)	550	0	0
AS/21/02036	Brookfield, Church Hill, Charing, Ashford, TN27 0BU	4	0	0
AS/21/02206	Barn in field rear of 22, Lloyds Green, Wittersham	1	0	0
AS/21/01826	Ld f/o Redwood, Ternterden Road, Rolvenden	8	0	0
AS/21/01688	Delcroft, Woodchurch Road, Shadoxhurst, Ashford, Kent, TN26 1LE	12	0	1
AS/21/01406	Ld Bel Tyle House Farm & Mount Pleasant Sticks Rd Wittersham	18	0	1
AS/21/01361	Land North East of 74, North Street, Biddenden, Kent	50	0	3
AS/21/01284	Land between, 82-120 Front Road, Woodchurch	40	0	2
AS/21/00790	Land between Woodchurch Road and, Appledore Road, Ternterden, Kent	145	0	7
AS/21/00712	Stone Green Nurseries, Pluckley Road, Bethersden	5	0	0
AS/21/00681	Land south east of Chiol Barn, Bethersden Road, Shadoxhurst, Kent	10	0	1
AS/21/00627	Land rear of 7 to 14, Harmers Way, Egerton, Kent	13	0	1
AS/20/01600	Land adjoining Four Winds, New Road, Egerton, Kent	15	0	1
AS/20/01048	Elvey Farm, Elvey Lane, Pluckley, Ashford, TN27 0SU	1	0	0
AS/20/00604	Land south west of Recreation Ground Road and north and east, Smallhythe Road, Ternterden (S106)	5	0	0
AS/19/01679	Land north of Farley Close, Woodchurch Road, Shadoxhurst, Kent	18	0	1
AS/18/00056	Land between A2070 and Railway north of, Warehorne Road, Hamsstreet, Kent TN26 2JR (S106)	70	0	0
New developments within the planning area		3,365	597	400
This development		392	158	86

Assessment summary

Details	2022-23 (A)	2023-24 (A)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)
Surplus / (deficit) capacity (including the expected pupil yield from consented developments up to 31st March 2021)	-67	-185	-284	-374	-555	-748	-857	-871	-784	-681	-548
Expected pupil yield from new developments	400	400	400	400	400	400	400	400	400	400	400
Surplus / (deficit) capacity including the expected pupil yield from new developments	-466	-585	-683	-774	-955	-1,147	-1,256	-1,271	-1,183	-1,081	-947
Expected pupil yield from this development	86	86	86	86	86	86	86	86	86	86	86
Surplus / (deficit) capacity including the expected pupil yield from new developments and this development	-553	-671	-769	-860	-1,041	-1,234	-1,343	-1,357	-1,270	-1,167	-1,034
Expected pupil yield from this development that on current plans for school provision cannot be accommodated	86	86	86	86	86	86	86	86	86	86	86

Background notes:

Pupil forecasts 2023 employed from September 2023. Incorporating roll data from Schools Census Autumn 2022. Data from the Health Authority includes pre-school children born up to 31st August 2022. Forecasts use trend data over the previous three years.

Expected pupil product from new developments within the planning area

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

Allocation - remaining parcels at Chilmington Green

An assumed split of 80% house and 20% flats has been used for the remaining 4,984 units

**KCC Communities
Development Contributions Assessment**

Site Name	Land north of Possingham Farmhouse, Ashford Road, Great Chart, Kent TN26 1JR
Reference No.	AS/22/00571
District	Ashford
Assessment Date	21/06/2024
Development Size	655
Non-Applicable Dwellings (under 56sqm GIA)	0

COMMUNITY LEARNING & SKILLS (CLS)

CLS generally operates from one central location per district owned by KCC. Many practical courses require resources (e.g., potter's wheels, kilns, stained glassing making equipment) that are not portable. Locations per district can be found on the Kent Adult Education website.

Provision of general courses (such as modern foreign languages, Maths, English and ESOL) are at capacity within these main centres. To increase capacity, CSL operates an outreach programme to bring services directly to communities: new developments will be required to contribute towards the cost of equipment and resources.

There is currently physical capacity within the hubs for specialist courses. However, increased enrolments will place additional demands on IT, learning technology and other equipment. New developments will also be expected to contribute towards this.

New adult participation from this development **33 clients**

Contributions requested from this development	£34.21 per dwelling
<i>655 dwellings from this proposal</i>	£22,407.55

Contributions requested towards additional equipment and resources for Adult Education Centres and outreach provision serving the development.

INTEGRATED CHILDREN'S SERVICES - YOUTH / EARLY YEARS SERVICE

Historically, services for children and young people have been delivered from a static facility, typically youth/children's centres. The level of growth planned for each district will see the majority of development taking place away from the main hubs. To increase capacity and provide for the additional need created by new developments, much of the Youth/Early Years Services will be provided via Mobile/Outreach work. This will enable services to be delivered in the vicinity of new developments, increasing the likelihood of children, young people and parent/carers engaging with them. Therefore, all development will be expected to make contributions towards equipment and resources to enable Mobile/Outreach work to take place.

For expansions and enhancements of youth hubs and children's centres, including provision of specialist equipment and resources to increase capacity, this will be determined on a case-by-case basis, to mitigate the impact of growth. District provision will be assessed, and contributions requested where there is a project.

New Youth/Early Years Service participation from this development **91 clients**

Contributions requested from this development	£74.05 per dwelling
<i>655 dwellings from this proposal</i>	£48,502.75

Contributions requested towards additional resources for Integrated Children's Services to enable expansion of capacity within the hubs and provision of outreach work in the vicinity of the development.

LIBRARIES, REGISTRATIONS AND ARCHIVES (LRA)

New developments will place additional demands for both physical (hard copy) books and digital (eBooks/E-Audio) stock. The National Library Standard upper threshold recommends 1532 items per 1000 population; where stock levels are below this, contributions will be sought.

Library capacity has historically been based on Museums, Libraries and Archives (MLA) recommendation of 30sqm per 1,000 population – KCC does not currently meet this standard and has no plans to increase the number of libraries in Kent (the possible exception is the provision of new space on strategic sites/garden communities). In most cases, it will seek instead to meet the need generated by new growth by:

- Improving existing facilities
- Refits and reconfiguration
- Intensification of use

Library bookstock items per 1,000 population for Ashford (Dec 2022) **583**

<i>Target: National Library Standard bookstock items per 1,000 population (upper threshold)</i>	1,532
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New borrowers from this development **189 borrowers**

Contributions requested from this development	£62.63 per dwelling
<i>655 dwellings from this proposal</i>	£41,022.65

Towards additional resources, equipment and book stock (including reconfiguration of space) at local libraries serving the development.

Net contributions requested for KCC Communities' Services **£111,932.95**

Development Contributions Assessment over the planning period 1/1/2019 to 31/12/2039

Site Name	Land north of Possingham Farmhouse, Ashford Road, Great Chart, Kent TN26 1JR
Reference No.	AS/22/00571
District	Ashford
Assessment Date	21/06/2024
Development Size	655

Net Social Care contributions requested: Social Care and Health Services	£118,476.40
<p>Kent County Council has statutory* responsibilities to provide a variety of services that support and care for vulnerable adults and children across the county. In line with KCC Strategy**, the modern focus of the service is to support adults to live fulfilling and independent lives at home and in their community, ensuring adults receive the right care when they need it, and are also supported to get back on their feet when it is appropriate and possible.</p> <p>To support this strategy, KCC seeks contributions toward five priority areas and may choose to apply the whole contribution to a single project, or proportionately between projects. The contribution from the development is the same. The result is greater certainty of project delivery and benefit to new communities to put together workable projects for the community and clients.</p> <p>Proposed new housing development results in additional demands upon Adult Social Care (ASC) services from increases in older people and also adults with Learning, Physical and/or Mental Health Disabilities. Available care capacity is fully allocated already, with no spare capacity to meet additional demand arising from this and other new developments.</p> <p>The focus of Adult Social Care is currently on the five areas listed below, offering a preventative approach to providing care. Based on an agreed set of service delivery models, an annual assessment of the impact of new and existing housing on these services has been carried out. Only the financial impacts relating to new housing are displayed.</p> <p>Note: Client numbers are rounded for display purposes, but costs are based on unrounded figures</p> <p>* Under the Care Act 2014, Mental Health Act 1993 and Mental Capacity Act 2005</p> <p>**https://www.kent.gov.uk/about-the-council/strategies-and-policies/adult-social-care-policies/your-life-your-wellbeing</p>	

A. ASSISTIVE TECHNOLOGY & HOME ADAPTATION EQUIPMENT	<i>Assistive Technology systems and Home Adaptation Equipment are delivered to vulnerable adults in their own homes, enabling them to: live with the confidence that help is available when they urgently need it and to remain independent in their own homes.</i>
B. ADAPTING COMMUNITY FACILITIES	<i>Adapting Community Facilities to be accessible for those with both mental and physical disabilities means vulnerable adults can access other support services and facilities safely and comfortably.</i>
C. SENSORY FACILITIES	<i>Sensory facilities use innovative technology to provide a relaxing or stimulating environment for people of all ages with sensory impairment conditions. The facilities may be used to calm stress and anxiety, or to encourage sensory development and social engagement.</i>
D. CHANGING PLACE	<i>Changing Places have additional features than standard accessible toilets to meet the needs of people with a range of disabilities and their carers. These toilets are usually located in or near a popular public area to ensure suitable facilities are available for use by vulnerable adults when necessary.</i>
E. SPECIALIST CARE HOUSING	<i>Specialist care housing includes extra care accommodation and other care living accommodation for those clients with special requirements. These requirements include but are not limited to, the elderly and those with physical and learning requirements.</i>

New Social Care Clients generated from this development:	61 client(s)
<i>Forecast SC clients generated from ALL proposed developments within the District (up</i>	1,865 clients
Contributions requested from this development	£118,476.40
Contributions requested towards Specialist Housing in the District, Assistive Technology & Home Adaptation Equipment, Adapting Community Facilities, Sensory Facilities and Changing Places in the vicinity of the development.	

Note: These projects will be delivered once the money is collected except where the implementation of the proposed project(s) relies upon pooled funds, then the project will commence as soon as practicable once the funding target has been reached.

Appendix 5 - Waste Disposal and Recycling

Development Contributions Assessment over the planning period 1/1/2021 to 31/12/2030

Site Name	Land north of Possingham Farmhouse, Ashford Road, Great Chart, Kent TN26 1JR
Reference No.	AS/22/00571
District/Area	Ashford Town and North
Assessment Date	21/06/2024
Development Size	655

Net Waste contributions requested:

Kent County Council is the statutory 'Waste Disposal Authority' for Kent, meaning that it is responsible for the receipt and onward processing/disposal of household waste, providing Waste Transfer Stations (WTS), Household Waste Recycling Centre Services (HWRC) and monitoring closed landfills. Kent residents make approximately 3.5 million visits to HWRCs per year and each household produces an average of a 1/4 tonne of waste to be processed at HWRCs, and 1/2 tonne to be processed at WTSs annually. Kent's Waste Management services are under growing pressure with several HWRCs and WTSs over operational capacity (as of 2020).

In accordance with the Kent Waste Disposal Strategy 2017-2035, contributions may be sought towards the extension or upgrading of existing Waste facilities, or towards the creation of new facilities where a proposed development is likely to result in additional demand for Waste services. Existing Waste services will be assessed to determine the available capacity to accommodate the anticipated new service demands before developers are requested to contribute to additional provision. The proportionate costs of providing additional services for households generated from the proposed development are set out below:

A. WASTE TRANSFER STATIONS (WTS)

Additional waste generated by new households increase the throughput of waste and reduce speed of waste processing at Waste Transfer Stations.

1. Applicable dwellings from this development	655
2. Applicable dwellings from ALL proposed developments for County-wide projects (up to 2030)*	70,100
3. Overall cost of increasing capacity for 70,100 new dwellings by 2030	£9,963,313.00
4. Cost per new dwelling (£9,963,313 / 70,100 new homes)	£142.13

Contributions requested from this development	£142.13 per dwelling
655 dwellings from this proposal	£93,095.15

Towards a new Waste Transfer Station within the Folkestone & Hythe District serving the development.

Net Contributions requested for KCC Waste from this development	£93,095.15
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* Estimated

Note: These projects will be delivered once the money is collected except where the implementation of the proposed project(s) relies upon pooled funds, then the project will commence as soon as practicable once the funding target has been reached.