



Economic Development

Tonbridge & Malling Borough Council
Development Control
Gibson Building
Gibson Drive
Kings Hill
WEST MALLING
Kent
ME19 4LZ

Invicta House
County Hall
Maidstone
ME14 1XX

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

4 October 2019

FAO: Robin Gilbert

Your Ref: TM/19/01814/OA
Our Ref: K/E/TM/19/01814 AG

Dear Robin,

Provision and Delivery of County Council Community Services

I refer to the above planning application which concerns proposed residential development at **Development Site Land West of Winterfield Lane, East Malling** and comprising: **250 new households**.

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

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

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

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

Request Summary

	Per 'applicable' House (x250)	Per 'applicable' Flat	Total	Project
Primary Education	£4535.00	£1134.00	£1,133,750.00	Towards Phase 1 of a new Aylesford Primary School
Primary Land	£3208.18	£802.05	£802,045.00	Towards land acquisition for a new Aylesford Primary School
Secondary Education	£4687.00	£1172.00	£1,171,750.00	Towards the new Broadwater Farm Secondary School
Secondary Land	£3059.26	£764.81	£764,815.00	Towards the land costs of the Broadwater Farm Secondary School

'Applicable' excludes 1 bed units of less than 56 sqm GIA, and sheltered accommodation.

	Per Dwelling (x250)	Total	Project
Community Learning	£32.57	£8142.35	Aylesford School Adult Education Centre additional equipment for the new learners
Youth	£65.50	£16,375.00	Towards additional resources for Youth services locally
Library bookstock	£50.39	£12,596.70	Towards Larkfield Library enhancement and additional bookstock for the new borrowers
Social Care	£146.88	£36,720.00	Towards extra care accommodation within the Borough
	All Homes built as Wheelchair Accessible & Adaptable Dwellings in accordance with Building Regs Part M 4 (2)		
Waste	£237.54	£59,385.00	Towards new Household Waste Recycling Centre in Tonbridge and Malling
Broadband:	<p>INFORMATIVE: Kent County Council recommends that all developers work with a telecommunication partner or subcontractor in the early stages of planning for any new development to make sure that gigabit capable fibre to the premise Broadband connections. Access to gigabit broadband is an essential utility for all new homes and businesses and given the same importance as water or power in any development design. Please liaise with a telecom provider to decide the appropriate solution for this development and the availability of the nearest gigabit connection. We understand that major telecommunication providers are now offering fibre to the premise broadband connections free of charge to the developer. For advice on how to</p>		

	proceed with providing broadband access please contact broadband@kent.gov.uk
Highways	<i>Kent Highway Services will advise separately</i>

Please note that these figures:

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

Justification for infrastructure provision/development contributions requested

The County Council has reviewed 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 Appendices **1, 2 & 3** attached.

Primary Education

The proposal gives rise to 70 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 a new Primary School in Aylesford.

The additional Primary School pupils arising from the proposal could only be accommodated through the construction of a new primary school; there are no existing local schools which can be expanded to mitigate the direct demand generated. The ability for the County Council to mitigate the impact of the proposed development is dependent on securing land in the local area of sufficient size to accommodate a two-form entry primary school; this process is currently ongoing through both the Borough's Local Plan process and as part of a current separate planning application (TM/17/01595).

Land required for the school is not within this application site and is not yet within the County Council's ownership nor is the landowner of the intended school land obligated to transfer it to the County Council as part of an existing planning obligation. The intended new school which will form mitigation for this proposal is within site LP28 of Tonbridge and Malling's draft Local Plan, the proposed policy for which includes provision of a Two Form Entry Primary School Site. The Local Plan is at examination stage as of September 2019 and consequently is not yet adopted policy; there is not yet assurance that the provision of a Two Form Entry primary school site will be made within the Aylesford area.

The proposed allocation site (LP28) is subject to a current planning application (TM/17/01595) for 840 new dwellings and a primary school, the application does include provision of land for a school but the area of land has not yet been finalised; should the area not be sufficient to accommodate a two form entry school then the new school within TM/17/01595 would not be able to act as mitigation for this application site TM/19/01814.

A suitable mechanism such as a Grampian condition to prevent the development from generating pupil demand prior to the necessary school site being secured by the County Council would be required to ensure the direct impact of the proposal could be mitigated.

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

The County Council requires a financial contribution towards the build costs of a **new Primary School in Aylesford** at **£4535 for each 'applicable' house & £1134 for each 'applicable flat** ('applicable' means: all dwellings, except 1 bed of less than 56sqm GIA and any sheltered accommodation).

The County Council also requires proportionate contributions towards the Primary School **land** acquisition cost at **£3208.18 per applicable house** and **£802.05 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 has to ensure provision of sufficient pupil spaces at an appropriate time and location to meet its statutory obligation under the Education Act 1996 and as the Strategic Commissioner of Education provision in the County under the Education Act 2011

KCC will commission additional pupil places required to mitigate the forecast impact of new residential development on local education infrastructure generally in accordance with its Commissioning Plan for Education Provision 2019-23 and 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 50 additional secondary school pupils from the date of occupation of this development. This need can only be met through the provision of a **new Secondary School at Broadwater Farm**, north of Kings Hill within LP30 of the submitted Local Plan.

Please note where a contributing development is to be completed in phases, payment may be triggered through occupation of various stages of the development comprising an initial payment and subsequent payments through to completion of the scheme.

The new secondary school accommodation will be provided through a new Secondary School at Broadwater Farm 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 Broadwater Farm Secondary** school at **£4687.00 for each 'applicable' house** and **£1172.00 for each applicable flat** ('applicable' means: all dwellings except 1 bed of less than 56sqm GIA and any sheltered accommodation –please confirm if any 1 bed or sheltered accommodation is proposed).

Whilst KCC is expecting and will be using every endeavour to secure the new Broadwater Farm Secondary School site as an 'allocation' in the Local Plan at no cost to the County Council, KCC will require an undertaking for proportionate contributions up to a maximum of **£3039.26 per applicable house** and **£764.81 per applicable flat** from this site towards any land acquisition costs for the Broadwater Farm Secondary School.

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 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 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 **£32.57 per dwelling** towards the cost of providing additional equipment and classes at Aylesford School Adult Education Centre, local to the 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.

Borrower numbers are in excess of capacity, and there is an assessed shortfall in bookstock provision of 1007 bookstock per 1000 population in Tonbridge North which is below the County average of 1134, and both the England and total UK figures of 1399 and 1492 respectively. The capital cost of providing enhancements to Larkfield Library and supplying the additional stock required to mitigate the impact of the additional borrowers from this development is **£12,596.70**.

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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 the Youth service locally - Aylesford Youth club.

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Social Care

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

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

- a proportionate monetary contribution of **£146.88 per household** (as set out in Appendix 3) towards extra care accommodation in the Borough local to the development.
- The **Ministry of Housing, Communities and Local Government** identified in June 2019 guidance *Housing for older and disabled people* the need to provide housing for older & disabled people is critical. **Accessible and adaptable housing** enables people to live more independently and safely. Accessible and adaptable housing provides safe and convenient homes with suitable circulation space and suitable bathroom and kitchens. Kent Social Care request these dwellings are built to Building Reg Part M4(2) standard to ensure they remain accessible throughout the lifetime of the occupants to meet any changes in the occupant's requirements.

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Waste

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

There is not currently a HWRC within the Tonbridge & Malling District. Residents are required to travel to the closest site, located in Tovil, Maidstone. The Tovil HWRC is a very busy site, which has reached its practical capacity, resulting in vehicles queuing out of the site on to the public highway, causing delays to visitors of the HWRC and the wider local

area. Measures to improve the efficiency of the site as well as the permitted tonnage capacity have been investigated and where possible implemented over the past few years. However, demand has continued to grow, such that there are now no practicable options to make further improvements at this site. Future housing growth / population increase from developments such as that proposed in East Malling indicates a significant increase in capacity will be required in this area.

Consequently, KCC has a project to open a new site within the T&M District area, that will relieve the capacity issues currently being observed at Tovil and provide much needed capacity in this area for the projected increase in demand from residents of new developments such as that at East Malling.

A contribution of **£237.54 per household** is therefore required towards the new Household Waste Recycling Centre in Tonbridge & Malling, to accommodate the increased waste throughput and mitigate the impact arising from this development.

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Broadband: Fibre to the premise/gigabit capable

The Department for Culture, Media and Sport requires fibre to the premise/gigabit capable fibre optic connection for all.

Please include within any Planning Consent the requirement to provide 'fibre to the premise' broadband connections to all premises of gigabit capacity.

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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 obligation. 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.

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 Investment
Kent County Council

cc Wates Developments Ltd, c/o Boyer Planning, 2nd Flr, 24 Southwark Bridge Rd,
London SE1 9HF – Philip Allin
KCC Education & Communities, Invicta House
File

Appendix:

The following Appendix contains the technical details of the County Council's assessment:

1. Education assessment
2. Communities assessment
3. Social Care assessment

KCC developer contribution assessment for Primary Education

District: Tonbridge and Malling	1-bed: 0
Site: Development Site Land West Of Winterfield Lane East Malling West Malling Kent	Houses: 250
Plan ref: TM/19/01814	Flats: 0
Date: 19/09/2019	Total units: 250

Current and forecast pupils on roll for schools within

East Malling planning group

DFE no.	School	2017-18 (A)	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)
2514	Brookfield Infant School	178	177	172	172	178	182
5223	Brookfield Junior School	235	254	244	247	248	248
5208	Ditton CE Junior School	248	240	247	247	250	252
5212	Ditton Infant School	175	164	174	174	180	184
3324	Leybourne St. Peter and St. Paul CE Primary School	209	209	210	210	214	218
2562	Lunford Primary School	210	207	211	213	216	219
2006	St. James the Great Academy	195	183	201	202	208	212
3057	St. Peter's CE Primary School (Aylesford)	165	164	166	165	170	172
2030	Valley Invicta Primary School at Aylesford	301	329	319	337	343	350
Current and forecast pupils on roll (excluding the expected pupil product from all new developments)		1,916	1,927	1,946	1,967	2,009	2,037
Required capacity to maintain 5% surplus capacity		2,017	2,028	2,048	2,070	2,114	2,144

Current and forecast capacity for schools within

East Malling planning group

DFE no.	School	2017-18 (A)	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)
2514	Brookfield Infant School	180	180	180	180	180	180
5223	Brookfield Junior School	240	248	248	252	252	252
5208	Ditton CE Junior School	256	256	256	256	256	256
5212	Ditton Infant School	180	180	180	180	180	180
3324	Leybourne St. Peter and St. Paul CE Primary School	210	210	210	210	210	210
2562	Lunford Primary School	210	210	210	210	210	210
2006	St. James the Great Academy	210	210	210	210	210	210
3057	St. Peter's CE Primary School (Aylesford)	168	164	168	168	168	168
2030	Valley Invicta Primary School at Aylesford	330	330	330	315	300	285
Current and forecast capacity (1)		1,984	1,988	1,992	1,981	1,966	1,951

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

Expected pupil product from new developments within:

East Malling planning group

Planning reference	Development	Houses	Flats	Primary product
TM/19/01816	Land East of A229 & West of Chatham Road, Aylesford, Kent	31	0	9
TM/19/00376	Land South West of London Road and west of Castor Park, Allington Maidstone Kent	68	14	20
TM/19/00246	Pinewood Depot Winterfield Lane East Malling West Malling	13	0	4
TM/18/03048	Garden Centre Rear Of 400 Hermitage Lane Maidstone Kent ME16 9NT	9	0	3
TM/18/03031	Development Site North Of 51 Amber Lane Kings Hill West Malling Kent	73	2	21
TM/18/03032	Heath Farm Wateringbury Road East Malling West Malling Kent	40	0	11
TM/18/03008	Site East Of Clare Park Estate New Road East Malling West Malling Kent	110	0	31
TM/18/02966	Development Site South Of Brampton Field Between Bradbourne Lane And Kiln Barn Road Ditton Aylesford	270	6	76
TM/18/00995	94 Mill Hill Aylesford Kent ME20 7JN	0	13	1
TM/17/03513	Land West of Hermitage Lane and East Units 4a,4b & 4c Mills Road Quarrywood Industrial Est Aylesford	33	12	10
TM/17/03350	Former Distribution Centre, Station Road, Aylesford (S106)	56	20	0
TM/17/01595	Land South of London Road and East of Hermitage Lane, Aylesford	840	0	235
TM/17/00964	Phoenix House, Forstal Road, Aylesford (S106)	12	0	0
TM/16/03657	Land North of Junction New Hythe Lane & Sheldon Way Larkfield The Old Print Works (S106)	4	8	0
Previously assessed developments in the area		1,559	75	420
This development		250	0	70

Assessment summary

Detail	2017-18 (A)	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)
Surplus / (deficit) capacity (excluding the expected pupil product from all new developments)	-33	-40	-56	-89	-148	-193
Expected pupil product from previously assessed developments	420	420	420	420	420	420
Surplus / (deficit) capacity including the expected pupil product from previously assessed developments	-452	-460	-476	-509	-568	-613
Expected pupil product from this development	70	70	70	70	70	70
Surplus / (deficit) capacity including the expected pupil product from previously assessed developments and this development	-522	-530	-546	-579	-638	-683
Expected pupil product from this development that on current plans for school provision cannot be accommodated	70	70	70	70	70	70

Background notes:

Pupil forecasts 2018 (base + migration) employed from September 2018. Incorporating roll data from Schools Census Autumn 2017. Data from the Health Authority includes pre-school children born up to 31st August 2017. Forecasts use trend data over the previous three years.

Expected pupil product from new developments within the planning area

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

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

District:	Tonbridge and Malling	1-bed:	0
SRA:	Development Site Land West Of Winterfield Lane East Malling West Malling Kent	Houses:	250
Plan ref:	TM/19/01814	Flats:	0
Date:	19/09/2019	Total units:	250

Current and forecast pupils on roll for schools within		Malling non-selective and Maidstone & Malling selective planning groups					
DfE no.	School	2017-18 (A)	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)
4058	Jevicks Grammar School	1,098	1,167	1,164	1,164	1,172	1,185
4522	Maidstone Grammar School	931	977	976	994	1,003	998
4523	Maidstone Grammar School for Girls	880	899	896	883	880	888
5422	Oakwood Park Grammar School	767	782	783	784	770	778
5410	Aylesford School - Sports College	682	667	721	724	763	798
4065	Holmesdale School	538	526	530	540	537	573
5425	Malling School	721	826	876	958	999	1,018
Current and forecast pupils on roll (excluding the expected pupil product from all new developments)		5,617	5,844	5,947	6,047	6,123	6,237
Required capacity to maintain 5% surplus capacity		5,913	6,152	6,259	6,365	6,446	6,565

Current and forecast capacity for schools within		Malling non-selective and Maidstone & Malling selective planning groups					
DfE no.	School	2017-18 (A)	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)
4058	Jevicks Grammar School	1,122	1,080	1,062	1,044	1,026	1,008
4522	Maidstone Grammar School	905	935	965	995	1,025	1,025
4523	Maidstone Grammar School for Girls	900	900	900	900	900	900
5422	Oakwood Park Grammar School	770	800	810	820	800	800
5410	Aylesford School - Sports College	900	900	900	900	900	900
4065	Holmesdale School	900	900	900	900	900	900
5425	Malling School	900	900	900	900	900	900
Current and forecast capacity (1)		6,397	6,415	6,437	6,459	6,451	6,433

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

Expected pupil product from new developments within		Malling non-selective and Maidstone & Malling selective planning groups				
Planning reference	Details	Houses	Flats	Secondary product		
TM/19/01816	Land East of A229 & West of Chatham Road, Aylesford, Kent	31	0	6		
TM/19/01531	Barfield House Teston Road Offham West Malling Kent ME19 5PD	7	0	0		
TM/19/01390	West Malling Golf Club London Road Addington West Malling Kent ME19	3	0	0		
TM/19/01067	Scarbroths London Road Addington West Malling Kent ME19 5AH	10	0	1		
TM/19/00376	Land South West of London Road and west of Carter Park, Abington Maidstone Kent	68	14	14		
TM/19/00246	Pinewood Depot Winterfield Lane East Malling West Malling	13	0	3		
TM/18/03048	Garden Centre Rear Of 400 Hermitage Lane Maidstone Kent ME16 9NT	9	0	2		
TM/18/03033	Development Site between 23 Kings Hill Avenue & 8 Abbey Wood Rd, Kings Hill	0	38	0		
TM/18/03031	Development Site North Of 51 Amber Lane Kings Hill West Malling Kent	73	2	15		
TM/18/03030	Development Site between J. Tower View and 35 Kings Hill Avenue, Kings Hill West Malling	0	48	1		
TM/18/03024	Development Site North And East Of Jubilee Way Kings Hill West Malling Kent	113	57	6		
TM/18/03012	Heath Farm Wateringbury Road East Malling West Malling Kent	40	0	8		
TM/18/02098	Site East Of Clare Park Estate New Road of East Malling West Malling Kent	110	0	22		
TM/18/02066	Development Site South Of Brampton Field Between Bradbourne Lane And Kib Bam Road Ditton Aylesford	270	6	54		
TM/18/02063	Field at Corner of Lavender Road & Swan Street West Malling	80	0	4		
TM/18/01043	Land East of King Hill West Malling Kent	120	0	6		
TM/18/00995	94 Hill Hill Aylesford Kent ME20 7JN	0	13	1		
TM/17/03513	Land West of Hermitage Lane and East Units -a, -b & -c M&B: Road Quarrywood Industrial Est Aylesford	33	12	7		
TM/17/03330	Former Distribution Centre, Station Road, Aylesford	56	20	12		
TM/17/01864	Site of former Upper Bell Pit, 1 Chatham Road, Aylesford	4	8	1		
TM/17/01595	Land South of London Road and East of Hermitage Lane, Aylesford	840	0	168		
TM/17/00964	Private House, Forstal Road, Aylesford (S106)	12	0	0		
TM/16/03657	Land North of Junction New Hyde Lane & Sheldon Way Larkfield The Old Print Works	4	8	1		
MA/19/503870	Land West of Old Chatham Road, Sandling, Maidstone	8	0	0		
MA/19/503652	Tovill Working Mens Club Tovill Hill Tovill ME15 6QS	12	6	1		
MA/19/502469	Plumtree Retreat Hogham Lane Harrietsham ME17 1HZ	248	0	12		
MA/19/502426	Land at Fishers Farm, Fishers Road, Staplehurst	16	0	1		
MA/19/501600	Land West of Church Road Offham Maidstone	308	88	17		
MA/19/506657	Land West of Loder Close and Westwood Close Ham Lane Lenham	46	0	2		
MA/19/506389	51 Cranville Road Maidstone Kent ME16 2BQ	0	10	0		
MA/18/505358	81 London Road Maidstone Kent ME16 0DU	0	3	0		
MA/18/50624	27-27 Lower Stone Street, Maidstone ME15 6RH	0	16	0		
MA/18/505561	Benketts Scrap Yard, Claygate Road, Yalding, Maidstone ME18 6BB	32	0	2		
MA/18/504207	11 Waterloo Street Maidstone ME15 7UG	0	10	0		
MA/18/503551	1-3 Foster Street Maidstone ME15 6NH	3	9	0		
MA/18/502683	Lyeewood Farm Green Lane Boughton Moncheheea	79	0	4		
MA/18/501414	Kent House Romney Place Maidstone Kent ME15 6LA	0	16	0		
MA/18/500160	3 Tonbridge Road Maidstone Kent ME16 8BP	0	4	0		
MA/17/505255	La Rochelle, Church Lane, Harrietsham, ME17 1BG	10	0	1		
MA/17/505295	Spencers Field Goodhurst Road Marden Kent (S106)	50	6	0		
MA/17/504754	Marden Cricket and Hockey Club, Stanley Road, Marden (S106)	103	6	0		
MA/17/504568	KCC Springfield, Sandling Road, Maidstone	0	136	2		
MA/17/504632	Brunswick Street, Maidstone (S106)	14	33	0		
MA/17/504128	Car Park, Union Street/Queen Anne Road, Maidstone (S106)	17	18	0		
MA/17/503520	Land at Castle Dene, Maidstone	14	0	1		
MA/17/503118	Land West of Windmill Lane, Eylome Street, Hollingbourne	20	0	1		
MA/17/503237	J B Garage Doors Siray Hill Tovill Maidstone Kent ME15 6PL	0	6	0		
MA/17/502355	Land at Forest Hill, Tovill	10	5	1		
MA/17/502433	Springfield Hill, Sandling Road, Maidstone (S106)	70	151	0		
MA/17/502396	Land East of Globe Gardens, Old Ashford Road, Lenham	10	0	1		
MA/17/502072	Site HI(60), Forstal Lane, Coxheath (S106)	210	0	0		
MA/17/501278	Land West of Eclipse Park, Sittingbourne Road (S106)	33	8	0		
MA/17/501449	Land North Of Bicknor Wood Sutton Road Maidstone (S106)	232	8	0		
MA/17/501196	Riverhill Apartments, 10-12 London Road, Maidstone	12	0	1		
MA/17/501503	Springfield Park, Engineers Road, Maidstone	0	140	2		
MA/17/500388	The Maidstone Studios Vinters Business Park New Cut Road Maidstone	51	23	3		
MA/17/500157	Land North of Old Ashford Road, Lenham	151	0	8		
MA/16/508660	Land South of Vicarage Road, Yalding (S106)	62	5	0		
MA/16/508640	East of Eylome Street, Hollingbourne	10	0	1		
MA/16/507464	34C Gabriels Hill, Maidstone	0	22	0		
MA/16/507471	Land Adj Royal Engineers Road Maidstone Kent (S106)	0	136	0		
MA/16/507035	Gibbs Hill Farm, Grigg Lane, Headcorn (S106)	55	0	0		
MA/16/506649	Land South of Heath Road, Coxheath	68	0	3		
MA/16/506707	57-59 Church Street, Tovill Maidstone Kent ME15 6RB	9	3	0		
MA/16/506266	Sharn House, Tovill Green, Tovill	12	0	1		
MA/16/505892	Headcorn Hill Biddenden Road Headcorn Kent TN27 9UD	14	0	1		
MA/16/505401	Vicarage Field, Wares Farm, Linton Hill, Linton	13	0	1		
MA/16/505427	Bell Farm, North Street, Barming (S106)	34	1	0		
MA/16/505425	Wren's Cross, Upper Stone Street, Maidstone	0	50	1		
MA/16/504364	Knightbridge Court Knightbridge Street Maidstone ME15 6LU	0	8	0		
MA/16/503775	Land At Bicknor Farm Sutton Road Langley Kent ME17 3NG (S106)	220	23	0		
Previously assessed developments in the area		4,155	1,176	398		
This development		250	0	50		

Assessment summary						
Details	2017-18 (A)	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)
Surplus / (deficit) capacity (excluding the expected pupil product from all new developments)	494	263	178	94	5	-132
Expected pupil product from previously assessed developments	398	398	398	398	398	398
Surplus / (deficit) capacity including the expected pupil product from previously assessed developments	87	-134	-220	-104	-392	-530
Expected pupil product from this development	50	50	50	50	50	50
Surplus / (deficit) capacity including the expected pupil product from previously assessed developments and this development	37	-184	-270	-154	-442	-580
Expected pupil product from this development that on current plans for school provision cannot be accommodated	13	50	50	50	50	50

Background notes:

Pupil forecasts 2018 (base + migration) employed from September 2018. Incorporating m&B data from School Census Autumn 2017. Data from the Health Authority includes pre-school children born up to 31st August 2017. Forecasts use trend data over the previous three years.

Expected pupil product from new developments within the planning area

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

Appendix 1A												
Education												
Site Address:		Land West of Winterfield Lane, East Malling										
Planning Ref:		TM/19/01814										
Unit Numbers:												
		Houses:	250									
		Flats:	0									
		Total:	250									
Primary												
1.1 Primary Pupils generated:												
		Per house	0.28	70.00								
		Per flat	0.07	0								
		Total New Prim Pupils generated		70.00								
1.2 New Primary School build contribution:												
		New Build cost per pupil		£16,198								
					*Total	£1,133,750.00						
					*Total above will vary if development mix changes							
					Rate	per pupil	£16,198					
					Rate	per house	£4,535.00					
					Rate	per flat	£1,134.00					
1.3 New Primary School site contribution												
		Residential Land prices	Tonbridge & Malling	£950,000	per acre							
Primary:		2FE School	420 pupils	2.05 ha	5.065555	acres						
Equation:		(Prim School Site area x Residential Land Value) x Number of pupils generated by the proposed development / Number of pupils in New Prim School										
		(5.065555	x	£950,000)	x	70	/	420 =	*Total:	£802,045.00
											*Total above will vary if development mix changes	
					**Cost	per pupil	£11,457.80					
					**Cost	per house	£3,208.18					
					**Cost	per flat	£802.05					
1.4 Total Primary Build & Land contribution												
											£1,935,795.00	
Secondary												
2.1 Secondary Pupils Generated												
		Per House	0.20	50.00								
		Per Flat	0.05	0.00								
		Total New Sec Pupils generated		50.00								
2.2 New Secondary School Build contribution												
		New build cost per pupil		£23,434								
					*Total	£1,171,750.00						
					*Total above will vary if development mix changes							
					Rate	per pupil	£23,434					
					Rate	per house	£4,687.00					
					Rate	per flat	£1,172.00					
2.3 New Secondary School site contribution												
		Residential Land prices	Tonbridge & Malling	£950,000	per acre							
Secondary:		8FE School (inc sixth form)	1550 pupils	10.1 ha	24.9571	acres						
Equation:		(Sec School Site area x Residential Land Value) x Number of pupils generated by the proposed development / Number of pupils in New Sec School										
		(24.9571	x	£950,000)	x	50	/	1550 =	*Total:	£764,815.00
											*Total above will vary if development mix changes	
					**Cost	per pupil	£15,296.29					
					**Cost	per house	£3,059.26					
					**Cost	per flat	£764.81					
2.4 Total Secondary Build & Land contribution												
											£1,936,565.00	
Notes:												
		*Totals above will vary if development mix changes and land prices change										
		**Costs above will vary dependant upon Land Price at the date of Transfer of the School site to KCC										

APPENDIX 2

KCC Communities

Development Contributions Assessment

Site Name	Land west of Winterfield Lane, East Malling
Reference No.	TM/19/01814
District	Tonbridge and Malling
Location (Ward)	East Malling
Assessment Date	28/08/2019
Development Size	250

E

COMMUNITY LEARNING & SKILLS		
	Centres	Outreach
Current adult participation in Tonbridge and Malling district	1,988	468
LESS Current Service Capacity	1,436	451
Initial capacity shortfall/surplus (Year ending 2011)	-552	-17
New adult participation from this development	11.45 clients	6.17 clients
Will service capacity be exceeded?	YES	YES
Contributions requested from this development		<u>£32.57 per dwelling</u>
<i>250 dwellings from this proposal</i>		<u>£8,142.35</u>
<i>Contributions requested towards Aylesford School Adult Education Centre additional equipment for the new learners</i>		

YOUTH SERVICE	
	Centres
Current youth participation in Tonbridge and Malling district	812
LESS Current Service Capacity	536
Initial capacity shortfall/surplus (Year ending 2011)	-276
New youth participation from this development	9.35 clients
Will service capacity be exceeded?	YES
Contributions requested from this development	<u>£65.50 per dwelling</u>
<i>250 dwellings from this proposal</i>	<u>£16,375.00</u>
<i>Contributions requested towards additional resources for Youth services locally</i>	

LIBRARIES	
	Larkfield Library
Libraries assessed for this development	
Current overall library borrower numbers in assessed area	3,842
LESS Area Service Capacity	2,517
Initial capacity shortfall/surplus (Year ending 2011)	-1,325
New borrowers from this development	140.51 borrowers
Will service capacity be exceeded?	YES
Contributions requested from this development	<u>£50.39 per dwelling</u>
<i>250 dwellings from this proposal</i>	<u>£12,596.70</u>
<i>Contributions requested towards Larkfield Library enhancement and additional bookstock for the new borrowers</i>	

Net contributions requested for KCC Communities' Services

£37,114.05

APPENDIX 3				
	Social Care			
	Land west of Winterfield Lane, East Malling			
	TM/19/01814			
	250	Households		
	Project	Location	Cost per Household	Cost for this Site
	Extra Care Accommodation	within the Borough	£ 146.88	
			£ 146.88	£ 36,720.00
and	All Homes built as	Wheelchair Accessible & Adaptable Dwellings	in accordance with Building Regs Part M 4 (2)	