

Annex 3: KCC Economic Development



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

10 June, 2019

FAO: Robin Gilbert

Your Ref: TM/19/01067/FL
Our Ref: K/E/TM/19/01067 AG

Dear Robin,

Provision and Delivery of County Council Community Services

I refer to the above planning application which concerns proposed residential development at Scarbutts, London Road, Addington, West Malling, Kent ME19 5AN and comprising: 10 new households having a site area in excess of 0.5ha.

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 (x10)	Total	Project
Primary Education	£3324.00	£33,240.00	Towards Leybourne Chase School
Secondary Education	£4115.00	£41,150.00	The Malling School expansion

	Per Dwelling (x10)	Total	Project
Library bookstock	£48.02	£480.16	Towards additional bookstock for the new borrowers at West Malling Library
High Speed Fibre Optic Broadband connection:	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 Next Generation Access Broadband is a fundamental part of the project. Access to superfast broadband should be thought of as 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 connection point to high speed broadband. We understand that major telecommunication providers are now offering Next Generation Access Broadband connections free of charge to the developer. For advice on how to proceed with providing access to superfast broadband please contact broadband@kent.gov.uk		
Highways	Kent Highway Services will advise separately		

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 attached.

Primary Education

The proposal gives rise to 3 additional primary school pupils during occupation of the development. This need, cumulatively with other new developments in the vicinity, currently cannot 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 will require a financial contribution towards the build costs of enhancing Leybourne Chase School at £3324 for each house (x10).

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 Delivering Bold Steps for Kent - Education, Learning and Skills Vision and Priorities for Improvement, Dec 2013.

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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 2 additional secondary school pupils from the date of occupation of this development. This need can only be met through the expansion of The Malling School.

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 The Malling School expansion and delivered in accordance with the Local Planning Authority's Infrastructure Delivery Plan (where available); timetable and phasing.

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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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 bookstock provision of 1116 bookstock per 1000 population in West Malling which is below the County average of 1134, and both the England and total UK figures of 1399 and 1492 respectively.

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

The County Council therefore requests £48.02 per household to address the direct impact of this development, and the additional stock will be made available at West Malling Library as and when the monies are received.

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Superfast Fibre Optic Broadband

Broadband Delivery UK (BDUK), part of the Department for Culture, Media and Sport, requires delivery of superfast broadband to all.

It is requested Tonbridge & Malling Borough Council include within any Planning Consent the requirement to provide 'fibre to the premise' (Superfast fibre optic broadband) to all buildings (residential, commercial, community etc) of adequate capacity (internal min speed of 100mb to each building) for current and future use of the buildings, as set out in the above Request Summary.

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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.

Kent County Council confirms, in accordance with CIL Regulation 123, there are no more than 4 other obligations towards these projects.

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

Yours faithfully,



Allan Gilbert
Development Investment
Kent County Council

cc Coldrum Homes Ltd, c/o Graham Simpkin Planning, 2 The Parade, Ash Rd, Hartley,
Longfield, Kent DA3 8BG – FAO Mr Graham Simpkin
KCC Education & Communities, Invicta House
File

Appendices:

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

1. Education assessment
2. Library requirement

KCC developer contribution assessment for Primary Education

District:	Tonbridge and Malling	1-bed:	0
Site:	Scarbutts London Road Addington West Malling Kent ME19 5AN	Houses:	10
Plan ref:	TM/19/01067	Flats:	0
Date:	05/06/2019	Total units:	10

Current and forecast pupils on roll for schools within

		West Malling planning group					
DfE no.	School	2017-18 (A)	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)
3745	More Park RC Primary School	206	208	206	205	206	209
2187	Offham Primary School	208	210	208	205	208	210
2189	Ryans Primary School	210	209	210	206	211	213
3082	Trottsdiffe CE Primary School	66	82	79	79	83	87
2036	Valley Invicta Primary School at Leybourne Chase	144	175	160	167	179	173
3086	West Malling CE Primary School	218	212	212	206	208	210
Current and forecast pupils on roll (excluding the expected pupil product from all new developments)		1,052	1,096	1,074	1,068	1,095	1,102
Required capacity to maintain 5% surplus capacity		1,107	1,154	1,131	1,124	1,152	1,160

Current and forecast capacity for schools within

		West Malling planning group					
DfE no.	School	2017-18 (A)	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)
3745	More Park RC Primary School	210	210	210	210	210	210
2187	Offham Primary School	210	210	210	210	210	210
2189	Ryans Primary School	210	210	210	210	210	210
3082	Trottsdiffe CE Primary School	93	84	84	84	84	84
2036	Valley Invicta Primary School at Leybourne Chase	150	180	210	210	210	210
3086	West Malling CE Primary School	210	210	210	210	210	210
Current and forecast capacity (1)		1,083	1,104	1,134	1,134	1,134	1,134

(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

		West Malling planning group		
Planning reference	Development	Houses	Flats	Primary product
TM/18/02093	Field at Corner of Lavender Road & Swan Street West Malling	80	0	22
TM/18/01013	Land East of King Hill West Malling Kent	120	0	34
Previously assessed developments in the area		200	0	56
This development		10	0	3

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)	-24	-50	3	10	-18	-26
Expected pupil product from previously assessed developments	56	56	56	56	56	56
Surplus / (deficit) capacity including the expected pupil product from previously assessed developments	-80	-106	-53	-46	-74	-82
Expected pupil product from this development	3	3	3	3	3	3
Surplus / (deficit) capacity including the expected pupil product from previously assessed developments and this development	-83	-108	-56	-49	-77	-85
Expected pupil product from this development that on current plans for school provision cannot be accommodated	3	3	3	3	3	3

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.

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

Location	Twickenham and Hilling	Local	0
Site	Twickenham Leisure Trust Building West/Hilling Lane W10 3AB	Revenue	10
Plan ref	TK1001007	Rate	0
Date	05/04/2018	Total value	10

Current and forecast pupils on roll for schools within		Expenditure & Borough Green new schools and Hillingdon & Hillingdon schools planning groups											
WFT no.	School	2017-18 (A)	2018-19 (A)	2019-20 (P)	2020-21 (P)	2021-22 (P)	2022-23 (P)	2023-24 (P)	2024-25 (P)	2025-26 (P)	2026-27 (P)	2027-28 (P)	
4000	Twickenham School	1,178	1,267	1,356	1,445	1,534	1,623	1,712	1,801	1,890	1,979	2,068	
4001	Twickenham School	450	470	490	510	530	550	570	590	610	630	650	
4002	Twickenham School	448	475	503	531	559	587	615	643	671	699	727	
4003	Twickenham School	1,278	1,367	1,456	1,545	1,634	1,723	1,812	1,901	1,990	2,079	2,168	
4004	Twickenham School	255	271	287	304	320	336	352	368	384	400	416	
4005	Twickenham School for Girls	480	508	536	564	592	620	648	676	704	732	760	
4006	Twickenham School	767	792	817	842	867	892	917	942	967	992	1,017	
Current and forecast pupils on roll (including the expected pupil product from all new developments)		4,136	4,380	4,624	4,868	5,112	5,356	5,600	5,844	6,088	6,332	6,576	
Expected capacity to maintain 1% surplus capacity		4,440	4,724	5,008	5,292	5,576	5,860	6,144	6,428	6,712	6,996	7,280	

Current and forecast capacity for the schools within		Expenditure & Borough Green new schools and Hillingdon & Hillingdon schools planning groups											
WFT no.	School	2017-18 (A)	2018-19 (A)	2019-20 (P)	2020-21 (P)	2021-22 (P)	2022-23 (P)	2023-24 (P)	2024-25 (P)	2025-26 (P)	2026-27 (P)	2027-28 (P)	
4000	Twickenham School	1,178	1,267	1,356	1,445	1,534	1,623	1,712	1,801	1,890	1,979	2,068	
4001	Twickenham School	450	470	490	510	530	550	570	590	610	630	650	
4002	Twickenham School	448	475	503	531	559	587	615	643	671	699	727	
4003	Twickenham School	1,278	1,367	1,456	1,545	1,634	1,723	1,812	1,901	1,990	2,079	2,168	
4004	Twickenham School	308	328	348	368	388	408	428	448	468	488	508	
4005	Twickenham School for Girls	500	530	560	590	620	650	680	710	740	770	800	
4006	Twickenham School	770	800	830	860	890	920	950	980	1,010	1,040	1,070	
Current and forecast capacity (C)		6,242	6,526	6,810	7,094	7,378	7,662	7,946	8,230	8,514	8,798	9,082	

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

Reported pupil product from new developments within		Expenditure & Borough Green new schools and Hillingdon & Hillingdon schools planning groups		
Planning reference	Details	Revenue	Plans	Secondary product
TK1001007	Land South West of London Road and east of London Road, Hillingdon, Hillingdon Lane	10	14	4
TK1001008	Proposed Twickenham Leisure Trust Building Twickenham Lane	10	0	4
TK1001009	Twickenham Leisure Trust Building Twickenham Lane	10	0	4
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TK1001246	Twickenham Leisure Trust Building Twickenham Lane	10	0	4
TK1001247	Twickenham Leisure Trust Building Twickenham Lane	10	0	

Appendix 2

Developer Contributions - Library Bookstock

Address: Scarbutts, London Rd, Addington, West malling

Plan Ref: TM/13/01067

Unit Numbers: 10

Step 1

Estimate how many residents are likely to be Active Borrowers.

Kent Population	Active Borrowers Mar 2014	Percentage
1480200	196539	13.28

Therefore 13.28% of the residents of a new development are likely to be active borrowers
This may be higher in development with larger houses.

In above Development

10 dwellings

In accordance with Kent Development Contribution Guide and MLA Guidance

each new dwelling will generate an occupancy rate per dwelling of

2.4

Total residents	Percentage Active Borrower	Active Borrowers
24	13.28	3

Step 2

How many extra issues are the new Active Borrowers likely to generate

Divide issues by active borrowers

	Total Issues	Active Borrowers	Issues per person
County Wide	5659515	196539	28.80

Therefore the new active borrowers in this Development are likely to borrow approx 28.8 Items each per year.
The Local library will have extra Issues.

Extra Borrowers	Items per person	Total extra Issues
3	28.8	91.79

Step 3

How many Items are required to satisfy the extra demand

Find the stock turn figure for the local libraries and divide the estimated extra issues by the average stock turn.

	Total Issues	Lending Stock	Stock Turn
County wide	5659515	1670229	3.39

Extra Issues	Stock Turn	Items Required
91.79	3.39	27

Step 4

Calculate the cost of the extra Items

Using Holt-Jackson Average book prices less CBC Discount

Allow for 40% AF, 20% ANF, 30% CF, 10% CNF

	Extra Items	Average Price	Discount	Cost price	Total
AF	10.83083894	£9.91	43%	£5.65	£61.19
ANF	5.415419469	£15.31	43%	£8.73	£47.28
CF	8.123129204	£7.03	39%	£4.29	£34.85
CNF	2.707709735	£10.01	39%	£6.18	£16.73
Total Cost	27				£160.05

Therefore to meet the extra demand from the extra borrowers will require
contributions for three years.

£160.05 per year

TOTAL: BOOK STOCK Contribution

£480.16

£48.02 per dwelling

