



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

FAO: Matthew Broome

Economic Development

Invicta House
County Hall
Maidstone
ME14 1XX

Phone: 07890020524
Ask for: Oliver Dann
Email: oliver.dann@kent.gov.uk

23rd August 2021

Your Ref: TM/21/01911/FL
Our Ref: K/E/TM/21/01911/FL OD

Dear Matthew,

Provision and Delivery of County Council Community Services:

We refer to the above planning application which concerns proposed residential development at **Land rear of 182 High Street, Tonbridge, Kent** and comprising: **34 new retirement apartments**

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 Dwelling (x34) | Total | Project |
|---------------------------|---|-----------|--|
| Community Learning | £7.04 | £239.36 | Towards additional resources and equipment at Tonbridge Adult Education Centre |
| Library Bookstock | £55.45 | £1,885.30 | Towards additional services and bookstock at Tonbridge Library |
| Social Care | £146.88 | £4,993.92 | Towards the Priority areas of: Assistive Technology, Adapting Community facilities, Sensory facilities and Changing Places within the Borough. |
| | All Homes built as Wheelchair Accessible & Adaptable Dwellings in accordance with Building Regs Part M 4 (2) | | |
| Waste | £183.67 | £6,244.78 | Towards a new HWRC to serve Tonbridge and Malling residents and improvements to the WTS |
| 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 114 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.

It is noted, within the “Planning Statement” accompanying this application, these apartments are to be sold containing an age restriction of 55 years and over, with a suggested Planning Condition confirming occupation by aged 55 years and over. Subject to confirmation a Planning Condition will be applied and enforced in perpetuity restricting occupation to the over 55’s, KCC will not seek any Education or Youth contributions.

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.

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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 1** along with the cost of mitigation.

To accommodate the increased demand on the KCC Adult Education service, the costs per new enrolment to KCC is £457.50 for equipment only. KCC's Community Learning calculations are based on a typical household make-up and takes the proportion of a household aged 19 and over. However, it is clear in this case that the applicant has predetermined that occupants will all be aged 55+. Community Learning would still need to be accessible to these occupants and their needs met. Therefore, a rate lower than the KCC standard rate per dwelling is applicable in this case.

The County Council requests **£7.04 per dwelling (x34)** towards the cost of providing additional equipment for new learners at Tonbridge Adult Education Centre.

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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 bookstock in Tonbridge and Malling Borough at 1,110 items per 1,000 population is below the County average of 1,134 and 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 and stock to meet the additional demand which will be generated by the people residing in these dwellings.

The County Council therefore requests **£55.45 per household (x34)** to address the direct impact of this development, and the additional services and stock will be made available locally at Tonbridge Library, as and when the monies are received.

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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.

Kent Social Care is to help people to improve or maintain their well-being. The recent COVID-19 pandemic has brought about major changes in social care requirements and strategy. Priority areas now include Assistive Technology, Adapting Community facilities, Sensory facilities, and Changing Places.

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

- a proportionate monetary contribution of **£146.88 per household** (x34) (as set out in **Appendix 2**) towards the above priority areas within Tonbridge and Malling 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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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. The existing HWRCs and WTSs are over capacity and additional housing is having a significant impact on the manageability of waste within 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 the proposed development indicates a significant increase in capacity will be required in the local area

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

A contribution of **£183.67 per household** (x34) is therefore required towards the new HWRC in Tonbridge & Malling, along with improvements to the WTS 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 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.

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. 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 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,



Oliver Dann
Development Contributions
Kent County Council

Cc Churchill Retirement Living Ltd, c/o Planning Issues Ltd, Churchill House, Parkside,
Ringwood BH24 3SG - FAO: Matthew Shellum
KCC Communities & Waste
File

Appendices:

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

1. Communities Assessment
2. Social Care Assessment

APPENDIX 2

KCC Communities

Development Contributions Assessment

| | |
|------------------|---|
| Site Name | Land Rear Of 182 High Street Tonbridge Kent |
| Reference No. | TM/21/01911/FL |
| District | Tonbridge and Malling |
| Assessment Date | 12/08/2021 |
| Development Size | 34 |

| COMMUNITY LEARNING & SKILLS | |
|---|---------------------------|
| | Services |
| Current Service Capacity | 1,853 |
| LESS Current adult participation in Tonbridge and Malling district | 1,946 |
| Initial capacity shortfall/surplus (Year ending 2019) | -93 |
| New adult participation from this development | 1.22 clients |
| Will service capacity be exceeded? | YES |
| Contributions requested from this development | <u>£7.04 per dwelling</u> |
| <i>34 dwellings from this proposal</i> | <u>£239.36</u> |
| Contributions towards additional resources and equipment at Tonbridge Adult Education Centre | |

| LIBRARIES | |
|---|-----------------------------------|
| | Library Stock and Services |
| Libraries assessed for this development | 15,321 |
| Current Service Capacity | 16,087 |
| LESS Current library participation in Tonbridge and Malling district | 16,087 |
| Initial capacity shortfall/surplus (Year ending 2019) | -766 |
| New borrowers from this development | 9.91 borrowers |
| Will service capacity be exceeded? | YES |
| Contributions requested from this development | <u>£55.45 per dwelling</u> |
| <i>34 dwellings from this proposal</i> | <u>£1,885.30</u> |
| Contributions towards additional services and bookstock at Tonbridge Library | |

| | |
|--|------------------|
| Net contributions requested for KCC Communities' Services | £2,124.66 |
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|-------------------|---|--|---|----------------------------------|
| APPENDIX 2 | | | | |
| | Social Care | | | |
| | Land rear of 182 High St, Tonbridge | | | |
| | TM/21/01911/FL | | | |
| | 34 Households | | | |
| | | | | |
| | | | | |
| | | | | |
| | <u>Project</u> | <u>Location</u> | <u>Cost per Household</u> | <u>Cost for this Site</u> |
| | Towards the Priority areas of: Assistive Technology, Adapting Community facilities, Sensory facilities and Changing Places | within the Borough | £146.88 | |
| | | | £ 146.88 | £ 4,993.92 |
| | | | | |
| | | | | |
| and | All Homes built as | Wheelchair Accessible & Adaptable Dwellings | in accordance with Building Regs Part M 4 (2) | |