



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

FAO: Holly Pitcher

Economic Development

Invicta House
County Hall
Maidstone
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Phone: 03000 41 41 76
Ask for: Richard Kidd
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Monday 11th October 2021

Your Ref: TM/21/02298/FL
Our Ref: K/E/TM/21/02298/FL RJK

Dear Holly,

Provision and Delivery of County Council Community Services:

We refer to the above planning application, which concerns proposed residential development at **Tonbridge P R S, Medway Wharf Road, Tonbridge, Kent** and comprising: **144 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' Flat (x103)	Total	Project
Primary Education	£1,160.50	£119,531.50	Towards the expansion of Primary Schools in the Tonbridge South Planning Group
Special Education	£262.95	£27,083.85	Towards new modular learning facilities at Grange Park School and other SEN facilities based on specific pupil requirements
Secondary Education	£1,135.00	£116,905.00	Towards expansion of the Judd School

('applicable' means: all dwellings except 1 bed or less than 56sqm GIA).

	Per Dwelling (x144)	Total	Project
Community Learning	£16.42	£2,364.48	Towards additional resources and equipment at Tonbridge Adult Education Centre
Library Bookstock	£55.45	£7,984.80	Towards additional services and bookstock at Tonbridge Library
Youth Service	£65.50	£9,432.00	Towards equipment and resources for the Tonbridge Youth Hub and to enable street-based youth support for safeguarding
Social Care	£146.88	£21,150.72	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	£26,448.48	Towards improved HWRC and replacement of WTS facilities at North Farm to serve Tonbridge and Malling residents
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 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.</p> <p>Reason: To provide high quality digital infrastructure in new developments as required by paragraph 114 NPPF.</p>		

Highways	Kent Highway Services will respond separately
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Please note that these figures:

- are to be **index linked by the BCIS General Building Cost Index from April 2020 to the date of payment** (Apr-20 Index 360.3)
- are valid for 3 months from the date of this letter after which they may need to be recalculated due to changes in district council housing trajectories, on-going planning applications, changes in capacities and forecast rolls, projects and build costs.

Justification for infrastructure provision/development contributions requested

The County Council has modelled the impact of this proposal on the provision of its existing services and the outcomes of this process are set out in Appendices below.

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Primary Education

The proposal gives rise to seven 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 expansion of Primary Schools within the Tonbridge South Education 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.

The County Council requires a financial contribution towards construction of the new school at **£1,160.50 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 (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 2021-25 and Children, Young People and Education Vision and Priorities for Improvement 2018-2021.

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Special Education Needs provision

The Children's and Families Act 2014 and accompanying Code of Practice sets out the system for children and young people with special educational needs and disability (SEND) aged 0-

25 years. KCC's SEND Strategy sets out its vision and priorities in respect of this area of its service.

The number of children and young people with SEND in Kent is 13.4% of the total school population (at January 2019). The majority are educated in mainstream school environments. However, children with more complex needs are supported through an Education, Health and Care Plan (EHCP) which sets out the provision they are entitled to. As at January 2019, 3.4% of the total school population were subject to an EHCP. The proportions have been rising both in Kent and nationally and this trend seems set to continue. In particular, the change in legislation in 2014 placed a duty on Local Authorities to maintain an EHCP until a young person reaches the age of 25 years, in appropriate cases.

School-age pupils with EHCPs are educated in mainstream school classes, in Specialist Resourced Provisions (SRPs) on mainstream sites, and in special schools.

The DfE (June 2019 National School Delivery Cost Benchmarking) identifies the SEN build cost of £65,739 per pupil. The SEN pupil product ratios are 0.016 per house and 0.004 per applicable flat.

The proposal gives rise to additional pupils with Education and Health Care Plans (EHCP's) requiring extra support through specialist provision. This will need to be met, as with other new developments in the vicinity, towards new modular learning facilities at **Grange Park School and other SEN facilities** based on specific pupil requirements, and a contribution is therefore required of **£262.95 per 'applicable' flat (x103)**.

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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 five 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 Judd 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 expansion of the Judd School 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.

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 the cost of mitigation.

To accommodate the increased demand on KCC Adult Education service, the County Council requests **£16.42 per dwelling** towards the cost of providing additional 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** 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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Youth Service

To accommodate the increased demand on KCC services the County Council requests **£65.50 per dwelling** towards additional equipment and resources for the Tonbridge Youth Hub and to enable street-based youth support for safeguarding close to the development.

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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 specialist care accommodation, assistive technology systems, adapting Community facilities, sensory facilities, and Changing Places locally in the 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.

While development of new HWRC and WTS facilities is underway in the North of the borough, residents in the South of the borough are likely to access waste facilities at North Farm in Tunbridge Wells due to their closer proximity, and show a more desirable proximity to this application 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.

A contribution of **£183.67 per household** is therefore required towards an improved HWRC and replacement of WTS facilities at North Farm to serve Tonbridge and Malling residents from this proposed development to accommodate the increased waste throughput and mitigate the impact that will arise.

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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,

Richard Kidd

Richard Kidd
Development Contributions
Kent County Council

Cc Blueberry Developments Estates Limited, c/o Planning Potential Ltd, Magdalen House, 148 Tooley Street, London SE1 2TU- FAO: Mr Paul Galgey
KCC Communities & Waste
File

Appendices:

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

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

KCC developer contribution assessment for Primary Education

District:	Tonbridge and Malling	1-bed:	41
Site:	Tonbridge P R S Medway Wharf Road Tonbridge Kent	Houses:	0
Plan ref:	TM/21/02298	Flats:	103
Date:	24/09/2021	Total units:	144

Current and forecast pupils on roll for schools within

Tonbridge South planning group

DfE no.	School	2020-21 (A)	2021-22 (F)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)
2086	Bishop Chavasse School	217	277	338	394	399	396
2085	Royal Rise Primary School	176	169	165	156	152	158
2155	Slade Primary School	417	421	427	428	424	423
2156	Sussex Road Community Primary School	441	445	422	425	422	423
Current and forecast pupils on roll (excluding the expected pupil product from new developments)		1,251	1,311	1,352	1,402	1,397	1,399
Required capacity to maintain 5% surplus capacity		1,317	1,380	1,424	1,476	1,470	1,473

Current and forecast capacity for schools within

Tonbridge South planning group

DfE no.	School	2020-21 (A)	2021-22 (F)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)
2086	Bishop Chavasse School	240	300	360	420	420	420
2085	Royal Rise Primary School	210	210	210	210	210	210
2155	Slade Primary School	420	420	420	420	420	420
2156	Sussex Road Community Primary School	450	450	420	420	420	420
Current and forecast capacity (1)		1,320	1,380	1,410	1,470	1,470	1,470

(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

Tonbridge South planning group

Planning reference	Development	Houses	Flats	Primary product
TM/21/00444	64 Pembury Road, Tonbridge, Kent TN9 2JG	0	14	1
TM/20/02554	Formerly River Centre Car Park Medway Wharf Road Tonbridge Kent	0	107	7
TM/20/02008	The Car Company, Priory Road, Tonbridge, Kent TN9 2BW	14	0	4
TM/20/01795	Former Car Park, Angel Lane, Tonbridge, Kent	0	6	0
TM/20/01122	78C High Street, Tonbridge, Kent TN9 1EE	0	8	1
TM/20/00927	Riverbank House, Angel Lane, Tonbridge TN9 1GF	0	7	0
TM/19/02109	180 High Street Tonbridge Kent TN9 1FL	0	10	1
TM/19/01632	Development Site South Part Of West Kent College Brook Street Tonbridge Kent	18	23	7
TM/19/01108	1 - 4 River Walk Tonbridge Kent	0	21	1
TM/19/00287	2 - 12 Avebury Avenue Tonbridge Kent TN9 1TF	0	11	1
TM/19/00162	Tonbridge Chambers, Pembury Road, Tonbridge, Kent	0	4	0
TM/19/00014	Land North Of Lower Haysden Lane Tonbridge Kent	125	0	35
TM/18/00893	77-81 High Street Tonbridge	0	12	1
TM/17/02635	R Allen (Tonbridge) Ltd, Lyons Crescent, Tonbridge	0	12	1
TM/16/03373	133 High Street Tonbridge Kent TN9 1DH	0	11	1
New developments within the planning area		157	246	61
This development		0	103	7

Assessment summary

Detail	2020-21 (A)	2021-22 (F)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)
Surplus / (deficit) capacity (excluding the expected pupil product from new developments)	3	0	-14	-6	0	-3
Expected pupil product from new developments	61	61	61	61	61	61
Surplus / (deficit) capacity including the expected pupil product from new developments	-58	-62	-75	-67	-62	-64
Expected pupil product from this development	7	7	7	7	7	7
Surplus / (deficit) capacity including the expected pupil product from new developments and this development	-65	-69	-82	-74	-69	-71
Expected pupil product from this development that on current plans for school provision cannot be accommodated	7	7	7	7	7	7

Background notes:

Pupil forecasts 2021 employed from September 2021. Incorporating roll data from Schools Census Autumn 2020. Data from the Health Authority includes pre-school children born up to 31st August 2020. Forecasts use trend data over the previous three years.

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

Site:	Torbairrie and Kellog	I Band:	41
Site ref:	Torbairrie #1 & Kellog School Torbairrie Kent	Phase:	0
Plan ref:	TK21/0220	File:	103
Date:	24/09/2024	Total units:	544

SPE no.	School	Torbairrie and Torbairrie Walls non-selective and West Kent selective planning groups							
		2020-21 (A)	2021-22 (Y)	2022-23 (Y)	2023-24 (Y)	2024-25 (Y)	2025-26 (Y)	2027-28 (Y)	
1400	Bedford Road Community School					41	41	41	
1405	Hastings School	260	273	273	273	274	272	271	266
1410	Belvedere School for Girls	1,200	1,089	1,142	1,177	1,205	1,177	1,170	1,147
1412	High Crooked School	792	774	763	754	738	724	706	727
1413	Kidd School	514	549	561	570	568	562	564	536
1415	Walton Grammar School	88	88	88	88	84	83	81	80
1416	Wood of East Grammar School	1,445	1,536	1,573	1,599	1,623	1,599	1,582	1,537
1418	Barnard Mansel Outdoor School	1,305	1,430	1,467	1,506	1,494	1,483	1,479	1,459
1419	Hastings Academy	1,206	1,078	1,111	1,137	1,159	1,139	1,148	1,187
1421	St. George's Catholic School	975	1,025	1,056	1,091	1,081	1,076	1,089	1,079
1422	St. George's Catholic School	76	76	76	76	76	76	76	76
1423	St. George's Catholic School	1,282	1,137	1,147	1,137	1,119	1,119	1,108	1,085
1424	Torbairrie Walls Grammar School	720	729	729	741	742	735	737	727
1425	Torbairrie Walls Grammar School for Boys	1,094	1,139	1,159	1,190	1,145	1,140	1,139	1,119
Current and forecast pupils on roll (excluding the expected pupil product from new developments)		13,209	13,337	13,631	13,790	13,794	13,706	13,671	13,459
Required capacity to maintain 5% surplus capacity		13,409	14,039	14,349	14,516	14,487	14,428	14,306	14,168

SPE no.	School	Torbairrie and Torbairrie Walls non-selective and West Kent selective planning groups							
		2020-21 (A)	2021-22 (Y)	2022-23 (Y)	2023-24 (Y)	2024-25 (Y)	2025-26 (Y)	2027-28 (Y)	
1400	Bedford Road Community School					41	41	41	
1405	Hastings School	792	793	793	793	793	793	793	793
1410	Belvedere School for Girls	1,200	1,188	1,198	1,214	1,206	1,198	1,190	1,167
1412	High Crooked School	825	825	825	825	825	825	825	825
1413	Kidd School	875	900	900	900	900	900	900	900
1415	Walton Grammar School	891	900	900	900	900	900	900	900
1416	Wood of East Grammar School	1,360	1,420	1,420	1,400	1,371	1,350	1,330	1,300
1418	Barnard Mansel Outdoor School	1,200	1,300	1,300	1,320	1,300	1,280	1,260	1,230
1419	Hastings Academy	960	960	960	960	930	920	900	900
1421	St. George's Catholic School	740	760	760	760	760	760	760	760
1423	St. George's Catholic School	1,139	1,139	1,139	1,080	1,050	1,050	1,050	1,050
1424	Torbairrie Walls Grammar School	720	720	720	720	720	720	720	720
1425	Torbairrie Walls Grammar School for Boys	1,060	1,100	1,100	1,100	1,100	1,080	1,080	1,060
Current and forecast capacity (5)		13,464	13,731	13,916	13,994	13,967	14,000	14,030	14,000

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

Planning Reference	Details	Torbairrie and Torbairrie Walls non-selective and West Kent selective planning groups			
		Houses	Places	Secondary Schools	Other
TK21/01086	Land Outside Boonae House, 261 Torbairrie Road, East Peckham, Torbairrie, Kent TN12 5P7	1	0	0	
TK21/01087	1 Napton Park Road, Torbairrie, Kent TN12 1HE	0	14	1	
TK21/01088	1002, Land South Of Claydon Lane, Kings Hill	825	0	10	
TK21/01088	44 Penbury Road, Torbairrie, Kent TN12 2JG	0	14	1	
TK21/01089	Development Site 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000				

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

Planning Reference	Details	Torbairrie and Torbairrie Walls non-selective and West Kent selective planning groups			
		Houses	Places	Secondary Schools	Other
TK21/01086	Land Outside Boonae House, 261 Torbairrie Road, East Peckham, Torbairrie, Kent TN12 5P7	1	0	0	
TK21/01087	1 Napton Park Road, Torbairrie, Kent TN12 1HE	0	14	1	
TK21/01088	1002, Land South Of Claydon Lane, Kings Hill	825	0	10	
TK21/01088	44 Penbury Road, Torbairrie, Kent TN12 2JG	0	14	1	
TK21/01089	Development Site 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675,				

APPENDIX 2

KCC Communities

Development Contributions Assessment

Site Name	Tonbridge P R S Medway Wharf Road Tonbridge Kent
Reference No.	TM/21/02298/FL
District	Tonbridge and Malling
Assessment Date	22/09/2021
Development Size	144

COMMUNITY LEARNING & SKILLS	
	Services
Current adult participation in Tonbridge and Malling district	1,893
LESS Current Service Capacity	1,803
Initial capacity shortfall/surplus (Year ending 2017)	-90
New adult participation from this development	5.17 clients
Will service capacity be exceeded?	YES
Contributions requested from this development	<u>£16.42 per dwelling</u>
<i>144 dwellings from this proposal</i>	<u>£2,364.48</u>
Contributions requested towards additional equipment for new learners at Tonbridge Adult Education Centre	

YOUTH SERVICE		
	Centre and Hub based Services	Outreach and Targeted Services
Current youth participation in Tonbridge and Malling district	1,853	998
LESS Current Service Capacity	1,764	950
Initial capacity shortfall/surplus (Year ending 2017)	-88	-48
New youth participation from this development		7.2 clients
Will service capacity be exceeded?		YES
Contributions requested from this development		<u>£65.50 per dwelling</u>
<i>144 dwellings from this proposal</i>		<u>£9,432.00</u>
Contributions requested towards equipment and resources for the Tonbridge Youth Hub and to enable street-based youth support for safeguarding		

LIBRARIES	
Libraries assessed for this development	Library Stock and Services
Current library participation in Tonbridge and Malling district	15,661
LESS Current Service Capacity	14,916
Initial capacity shortfall/surplus (Year ending 2017)	-746
New borrowers from this development	41.99 borrowers
Will service capacity be exceeded?	YES
Contributions requested from this development	<u>£55.45 per dwelling</u>
<i>144 dwellings from this proposal</i>	<u>£7,984.80</u>
Contributions requested towards additional resources for the Kent Youth Service in Tonbridge	

Net contributions requested for KCC Communities' Services	£19,781.28
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APPENDIX 3				
	Social Care			
	Tonbridge P R S Medway Wharf Road Tonbridge Kent			
	TM/21/02298/FL			
	144 Households			
	Requirement	Location	Cost per Household	Cost for this Site
	Specialist Care Accommodation			
	Assistive Technology systems			
	Adapting Community Facilities			
	Sensory Facilities			
	Changing Places			
		within the Borough	£146.88	
			£ 146.88	£ 21,150.72
and	All Homes built as	Wheelchair Accessible & Adaptable Dwellings	in accordance with Building Regs Part M 4 (2)	