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P.R.	Correspondence?	
REF:		
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DRAWER		

APPENDIX

Director of Planning and Development
Maidstone Borough Council
Maidstone House
King Street
Maidstone
Kent
ME15 6JQ

Contact Jackie Collins
Tel 01622 772926
Mobile
E-mail Jackie.s.collins@mouchel.com

FAO: Chris Hawkins

Your Ref: MA/12/2255

1st March 2013

Our Ref K/E/MA/12/2255/JSC

Dear Sir,

Provision and Delivery of County Council Community Services

I refer to the above planning application which concerns proposed residential development at **Nurses Home, Hermitage Lane, Maidstone** and comprising: **53 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 (reg 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)

H:\Commissions\Estates\DEVCONT\Planning Applications\Maidstone\2012 Planning Applications\MA-12-2255 Nurses Home, Hermitage Lane, Maidstone\MA-12-2255 - REQUEST LETTER.doc

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APPENDIX

- **Primary & Secondary Education Provision**

- **Primary school**

The identification and acquisition of a site for a new Primary school local to this proposed development. The Borough Strategic Site Allocations DPD refers.

A **Primary School** contribution of **£1389.99 per 'applicable'** (excluding 1 bed units of less than 56m² GIA) **flat** and **£5559.96 per applicable house** towards the **new build cost** and a contribution of **£675.41 per 'applicable' flat** and **£2701.63 per applicable house** towards **land acquisition cost** for a new Primary school local to this proposed development.

Please note that 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. 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.

- **Secondary school**

A **Secondary School** contribution of **£589.95 per applicable flat & £2359.80 per applicable house** towards the extension of a Secondary school building local to this proposed development.

- **Libraries, Youth and Community Learning**

A financial contribution towards the provision of the following:

- Local Libraries **£7667.64**
 - Youth facilities currently no requirement
 - Community Learning **£1521.57**
- **Adult Social Services** **£2454.68**

Please note that these figures 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, ongoing planning applications, changes in capacities and forecast rolls, 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 1 to 3 below. Please see Appendix 4 for further details concerning the KCC Integrated Infrastructure Finance Model.

Primary School Provision

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

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

This proposal will give rise to additional primary school pupils from the date of full occupation of this development. This need can only be met through the provision of new accommodation within the locality.

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 primary school accommodation is intended to be provided by the building of new two form entry Primary Schools in south & west Maidstone 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 (including possible locational 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.

It is usual practice for the County Council to seek a site capable of accommodating a 2FE primary school (2.05ha) to allow for future expansion but the contribution sought from any particular developer is proportionate to the impact of their particular scheme including land cost.

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Secondary School Provision

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

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

The proposal is projected to give rise to additional secondary school pupils from the date of occupation of this development. This need can only be met through the provision of new accommodation within the locality.

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 in Maidstone 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 (including possible locational 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.

Libraries and Archives

The impact of this proposal on the delivery of the County Council's services is assessed in Appendix 2. There is an assessed shortfall in provision for this service of 879 bookstock per 1000 population in Maidstone which is below the County average of 1349 and both the England and total UK figures of 1510 and 1605 respectively.

The County Council will mitigate this impact through the provision of additional bookstock and services at Maidstone Libraries local to the development and will be delivered as and when the monies are received and will accord with the LPA's Infrastructure Delivery Plan (where applicable).

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Community Learning

The impact of this proposal on the delivery of the County Council's services is assessed in Appendix 2. There is a shortfall in provision for this service.

The County Council will mitigate this impact through the provision of new/expanded facilities and services both at Maidstone Adult Education centre and through outreach Community learning facilities in Maidstone local to the development.

The projects will be delivered as the monies are received and to accord with the LPA's Infrastructure Delivery Plan (where applicable).

.....

Adult Social Services

The impact of this proposal on the delivery of the County Council's services is assessed in Appendix 3. Facilities for Kent Adult Social Services (older people, and adults with Learning or Physical Disabilities) are already fully allocated. Therefore the proposed development will result in a demand upon social services which KASS are under a statutory obligation to meet but will have no additional funding to do so.

The County Council will mitigate this impact through the provision of new/expanded facilities and services in Maidstone which are local to the development.

The mitigation will comprise the following projects:

Project 1: Integrated Dementia Care – a centre for the frail and at risk to assist people to remain in their own homes, contributing to rehabilitation, promoting daily living skills, resources for social care and health, specialist dementia care, support & information for carers, and daytime activities to maintain client skills and well being.

Project 2: Co-location with Health in Maidstone providing health linked care needs and assessment suite

Project 3: Changing Place facility: A specialist changing place toilet facility for people with profound and multiple needs enabling them to integrate within the local community using everyday facilities without having the restriction of having to return home for personal care.

Project 4: Assistive Technology (also referred to as Telecare): enabling clients to live as independently and secure as possible in their own homes on this development through the use of technology items, including: pendants, fall sensors, alarms, etc.

The contribution from this site (£2454.68) represents 1.01% of the total allocation (£243,111) for the Maidstone Urban Area. These projects will be delivered once all the moneys are collected to accord with the LPA's Infrastructure Delivery Plan (where applicable). Where the implementation of the proposed project(s) relies upon pooled funds, the project will commence as soon as practicable after the funding target has been reached. District IDPs will give a broad indication of the particular phase within the plan period when this will likely occur but this may be subject to amendment depending upon the completion rates of new housing in the area concerned.

.....

Superfast Fibre Optic Broadband

To provide Superfast fibre optic broadband with connections to all buildings that is of adequate capacity for the current and future use of the buildings.

Implementation

The County Council is of the view that the above contributions comply with the provisions of paragraph 122 of the Community Infrastructure Levy Regulations 2010 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 Regulations 2010, paragraph 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.

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

Yours faithfully,



Jackie Collins
Development Contributions Team
For and on behalf of Mouchel

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cc Maidstone & Tunbridge Wells Hospital Trust, c/o Frankham Consultancy Group
Ltd, Frankham House, Wootton Business Park, Besselsleigh Rd, Wootton,
Abingdon, Oxon OX13 6FD FAO Michael Simpson
KCC, Education, Provision Planning, Sessions House– Bryan Fitzgerald
KCC, Communities, Invicta House –
KCC, Kent Adult Social Services – Charlotte Sims/ Nicola McLeish
Kent Highways Services, Development Control Manager –
KCC, Regeneration & Economy Division Chief Executive's Department - Janet Gale
File

Appendices:

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

1. Education assessment
2. Communities Assessment
3. Family and Social Care Assessment
4. KCC Integrated infrastructure and Finance Model

APPENDIX

BOROUGH - MAIDSTONE								
SITE - Nursey Home, Hermitage Lane, Maidstone ME16 8HM					18 1-beds			
Planning Application - MA/12/2266			Total Units: 53		6 Flats			
Date Researched - 1 February 2013					20 Houses			
		Actual Roll	Forecast Rolls - Spring Term					
Primary Schools Within 2 Miles	School Capacity	2012	2013	2014	2015	2016	2017	
Atlington	420	418	414	405	402	391	386	
Archbishop Coustouay CEPS	298	183	201	218	238	267	274	
Barming	420	401	416	421	424	429	430	
Binstwick House	420	415	423	427	432	446	458	
East Farleigh PS	210	208	208	203	204	212	218	
North Borough Junior	300	224	255	252	280	281	285	
Palace Wood	420	391	370	372	363	354	358	
South Borough PS	210	199	199	201	211	223	220	
St Francis' Catholic	343	351	343	340	339	349	365	
St Michael's Inf	120	120	130	134	143	153	164	
St Michael's Jr	178	147	140	137	141	144	140	
West Borough PS	420	352	366	396	401	412	430	
Total forecast demand	3767	3397	3464	3504	3576	3660	3741	
Required capacity inc 3% maintained surplus*		3570	3647	3688	3764	3853	3935	
Resulting Primary Places Surplus/Deficit		172	105	65	-7	-91	-172	
		Actual Roll	Forecast Rolls - Spring Term					
Secondary Schools Within 3 Miles	School Capacity	2012	2013	2014	2015	2016	2017	
Aylesford School	1060	973	960	935	917	905	904	
Conwallis Academy	1905	1584	1543	1534	1541	1537	1524	
Invidia Grammar	1157	1199	1251	1269	1283	1298	1307	
Maplestead Noakes	1040	1003	952	930	917	909	898	
Maidstone GS	1248	1273	1285	1270	1280	1288	1283	
Maidstone GSG	1222	1262	1288	1275	1274	1271	1284	
The Milling School	1028	605	589	612	634	580	680	
New Line Learning Academy	1050	566	659	656	648	637	553	
Oakwood Park	1035	983	948	935	940	935	932	
St Augustine Academy	680	636	599	605	596	607	603	
St Simon Stock	1033	1031	1028	1039	1022	1034	1039	
Valley Park	1051	1171	1212	1239	1233	1244	1258	
Total forecast demand	13393	12175	12171	12197	12185	12204	12257	
Required capacity inc 3% maintained surplus*		12610	12811	12839	12828	12909	12902	
Resulting Secondary Places Surplus/Deficit		548	553	528	538	480	486	
*Bold Steps for Education, KCC 11 May 2012								
		Houses	Flats	Total	Pupil Product			
Previous Applications in Vicinity					Primary	Secondary		
See accompanying sheet		1998	307	2303	403	415		
		0	0	0	0	0		
		0	0	0	0	0		
		1998	307	2303	403	415		
Surplus/(Deficit) of Places			2012	2013	2014	2015	2016	2017
	Primary		-231	-299	-338	-410	-405	-575
	Secondary		134	138	112	124	45	62
		Houses	Flats	1-Beds	Total	Pupil Product		
Strategic Site Allocations 2012-13 to 2016-27						Primary	Secondary	
Birkby Nursery		185	0	0	185	48	33	
West of Hermitage Lane		300	0	0	300	84	60	
Land east of Hermitage Lane (see over)		600	0	0	600	0	120	
Lengley Park Farm West (for sec)		285	0	0	285	0	57	
North of Sutton Road (for sec)		190	0	0	190	0	38	
North of Bleknor Wood (for sec)						0	0	
						0	0	
						0	0	
						0	0	
		1540	0	0	1540	130	308	
		Houses	Flats	Total	Pupil Product			
This Development					Primary	Secondary		
		29	0	35	0	6		
NET Pupil Demand This Development			2012	2013	2014	2015	2016	2017
	Primary				-6	-9	-9	-9
	Secondary				-4	-4	-5	-5
Developer Contributions to Seek		Primary	need	pupil places	(new build rates, provision of land to Local Plan 2000)			
	Secondary	need		pupil places	(extension rates) Saved Policy CFB			
**Net pupil demand (this development) = Surplus places (inc prev apps) x Pupil product (this dev) - Pupil product (this dev)				Total pupil prod (this + LOF sites)				

APPENDIX

New Schools - Land Cost Calculation											
Site Address:	Nurses Home, Hermitage Lane, Maidstone										
Planning Ref:	MA/12/02255										
Unit Numbers:											
	Houses:	29									
	Flats:	6	applicable' (18 x 1 bed are assumed less than 56m2 and not applicable)								
	Total:	35									
Pupils generated:											
Primary											
	Per house	0.28	8.12								
	Per flat	0.07	0.42								
	Total New Prim Pupils generated			8.54							
Secondary											
	Per House	0.20	5.80								
	Per Flat	0.05	0.30								
	Total New Sec Pupils generated			6.10							
Calculations:											
	Residential Land prices	Maidstone		£800,000	per acre						
Primary:	2FE School	420 pupils		2.05	ha						
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	£800,000)	x	8.54/		420	=	*Total:	£92,399.59
*Total above will vary if development mix changes											
	**Cost		per pupil							£9,648.68	
	**Cost		per house							£2,701.63	
	**Cost		per flat							£675.41	
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											

KCC Customer and Communities

Development Contributions Assessment over the period 1/1/2012 to 31/12/2031

Planning periods are 5 year blocks: 2012-16, 2017-21, 2022-26 and 2027-31

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Site Name	Nurses Home Hermitage Lane Maidstone
Reference No.	MA/12/02255
District	Maidstone
Location (Ward)	Heath (Maidstone)
Assessment Date	26/02/2013
Development Size	53

COMMUNITY LEARNING & SKILLS		
	Centres	Outreach
Current adult participation in Maidstone district	3,310	1,439
LESS Current Service Capacity	2,400	1,068
Initial capacity shortfall/surplus (Year ending 2011)	Shortfall	Shortfall
New adult participation from this development	2.39 clients	1.29 clients
New adult participation from proposed developments up to 2031	140.12 clients	75.45 clients
Will service capacity be exceeded in the next two planning periods?	YES*	YES*
<small>* In the event that capacity is not exceeded until the third (or subsequent) planning period, consequential charges will not be passed to this development</small>		
Additional capacity required for proposed developments to 2031	84.4 clients	45.45 clients
Overall Cost of Increasing capacity for 129.85 clients by 2031		£93,016.48
Contributions required for this development		£1,521.57
(£93016.48 x 53 dwellings from this proposal/total dwellings to 2031)		£28.71 per dwelling
<i>Contributions requested to provide financial support to ensure the viability of new small adult learning classes in the local area over an initial 5 year period</i>		

YOUTH SERVICE		
	Centres	Outreach
Current youth participation in Maidstone district	2,610	148
LESS Current Service Capacity	1,599	401
Initial capacity shortfall/surplus (Year ending 2011)	Shortfall	Surplus
New youth participation from this development	1.98 clients	0.99 clients
New youth participation from proposed developments up to 2031	98.67 clients	49.26 clients
Will service capacity be exceeded in the next two planning periods?	NO*	NO*
<small>* In the event that capacity is not exceeded until the third (or subsequent) planning period, consequential charges will not be passed to this development</small>		
Additional capacity required for proposed developments to 2031	104.94 clients	0 clients
Overall Cost of Increasing capacity for 104.94 clients by 2031		£0.00
Contributions required for this development		£0.00
(£0 x 53 dwellings from this proposal/total dwellings to 2031)		£0 per dwelling
<i>No contributions requested for youth services in Maidstone at this time</i>		

LIBRARIES		
	KHLC Library	Allington Library
Libraries assessed for this development		
Current overall library borrower numbers in assessed area	12,002	3,123
LESS Area Service Capacity	9,423	1,847
Initial capacity shortfall/surplus (Year ending 2011)	Shortfall	Shortfall
New borrowers from this development	2.68 borrowers	24.12 borrowers
New borrowers from proposed developments up to 2031	99.37 borrowers	97.56 borrowers
Will service capacity be exceeded in the next two planning periods?	YES*	YES*
<small>* In the event that capacity is not exceeded until the third (or subsequent) planning period, consequential charges will not be passed to this development</small>		
Additional capacity required for proposed developments to 2031	53.29 borrowers	64.9 borrowers
Overall Cost of Increasing capacity for 118.19 borrowers by 2031		£52,424.50
Contributions required for this development		£7,667.64
(£52424.5 x 53 dwellings from this proposal/total dwellings to 2031)		£144.67 per dwelling
<i>Contributions requested to expand library service capacity in Allington and KHLC Libraries and to provide additional book stock and equipment</i>		

Net contributions requested for Customer and Communities Services	£9,189.21
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APPENDIX

IIFM		FSC				
Nurses Home hermitage Lane Maldstone ME16 9NP						
MA/12/2255						
		53	Households			
Maldstone Final Housing Trajectory						
Area	Project	Site name	Net Project Cost	Cost per House	Cost for this site	
Urban	2 Changing facilities within Maldstone Town - 1 already delivered	Heath (Maldstone) Ward	£7,604.00	£1.36	£29.84	
Urban	Assistive Technology (Telecare)	Heath (Maldstone) Ward	£85.29	£2.97	£65.29	
Urban	Co-location with health	Heath (Maldstone) Ward	£58,763.00	£10.48	£230.67	
Urban	Integrated Dementia Care	Heath (Maldstone) Ward	£176,679.08	£31.61	£693.23	
			£243,111.37	£46.31	£2,454.68	

APPENDIX

Appendix 4

KCC Integrated Infrastructure and Finance Model: explanatory note

Following the introduction of the Community Infrastructure Regulations 2010 and specifically Regulation 122 which sets out the legal tests to which any request for development contributions must comply, the County Council has adopted a new mechanism for assessing the additional impacts of new development on the provision of its services.

The model is based on district council housing trajectories which are used to forecast likely demands for the County Council's community services across the period of an extant Local Plan (core strategy and infrastructure delivery plan). The model comprises a three stage process:

The model looks to project the likely number of new households to be formed across the local plan period and seeks to identify the number of net new additional clients for a County Council service, having first deducted and subsequently isolated the projected growth of the indigenous population, allowing for demographic changes and changes to occupancy profiles. The result is a smoothed (corrected) projection of additional new households likely to arise in any one administrative district of the County.

An assessment is made of current service provision to establish whether the service is operating at full capacity. If an existing surplus is identified this is allocated to extant planning permissions in the locality.

Where a shortfall in provision is identified specific projects are produced which relate to the development, are reasonable in scale and kind and which will most effectively meet the additional need resulting from the development in question and mitigate its impacts. This mitigation may include both capital and revenue based projects.

The projects are individually costed, with the costs allocated locally to development sites contained within the specific District Housing information Assessments. It should be noted therefore that as need for and capacity within existing infrastructure will vary between districts, so will the overall project requirements and their associated costs.

Aside from assisting in the identification and costing of contributions (excluding any associated land acquisition costs) towards particular development proposals this information is also being used to inform the preparation of Community Infrastructure Charging schedules.

