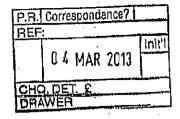
Appoindix 2 of Appendix 1





## **APPENDIX**

Director of Planning and Development

Maidstone Borough Council

Maidstone House

King Street Maldstone

Kent

ME15 6JQ

FAO: Chris Hawkins

1st March 2013

Contact

Jackie Collins 01622 772926

Tel Mobile . E-mail

Jackie.s.collins@mouchel.com

Your

Ref:

MA/12/2255

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)

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### 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
 Youth facilities
 Community Learning
 £7667.64
 currently no requirement
 £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.

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### \*PPENDIX

### 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.

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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,

Jscalen

Jackie Collins
Development Contributions Team
For and on behalf of Mouchel

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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 i 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

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BOROUGH - MAIDSTONE	[				
SITE - Nurses Home, Hermitaga Lane, Maidston	e ME16 9NN				
Planning Application - MA/12/2255					l
Date Researched - 1 February 2013					<u> </u>
				Pupil	Product
, .	Houses	Flats	Total	Primary	Secondary
Previous Applications in Vicinity					
MA/10/1956 - Paragon House, Granville Road	0	14	14	1	1
MA/11/0099 - 11-17 Castle Dene	13	Q.	13	4	3 .
MA/11/0348 - 10 Buckland Road	. 0	5	5	0	0
MA/11/0511 - Welrton La, Boughlon Moncheisea	17	4	21	5	4
MA/11/0580 - Hayle Place, Postley Road	130	0	130	36	26
MA/11/0731 - West Park Road & York Road	0	12	12	1	1
MA/11/1078 - 13 Tenbridge Road	10	0	10	3	2
MA/11/1061 - Ambulance Stn, Loose Road	14	0	. 14	4 .	3
MA/11/1966 - Maldstone Studios, New Cut Road	7.	100	107	. 0	6
MA/11/2009 - The Forge, Farleigh Hill	0	10	10	1	1
MA/11/2044 - 3-5 Brewer Street	1 1	12	13	1	1
MA/11/2101 - Forest Hill, Tovil	14	0	14	4	3
MA/11/2108 - 92a Melville Road	0	0	0	O	0
MA/11/2169 - Holmesdale Close, Loose	14	<u> </u>	14	-4	3
MA/12/0362 - 25 Romney Place	D	4	4	0	0
MA/12/0367 - Rose Inn, Farieigh Hill	2	10	12	1	1
MA/12/0381 - 125 Tonbridge Road	2	0	2	1	0
MA/12/0550 - Somerfield House, London Road	<u>-</u>	8	8	1	0
MA/12/0590 - George Street	16	15	31	6	4
MA/12/0595 - 2&3 Foster Street	3	11	14	2	1 1
MA/12/0825 - 531 Tonbridge Road	14	0	14	4	3
MA/12/0980 - Burial Ground Lans, Toyl)	27	a	27	8	5
MA/12/0986 - R/o Police HQ, Sutton Road	78	18	94	23	16
MA/12/0987 - R/o Police HQ, St Saviour's Road	72	10	82	21	15
MA/12/1051 - Land S of Walis Avenue	51	18 .	69	16	11
MA/12/1052 - Land N&S of Wallis Avenue	81	35	116	25	18
MAV12/1541 - Land off Tovil Green	24	C C	24	7	5
MA/12/1608 - 2 St Faith Street, Maidstone	0	8	.8	<del></del>	i o
MA/12/1749 - Marigold Way, Maidstone	33	. 5	38	10	7
MA/12/2022 - Straw Mili Hill, Toyll	- 58	10	68	17	12
MA/12/2256 - Langley Park, Sutton Road for sec	600	D	600	<del> </del>	120
MA/12/2307 - Land east of Hermitage Lane	715	0	715	200	143
MAY 12/2307 - Land east of menninge care	710	·	110	200	174
'	1996	307	2303	403	415
-	1990	301	1 23/0	1 700	710
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Hay Sahaa	le Land	Cost Calcul	ation		. 1	I	<del></del> i			1	
ASM 2011001	rs - Lario	Cost Gargur	atroxi								
Site Address	4:	Nurses Hor	ne, Hermitage L	ane. Maids	tone		· .				
Planning Re		MA/12/0225								,	
Unit Number			1.							·	
1		Houses:	29			```		٠.,			
		Flats	5	applicable	(18 x 1 bed	are assum	ed less than	56m2 and r	ot applicable	)	
		Total:	. <u>35</u>							.,	
											<u> </u>
Pupils gene	rated:								<u> </u>	· · · · · · · · · · · · · · · · · · ·	
F	rimary							· · · · · ·	<b></b> .		_
		Per house	0.28		8.12						
		Per flat	0.07		0.42						
]	otal New	Prim Pupils	generated		·	8,54			·		
				-,-		· ·			···	-	
	Secondary					<u></u>				·	
		Per House	0.20	· · · · · · · · · · · · · · · · · · ·	5,80				· · · · · · · · · · · · · · · · · · ·		
·		Per Flat	0.05	,	0.30		<u></u>		ļ <u>.</u>		
	Total New	Sec Pupils	Jeuerated			6.10	<u> </u>		· · · ·		
			·						-		
Calculation											
F	Residentia	Land price	s	Maldstone			2800,000	per acre		<del> </del>	<del></del>
Primary:		2FE School		420	pupils	2,05	ha	8.065555	acres	·	
Foration:	····				1						· · · · ·
(Prim School	I Site area	x Resident	ial Land Value) x	Number of	pupils gene	erated by th	e proposed :	developme	nt/Number of	pupils in New	Prim School
\ <u></u>	5.065555	lx	£800,000	)	x	8.54	1/	1 . 420	=	lotal:	102,359.0
		i								development	mix changes
	,	1	***					**Cost	per pupil	€9,648.68	ļ
				1				**Cost	per house	£2,701.63	<u> </u>
		1.						**Cost	per flat	£675.41	
								<u> </u>		ļ <u>.</u>	
		1			,			<u> </u>	<u> </u>		<u> </u>
Notes:		1				L	<u></u>		ļ	1	
	Totals ab	ove will vary	if development n	nix changes	and land p	rices chang	8	<u> </u>	1	<u>                                       </u>	
	"Costs al	ove will var	y dependant upon	Land Price	at the date	of Transfer	of the Scho	ol site to Ko	2C -	<u> </u>	<u> </u>

## **KCC Customer and Communities**

Development Contributions Assessment over the period 1/1/2012 to 31/12/2031 Planning periods are 5 year blocks: 2012-15, 2617-21, 2022-26 and 2027-31

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



	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 cilents	1,29 clients
New adult participation from proposed developments up to 2031	140.12 cilents	75.45 clients
Will service capacity be exceeded in the next two planning periods?	YES*	YES*
to the event that capacity is not exceeded until the third for subsequent) planning period, corresponded charges will not be pessed to this development		
Additional capacity required for proposed developments to 2031	84,4 cilents	45.45 clients
Overall Cost of increasing capacity for 129.85 clients by 2031		£93,016,46
Contributions required for this development		£1,821.57
(£93016.48 x 63 dwellings from this proposal/total dwellings to 2031)		£28.71 per dwelling

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

	Centres	Outreach
Current youth participation in Maldstone 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	5.39 cilents
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*
* In the event that capacity is not exceeded until the third for subsequent) planning period, consequential charges will not be passed to this development		
Additional capacity required for proposed developments to 2031	104,94 olients	0 clients
Overall Cost of increasing capacity for 104.94 clients by 2031		20.00
Contributions required for this development	,	£0.00 ·
(£0 x 53 dwellings from this proposel/total dwellings to 2031)	•	£0 per dwelling
No contributions requested for youth services in Maidstone at this tim	ө	. *

CARRIES LIBRARIES	The Late of the La	All and the same
ibraries assessed for this development	KHLG Library	Ailington Library
Current overall library borrower numbers in assessed area	12,002	3,123
ESS Area Service Capacity	9,423	1,847
nitial capacity shortfall/surplus (Year ending 2011)	Shortfall	Shortfali
lew borrowers from this development	2,68 borrowers	24.12 borrowers
lew borrowers from proposed developments up to 2031	99,37 barrowers	97.56 borrowers
Vili service capacity be exceeded in the next two planning periods?	YES*	YES*
in the avent that expanity is not exceeded until the third for subscappent) plenning period, resequential classics will not be passed to this decelopment		
additional capacity required for proposed developments to 2031	53.29 borrowers	64,9 bonowers
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 proposel/total dwellings to 2031)	· ·	£144.67 per dwelling

	UFM	FSC				
	Nurses Home hermitage Lane Maldstons ME15 9NP					
· · · · · · · · · · · · · · · · · · ·	MA/12/2255				· ·	
· · · · · · · · · · · · · · · · · · ·		53 Households				
					<u> </u>	
Maldetone Finel Hou	using Trajectory			D. A. Library	Cost for this site	
Area	Project	Site name	Nat Project Cost	Cost per House	COSCIOI GRA SITE	
				£1.36	£29.84	-
Urban	2 Changing facilities within Maldstone Town - 1 already delivered	Heath (Maidstone) Ward	£7,504.00			
Irban	Assiptive Technology (Talecare)	Heath (Maidstone) Ward	£65,29			
Jrban	Co-location with health	Heath (Maidstone) Ward	£58,763.00			
Jrban	Integrated Dementia Care	Healfi (Maidstorie) Ward	£178,879.08	C31.51	£693.23	ļ
			<u> </u>		## 151 50	<del> </del>
		1	£243,111.37	£46.31	£2,454.68	<del> </del>
				<u> </u>	<u> </u>	Щ.

EACommissions/Estates/QEVCONT/Planning Applications/Maidstone/2012 Planning Applications/MA-12-2255 Nurses Home, Hermitage Lane, Maidstone/MA-12-2255 - Nurses Home, Maidstone/Maids

10:2001/03/2013



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.