



## Strategic Development and Place

Maidstone Borough Council  
Development Control  
Maidstone House  
King Street  
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ME15 6JQ

FAO: Marion Geary

BY EMAIL ONLY

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Ask for: Richard Kidd  
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Thursday 9<sup>th</sup> November 2023

Your Ref: MA/23/504068/OUT  
Our Ref: K/E/MA/23/504068/OUT RJK

Dear Marion

**Planning Application:** MA/23/504068/OUT

**Provision and Delivery of County Council Community Services:**

We refer to the above updated planning application which concerns proposed residential development at **Land East Of Albion Road And North Of Copper Lane, Marden TN12 9EG** and comprising: **117 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. These impacts will require mitigation, either through the direct provision of infrastructure or the payment of an appropriate financial contribution. A summary of the projects serving the development and proportionate contributions requested is set out in **Table 1**.

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

Kent County Council acknowledges that Maidstone Borough Council is now a CIL Authority. However, we set out below the assessed impacts upon County services which cannot be accommodated within existing capacity.

It is requested that these impacts be noted in determining the application and that Maidstone Borough Council allocates CIL funds received from the development. Should CIL receipts be insufficient to cover the impacts demonstrated then the County Council requests that S106 also be applied (**as identified as best practice under the CIL Regs as amended August 2023**), to ensure the impacts of the development can be met and that the development can be regarded as sustainable.

**Table 1 – Contribution Request Summary**

	<b>Per Applicable House (x 101)</b>	<b>Total</b>	<b>Project</b>
<b>Primary Education (expansion)</b>	£5,412.74	£546,686.74	Towards the expansion of schools in the Marden & Staplehurst primary education planning group serving the development, including Marden Primary School
<b>Secondary Education (expansion)</b>	£5,329.27	£538,256.27	Towards the expansion of secondary schools in the Maidstone District non-selective and Maidstone & Malling selective planning groups
<b>Special Education Needs &amp; Disabilities (SEND)</b>	£559.83	£56,542.83	Contribution requested for the provision of additional SEND places within the district.

'Applicable' excludes: 1 bed units of less than 56 sqm GIA, and any sheltered accommodation.

	<b>Per Dwelling (x 117)</b>	<b>Total</b>	<b>Project</b>
<b>Community Learning and Skills</b>	£34.21	£4,002.57	Contributions requested towards additional equipment and resources for Adult Education Centres and outreach provision serving the development.
<b>Integrated Children's Services</b>	£74.05	£7,479.05	Towards additional resources for Integrated Children's Services to enable expansion of capacity within the hubs and provision of outreach work in the vicinity of the development.
<b>Library, Registrations and Archives Service</b>	£62.63	£7,327.71	Towards additional resources, equipment, and book stock (including reconfiguration of space) at local libraries serving the development, including Marden Library.
<b>Adult Social Care</b>	£180.88	£21,162.96	Towards Specialist Housing Provision in the district, adaptation of community facilities, technology to promote independence, multi-sensory facilities and changing place facilities in the vicinity of the development.
	All Homes built as <b>Wheelchair Accessible &amp; Adaptable Dwellings</b> in accordance with Building Regs Part M 4 (2)		
<b>Waste</b>	£52.00	£6,084.00	Towards expansion of Household Waste Recycling Centre Capacity (HWRC) serving the development.
<i>Highways, PRow, SUDS, Ecology, Heritage Conservation &amp; Minerals.</i>		<i>Please note other KCC Service areas may respond separately</i>	

Please note that these figures:

- are to be **index linked by the All-In Tender Price Index from Q1 2022 to the date of payment.**
- 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 Developer Contributions Guide has been approved as County Council policy. Information on the areas KCC will seek for, contribution rates, methodology for calculation and policy justification are contained within the Guide and can be viewed [here](#).

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 below and in the attached appendices.

## **Education**

Kent County Council is the Statutory Authority for education and is the Strategic Commissioner of Education Provision.

This proposal has been assessed in accordance with the KCC Development Contributions Guide methodology of assessment. This assessment will start with the forecast capacity of existing schools, taking in to account existing cohorts, the pre-school aged population, historic migration patterns and new residential developments in the locality.

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

### **Primary Education**

The proposal gives rise to 28 additional primary school pupils during occupation of the development. This need, cumulatively with other new developments in the vicinity, is assessed in **Appendix 1**. Financial contributions towards construction will be required to mitigate the impact of the projects identified in Table 1.

### **Secondary School Provision**

The proposal is projected to give rise to 20 additional secondary school pupils during occupation of the development. This need, cumulatively with other new developments in the vicinity, is assessed in **Appendix 1**. Financial contributions towards construction will be required to mitigate the impact towards the projects identified in Table 1 and will be provided and delivered in accordance with the Local Planning Authority's Infrastructure Delivery Plan (where available); timetable and phasing.

### **Special Education Needs and Disabilities Provision**

The Children's and Families Act 2014, Equality Act 2010 and Children and Families Act 2014 sets out the county council's responsibilities for children and young people with Special Educational Needs and Disabilities (SEND) aged 0-

25 years. KCC's [SEND Strategy \(2021-2024\)](#) sets out its vision and priorities in respect of this area of its service.

Children with more complex needs are supported through an Education, Health and Care Plan (EHP) which sets out the provision they are entitled to. School-age pupils with EHPs are educated in mainstream school classes, in Specialist Resourced Provisions (SRPs) on mainstream sites and in stand-alone special needs schools.

### Mitigation of Need

This proposal gives rise to additional pupils with Education and Health Care Plans (EHCPs) requiring extra support through specialist provision. All SEND infrastructure in Kent is currently at capacity.

A proportionate contribution is therefore required to mitigate the impact from the development through the provision of additional SEND places as identified in Table 1.

### **Provision of Education Places**

Please note that the process of education places 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 2023-27](#) and [Children, Young People and Education Vision and Priorities for Improvement 2018-2021](#).

### **Community Learning and Skills**

KCC provides Community Learning and Skills (CLS) facilities and services in line with [Framing Kent's Future – Our Council Strategy 2022/2026](#) (Priority 1 – Levelling UP Kent and Priority 2 – Infrastructure For Communities).

**Appendix 2** provides detail of; the current shortfall in the provision of this service, the demand generated by the application and proportionate cost requested. Table 1 identifies the mitigating projects serving the development.

### **Integrated Children's Service – Youth Service/Early Years Service**

KCC has a statutory duty to provide Youth Services under section 507B of the Education Act 1996 and the statutory guidance '[Working Together to Safeguard Children](#)'.

**Appendix 2** provides detail of; the current shortfall in the provision of this service, the demand generated by the application and proportionate cost requested. Table 1 identifies the mitigating projects serving the development.

### **Library, Registrations and Archives Service**

Under the [Public Libraries and Museums Act 1964](#), KCC has a statutory duty to provide 'a comprehensive and efficient service'. The Local Government Act 1972 also requires KCC to take proper care of its libraries and archives.

There is an assessed shortfall in provision for this service. Borrower numbers are in excess of capacity, and book stock in Maidstone at 1,038 items per 1,000 population is below the National standard of 1,532.

An evaluation of the impact of this development is shown in **Appendix 2**. The appendix demonstrates; the demand generated by the application and proportionate cost requested. Table 1 identifies the mitigating projects serving the development.

### **Adult Social Care**

The proposed development will result in additional demand upon Adult Social Care Services (ASC), including older persons and adults with Learning/Neurodevelopmental/Physical Disabilities and Mental Health Conditions.

**Appendix 3** provides detail of the current shortfall in the provision of this service, and also explains the statutory duty upon KCC to provide Adult Social Care services. The appendix demonstrates; the demand generated by the application, the projects serving the development and proportionate cost

requested to mitigate the impact arising from this development. Table 1 also identifies the mitigating projects serving the development.

The **Department for Levelling Up, Housing and Communities** identified in June 2019 guidance [Housing for older and disabled people](#), that the need to provide housing for older & disabled people is critical. Accessible and adaptable housing enables people to live more independently and safely., KCC requests these dwellings are built to **Building Reg Part M4(2) standard** (as a minimum) to ensure that they remain accessible throughout the lifetime of the occupants, meeting any changes in the occupant's requirements.

## **Waste Disposal and Recycling**

Kent County Council is the statutory 'Waste Disposal Authority' for Kent, responsible for the safe disposal of all household waste. **Appendix 4** provides detail of the current shortfall in the provision of this service, the demand generated by the application and also explains the statutory duty upon KCC.

The appendix demonstrates the projects serving the development and proportionate cost requested to mitigate the impact arising from this development, and accommodate the increased waste throughput within the Borough. Table 1 also identifies the mitigating projects serving the development.

## **Implementation**

The above contributions comply with the provisions of CIL Regulation 122 and are necessary to mitigate the impacts of the proposal. Where contributions will not be fully met by CIL, the Local Planning Authority is requested to seek a section 106 obligation with the developer/interested parties prior to the grant of planning permission. The obligation should include provision for the reimbursement of the County Council's legal costs, surveyors' fees and expenses incurred in completing the Agreement. Additionally, a County Council monitoring fee of £300 for each trigger point identified for County contributions within the Agreement is also required, irrespective of whether or not the County Council are party to the agreement.

Any Section 106 or UU containing contributions for KCC services should be shared with the authority via the [Developer.Contributions@kent.gov.uk](mailto:Developer.Contributions@kent.gov.uk) email address prior to its finalisation.

If you do not consider the contributions requested to be fair, reasonable, compliant with CIL Regulation 122 or supported for payment, it is requested that you notify us immediately and allow 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 sincerely

*Richard Kidd*

Richard Kidd  
Development Investment Team  
Kent County Council

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Sussex RH18 5HE  
KCC, Education & Communities,

Appendices:

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

1. Education Assessment
2. Communities Assessment
3. Social Care Requirement
4. Waste Assessment



**KCC developer contribution assessment for Primary Education**

<b>District:</b>	Maldstone	<b>Non-applicable units:</b>	16
<b>Site:</b>	Land East Of Albion Road And North Of Copper Lane Marden Kent TN12 9EG	<b>Houses:</b>	101
<b>Plan ref:</b>	MA/23/504068	<b>Flats:</b>	0
<b>Date:</b>	30/10/2023	<b>Total units:</b>	117

Current and forecast pupils on roll for schools within		Marden and Staplehurst planning group										
DfE no.	School	2022-23 (A)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)
3091	Laddingford St. Mary's CE Primary School	83	83	91	95	103	113	115	114	117	118	118
2183	Marden Primary Academy	280	293	315	352	381	408	434	460	487	509	514
3090	St. Margaret's Collier Street CE School	123	127	132	144	153	164	174	184	194	202	204
2192	Staplehurst School	404	406	418	460	501	535	571	595	629	656	662
Current and forecast pupils on roll (including the expected pupil yield from consented developments up to 31st March 2021)		890	910	956	1,050	1,138	1,220	1,294	1,353	1,427	1,486	1,498
Required capacity to maintain 2% surplus capacity		908	929	976	1,072	1,162	1,245	1,320	1,381	1,456	1,516	1,529

Current and forecast capacity for schools within		Marden and Staplehurst planning group										
DfE no.	School	2022-23 (A)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)
3091	Laddingford St. Mary's CE Primary School	91	91	91	91	91	91	91	91	91	91	91
2183	Marden Primary Academy	280	280	300	320	340	360	380	400	420	420	420
3090	St. Margaret's Collier Street CE School	119	119	119	119	119	119	119	119	119	119	119
2192	Staplehurst School	525	525	525	525	525	525	525	525	525	525	525
Current and forecast capacity (1)		1,015	1,015	1,035	1,055	1,075	1,095	1,115	1,135	1,155	1,155	1,155

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

Expected pupil yield from new developments within		Marden and Staplehurst planning group		
Planning reference	Development	Houses	Flats	Primary product
MA/23/504023	Meadow View Marden Road Staplehurst Tonbridge Kent TN12 0JG	12	0	3
MA/23/502771	Home Farm Couchman Green Lane Staplehurst Kent TN12 0RU	61	0	17
MA/23/502352	Land West Of Lodge Road Staplehurst Kent TN12 0RQ	88	0	25
MA/21/505021	Land At George Street Staplehurst Kent TN12 0RA	35	22	11
MA/21/504975	Land Adjacent To West View Maidstone Road Staplehurst Tonbridge Kent TN12 0RE	4	0	1
MA/21/504832	Iden Grange Cranbrook Road Staplehurst TN12 0ET	6	0	2
New developments within the planning area		206	22	59
This development		101	0	28

Assessment summary											
Detail	2022-23 (A)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)
Surplus / (deficit) capacity (including the expected pupil yield from consented developments up to 31st March 2021)	107	86	59	-17	-87	-150	-205	-246	-301	-361	-374
Expected pupil yield from new developments	59	59	59	59	59	59	59	59	59	59	59
Surplus / (deficit) capacity including the expected pupil yield from new developments	48	27	0	-76	-146	-210	-265	-305	-360	-420	-433
Expected pupil yield from this development	28	28	28	28	28	28	28	28	28	28	28
Surplus / (deficit) capacity including the expected pupil yield from new developments <b>and</b> this development	19	-1	-28	-104	-174	-238	-293	-333	-388	-449	-462
Expected pupil yield from this development that on current plans for school provision <b>cannot be accommodated</b>	0	1	28	28	28	28	28	28	28	28	28

**Background notes:**

Pupil forecasts 2023 employed from September 2023. Incorporating roll data from Schools Census Autumn 2022. Data from the Health Authority includes pre-school children born up to 31st August 2022. Forecasts use trend data over the previous three years.

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

<b>District:</b>	Maidstone	<b>Non-applicable units:</b>	16
<b>Site:</b>	Land East Of Albion Road And North Of Copper Lane Marden Kent TN12 9EG	<b>Houses:</b>	101
<b>Plan ref:</b>	MA/23/504068	<b>Flats:</b>	0
<b>Date:</b>	30/10/2023	<b>Total units:</b>	117

Current and forecast pupils on roll for schools within		Maidstone District non-selective and Maidstone & Malling selective planning groups										
DfE no.	School	2022-23 (A)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)
6913	Cornwallis Academy	1,008	1,011	999	1,047	1,116	1,126	1,146	1,190	1,209	1,239	1,274
4058	Invicta Grammar School	1,257	1,278	1,288	1,298	1,315	1,335	1,347	1,366	1,377	1,398	1,383
4015	Lenham School	748	788	827	873	924	976	1,013	1,060	1,103	1,129	1,157
4522	Maidstone Grammar School	1,050	1,059	1,060	1,068	1,087	1,099	1,112	1,131	1,141	1,150	1,147
4523	Maidstone Grammar School for Girls	862	838	818	810	795	812	821	835	844	851	848
5401	Mablesden Noakes School	1,089	1,135	1,183	1,232	1,255	1,286	1,311	1,340	1,355	1,346	1,320
6912	New Line Learning Academy	733	760	776	824	845	854	862	874	879	887	876
5422	Oakwood Park Grammar School	785	792	796	795	796	806	815	826	835	842	840
4019	School of Science and Technology Maidstone	574	780	986	999	1,014	1,030	1,037	1,042	1,039	1,035	1,017
4000	St. Augustine Academy	770	784	797	802	843	859	874	895	910	912	903
5432	St. Simon Stock Catholic School	901	922	944	959	981	1,011	1,028	1,049	1,065	1,067	1,057
4249	Valley Park School	1,341	1,370	1,393	1,420	1,447	1,473	1,483	1,493	1,486	1,479	1,449
Current and forecast pupils on roll (including the expected pupil yield from consented developments up to 31st March 2021)		11,118	11,518	11,868	12,127	12,418	12,666	12,848	13,102	13,242	13,325	13,273
Required capacity to maintain 2% surplus capacity		11,345	11,753	12,110	12,374	12,671	12,925	13,110	13,369	13,512	13,596	13,543

Current and forecast capacity for schools within		Maidstone District non-selective and Maidstone & Malling selective planning groups										
DfE no.	School	2022-23 (A)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)
6913	Cornwallis Academy	1,140	1,095	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050
4058	Invicta Grammar School	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
4015	Lenham School	750	750	750	750	750	750	750	750	750	750	750
4522	Maidstone Grammar School	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025
4523	Maidstone Grammar School for Girls	900	930	960	990	1,020	1,050	1,050	1,050	1,050	1,050	1,050
5401	Mablesden Noakes School	1,110	1,140	1,170	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
6912	New Line Learning Academy	900	900	900	900	900	900	900	900	900	900	900
5422	Oakwood Park Grammar School	800	800	800	800	800	800	800	800	800	800	800
4019	School of Science and Technology Maidstone	540	720	900	900	900	900	900	900	900	900	900
4000	St. Augustine Academy	750	750	750	750	750	750	750	750	750	750	750
5432	St. Simon Stock Catholic School	900	900	900	900	900	900	900	900	900	900	900
4249	Valley Park School	1,350	1,320	1,290	1,260	1,230	1,200	1,200	1,200	1,200	1,200	1,200
Current and forecast capacity (1)		11,365	11,530	11,695	11,725	11,725	11,725	11,725	11,725	11,725	11,725	11,725

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

Expected pupil yield from new developments within		Maidstone District non-selective and Maidstone & Malling selective planning groups		
Planning reference	Details	Houses	Flats	Secondary product
MA/23/504023	Meadow View Marden Road Staplehurst Tonbridge Kent TN12 0JG	12	0	2
MA/23/502977	Land Adj. To Woodcut House Ashford Road Hollingbourne Kent	3	0	1
MA/23/502771	Home Farm Couchman Green Lane Staplehurst Kent TN12 0RU	61	0	12
MA/23/502352	Land West Of Lodge Road Staplehurst Kent TN12 0RQ	88	0	18
MA/23/500383	Land West Of The Hawthorns, Pye Corner, Ulcombe, Maidstone ME17 1EF	4	0	1
MA/23/500444	81 London Road Maidstone Kent ME16 0DU	0	7	0
MA/23/505240	Chapel Nursery Pleasant Valley Lane East Farleigh Maidstone Kent ME15 0BB	1	0	0
MA/23/504692	Land At Hayes Farm North Street Sutton Valence Kent ME17 3HT	82	8	17
MA/23/502862	Land Adj To 12 West Street Harrietsham Maidstone	3	0	1
MA/23/504154	79 London Road Maidstone Kent ME16 0DU	6	6	1
MA/22/500745	Church Farm, Ulcombe Hill, Ulcombe ME17 1DN	8	0	2
MA/22/500222	Heather House And Pavilion Building Bicknor Road Maidstone Kent ME15 9PS	11	0	2
MA/22/500638	Land Between Northumberland Road And Cambridge Crescent Shepway Estate Maidstone Kent	56	39	13
MA/22/500637	Britannia House Granville Road Maidstone Kent	0	10	1
MA/21/506664	Vanity Lane Linton Maidstone Kent ME17 4BP	1	0	0
MA/21/505594	Bramblewood Pitt Road Kingswood Maidstone Kent ME17 3NR	3	0	1
MA/21/505021	Land At George Street Staplehurst Kent TN12 0RA	35	22	8
MA/21/504975	Land Adjacent To West View Maidstone Road Staplehurst Tonbridge Kent TN12 0RE	4	0	1
MA/21/504832	Iden Grange Cranbrook Road Staplehurst TN12 0ET	6	0	1
MA/21/502579	The Old Grain Store 34C Galvicks Hill Maidstone Kent ME15 6JJ	0	12	1
MA/21/504089	Land Rear Of Blossom Lodge Stockett Lane East Farleigh Kent ME15 0QG	10	0	2
MA/21/503101	Idensden House Midway Street Maidstone Kent ME14 1JS	0	6	0
MA/21/503043	1 B Industrial Doors Ltd, Straw Mill Hill, Tovil, Maidstone, Kent ME15 6FL	0	12	1
MA/21/501418	Land To The North Of Forstal Lane Coxheath Kent ME15 0QE	2	0	0
MA/20/506064	Culls Farm, Dean Street, East Farleigh, ME15 0PS	10	0	2
MA/20/505707	Mote Road Car Park Mote Road Maidstone Kent	0	94	5
MA/20/505350	Warmlake Nursery, Maidstone Road, Sutton Valence, Maidstone, Kent ME17 3LW	18	0	4
MA/20/504834	Land At Granville Road, Maidstone, Kent, ME14 2BJ	0	6	0
MA/20/504416	8 Tonbridge Road Maidstone Kent ME16 8RP	0	13	1
MA/20/504127	The Somerfield Hospital 63-79 London Road Maidstone Kent ME16 0DU	7	28	3
MA/19/506112	Bletchenden Barn, Bletchenden Road Headcorn Ashford Kent TN27 9JB	1	0	0
MA/20/501773	Land Off Oakapple Lane Barming Maidstone Kent	163	18	34
MA/20/501427	Land To Rear Of Kent Police Training School Off St Saviours Road Maidstone Kent ME15 9DW	78	12	16
MA/20/501240	Gibbs Hill Farm Grigg Lane Headcorn TN27 5LY	17	0	3
MA/19/504724	Land off Old Ashford Road Lenham Maidstone Kent	100	0	20
TM/23/01263	Development Site South Of Hilberry Farm Wateringbury Road East Malling West Malling Kent	12	0	1
TM/23/00563	26 Alma Road West Malling ME19 6RP	1	0	0
TM/22/02204	Land North East Of The Hurst Stan Lane West Peckham Maidstone Kent	1	0	0
TM/22/01570	Land North East And South Of 161 Wateringbury Road East Malling West Malling Kent	48	0	2
TM/22/00907	Land North Of 351 Hermitage Lane Maidstone Kent	39	0	2
TM/22/00701	Development Site At 84 And 86 Mill Hall Aylesford Kent	12	0	1
TM/22/00409	Land At Buryards Beaver Road Allington Kent	299	98	16
TM/21/02922	White Ladies, Teston Road, Offham, Kent ME19 5PF	3	0	0
TM/21/02719	Development Site At Broadwater Farm, Ashton Way, West Malling	757	77	39
TM/21/01899	Land Adjoining Scarborough Lane Burham And Peters Pit Hall Road Wouldham Rochester Kent (S106)	47	0	0
TM/21/01698	Bumblebee Barn East Street Addington West Malling Kent ME19 5DG	1	0	0
TM/21/01767	Land Northwest Of Bell Lane, Burham, Rochester, Kent (S106)	58	0	0
TM/21/00864	4 & 4A High St, Soodland	0	4	0
TM/21/00881	MOD, Land South Of Discovery Drive, Kings Hill	65	0	3
TM/21/00515	Court House, Vigo Road, Farnseat, Sevenoaks, Kent TN15 7LU	1	0	0
TM/20/02749	Land South Of Barming Station And East Of Hermitage Lane, Aylesford, Kent (S106)	325	0	0
TM/20/02675	Munsukh House 3 Orwell Spike West Malling Kent ME19 4PB (S106)	5	0	0
TM/20/02239	Development Site South Of J1 And 2 Orwell Spike, West Malling, Kent	9	0	0
TM/20/01954	Land Adjacent Orchard House, Pippingstraw Close, Offham, West Malling, Kent	3	0	0
TM/20/01218	Land Adjacent Ditton Common North Of Rede Wood Road Oakapple Lane Barming Kent (S106)	118	0	0
TM/19/00376	Land South West of London Road and west of Castor Park, Allington Maidstone Kent (S106)	68	14	0
TM/18/02966	Development Site South Of Brampton Field Between Bradbourne Lane And Kiln Barn Road Ditton Aylesford (S106)	270	6	0
New developments within the planning area		2,932	492	237
This development		101	0	20

Assessment summary												
Details	2022-23 (A)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)	
Surplus / (deficit) capacity (including the expected pupil yield from consented developments up to 31st March 2021)	20	-223	-415	-649	-946	-1,200	-1,385	-1,644	-1,787	-1,871	-1,818	
Expected pupil yield from new developments	237	237	237	237	237	237	237	237	237	237	237	
Surplus / (deficit) capacity including the expected pupil yield from new developments	-217	-460	-653	-887	-1,184	-1,437	-1,622	-1,882	-2,024	-2,109	-2,056	
Expected pupil yield from this development	20	20	20	20	20	20	20	20	20	20	20	
Surplus / (deficit) capacity including the expected pupil yield from new developments and this development	-238	-480	-673	-907	-1,204	-1,457	-1,642	-1,902	-2,045	-2,129	-2,076	
Expected pupil yield from this development that on current plans for school provision <b>cannot be accommodated</b>	20	20	20	20	20	20	20	20	20	20	20	

Background notes:

Pupil forecasts 2023 employed from September 2023. Incorporating roll data from Schools Census Autumn 2022. Data from the Health Authority includes pre-school children born up to 31st August 2022. Forecasts use trend data over the previous three years.

Expected pupil product from new developments within the planning area

Where a section 106 agreement has been secured for a development that includes education contributions (indicated by code S106 in brackets), the expected pupil product from that development has been shown as zero. This indicates that the pupil product need arising from the development has been mitigated by the developer.

**KCC Communities  
Development Contributions Assessment**

Site Name	Land East Of Albion Road And North Of Copper Lane, Marden TN12 9EG
Reference No.	MA/23/504068/OUT
District	Maidstone
Assessment Date	06/10/2023
Development Size	117
Non-Applicable Dwellings (under 56sqm GIA)	16

**COMMUNITY LEARNING & SKILLS (CLS)**

CLS generally operates from one central location per district owned by KCC. Many practical courses require resources (e.g., potter's wheels, kilns, stained glassing making equipment) that are not portable. Locations per district can be found on the Kent Adult Education website.

Provision of general courses (such as modern foreign languages, Maths, English and ESOL) are at capacity within these main centres. To increase capacity, CSL operates an outreach programme to bring services directly to communities: new developments will be required to contribute towards the cost of equipment and resources.

There is currently physical capacity within the hubs for specialist courses. However, increased enrolments will place additional demands on IT, learning technology and other equipment. New developments will also be expected to contribute towards this.

**New adult participation from this development** **5 clients**

**Contributions requested from this development**  
117 dwellings from this proposal

£34.21 per dwelling  
**£4,002.57**

**Contributions requested towards additional equipment and resources for Adult Education Centres and outreach provision serving the development.**

**INTEGRATED CHILDREN'S SERVICES - YOUTH / EARLY YEARS SERVICE**

Historically, services for children and young people have been delivered from a static facility, typically youth/children's centres. The level of growth planned for each district will see the majority of development taking place away from the main hubs. To increase capacity and provide for the additional need created by new developments, much of the Youth/Early Years Services will be provided via Mobile/Outreach work. This will enable services to be delivered in the vicinity of new developments, increasing the likelihood of children, young people and parent/carers engaging with them. Therefore, all development will be expected to make contributions towards equipment and resources to enable Mobile/Outreach work to take place.

For expansions and enhancements of youth hubs and children's centres, including provision of specialist equipment and resources to increase capacity, this will be determined on a case-by-case basis, to mitigate the impact of growth. District provision will be assessed, and contributions requested where there is a project.

**New Youth/Early Years Service participation from this development** **14 clients**

**Contributions requested from this development**  
117 dwellings from this proposal

£74.05 per dwelling  
**£7,479.05**

**Contributions requested towards additional resources for Integrated Children's Services to enable expansion of capacity within the hubs and provision of outreach work in the vicinity of the development.**

**LIBRARIES, REGISTRATIONS AND ARCHIVES (LRA)**

New developments will place additional demands for both physical (hard copy) books and digital (eBooks/E-Audio) stock. The National Library Standard upper threshold recommends 1532 items per 1000 population; where stock levels are below this, contributions will be sought.

Library capacity has historically been based on Museums, Libraries and Archives (MLA) recommendation of 30sqm per 1,000 population – KCC does not currently meet this standard and has no plans to increase the number of libraries in Kent (the possible exception is the provision of new space on strategic sites/garden communities). In most cases, it will seek instead to meet the need generated by new growth by:

- Improving existing facilities
- Refits and reconfiguration
- Intensification of use

**Library bookstock items per 1,000 population for Maidstone (Dec 2022)** **1,039**

*Target: National Library Standard bookstock items per 1,000 population (upper threshold)* **1,532**

**New borrowers from this development** **30 borrowers**

**Contributions requested from this development**  
117 dwellings from this proposal

£62.63 per dwelling  
**£7,327.71**

**Towards additional resources, equipment and book stock (including reconfiguration of space) at local libraries serving the development, including Marden Library**

**Net contributions requested for KCC Communities' Services** **£18,809.33**

**Development Contributions Assessment over the planning period 1/1/2019 to 31/12/2039**

Site Name	Land East Of Albion Road And North Of Copper Lane Marden Kent TN12 9EG
Reference No.	MA/23/504068/OUT
District	Maidstone
Assessment Date	06/10/2023
Development Size	117

<b>Net Social Care contributions requested:</b>	<b>£21,162.96</b>
<b>Social Care and Health Services</b>	
<p>Kent County Council has statutory* responsibilities to provide a variety of services that support and care for vulnerable adults and children across the county. In line with KCC Strategy**, the modern focus of the service is to support adults to live fulfilling and independent lives at home and in their community, ensuring adults receive the right care when they need it, and are also supported to get back on their feet when it is appropriate and possible.</p> <p>To support this strategy, KCC seeks contributions toward five priority areas and may choose to apply the whole contribution to a single project, or proportionately between projects. The contribution from the development is the same. The result is greater certainty of project delivery and benefit to new communities to put together workable projects for the community and clients.</p> <p>Proposed new housing development results in additional demands upon Adult Social Care (ASC) services from increases in older people and also adults with Learning, Physical and/or Mental Health Disabilities. Available care capacity is fully allocated already, with no spare capacity to meet additional demand arising from this and other new developments.</p> <p>The focus of Adult Social Care is currently on the five areas listed below, offering a preventative approach to providing care. Based on an agreed set of service delivery models, an annual assessment of the impact of new and existing housing on these services has been carried out. Only the financial impacts relating to new housing are displayed.</p> <p><b>Note:</b> Client numbers are rounded for display purposes, but costs are based on unrounded figures</p> <p>* Under the Care Act 2014, Mental Health Act 1993 and Mental Capacity Act 2005</p> <p>**<a href="https://www.kent.gov.uk/about-the-council/strategies-and-policies/adult-social-care-policies/your-life-your-wellbeing">https://www.kent.gov.uk/about-the-council/strategies-and-policies/adult-social-care-policies/your-life-your-wellbeing</a></p>	

<b>A. ASSISTIVE TECHNOLOGY &amp; HOME ADAPTATION EQUIPMENT</b>	Assistive Technology systems and Home Adaptation Equipment are delivered to vulnerable adults in their own homes, enabling them to: live with the confidence that help is available when they urgently need it and to remain independent in their own homes.
<b>B. ADAPTING COMMUNITY FACILITIES</b>	Adapting Community Facilities to be accessible for those with both mental and physical disabilities means vulnerable adults can access other support services and facilities safely and comfortably.
<b>C. SENSORY FACILITIES</b>	Sensory facilities use innovative technology to provide a relaxing or stimulating environment for people of all ages with sensory impairment conditions. The facilities may be used to calm stress and anxiety, or to encourage sensory development and social engagement.
<b>D. CHANGING PLACE</b>	Changing Places have additional features than standard accessible toilets to meet the needs of people with a range of disabilities and their carers. These toilets are usually located in or near a popular public area to ensure suitable facilities are available for use by vulnerable adults when necessary.
<b>E. SPECIALIST CARE HOUSING</b>	Specialist care housing includes extra care accommodation and other care living accommodation for those clients with special requirements. These requirements include but are not limited to, the elderly and those with physical and learning requirements.

<b>New Social Care Clients generated from this development:</b>	<b>11 client(s)</b>
Forecast SC clients generated from ALL proposed developments within the District (up to 2039)	<b>1,623 clients</b>
<b>Contributions requested from this development</b>	<b>£21,162.96</b>
<b>Contributions requested towards Specialist Housing in the District, Assistive Technology &amp; Home Adaptation Equipment, Adapting Community Facilities, Sensory Facilities and Changing Places in the vicinity of the development.</b>	

**Note:** These projects will be delivered once the money is collected except where the implementation of the proposed project(s) relies upon pooled funds, then the project will commence as soon as practicable once the funding target has been reached.

**Development Contributions Assessment over the planning period 1/1/2021 to 31/12/2030**

Site Name	Land East Of Albion Road And North Of Copper Lane Marden Kent TN12 9EG
Reference No.	MA/23/504068/OUT
District/Area	Maidstone
Assessment Date	06/10/2023
Development Size	117

**Net Waste contributions requested:**

Kent County Council is the statutory 'Waste Disposal Authority' for Kent, meaning that it is responsible for the receipt and onward processing/disposal of household waste, providing Waste Transfer Stations (WTS), Household Waste Recycling Centre Services (HWRC) and monitoring closed landfills. Kent residents make approximately 3.5 million visits to HWRCs per year and each household produces an average of a 1/4 tonne of waste to be processed at HWRCs, and 1/2 tonne to be processed at WTSs annually. Kent's Waste Management services are under growing pressure with several HWRCs and WTSs over operational capacity (as of 2020).

In accordance with the Kent Waste Disposal Strategy 2017-2035, contributions may be sought towards the extension or upgrading of existing Waste facilities, or towards the creation of new facilities where a proposed development is likely to result in additional demand for Waste services. Existing Waste services will be assessed to determine the available capacity to accommodate the anticipated new service demands before developers are requested to contribute to additional provision. The proportionate costs of providing additional services for households generated from the proposed development are set out below:

<b>A. WASTE TRANSFER STATIONS (WTS)</b>	
<i>Additional waste generated by new households increase the throughput of waste and reduce speed of waste processing at Waste Transfer Stations.</i>	
1. Applicable dwellings from this development	0
2. Applicable dwellings from ALL proposed developments for County-wide projects (up to 2030)*	70,100
3. Overall cost of increasing capacity for 70,100 new dwellings by 2030	£9,963,313.00
4. Cost per new dwelling (£9,963,313 / 70,100 new homes)	£142.13
Contributions requested from this development	£142.13 per dwelling
0 dwellings from this proposal	£0.00
<i>There are no chargeable projects within the area</i>	

<b>B. HOUSEHOLD WASTE RECYCLING CENTRES (HWRC)</b>	
<i>Additional households increase queuing times and congestion at HWRC's and increase throughput of HWRC waste.</i>	
1. Applicable dwellings from this development	117
2. Applicable dwellings from ALL proposed developments for County-wide projects (up to 2030)*	64,200
3. Overall cost of increasing capacity for 64,200 new dwellings by 2030	£3,338,400.00
4. Cost per new dwelling (£3,338,400 / 64,200 new homes)	£52.00
Contributions requested from this development	£52.00 per dwelling
117 dwellings from this proposal	£6,084.00
<b>Contributions requested towards Maidstone HWRC</b>	

<b>Net Contributions requested for KCC Waste from this development</b>	<b>£6,084.00</b>
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\* Estimated

Note: These projects will be delivered once the money is collected except where the implementation of the proposed project(s) relies upon pooled funds, then the project will commence as soon as practicable once the funding target has been reached.