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Planning Department
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FAO: Katy Magnall

BY EMAIL ONLY

Strategic Development and Place

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Ask for: Vicky Thistlewood

Email:

Victoria.Thistlewood@kent.gov.uk;

26th June 2025

Your Ref: **AS/25/0996**

Our Ref:

K/E/AS/25/0996/FULL/VT

Dear Katy

Planning Application: AS/25/0996 FULL Provision and Delivery of County Council Community Services:

We refer to the above planning application which concerns proposed residential development at **Parker Farm, Hamstreet, Ashford** and comprising: **8 new households (site size of >0.5Ha)**.

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).

Table 1 – Contribution Request Summary

Non-Applicable Dwellings (under 56sqm GIA)	Per Applicable House	Per applicable flat	Total based on 100% Houses	Project
0	8			
Secondary Education (Extension)	£5,329.27	£1,332.32	£42,634.16	Contributions requested towards the provision of additional secondary school places within the Borough including Norton Natchbull to meet the need generated by this development.
SEND Build	£559.83	£139.96	£4,478.64	Contributions requested towards New SEND School/specialist resource provision within the Borough.
'Applicable' excludes: 1 bed dwellings of less than 56 sqm GIA, and any sheltered accommodation.				
	Per Dwelling	Total		Project
	8			
Community Learning & Skills	£34.21	£273.68		Contributions requested towards additional equipment and resources for Adult Education Centres (Ashford Gateway and Homewood) and outreach provision serving the development.

Integrated Children's Service	£74.05	£592.40	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 Service	£62.63	£501.04	Contributions requested towards additional resources, equipment and book stock (including reconfiguration of space) at local libraries serving the development, including Tenterden Library.
Adult Social Care	£180.88	£1,447.04	Contributions requested towards Specialist Housing Provision in the borough, adaptation of community facilities, technology to promote independence, multi-sensory facilities and changing place facilities in the vicinity of the development within the Borough.
	All Homes built as Wheelchair Accessible & Adaptable Dwellings in accordance with Building Regs Part M 4 (2)		
Waste Disposal & Recycling	£142.13	£1,137.04	Contributions requested towards a new Waste Transfer Station within the Folkestone & Hythe District serving the development.
Highways	<i>Kent Highway Services will 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.

Secondary School Provision

The proposal is projected to give rise to additional secondary school pupils during occupation of the development. This need, cumulatively with other new developments in the planning groups, 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 and Equality Act 2010 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 ECHPs are educated in mainstream school classes, in Specialist Resourced Provisions (SRPs) on mainstream sites and in stand-alone special needs schools.

Both nationally and within Kent, the number of children and young people with an EHCP is increasing every year. SEND infrastructure in Kent is currently at capacity. Consequently, KCC will seek contributions from all housing proposals that meet the threshold to mitigate this new demand. Across Kent, as at May 2024, there were 2079 more pupils requiring specialist SEND provision than the state maintained sector had capacity to accommodate. 303 of these pupils were placed in state maintained specialist SEND provisions taking them 4.1% over their capacity. Locally in Ashford Borough there were six more pupils on the rolls of these provisions than their combined capacity (1% over capacity). The remaining 1776 pupils were placed in independent specialist provision because of the lack of spaces in state funded provision.

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 and Appendix 1A. While the number of pupils predicted from this development is <1, the contribution requested is proportionate and takes account of the cumulative impact of small developments on this service.

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 in Kent](#) (updated annually).

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 Borough at 583.37 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. 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 the County Council is 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 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

Vicky Thistlewood

Vicky Thistlewood

Development Investment Team
Kent County Council

Cc Mr Chris Dickens, C/O Ian Bull Consultancy Ltd, 1 Mountbatten Way,
Brabourne Lees, Ashford TN25 6PZ. **FAO: Mr Ian Bull.**

KCC, Education & Communities,

Appendices:

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

1. Education Assessment
 - 1a. School Land Contribution Assessment
2. Communities Assessment
3. Social Care Requirement
4. Waste Assessment