



## Strategic Development and Place

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BY EMAIL ONLY

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Friday 18<sup>th</sup> December 2025

Your Ref: GR 20251116 OUT

Our Ref: K/E/GR20251116 OUT RK

Dear Alison

**Planning Application: GR20251116 OUT**

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

We refer to the above planning application which concerns proposed residential development at **Land West of Norwood Lane, Meopham, Gravesend DA13 0YE** and comprising: **up to 150 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).

**Table 1 – Contribution Request Summary**

	<b>Per Applicable House (134)</b>	<b>Per applicable flat (8)</b>	<b>Total (on advised Outline dwelling mix)</b>	<b>Project</b>
<b>Primary Education</b>	£5,412.74	£1,353.18	£736,132.60	Towards expansion of primary schools in the Gravesham Rural South Primary Education Planning Group including, but not limited to, Meopham Community Academy
<b>Secondary Education</b>	£5,587.19	£1,396.80	£759,857.86	Towards the establishment of a new 6 FE Secondary School as advised in the new Local Plan process OR An alternative new secondary school in either the Gravesham and Longfield non-selective and selective planning groups.*
<b>Secondary Land</b>	£4,030.29	£1,007.57	£548,119.42	Towards the New Secondary School Land Requirement
*The flexibility required across education projects and education planning groups is in accordance with the Department of Education Guidance on Securing Developer Contributions for Education dated August 2023 (Para 47), which recommends that a preferred and contingency school expansion project is identified in a planning obligation to enable local authorities to respond to changing circumstances and new information				
<b>Special Education Needs &amp; Disabilities (SEND)</b>	£559.83	£139.96	£76,136.90	Towards additional SEND places and / or additional SEND facilities within the KCC North Kent Education Area

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

**Table 2**

	<b>Per Dwelling (150)</b>	<b>Total</b>	<b>Project</b>
<b>Community Learning and Skills</b>	£34.21	£5,131.50	Additional equipment and resources for adult education centres serving the development, including outreach provision.
<b>Integrated Children's Services</b>	£74.05	£10,515.10	Towards additional equipment and resources for the Integrated Children's Services in Gravesham including outreach provision
<b>Libraries, Registrations &amp; Archives</b>	£62.63	£9,394.50	Towards additional resources, equipment and book stock (including reconfiguration of space) at local libraries serving the development including, but not limited to, Meopham Library.
<b>Adult Social Care</b>	£180.88	£27,132.00	Towards Specialist care accommodation, assistive technology systems and equipment to adapt homes, adapting Community facilities, sensory facilities, and Changing Places within the Borough.
<b>All Homes built as <i>Wheelchair Accessible &amp; Adaptable Dwellings</i> in accordance with Building Regs Part M 4 (2)</b>			
<b>Waste</b>	£194.13	£29,119.50	Towards new or expanded Waste Transfer Station(s) and HWRC(s) centre(s) to serve the needs of the Development including, but not limited to, the proposed expansion of the Pepperhill facility
<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 Developer 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 is projected to give rise to 38 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 expansion 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.

#### **Secondary School Provision**

The proposal is projected to give rise to 27 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 expansion 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 timetable and phasing (where available).

The land 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 or required. 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.

### **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 (ECHP) 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.

#### 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](#).

## **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 Gravesham at **915** 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.

The inclusion of two accessible M4(3) dwellings is welcomed. Given the previous use of the building KCC requests that all other 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**

Any subsequent s106 agreement pursuant to approval of this Outline application will contain a formula to allow for the correct calculation of planning obligations at Reserved Matters stage. 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](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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KCC, Education & Communities  
KCC, Development Investment

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

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