

Contributions to infrastructure and other legal conditions – S106

Every housing development with 10 dwellings or more normally has to make some contribution to infrastructure and facilities. Currently in Ashford this is done by a legal agreement known as a Section 106 – or S106 – agreement. That for this development can be seen at <https://planning.ashford.gov.uk/planning/IDOX/default.aspx?docid=1752253> In addition to contributions to infrastructure it also gives agreement to 20% of dwellings being constructed to certain adaptable and accessible standards and to 40% of the dwellings being “affordable” i.e. either available for social rent or for shared ownership.

Some of the key contributions to infrastructure and facilities are as follows. Note that the sums quoted are usually at Q3 2012 values and will normally be indexed using the General Building Cost Index to the date of payment. Thus they are likely to be quite a bit higher than quoted.

Allotments: £258 per dwelling towards the capital cost of providing allotments and £66 per dwelling towards maintenance. (Sum to be paid to ABC and then available for parish council when needed.)

Cemeteries: £284 per dwelling towards the capital cost of a natural burial cemetery for the parish and £176 per dwelling for maintenance. (Sum to be paid to ABC and then available for parish council when needed.)

Charing Surgery (extension of facilities): £504 per one-bed dwelling; £720 per 2-bed dwelling; £1,008 per 3-bed dwelling; £1,260 per 4-bed dwelling and £1,728 per 5-bed dwelling.

Arthur Baker Playing Field: £1,589 per dwelling capital cost towards either an all-weather pitch or an indoor sports hall plus £326 per dwelling towards maintenance

KCC for expansion of Charing Primary School: £3,324 per house and £831 per flat. One bed dwellings less than 56 sq metres are excluded.

KCC for secondary education (selected project: the expansion of Highworth Grammar School): £4,115 per house and £1,029 per flat. One bed dwellings less than 56 sq metres are excluded.

There are smaller contributions towards books for Charing Library, “strategic parks” in the borough, adult education, adult social care and youth services.

The developers also have to provide an equipped playground of at least 0.16 hectare and informal open space of 0.65 hectare (if subdivided each section must be at least 0.25 hectare) as well as providing amenity land (eg grass verges). These areas and the playground equipment have to be of acceptable standard. The developer has the option of either passing the play space and the informal open space to the parish council (our preferred option) or to the future management company.

See the separate note on the Greenway for the situation regarding this.