

Tunbridge Wells Borough Council

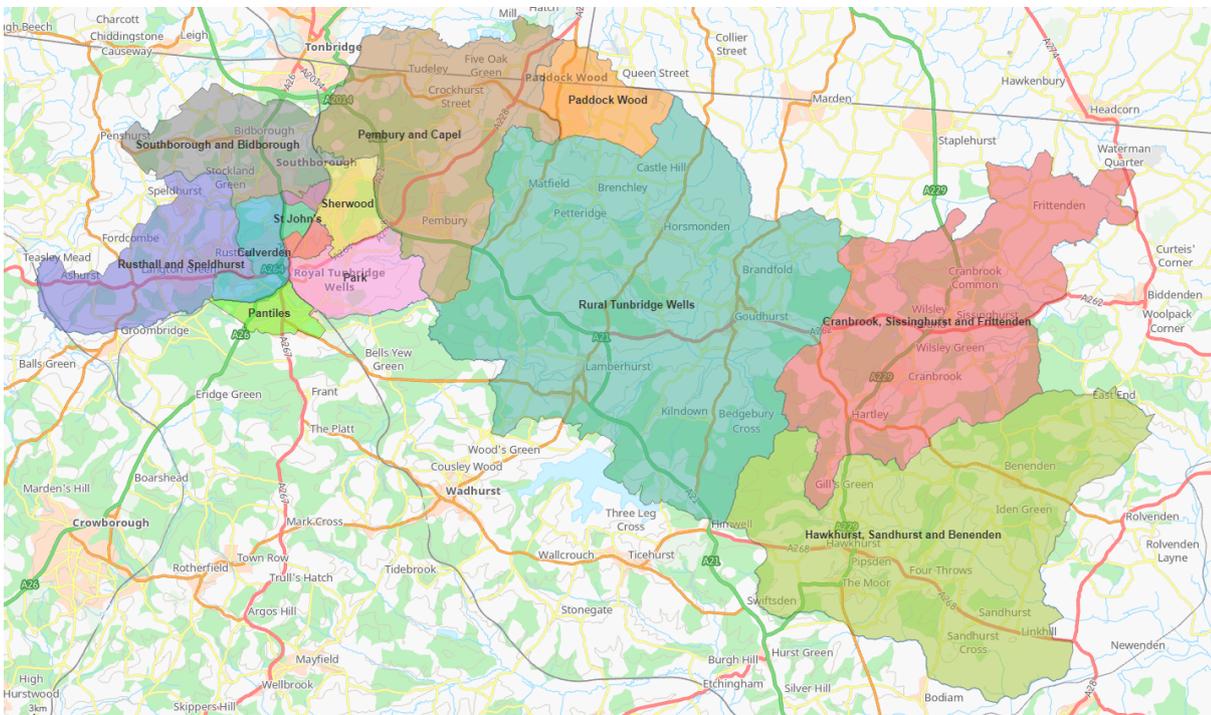
# Infrastructure Funding Statement 2024/2025

Annual report



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Town & Parish Councils within Tunbridge Wells Borough: Benenden PC, Bidborough PC, Brenchley & Matfield PC, Capel PC, Cranbrook & Sissinghurst PC, Frittenden PC, Goudhurst PC, Hawkhurst PC, Horsmonden PC, Lamberhurst PC, Paddock Wood TC, Pembury PC, Rusthall PC, Sandhurst PC, Southborough TC, Speldhurst PC, Tunbridge Wells

# 1. Introduction

The Infrastructure Funding Statement (IFS) is a report published by Tunbridge Wells Borough Council (TWBC) that provides a summary of all financial and non-financial developer contributions relating to the Town and Country Planning Act 1990 Section 106 (S106) legal agreements within the borough. This statement is updated and published annually to reflect the summary of obligations and agreements for the monitoring period. The monitoring period runs from 1<sup>st</sup> April to 31<sup>st</sup> March. The IFS must be published by 31<sup>st</sup> December each year. The report also provides information on the contributions received prior to 2024/25 which remain unspent as of 31<sup>st</sup> March 2025.

The report has been produced following collaborative work with the Council's Accounts department and Kent County Council. Kent County Council are also required to produce their own Infrastructure Funding Statement which can be found on their website by clicking the following link [KCC IFS](#).

## Section 106 Planning Obligations/ Agreements

Planning obligations known as Section 106 (S106) agreements or Unilateral Undertakings are legal agreements that can be attached to a planning permission to mitigate the impact of the development. Obligations can only be sought when they are directly related to the development, are reasonably related in scale and type to the development and are necessary to make the development acceptable in planning terms. S106 obligations can be both financial and non-financial and can be provided on-site, such as through the provision of affordable housing, or off-site as financial payments such as, a financial contribution towards a specific piece of infrastructure.

Planning applications must take into consideration Development Plans, this includes adopted Local Plans, Neighbourhood Development Plans, the Infrastructure Delivery Plan and the emerging Local Plan which all consider the impacts of new development on an area. The development and Local Plans set out the spatial strategies and policies for different parts of the borough, including infrastructure mitigation and enhancements/ improvements. S106 contributions and non-financial commitments are in most cases set out within planning policies as being a requirement for development on certain sites or forms a broad strategy for the borough. In some cases, other issues can arise throughout the consideration of a planning application that require the applicant to enter into a S106 planning agreement.

S106 agreements are secured on a site-by-site basis, with payments typically being made in instalments that are triggered at different stages of a development. Contributions can only be spent against the purposes for which they are collected.

Throughout this document the following definitions will be used:

- **Agreed** - This refers to contributions, monetary and non-monetary that have been agreed within a completed S106 agreement.
- **Received** - This refers to monetary contributions received that have been transferred to TWBC.
- **Spent/Transferred** - This refers to contributions, monetary or non-monetary that have been spent or delivered to a third party.
- **TWBC**- Tunbridge Wells Borough Council
- **KCC**- Kent County Council
- **NHS**- National Health Service
- **This financial year** - Unless stated otherwise this refers to the 2024/25 financial year that spans from 01/04/2024 – 31/03/2025

# Key total figures from developer contributions 2024/25: Held / Agreed / Received / Spent

## Held

Total amount of funding held at the start of the reported year  
**£11,391,028.61**

## Agreed

Total amount of funding secured under obligations entered into during the reported year  
**£3,155,359.91**

## Received

Total amount of funding received from planning obligations during the reported year  
**£2,271,023.52**

## Spent

Total amount of funding spent / transferred during the reported year  
**£3,291,068.46**

The developer contributions that we report on are taken from S106 planning agreements/obligations that secure funding toward new developments or provide infrastructure as part of any new development. **This statement should be read in conjunction with the following CSV spreadsheets**, these give further information of the associated planning application and are available on the website. These are produced in line with Government guidance. Please see the relevant links.

- [See developer agreement 2024 to 2025 \[csv\]](#)
- [See developer agreement contribution 2024 to 2025 \[csv\]](#)
- [See developer agreement transactions 2024 to 2025 \[csv\]](#)

## 2. S106 Contributions Held at the start of 2024/25 financial year

Detailed in this section are the financial contributions, including indexation, collected prior to the start of the 2024/25 financial year, that had not yet been spent or transferred to a third party at the start of the 2024/25 year.

- A total of **11,391,028.61** financial contributions were held at the start of the 2024/25 which comprises:
  - **£10,621,720.85** TWBC contributions
  - **£6,856.29** KCC contributions
  - **£762,451.47** NHS contributions

Funding Category	Total funding value
Affordable Housing	5,165,614.02
Air Quality & Renewable Energy	42,624.33
Biodiversity Net Gain (BNG)	125,442.87
Car Parking	87,009.61
Cycleways/ Travel & Highways	833,527.29
Open Space & Leisure	4,349,730.04
Other (Public Art)	17,772.69
Health/NHS	762,451.47
KCC Highways	6,856.29

It is important to note that large accumulations of contributions are not uncommon as some projects require significant starting capital before commencement.

Funding Details	Funding Value
TWBC Funding Category	
<b>Affordable Housing (AH) (£5,165,614.02)</b>	£ Pounds
AH provision within borough - 12/02547	630,525.85
AH provision within borough - 16/504331	389,171.93
AH provision within borough - 14/503223	55,976.64
AH provision within borough - 17/01191	159,431.14
AH provision within borough - 17/01191	162,574.85
AH provision within borough - 17/01608	294,229.46
AH provision within borough - 17/01608	299,188.39
AH provision within borough - 17/01848	464,099.08
AH provision within borough - 19/00365	150,914.63
Subsidising AH within borough - 19/01271	397,541.44
Subsidising AH within borough - 19/01271	491,833.33
Subsidising AH within borough - 18/03951	302,591.49
Subsidising AH within borough - 19/02957	100,863.83
Subsidising AH within borough - 17/04224	90,092.48
AH provision within borough - 18/03262	2,598.84
AH provision within borough - 18/03262	716,201.89
Subsidising AH within borough - 20/01306	434,809.05
Subsidising AH within borough - 21/01379	22,969.70
<b>Air Quality &amp; Renewable Energy (£42,624.33)</b>	
Cycle Hire Scheme - 12/02547	10,348.46
Car Club - 15/507556	15,088.95
Car Club - 16/504331	17,186.92
<b>Biodiversity Net Gain (BNG) (£125,442.87)</b>	
Reptile/management/services/KHWP - 18/01976	35,350.00
BNG offsetting - 21/00825	6,241.76
BNG offsetting - 20/02788	63,548.78

BNG offsetting - 21/01638	20,302.33
<b>Car Parking (£87,009.61)</b>	
Parking Control - Knights Way, TW - 13/02885	28,911.84
Residence parking scheme - 15/507556	25,000.00
Eridge Road parking restrictions - 16/504331	2,020.57
Parking management and speed restriction, Hawkenbury - 16/07023	5,271.09
Parking management and speed restriction, Hawkenbury - 16/07023	10,185.36
Manage overspill parking from development, Hawkhurst - 19/01271	2,817.87
Parking restrictions / street parking Mount Pleasant - 17/02262	2,006.13
Traffic Regulation Order - Paddock Wood - 18/03262	2,560.98
Parking facilities, Woodbury Park Road area - 17/00731	3,006.54
Parking mitigation study - 21/03345	5,229.23
<b>Cycleways / Travel &amp; Highways (£833,527.29)</b>	
Kingstanding Way/Longfield Rd - 90/01864	15,000.00
A21 Highway/Public transport - 07/02381	47,270.00
Not allocated - 12/02547	25,871.15
Arriva Bus Service - 13/02885	92,754.55
Blackhurst Lane Cycle/pedestrian safety measures - 13/02885	15,045.73
Home Farm lighting scheme - 13/02885	30,091.46
Bus Service - 13/02885	108,640.46
Bus Service - 13/02885	31,255.78
Cycle Networks/signage Hawkenbury to TW - 12/03078 & 14/00657	15,511.02
21st Century Way Cycle Path - 14/500619	36,125.58
Electric Car charging / not allocated - 16/504331	26,024.31
Home farm TW cycle/footpath lighting provisions - 17/00245	20,304.81
Improve cycling/walking provisions, Quarry Road - 19/00365	20,121.95
285 Bus Service, Hawkenbury - 16/07023	51,229.51
Cycle Route, Forest Rd/TW / cycle parking - 18/03951	4,467.43
Cycle Route, Forest Rd/TW / cycle parking - 19/02957	1,116.86

Bus Service Arriva No.5 Cranbrook/Sissinghurst - 14/502645	100,655.21
Cycle parking Paddock Wood Station - 17/03480	13,496.44
Cycle Route, Forest Rd/TW / cycle parking - 20/01306	14,519.16
Cycle parking Paddock Wood Station - 14/504140	8,475.99
Cycle Strategy, towards A26 London Road - 17/00731	36,078.43
Arriva Bus Service - 13/02885	119,471.46
<b>Open Space and Leisure (£4,349,730.04)</b>	
Calverley Tennis Courts & Gym - 13/00209	13,780.00
Calverley Tennis Courts & Gym - 12/02892	269.17
Colebrook/Hawkenbury Recreation Ground - 13/02885	355,852.16
Colebrook Recreation Ground - 13/02885	318,923.20
Calverley Tennis Courts & Gym - 14/01024	8,628.00
Drainage at Southwood Road, Rusthall - 15/506086	10,859.54
Acquisition of sports sites - 15/507556	54,636.24
Acquisition of sports sites - 13/03702	8,628.00
Calverley Grounds play area - 16/504331	7,928.65
Hawkenbury / Rusthall Recreation Ground -16/504331	143,323.14
Green Lane Playing Fields - 14/506766	306,554.06
Indoor sports contribution - 14/506766	407,042.94
Horsmonden Pavilion Project - 17/00763	22,761.39
Children's play equipment, Horsmonden - 17/00763	46,231.38
Replacement fencing Calverley Grounds/ Install adult gym equipment - 17/01399	31,393.60
Replacement fencing Calverley Grounds/ Install adult gym equipment - 17/01399	32,073.96
Markets Heath play area - 17/01142	2,620.58
Replacement fencing Calverley Grounds/ Install adult gym equipment - 17/00987	27,138.72
Hawkenbury Recreation Ground works - 16/07023	49,341.90
Mitigation measures / posts London Road, TW - 19/01515	1,450.32

Playground equipment, Heartenoak Rd, Hawkhurst - 18/02165	9,033.44
Playground equipment, Heartenoak Rd, Hawkhurst - 18/02165	27,100.33
Hawkenbury Recreation Ground facilities - 18/01082	187,912.87
Hawkenbury Recreation Ground facilities - 18/01082	286,334.85
Hawkenbury Recreation Ground works - 18/03951	1,652.13
Hawkenbury Recreation Ground facilities - 18/03951	25,430.11
Hawkenbury Recreation Ground works - 19/02927	413.03
Hawkenbury Recreation Ground facilities - 19/02927	6,357.53
Play equipment / safety surfaces, Lower Green Recreation Ground, Pembury - 17/00756	31,697.41
Provisions at Cranbrook Community Centre - 19/02136	5,148.49
Recreation facilities within borough - 18/02618	62,888.53
New village hall, Horsmonden - 18/01976	139,236.10
Outdoor gym equipment, Horsmonden - 18/01976	12,453.34
Play equipment Jubilee Playing field, Sissinghurst - 19/03625	15,044.28
Brenchley Playground /Community projects inc. upgrading Matfield Pavilion - 19/01099	59,252.42
Hawkenbury Recreation Ground works - 20/01306	5,411.69
Hawkenbury Recreation Ground facilities - 20/01306	23,859.91
Recreation maintenance, Woodbury Common - 17/00731	7,706.35
Adult and Youth open space - 21/04191	25,154.70
Cranbrook Sports Club/Community Hub - 18/02571	42,114.91
Cranbrook Sports Club/Community Hub - 21/01379	12,386.41
Hawkhurst Community Centre - 20/02788	233,534.71
Frittenden Village Hall - 21/01638	17,988.92
Play equipment, Woodlands playground - 21/03661	15,067.85
Acquisition sites sports, TW - 12/02547	303,644.78
Acquisition sites sports, TW - 12/02547	75,000.00
Acquisition sites sports, TW - 16/504331	136,162.10
Acquisition sites sports, TW - 17/01608	28,878.07

Acquisition sites sports, TW - 17/01608	29,367.96
Bayham changing facilities - 12/02547	125,151.51
Bayham changing facilities - 13/00070	58,435.88
Bayham drainage - 12/02547	35,000.00
Hawkenbury Recreation Ground facilities - 18/01082	177,143.06
Hawkenbury Recreation Ground play area - 16/07023	108,643.82
Hawkenbury Recreation Ground play area - 18/03951	3,698.56
Hawkenbury Recreation Ground play area - 19/02927	924.64
Hawkenbury Recreation Ground play area - 20/01306	10,559.42
St John's Recreation Ground refurbishment - 21/04191	20,766.12
Showfields play area - 17/01399	21,844.85
Showfields play area - 17/01399	22,318.27
Showfields play area - 17/00987	27,915.74
Replacement of surface at Hawkenbury All Weather Pitch - 18/01082	61,658.00
<b>Other (£17,772.69)</b>	
Public Art, cultural engagement activities, TW - 14/500619	10,034.88
Public Art, cultural engagement activities, TW - 17/00245	2,137.35
Public Art, cultural engagement activities, TW - 15/500765	5,600.46
<b>Health. NHS (£762,451.47)</b>	
NHS contribution - 17/03480	100,010.08
NHS contribution - 21/03298	31,119.27
NHS contribution - 14/506766	136,170.11
NHS contribution - 18/02571 & 21/01379	41,469.49
NHS contribution - 18/02571 & 21/01379	4,589.35
NHS contribution - 20/02788	80,876.41
NHS contribution - 21/01638	23,022.84
Rowan Tree surgery, branch of Clanricarde surgery - 17/01608	9,839.35
Rowan Tree surgery, branch of Clanricarde surgery - 17/01608	9,864.88
Grosvenor & St James Medical Centre - 19/00365	23,615.12

Woodlands Medical Centre - 14/506766	123,533.78
New general practice for North Ridge and Wish Valley - 18/02165	6,168.36
New general practice for North Ridge and Wish Valley - 18/02165	18,505.07
New general practice for North Ridge and Wish Valley - 19/01271	28,476.20
Howell surgery refurbishment - 19/01099	49,868.70
Howell Surgery, High Street Brenchley - 18/01976	51,443.46
Clanricarde, Kingswood Surgery and Lonsdale Medical Centre - 20/01306	23,879.00
<b>Funding Details</b>	<b>Funding Value</b>
<b>KCC Funding Category</b>	
<b>Highways/Transport (£6,856.29)</b>	
Cycle parking - 14/506766	6,856.29

### 3. S106 Contributions agreed during 2024/25

Detailed in this section are the financial and non-financial contributions agreed during the 2024/25 financial year. All figures in this section are without indexation which is added at the time of payment. S106s connected to planning applications that have been subsequently appealed, dismissed or superseded are not included.

- Total of **£3,155,359.91** financial contributions (not including indexation) were agreed in 2024/25

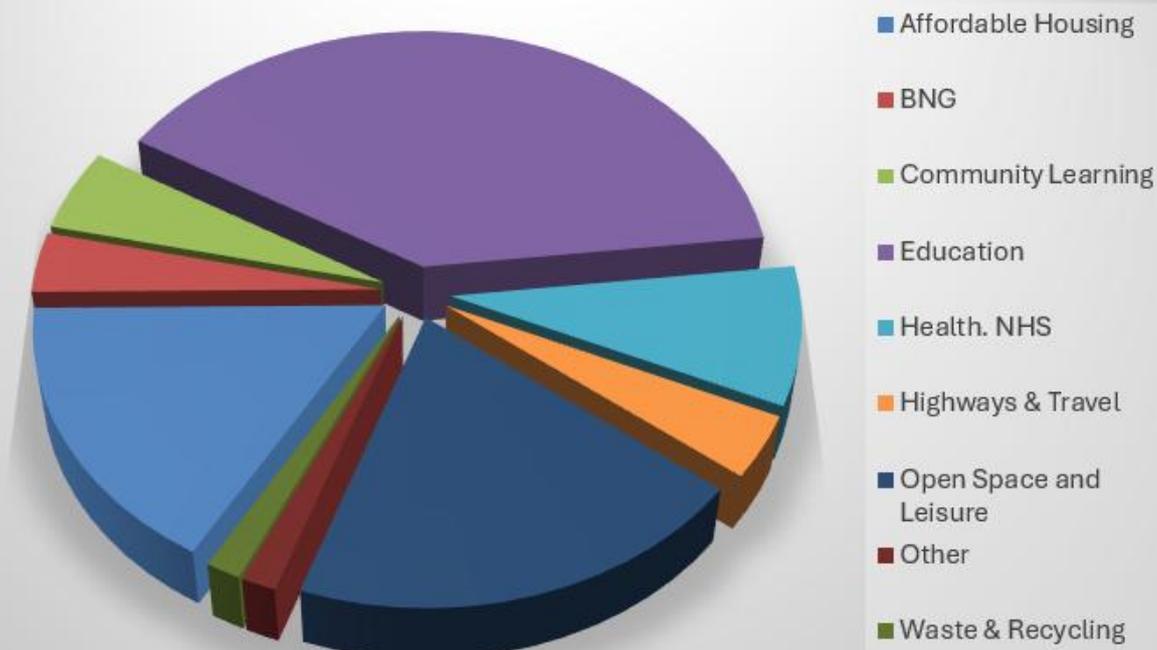
Whilst funding may be secured through S106 agreements, it is not guaranteed that the funding will be received. If the development does not go ahead or planning circumstances change, then the amount of funding actually received may be different.

#### S106 Agreements via Parish Council

Parish	No. of Agreements	Total IF Value (before indexation)	Total Housing Units	Affordable Housing units
Benenden 23/03274/FULL	1	£635,000.00	87	26
Goudhurst 23/00372/FULL	1	£124,486.51	14	6
Horsmonden 22/00296/OUT	1	£981,211.56	68	27
Pembury 24/01356/FULL 23/03419/FULL	2	£69,666.68	69	0
Sissinghurst 23/02891/FULL	1	£21,960.00	5	0
Tunbridge Wells 22/00238/FULL 22/03406/FULL	2	£1,323,035.16	118	13

The pie chart illustrates the contributions agreed through the planning applications above in infrastructure categories.

## Secured Contributions 2024.25



Category	Total Infrastructure Funding Value
Affordable housing	£520,975.20
Biodiversity Net Gain (BNG)	£116,460.00
Community Learning (Libraries/Adult Education/Social Care/Youth)	£159,374.02
Education (Primary/Secondary/SEND)	£1,248,459.59
Health - NHS (Property / facility improvements)	£268,812.00
Highways & Travel, Transport	£121,364.00
Open Space and Leisure	£625,431.15
Other	£47,000.00
Waste & Recycling	£47,483.95

\*\* during 24/25 - Of the 9 S106 agreements, only 3 have commenced development.

## 4. S106 Non-Financial obligations agreed during 2024/25

These include mainly on-site requirements as part of a planning permission such as open space, play areas, affordable housing and highway works. These obligations are required in the same way as financial triggers at certain stages throughout the development process. Of the secured agreements above, the additional Non-financial obligations have been secured.

Planning application	Infrastructure Type	Provision
Benenden 23/03274/FULL	Affordable Housing	26 affordable units - 15 Social rented, 5 Shared Ownership, 6 First Homes
Benenden 23/03274/FULL	Open Space	On-site public open space to be delivered and maintained for the benefit and use of the public. Delivery of play area on the existing cricket pitch as open space
Benenden 23/03274/FULL	Other	Local Wildlife Site (LWS) - Onsite publicly accessible Local Wildlife Site
Goudhurst 23/00372/FULL	Affordable Housing	6 affordable units; 4 Social rented, 2 Shared ownership units
Goudhurst 23/00372/FULL	Highways	Off-site provisions for pedestrian crossing facilities at Balcombes Hill
Horsmonden 22/00296/OUT	Affordable Housing	Up to 27 affordable units; 60% Social rented, 40% Shared ownership
Horsmonden 22/00296/OUT	Community Facilities	Village Hall - a new community hall, provide land for the provision and construction of the Village Hall and parking provision which is to be offered for freehold transfer to the Parish Council
Horsmonden 22/00296/OUT	Open Space	On-site children's play area and informal outdoor recreation facilities
Horsmonden 22/00296/OUT	Highways	Off-site footway link between development and Furnace Lane, pedestrian crossing  Highway works to junction of Brenchley Road and Furnace Lane

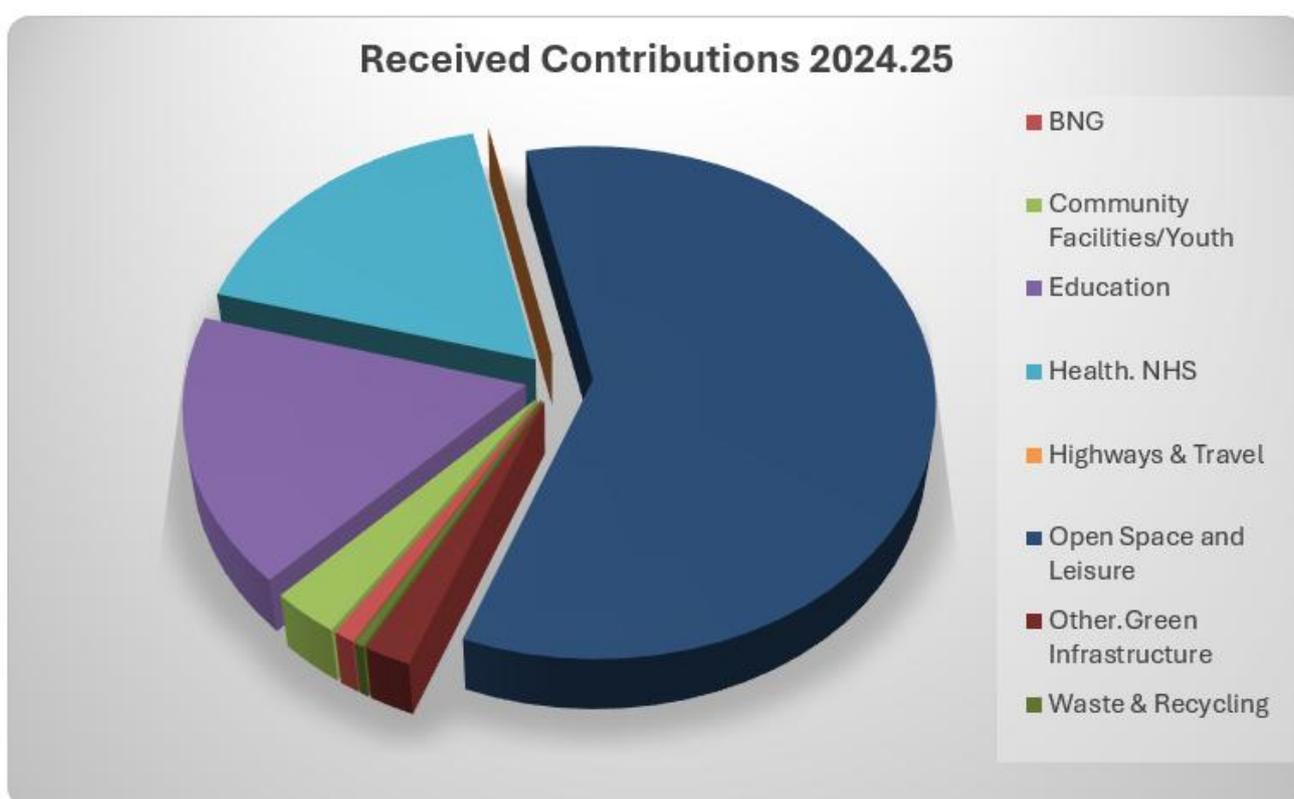
Sissinghurst 23/02891/FULL	Highways	New footway connection on Frittenden Road and warning signage
Tunbridge Wells 22/00238/FULL	Community Facilities	Use of remote working/community hub to be provided for residents of development
Tunbridge Wells 22/00238/FULL	Affordable Housing	10 affordable units; 6 Social rent and 2 Shared ownership
Tunbridge Wells 22/00238/FULL	Open Space	On-site children's play area to include play equipment, fencing, seating, bins and lighting
Tunbridge Wells 22/03406/FULL	Affordable Housing	3 Shared ownership units provided

## 5. S106 Contributions Received during 2024/25

Detailed in this section are the financial contributions received (including indexation) in the 2024/25 financial year.

- Total of **£2,271,023.52** financial contributions were received by TWBC during the 2024/25 financial year, comprising:
  - **£1,410,599.29** TWBC financial contributions
  - **£465,686.17** KCC financial contributions
  - **£394,738.06** NHS financial contributions

The pie chart below illustrates the contributions received in the main infrastructure categories.



In many circumstances the funding received was agreed in a S106 that predates this financial year.

Funding Details	Funding Value
TWBC Funding Category	
<b>Biodiversity Net Gain (BNG) (21,402.44)</b>	
Implementation of offsite BNG - 20/01807/FULL	21,402.44

<b>Green Infrastructure (£46,792.89)</b>	
Cycle Route design Grosvenor Road to Yew Tree Road - 16/06570	41,499.56
Adult and Youth Recreation – improvements to Down Common Land paths - 22/01882	5,293.33
<b>Health. NHS (£394,738.06)</b>	
Contribution, Mascalls Farm - 17/03480	100,738.35
West Kent CCG contribution, Church Farm Phase 1 - 14/504140/HYBRID	109,992.00
West Kent CCG contribution, Church Farm Phase 1 - 14/504140/HYBRID	54,996.00
Contribution, Mascalls Court Farm - 14/506766/HYBRID	102,638.21
Contribution, Down Farm, Lamberhurst - 22/01882/FULL	26,373.5
<b>Open Space and Leisure (£1,342,403.96)</b>	
Adult and Youth, Cranbrook Sports Club - 16/502860/OUT	304,684.71
Children’s Recreation, Crane Valley play area - 16/502860/OUT	332,017.35
Off-site recreation open space, Southborough Hub Football Pavilion - 20/01807/FULL	15,716.19
Indoor sports improvement Putlands Leisure Centre - 17/03480/FULL	387,698.41
Outdoor Recreation -Green Lane Playing Fields- 14/504140/HYBRID	302,287.3
<b>Funding Details</b>	<b>Funding Value</b>
<b>KCC Funding Category</b>	
<b>Community Facilities/Services (£66,911.18)</b>	
Community learning facilities – Southborough - 20/01807	4,078.69
**Community Service, Amelia Centre building - 19/02315	1,484.72
Residential Plan Monitoring, Copthall, Hawkhurst - 20/02788	6006.10
Community Learning facilities - 22/02640	106.09
Brenchley Mobile Library - 22/02640	358.28
Social Care facilities - 22/02640	949.03
Cranbrook Cultural Hub - 21/01638/FULL	12,573.99
Youth Service facilities - 22/02640	423.21
Public Right of Way footpath - 21/03914	18,584.91

Public Right of Way footpath - 22/01882	22,346.16
<b>Education – Primary / Secondary (£387,122.92)</b>	
Secondary, Bennett Memorial - 20/01807	43,273.65
Secondary, Bennett Memorial - 20/01807	43,566.61
Secondary, TWGS for Boys - 19/02315	14,668.23
Primary, Paddock Wood - 22/02640	14,996.64
Secondary, Mascalls Academy - 22/02640	14,667.11
Primary Cranbrook Primary - 21/03914	56,962.74
Primary, Frittenden - 21/01638	69,547.54
Secondary, TWGS for Boys - 21/03914	55,711.08
Secondary, Bennett/Mascalls - 22/01882	73,729.32
<b>Highways, Travel &amp; Transport (£735.71)</b>	
Cycle route works Juniper Close/Dowding Way - 20/01807	735.71
<b>Waste &amp; Recycling (£10,054.33)</b>	
Waste facilities - 20/01807	2,129.58
Waste Transfer Station - 19/02315	846.73
Waste facilities - 21/01638/FULL	5891.28
Waste Transfer Station - 22/02640	1186.74
<b>Youth Services (£862.03)</b>	
Youth services - 20/01807	628.55
Youth services - 19/02315	233.48

\*\* Amelia/Cultural Hub Financial contributions offsetting KCC Cultural Hub Invoice

## 6. S106 Affordable Housing units (Non-Financial) delivered during 2024/25

Development	Social rent	Affordable rent	Shared ownership
20/02788/FULL	6		8
<b>Total</b>	<b>6</b>		<b>8</b>



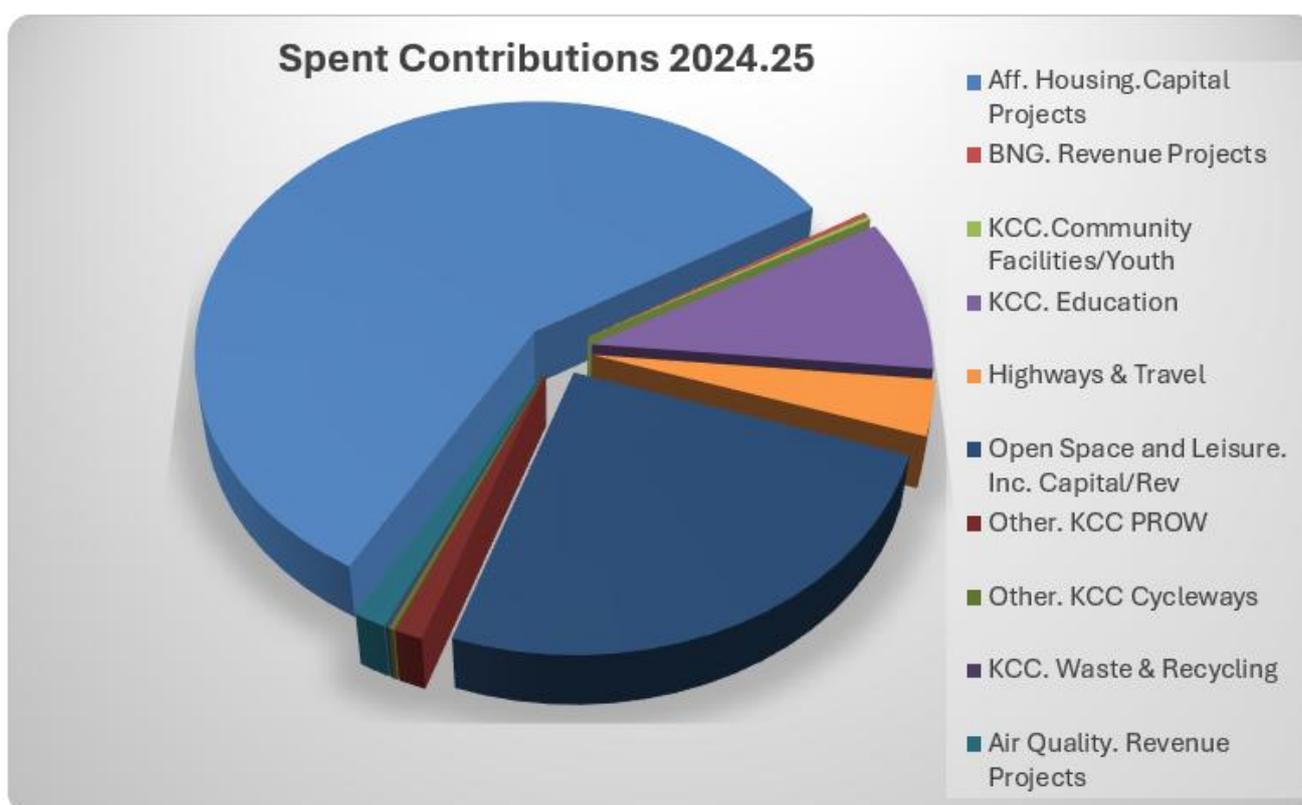
Image. Affordable Housing at Copthall / High Gate Hill, Hawkhurst

## 7. S106 Contributions Spent, Transferred or Delivered during 2024/25

Detailed in this section are the financial contributions spent or transferred for spending (including indexation) during the 2023/24 financial year.

- Total of all financial contributions spent/transferred during the 2024/25 year was **£3,291,068.46**
  - **TWBC £486,817.13**
  - **KCC transfers £377,673.36**
  - **TWBC capital / revenue £2,426,577.97**

The pie chart illustrates the contributions spent in the main infrastructure categories



Some of this funding will have been received and allocated in previous years but could only be spent when sufficient sums were received to pay for a project in its entirety.

<b>TWBC Funding Category</b>	<b>Amount (£)</b>	<b>Destination</b>
<b>Open Space and Leisure (£370,945.13)</b>		
20/01807/FULL	15,716.19	Southborough Hub Pavilion - Southborough Town Council
16/502860/OUT	304,684.71	Cranbrook Sport Club
21/01638/FULL	17,988.92	Frittenden Memorial Hall
17/00763	1,938.00	Locket Green Play Area - Horsmonden PC
19/01099	2,085.26	Outdoor Table Tennis tables - Brenchley & Matfield PC
19/01099	25,911.47	Refurbishment Brenchley Recreation Ground play area - Brenchley & Matfield PC
17/01142	2,620.58	Refurbishment Brenchley Recreation Ground play area - Brenchley & Matfield PC
<b>Transport and Travel (£115,872.00)</b>		
16/07023	40,000.00	285 Bus Service
13/02885	75,872.00	Hams Travel, Knights Wood – Tonbridge Bus Service

<b>Funding details KCC Funding Category</b>	<b>Amount (£)</b>	<b>Destination</b>
<b>Community Facilities/Services / Library / Social Care (£7,400.02)</b>		
Community learning - 20/01807/FULL	4,078.69	KCC
Community Services (**Amelia) - 19/02315/OUT	1,484.72	KCC
Community learning / Library / social / facilities - 22/02640/FULL	1,836.61	KCC
<i>** Amelia/Cultural Hub KCC Financial contributions offsetting TWBC Cultural Hub funding</i>		
<b>Education – Primary / Secondary (£317,575.38)</b>		
Primary - 21/03914/FULL	56,962.74	KCC
Primary - 22/02640/FULL	14,996.64	KCC
Secondary - 20/01807/FULL	43,273.65	KCC

Secondary - 20/01807/FULL	43,566.61	KCC
Secondary - 19/02315/OUT	14,668.23	KCC
Secondary - 21/03914/FULL	55,711.08	KCC
Secondary - 22/01882/FULL	73,729.32	KCC
Secondary - 22/02640/FULL	14,667.11	KCC
<b>Travel / Cycleways (£6,741.81)</b>		
Cycle Route Works - 20/01807/FULL	735.71	KCC
Travel Plan - 20/02788/FULL	6,006.10	KCC
<b>Public Rights of Way (PROW) (£40,931.07)</b>		
PROW - 21/03914/FULL	18,584.91	KCC
PROW - 22/01882/FULL	22,346.16	KCC
<b>Waste &amp; Recycling (£4,163.05)</b>		
Waste services - 20/01807/FULL	2,129.58	KCC
Waste services - 19/02315/OUT	846.73	KCC
Waste services - 22/02640/FULL	1,186.74	KCC
<b>Youth Services (£862.03)</b>		
Youth services - 20/01807/FULL	628.55	KCC
Youth services - 19/02315/OUT	233.48	KCC

## 8. S106 Assisted funding towards Capital & Revenue Programmes

Detailed in this section are S106 contributions (including indexation) totalling **£2,426,577.97** (£2,370,992.70 Capital + £74,480.39 Revenue) that have been spent supporting Capital and Revenue projects.

Please also note Annual Capital and Revenue reports are available on the [website](#).

Category Summary	Total Infrastructure Funding Value
CAPITAL Projects - Affordable housing	£1,910,039.15
CAPITAL Projects - Open space and leisure	£442,058.43
REVENUE Projects - Open space and leisure	£18,895.12
REVENUE Projects – Air quality	£47,011.27
REVENUE Projects - BNG	£8,574.00

Funding Details	Funding Value
<b>Affordable Housing (£1,910,039.15)</b>	
19/00365 - Capital – towards Local Authority Housing at Four Acres	476.38
19/00365 - Capital – towards Local Authority Housing at Copthall/Highgate Hill	149,761.40
17/04224 - Capital – towards Local Authority Housing at Four Acres	90,092.48
17/01191 - Capital – towards Local Authority Housing at Four Acres	159,431.14
18/03951 - Capital – towards Local Authority Housing Fund3	88,325.74
20/01306 - Capital – towards Local Authority Housing Fund3	21,850.63
19/02927 - Capital – towards Local Authority Housing at Copthall/Highgate Hill	100,863.83
19/01271 - Capital – towards Local Authority Housing at Copthall/Highgate Hill	889,374.77
20/01306 - Capital – towards Local Authority Housing Fund2	281,904.36
20/01306 - Capital – towards Local Authority Housing Fund1	127,958.42
<b>Open Space Leisure (£460,953.55)</b>	

<b>(Capital £442,058.43 / Revenue £18,895.12)</b>	
17/01399 - Capital – towards Showfields play area	29,974.07
17/00987 - Capital – towards Showfields play area	27,915.74
18/01082 - Capital – towards Hawkenbury All Weather Pitch	242,836.18
18/03951 - Capital – towards Hawkenbury play area	3,698.56
20/01306 - Capital - towards Hawkenbury play area	10,559.42
16/07023 - Capital – towards Hawkenbury play area	46.94
16/07023 - Capital – towards Hawkenbury play area	108,517.88
19/02927 - Capital – towards Hawkenbury play area	924.64
21/04191 - Capital – towards St John's Recreation Ground	17,585.00
16/504331 - Revenue – Calverley Grounds play area	7,928.65
16/07023 - Revenue – towards Hawkenbury Children’s play area	79.00
21/04191 - Revenue – towards St. John’s Recreation Ground	1,966.46
21/04191 - Revenue – towards St. John’s Recreation Ground	1,214.66
17/00731 - Revenue - towards footpaths in Woodbury Park Cemetery	7,706.35
<b>Air Quality (£47,011.27)</b>	
16/504331 - Revenue – towards ‘Car Club’	10,791.66
12/02547 - Revenue – towards Active Travel Projects. TW Town Centre, Cycle/pedestrian routes	25,871.15
12/02547 - Revenue – towards Active Travel Projects, Langton-Rusthall – TW, Cycle/pedestrian routes	10,348.46
<b>BNG (£8,574.00)</b>	
21/00825 - Revenue – towards BNG approved sites	4,261.50
21/00825 - Revenue – towards BNG approved sites	1,980.26
21/01638 - Revenue – towards BNG approved sites	2,332.24

## 9. S106 Project examples

Below are some examples of projects in the community that TWBC S106 money collected has been spent on in 2024/25. Many other contributions also helped to fund KCC projects that are not detailed here (see money transferred to KCC in the previous section or KCC Infrastructure Funding Statement which can be found on their website by clicking the following link [KCC IFS.](#))

### **Hawkenbury All-Weather Sports Pitches**

Following consultation with the Hockey Club and other users, we identified an opportunity to enhance the safety and performance of the Hawkenbury all-weather pitch by replacing the existing shock pad. Installed approximately 15 years ago, the current shock pad was due for an upgrade to support player safety and minimize the risk of impact injuries.

The replacement of the playing surface carpet significantly improves the overall quality and durability of the pitch. These improvements will also extend the facility's lifespan by an additional 10 years, ensuring it remains a premier sporting venue within the borough and continues to generate sustained income for the council.



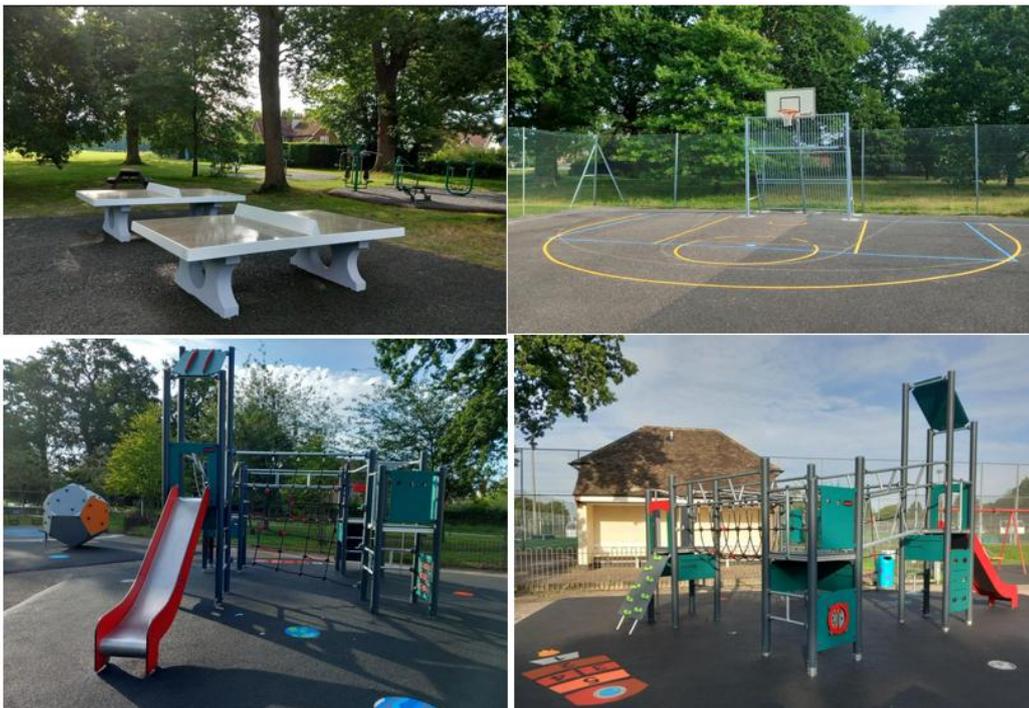


Images of Astro turf pitch, goals and bench

**Hawkenbury Recreation Ground** is a popular park with sports facilities, located off Hawkenbury Road. The park consists of Astro turf pitch, grass football pitches, cricket field, three tennis courts, outdoor gym, basketball area and children’s play area.

The play area in Hawkenbury Recreation Ground is a popular attraction for families with young children and it is used mainly by local families and schools. Use of the grounds, play area and sports facilities increased with the recent development at Hollyfields, Hawkenbury Farm, built in close proximity to the recreation ground.

Following a review of the existing play equipment and consulting with the Hawkenbury Village Association and the Friends of Hawkenbury Rec, a proposal was put forward to: refurbish sections of the playground; refurbish existing basketball area; extend the sports facilities to accommodate table tennis tables and to install all weather surfacing at the outdoor gym.





Images of play equipment, table tennis tables and basketball court

### KW1 Hams Travel Bus Service at Knights Wood

S106 contributions have been allocated towards a new bus service, the KW1. The service runs between Knights Wood and Tonbridge Station, during morning and evening peak periods. The service is being provided through the S106 agreement between the council and Knights Park developer Dandara. The service will meet local demand for both commuters and school pupils bus travel needs between the development at Knights Wood and Tonbridge railway station.



Image of Hams KW1 Bus and signs

Showfields Play Area received a selection of new play equipment, worn safety surfaces were replaced, new replacement perimeter fencing, new benches and associated ground works and soft landscape works were also carried out.



Images of play equipment

### 285 Bus Service

The release of S106 contributions from Hawkenbury Farm development were released to Kent County Council to support the continued operation of the 285 bus route, ensuring convenient and reliable transportation for residents traveling between Hawkenbury and Tunbridge Wells town centre.



Image of Hams 285 Bus

### Cranbrook Sports Club

£304,648.71 of developer contributions was allocated and released to Cranbrook Sports Club, Tomlin Ground, Angley Road, Cranbrook as a first payment to fund the demolition of the existing clubhouse and construction of a single storey clubhouse and community centre with associated parking.



Image - Proposed New Club House Entrance



Image - Proposed Spectator Area

### Frittenden Memorial Hall

Funding was released towards performance equipment at Frittenden Memorial Hall as part of ongoing renovations. The contribution funded the purchase and installation of technical equipment, lighting and stage equipment. One of the most noticeable changes is the installation of acoustic dampening which has already improved the audio environment of the hall. Alongside this, new stackable chairs, new bicycle stands, picnic tables and a much-needed notice board. The improvements to the hall, are already attracting new events and visitors.

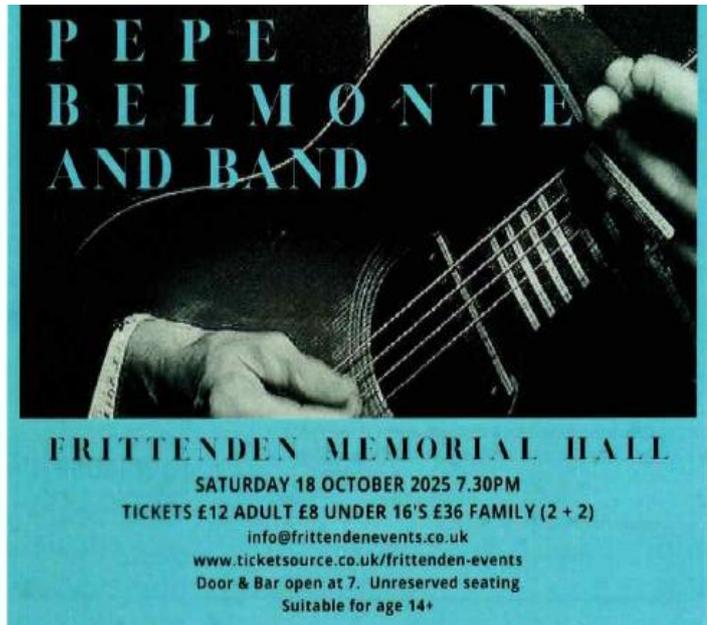


Image above Chair of Frittenden Memorial Hall Rosalind Riley shows off the Hall's new notice board to Tunbridge Wells Borough Councillor Andy Fairweather (left) and Canham Homes Head of Commercial Kevin Sunnucks (right) - and Image of poster for musical event



Image of stackable chairs and new mobile bar

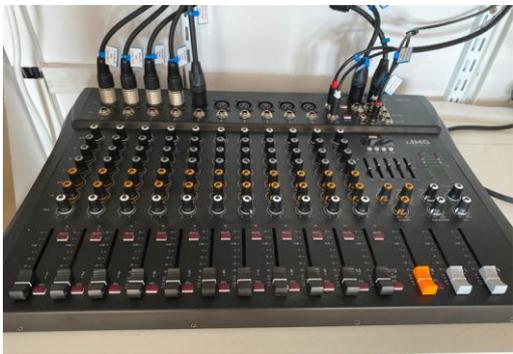


Image of technical staging equipment, mobile speaker and colour uplighters for stage illumination



Image of Image of new bike racks

### **Brenchley & Matfield Parish Council**

The Parish Council requested release of funding for improvements to Brenchley Recreation Ground and Ports Wood in Petteridge. Two outdoor table tennis tables have been installed, enriching recreational opportunities and fostering greater community engagement in the village.



*Image of outdoors table tennis*

### **St Johns Recreation Ground - Children’s Play Area**

Funding was released for the installation of a new four-way toddler springer and a new seating area, with the installation of new concrete plinths and vandal proof picnic tables.



*Image of picnic tables and play equipment*

## Woodbury Park Cemetery

Refurbishment of footpaths to Woodbury Park Cemetery was supported by £7,706.35 funding collected from planning application 17/00731 St. Johns Rd.

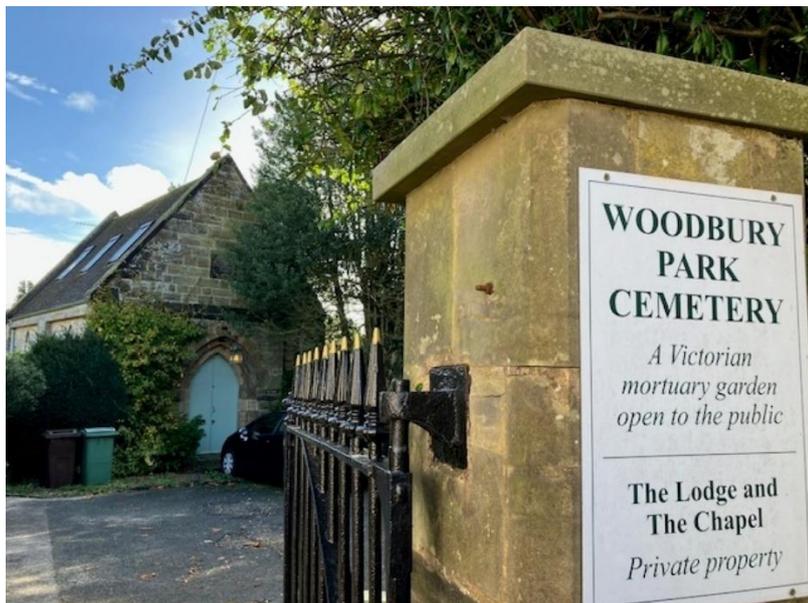


Image of Woodbury Park Cemetery sign and chapel



Images of tarmac footpaths in Woodbury Park Cemetery

**S106 KCC funding collected from TWBC planning applications has gone on to support the delivery of many projects including:**

**Hawkhurst Primary School**

In December 2024 Hawkhurst Primary School took ownership of a new Nurture Room. KCC collected and released £167,098.44 of S106 funding that came from planning applications such as: 05/02102 Heartenoak Road, Hawkhurst, 05/02580 Old Gas Works Site, Talbot Road, Hawkhurst, 18/02165 Land to the East of Heartenoak Road, Hawkhurst, 21/00825 Ringle Green Sandhurst. Further funding has been allocated from 20/02788/FULL Land to East of Highgate Hill And South of Copthall Avenue, Hawkhurst.



Images showing delivery of Nurture Room

This funding helped to deliver a dedicated space for Hawkhurst Primary School to assist children where extra emotional support is a positive intervention.

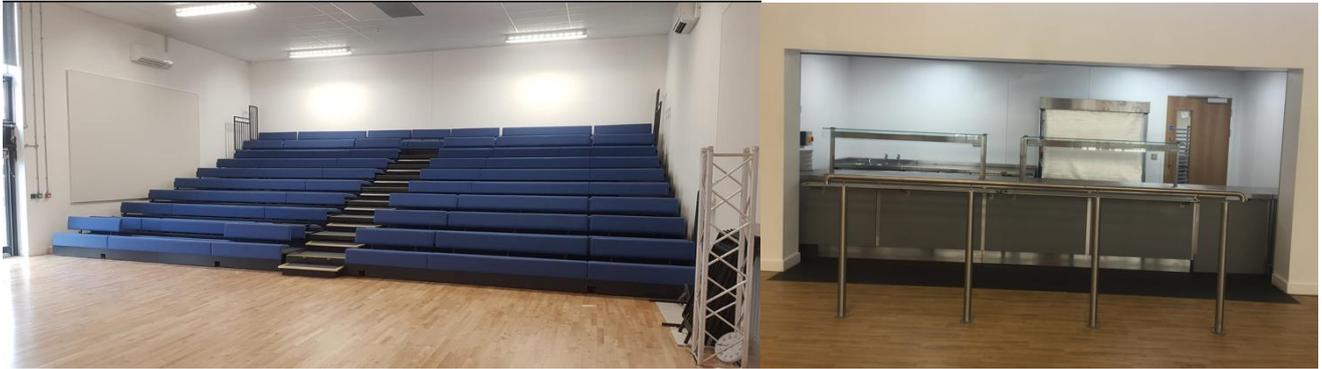


Images show inside the new Nurture Room

### **Bennett Memorial Diocesan School, Tunbridge Wells**

KCC collected £160,568.58 of S106 funding from planning applications such as 20/01807 Hornbeam Avenue, Southborough and 22/01882 Down Farm, Lamberhurst which has been used towards the delivery of a new 2 storey teaching block to provide a range of general and ICT teaching spaces, a flexible hall space and additional staff facilities to accommodate the 2 Form Entry expansion. The expenditure was a retrospective application of funding towards the £7m Basic Need expansion at Bennett Memorial.





Images shown School External, Lecture Theatre and Food Servery

### Rusthall Care Home

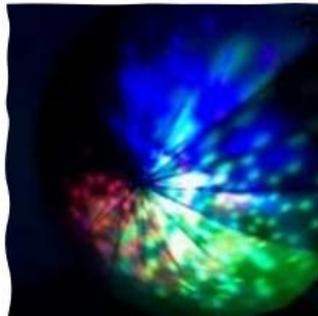
KCC collected £23,040.00 of S106 funding from planning applications such as 08/03962 Hop Pocket, Paddock Wood, 10/03941 Lavender Court, TW, 13/00070 Bayham Road, TW, 13/02502 Council Offices, Cranbrook and 13/02885 Knights Park, TW to support **Adult Social Care - Good Day Programme Projects**, such as overnight short breaks for adults with a learning disability and /or autism at Rusthall.

The funding included the purchase of equipment for the sensory room, shown below.

## Rusthall sensory room

Rusthall features an open-plan communal area, and by closing of an unused section with a door, blackout blinds and sensory equipment, they have created a fantastic new chill-out room that offers both relaxation and sensory stimulation.

People who stay love it.



## Tunbridge Library enhancement

KCC released £68,646.66 of S106 funding collected under planning application 13/02885 Knights Park, Tunbridge Wells to support new book stock, resources and increased provision at Tunbridge Wells library, the Amelia Scott.



Image of the Tunbridge Wells Amelia Scott building

**You can accentuate an important message like this.**