

Tunbridge Wells Borough Council

# Infrastructure Funding Statement

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2021/22



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# 1. Introduction

The Infrastructure Funding Statement (IFS) is an annual report published by Tunbridge Wells Borough Council (TWBC) that provides a summary of all financial and non-financial developer contributions relating to Section 106 (S106) legal agreements within the borough of Tunbridge Wells within a given financial year. This document details the financial contributions secured in the financial year 2021/22.

## 2. Section 106 Planning Obligations

Planning obligations known as S106 agreements 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, of reasonable related 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 through a financial contribution to provide for a specific piece of infrastructure.

Throughout this document the following definitions will be used:

- **Agreed** - This refers to contributions, monetary and non-monetary that have been agreed within a signed and completed S106 legal document.
- **Received** - This refers to monetary contributions received that have been transferred to TWBC.
- **Allocated** - This refers to monetary contributions that have been both received and allocated to a specific project. This includes both capital project allocation and non-capital allocation as not all financial contributions are spent through capital projects. Most contributions have specific uses detailed in their S106s so money often comes in and is already ear-marked for specific work. If this is for a specific piece of work this is detailed as “allocated”.

- **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 2021/22 financial year that spans from 01/04/2021 – 31/03/2022

### 3. S106 Contributions agreed during 21/22

Detailed in this section are the financial and non-financial obligations agreed during the 2021/22 financial year. All figures in this section are without indexation which is added at the time of payment. Section 106s connected to applications that have been appealed and dismissed or superceded are not included. A total of **£1,286,063.31** financial contributions (not including indexation) were agreed in the 2021/22 financial year.

#### 20/01966/FULL Land Rear Of 7 - 9 Station Road

| Contribution type    | Description                           | Receiving body | Amount (£s) |
|----------------------|---------------------------------------|----------------|-------------|
| Transport and travel | Traffic regulation order contribution | TWBC           | 3,000.00    |

#### 20/01807/FULL Land Adjacent To Hornbeam Avenue

| Contribution type      | Description                                 | Receiving body | Amount (£s) | Units |
|------------------------|---|----------------|-------------|-------|
| Open space and leisure | Off-site Recreation Open Space contribution | TWBC           | 27,322.00   |       |
| Community services     | Community learning contribution             | KCC            | 6,375.50    |       |
| Transport and travel   | Cycle route works contribution              | KCC            | 1,150.00    |       |
| Education              | Secondary Education contribution            | KCC            | 68,100.00   |       |
| Other                  | Waste contribution                          | KCC            | 3,328.80    |       |
| Community facilities   | Youth services contribution                 | KCC            | 982.50      |       |
| Affordable housing     | Affordable housing                          | -              | -           | 5     |

## 21/00825/OUT Land South Of Ringle Green

| Contribution type    | Description                           | Receiving body | Amount (£s) | Units |
|----------------------|---------------------------------------|----------------|-------------|-------|
| Other                | Biodiversity off-setting contribution | TWBC           | 9,000.00    |       |
| Community facilities | Community infrastructure contribution | TWBC           | 69,360.00   |       |
| Community facilities | Community services contribution       | KCC            | 6,294.45    |       |
| Education            | Primary education contribution        | KCC            | 69,630.00   |       |
| Transport and travel | Public transport contribution         | KCC            | 15,000.00   |       |
| Other                | Waste contribution                    | KCC            | 1,938.00    |       |
| Community facilities | Youth services contribution           | KCC            | 982.50      |       |
| Affordable housing   | Affordable housing                    | -              | -           | 6     |

## 21/01379/FULL Turnden Hartley Road (Deed of modification)

| Contribution type      | Description  | Receiving body | Amount (£s) |
|------------------------|--|----------------|-------------|
| Health                 | Additional healthcare contribution                 | TWBC           | 3,996.00    |
| Open space and leisure | Additional youth and adult recreation contribution | TWBC           | 10,785.00   |
| Affordable housing     | Affordable housing contribution                    | TWBC           | 20,000.00   |
| Community facilities   | Additional community facilities contribution       | KCC            | 1,258.89    |
| Transport and travel   | Additional sustainable transport contribution      | KCC            | 3,000.00    |
| Education              | Additional primary education contribution          | KCC            | 13,926.00   |
| Other                  | Waste contribution                                 | KCC            | 387.60      |
| Community facilities   | Youth services contribution                        | KCC            | 196.50      |

## 21/01785/FULL 3-5 Lonsdale Gardens

| Contribution type    | Description                      | Receiving body | Amount (£s) |
|----------------------|----------------------------------|----------------|-------------|
| Community facilities | Cultural hub contribution        | KCC            | 6,664.32    |
| Education            | Secondary education contribution | KCC            | 15,890.00   |
| Other                | Waste contribution               | KCC            | 2,938.72    |
| Community facilities | Youth services contribution      | KCC            | 1,048.00    |

## 20/02788/FULL Land to east of Highgate Hill and South of Copthall Avenue

| Contribution type      | Description                             | Receiving body | Amount (£s) | Units |
|------------------------|---|----------------|-------------|-------|
| Open space and leisure | Adult and youth recreation contribution | TWBC           | 198,444.00  |       |
| Other                  | Biodiversity net gain contribution      | TWBC           | 54,000.00   |       |
| Health                 | NHS contribution                        | TWBC           | 68,724.00   |       |
| Community facilities   | Cranbrook hub contribution              | KCC            | 29,793.73   |       |
| Education              | Primary education contribution          | KCC            | 271,557.00  |       |
| Transport and travel   | Residential travel plan monitoring fee  | KCC            | 5,000.00    |       |
| Other                  | Waste contribution                      | KCC            | 9,173.20    |       |
| Community facilities   | Youth services contribution             | KCC            | 4,650.50    |       |
| Affordable housing     | Affordable housing                      | -              | -           | 28    |
| Highways               | Highways works                          | -              | -           | 1     |
| Open space and leisure | Open space                              | -              | -           | 1     |

## 21/02896/FULL 88 Grosvenor Road

| Contribution type    | Description                      | Receiving body | Amount (£s) |
|----------------------|----------------------------------|----------------|-------------|
| Community facilities | Cultural hub contribution        | KCC            | 6,120.94    |
| Education            | Secondary education contribution | KCC            | 13,620.00   |
| Other                | Waste contribution               | KCC            | 2,571.38    |
| Community facilities | Youth service contribution       | KCC            | 917.00      |

## 19/00362/OUT Land at Standen Street

| Contribution type | Description                          | Receiving body | Amount (£s) |
|-------------------|--------------------------------------|----------------|-------------|
| Other             | Biodiversity offsetting contribution | TWBC           | 18,000.00   |

## 21/00460/OUT 202 & 230 Upper Grosvenor Road

| Contribution type      | Description                            | Receiving body | Amount (£s) | Units |
|------------------------|--|----------------|-------------|-------|
| Open space and leisure | Recreation and open space contribution | TWBC           | 146,760.80  |       |
| Health                 | NHS contribution                       | TWBC           | 31,032.00   |       |
| Community facilities   | Community contribution                 | KCC            | 17,493.84   |       |
| Education              | Secondary education contribution       | KCC            | 35,185.00   |       |
| Other                  | Waste contribution                     | KCC            | 7,714.14    |       |
| Community facilities   | Youth services contribution            | KCC            | 2,751.00    |       |
| Affordable housing     | Affordable housing                     | -              | -           | 14    |



# S106 Contributions held at the start of 21/22 and received in 21/22

## S106 Contributions Held at the start of 21/22

Detailed in this section are the financial contributions, including indexation, collected prior to the start of the 20/21 year that had not yet been spent or transferred to a third party at the start of the 20/21 year. A total of **£5,698,041.10** TWBC contributions were held at the start of the 21/22 year. A total of **£255,244.39** KCC and NHS contributions were held at the start of the 20/21 year. A total of **£5,953,285.49** financial contributions were held at the start of the 2020/21 financial year.

TWBC Section 106 contributions held by TWBC pre 2021/22 held at the start of the 2021/22 financial year.

| <b>Funding category</b> | <b>Funding details</b>          | <b>Amount (£s)</b> | <b>Project allocation status at start of 21/22</b>     | <b>Project allocation status at end of 21/22</b> |
|-------------------------|---------------------------------|--------------------|--|--|
| Open space and leisure  | S106 Goudhurst playing fields   | 3,498.06           | Goudhurst playing fields purchase and associated works | Spent  |
| Transport and travel    | Offsite footpath and cycle way  | 15,000.00          | Not allocated  | Not allocated                                    |
| Community facilities    | Public art                      | 12,000.00          | Grosvenor Bridge art                                   | Grosvenor Bridge art                             |
| Transport and travel    | Cycle way/ Transport            | 47,270.00          | Not allocated  | Not allocated                                    |
| Other                   | Air quality monitoring          | 14,153.24          | Not allocated  | Not allocated                                    |
| Open space and leisure  | Dunorlan play park              | 13,715.17          | Dunorlan play park                                     | Dunorlan play park                               |
| Open space and leisure  | Hilbert football pitch drainage | 44,449.00          | Hilbert football pitch drainage                        | Hilbert football pitch drainage                  |

| <b>Funding category</b> | <b>Funding details</b>                                 | <b>Amount (£s)</b> | <b>Project allocation status at start of 21/22</b>     | <b>Project allocation status at end of 21/22</b>  |
|-------------------------|--|--------------------|--|---|
| Open space and leisure  | Castle Hill cricket net                                | 3,211.00           | Castle Hill cricket net                                | £1,669.00 spent on new net, £1,542.00 left  |
| Transport and travel    | Controlled parking zone                                | 10,117.50          | Not allocated  | Not allocated   |
| Transport and travel    | Off-site pedestrian links                              | 25,871.15          | Not allocated  | Not allocated   |
| Other                   | Air quality improvement                                | 10,348.46          | Not allocated  | Not allocated   |
| Open space and leisure  | Acquisition sites sports strategy                      | 165,740.56         | Acquisition sites sports strategy                      | Acquisition sites sports strategy   |
| Open space and leisure  | Bayham drainage  | 35,000.00          | Bayham drainage  | Bayham drainage   |
| Open space and leisure  | Bayham changing facilities                             | 75,000.00          | Bayham changing facilities                             | Bayham changing facilities  |
| Open space and leisure  | Acquisition sites sports strategy                      | 303,644.78         | Acquisition sites sports strategy                      | Acquisition sites sports strategy   |
| Affordable housing      | Affordable housing                                     | 1,478,581.85       | Not allocated  | £613,056.00 allocated to Hop Pocket Inn capital project, £865,525.85 left not allocated |
| Open space and leisure  | Calverly tennis court and gym                          | 13,780.00          | Calverly tennis court and gym                          | Calverly tennis court and gym   |
| Open space and leisure  | Calverly tennis court and gym                          | 269.17             | Calverly tennis court and gym                          | Calverly tennis court and gym   |
| Transport and travel    | Parking control  | 28,911.84          | Not allocated  | Not allocated   |
| Transport and travel    | Knights Wood bus services                              | 129,900.55         | Knights Wood bus services                              | Knights Wood bus services   |
| Transport and travel    | Blackhurst lane cyclist and pedestrian safety measures | 15,045.73          | Blackhurst lane cyclist and pedestrian safety measures | Blackhurst lane cyclist and pedestrian safety measures                                  |

| <b>Funding category</b> | <b>Funding details</b>                               | <b>Amount (£s)</b> | <b>Project allocation status at start of 21/22</b>   | <b>Project allocation status at end of 21/22</b>     |
|-------------------------|--|--------------------|--|--|
| Transport and travel    | Home Farm lighting                                   | 30,091.46          | Home Farm lighting                                   | Home Farm lighting                                   |
| Transport and travel    | Knights Wood bus services                            | 119,471.46         | Knights Wood bus services                            | Knights Wood bus services                            |
| Open space and leisure  | Dunorlan play park                                   | 4,955.21           | Dunorlan play park                                   | Dunorlan play park                                   |
| Open space and leisure  | Calverly tennis court and gym                        | 8,628.00           | Calverly tennis court and gym                        | Calverly tennis court and gym                        |
| Open space and leisure  | Acquisition sites sports strategy                    | 58,435.88          | Acquisition sites sports strategy                    | Acquisition sites sports strategy                    |
| Affordable housing      | Affordable housing grant                             | 50,526.64          | Affordable housing grant                             | Affordable housing grant                             |
| Transport and travel    | Cycle signage between Hawkenbury and Tunbridge Wells | 5,170.34           | Cycle signage between Hawkenbury and Tunbridge Wells | Cycle signage between Hawkenbury and Tunbridge Wells |
| Transport and travel    | Cycle network improvements                           | 10,340.68          | Not allocated  | Not allocated  |
| Transport and travel    | 21 <sup>st</sup> Century cycleway path               | 36,125.58          | 21 <sup>st</sup> Century cycleway path               | 21 <sup>st</sup> Century cycleway path               |
| Community facilities    | Public art   | 10,034.88          | Not allocated  | Not allocated  |
| Open space and leisure  | Children's playspace                                 | 8,113.47           | Not allocated  | Not allocated  |
| Open space and leisure  | Southwood road drainage                              | 10,859.54          | Southwood road drainage                              | Southwood road drainage                              |
| Open space and leisure  | Youth and adult recreation                           | 10,486.32          | Not allocated  | Not allocated  |
| Other                   | Air quality mitigation                               | 5,709.22           | Not allocated  | Not allocated  |
| Open space and leisure  | Acquisition sites sports strategy                    | 54,636.24          | Acquisition sites sports strategy                    | Acquisition sites sports strategy                    |
| Transport and travel    | Parking scheme                                       | 25,000.00          | Not allocated  | Not allocated  |

| <b>Funding category</b> | <b>Funding details</b>                                     | <b>Amount (£s)</b> | <b>Project allocation status at start of 21/22</b>         | <b>Project allocation status at end of 21/22</b>           |
|-------------------------|--|--------------------|--|--|
| Transport and travel    | Car club   | 15,088.95          | Not allocated  | Not allocated  |
| Open space and leisure  | Acquisition sites sports strategy                          | 8,628.00           | Acquisition sites sports strategy                          | Acquisition sites sports strategy                          |
| Transport and travel    | Eridge Road parking restrictions                           | 2,020.57           | Eridge Road parking restrictions                           | Eridge Road parking restrictions                           |
| Open space and leisure  | Children's playspace                                       | 7,928.65           | Not allocated  | Not allocated  |
| Other                   | Habitat protection on TW common                            | 9,851.27           | Habitat protection on TW common                            | Habitat protection on TW common                            |
| Open space and leisure  | Acquisititon sites sports strategy                         | 136,162.10         | Acquisition sites sports strategy                          | Acquisition sites sports strategy                          |
| Transport and travel    | Cycle parking at Paddock Wood station                      | 20,567.82          | Cycle parking at Paddock Wood station                      | Cycle parking at Paddock Wood station                      |
| Other                   | Strikes woodland habitat protection                        | 3,000.00           | Strikes woodland habitat protection                        | Strikes woodland habitat protection                        |
| Open space and leisure  | Sports ground improvements at Maidstone Road               | 48,442.98          | Sports ground improvements at Maidstone Road               | Sports ground improvements at Maidstone Road               |
| Open space and leisure  | Locket Green play equipment                                | 49,589.38          | Locket Green play equipment                                | Locket Green play equipment                                |
| Other                   | Horsmonden public access sign on former railway line route | 500.00             | Horsmonden public access sign on former railway line route | Horsmonden public access sign on former railway line route |
| Affordable housing      | Cinderhill additional plot                                 | 26,500.00          | Cinderhill additional plot                                 | Spent  |
| Affordable housing      | Affordable housing   | 55,976.64          | Not allocated  | Not allocated  |

| <b>Funding category</b> | <b>Funding details</b>                   | <b>Amount (£s)</b> | <b>Project allocation status at start of 21/22</b>                                | <b>Project allocation status at end of 21/22</b>                                  |
|-------------------------|--|--------------------|---|---|
| Open space and leisure  | Adult gym equipment at Calverly Grounds  | 63,467.56          | Adult gym equipment at Calverly Grounds   | Adult gym equipment at Calverly Grounds   |
| Open space and leisure  | Refurbishment of Showfields toddler area | 44,163.12          | Refurbishment of Showfields toddler area  | Refurbishment of Showfields toddler area  |
| Affordable housing      | Affordable housing                       | 322,005.99         | Not allocated   | Not allocated   |
| Open space and leisure  | Market's Heath play area improvements    | 4,623.08           | Market Heath play area improvements   | Market Heath play area improvements   |
| Transport and travel    | 21 <sup>st</sup> Century cycleway path   | 20,304.81          | 21 <sup>st</sup> Century cycleway path  | 21 <sup>st</sup> Century cycleway path  |
| Community facilities    | Public art                               | 2,137.35           | Not allocated   | Not allocated   |
| Open space and leisure  | Acquisition sites sports strategy        | 28,878.07          | Acquisition sites sports strategy (Land purchase at Hawkenbury Recreation Ground) | Acquisition sites sports strategy (Land purchase at Hawkenbury Recreation Ground) |
| Affordable housing      | Affordable housing                       | 593,417.85         | Not allocated   | £292,250.00 allocated to affordable housing grant £301,167.85 left                |
| Open space and leisure  | Acquisition sites sports strategy        | 29,367.96          | Acquisition sites sports strategy (Land purchase at Hawkenbury Recreation Ground) | Acquisition sites sports strategy (Land purchase at Hawkenbury Recreation Ground) |
| Affordable housing      | Crescent road properties                 | 310,000.00         | Crescent road properties  | Spent   |
| Affordable housing      | Affordable housing                       | 364,269.91         | Not allocated   | Not allocated   |

| <b>Funding category</b> | <b>Funding details</b>                                  | <b>Amount (£s)</b> | <b>Project allocation status at start of 21/22</b>                  | <b>Project allocation status at end of 21/22</b>                    |
|-------------------------|---|--------------------|---|---|
| Community facilities    | Public art  | 5,600.46           | Not allocated   | Not allocated   |
| Open space and leisure  | Calverly Grounds tennis fencing and adult gym equipment | 27,138.72          | Calverly Grounds tennis fencing and adult gym equipment             | Calverly Grounds tennis fencing and adult gym equipment             |
| Open space and leisure  | Refurbishment of Showfields toddler area                | 27,915.74          | Refurbishment of Showfields toddler area                            | Refurbishment of Showfields toddler area                            |
| Transport and travel    | Sustainable transport                                   | 20,121.95          | Not allocated   | Not allocated   |
| Affordable housing      | Affordable housing                                      | 150,914.63         | Not allocated   | Not allocated   |
| Open space and leisure  | Youth and adult recreation                              | 44,395.29          | Not allocated   | Not allocated   |
| Open space and leisure  | Youth and adult recreation                              | 5,414.06           | Hawkenbury recreation ground car park                               | Hawkenbury recreation ground car park                               |
| Transport and travel    | Parking management and speed restriction                | 8,121.09           | Not allocated   | Not allocated   |
| Open space and leisure  | Open space contribution                                 | 1,450.32           | Not allocated   | Not allocated   |
| Open space and leisure  | Youth and adult recreation                              | 9,033.44           | Not allocated   | Not allocated   |
| Open space and leisure  | Youth and adult recreation                              | 217,955.06         | Hawkenbury recreation ground astroturf and expansion if any surplus | Hawkenbury recreation ground astroturf and expansion if any surplus |
| Transport and travel    | Hawkenbury recreation ground car park                   | 2,409.16           | Hawkenbury recreation ground car park                               | Hawkenbury recreation ground car park                               |

| <b>Funding category</b> | <b>Funding details</b>                           | <b>Amount (£s)</b> | <b>Project allocation status at start of 21/22</b> | <b>Project allocation status at end of 21/22</b> |
|-------------------------|--|--------------------|--|--|
| Transport and travel    | Hawkenbury recreation ground car park            | 599.00             | Hawkenbury recreation ground car park              | Hawkenbury recreation ground car park            |
| Transport and travel    | Parking restrictions                             | 2,006.13           | Not allocated                                      | Not allocated                                    |
| Transport and travel    | Cranbrook bus services                           | 100,655.21         | Cranbrook bus services                             | Cranbrook bus services                           |
| Open space and leisure  | Jubilee field play equipment and safety surfaces | 13,325.80          | Jubilee field play equipment and safety surfaces   | Jubilee field play equipment and safety surfaces |

KCC and NHS Section 106 contributions held by TWBC pre 2021/22 at the start of the 2021/22 financial year.

| <b>Funding Category</b> | <b>Funding Details</b>  | <b>Amount (£s)</b> | <b>Destination of contribution</b> |
|-------------------------|---|--------------------|------------------------------------|
| Health                  | Rowan Tree Surgery upgrades   | 19,704.23          | NHS                                |
| Highways                | Traffic modelling and North Farm Master Plan  | 22,951.81          | KCC                                |
| Health                  | Grosvenor & St James Medical Centre, Clanricarde Medical Centre and/or Abbey Court Medical Centre | 23,615.12          | NHS                                |
| Health                  | Woodlands Medical Centre, Paddock Wood and/or Howell Surgery, High Street Brenchle                | 123,533.78         | NHS                                |
| Community services      | Community learning and Skills/Social Care/Libraries   | 4,233.96           | KCC                                |
| Education               | Tunbridge Wells Grammar School for Boys   | 20,914.68          | KCC                                |
| Community services      | Tunbridge Wells Youth Hub   | 665.81             | KCC                                |
| Other                   | Tunbridge Wells Waste Transfer Station and Household Waste Recycling Centre                       | 2,255.84           | KCC                                |
| Community services      | Cranbrook Hub   | 2,525.16           | KCC                                |
| Education               | Hawkhurst Primary School  | 21,821.91          | KCC                                |



| <b>Funding Category</b> | <b>Funding Details</b>                              | <b>Amount (£s)</b> | <b>Destination of contribution</b> |
|-------------------------|---|--------------------|------------------------------------|
| Health                  | Northridge Medical Practice and Wish Valley Surgery | 6,168.36           | NHS                                |
| Highways                | Public transport in Hawkhurst                       | 6,853.73           | KCC                                |

# 4. S106 Contributions received in 21/22

Detailed in this section are the financial contributions received, including indexation, in the 2021/22 financial year. A total of **£1,877,386.11** TWBC financial contributions were received in the 21/22 financial year. A total of **£949,231.57** KCC and NHS financial contributions were received by TWBC the 21/22 financial year. The total of all financial contributions received by TWBC during the 21/22 financial year was **£2,826,617.68**.

## Tunbridge Wells Borough Council S106 Received

TWBC contributions received, including indexation by TWBC during the 2021/22 financial year.

| Funding category       | Funding details  | Amount (£s) | Project allocation status at end of 21/22  |
|------------------------|--|-------------|--|
| Open space and leisure | Colebrook recreation ground  | 309,061.76  | Colebrook recreation ground  |
| Open space and leisure | Hawkenbury recreation ground changing facilities and expansion if any surplus                | 46,790.40   | Hawkenbury recreation ground changing facilities and expansion if any surplus                |
| Transport and travel   | Bus services   | 108,640.46  | Not allocated  |
| Transport and travel   | Electric car charging  | 26,024.31   | Not allocated  |
| Transport and travel   | Car club   | 21,686.92   | Not allocated  |
| Open space and leisure | Youth and adult recreation   | 143,323.14  | Not allocated  |
| Open space and leisure | Play equipment upgrade at Heartenoak Road play area  | 27,100.33   | Play equipment upgrade at Heartenoak play area   |
| Open space and leisure | Pembury cricket club facilities and new table tennis tables at Lower Green Recreation Ground | 10,716.98   | Pembury cricket club facilities and new table tennis tables at Lower Green Recreation Ground |
| Open space and leisure | New play area facilities at Lower Green Recreation Ground                                    | 31,697.41   | New play area facilities at Lower Green Recreation Ground                                    |
| Transport and travel   | Traffic regulation order   | 2,817.87    | Not allocated  |
| Affordable housing     | Affordable housing   | 397,541.44  | Not allocated  |
| Open space and leisure | Adult and youth facilities at the new Cranbrook Community Centre                             | 5,148.49    | Adult and youth facilities at the new Cranbrook Community Centre                             |

| <b>Funding category</b> | <b>Funding details</b>                          | <b>Amount (£s)</b> | <b>Project allocation status at end of 21/22</b> |
|-------------------------|---|--------------------|--|
| Open space and leisure  | Play equipment upgrades at Ball Field play area | 14,958.13          | Play equipment upgrades at Ball Field play area  |
| Open space and leisure  | Hawkenbury recreation ground facilities         | 62,888.53          | Hawkenbury recreation ground facilities          |
| Other                   | Biodiversity offset                             | 48,600.00          | Not allocated                                    |
| Other                   | Reptile translocation                           | 6,000.00           | Spent  |
| Open space and leisure  | Southborough hub sports pavilion                | 13,661.00          | Southborough hub sports pavilion                 |
| Transport and travel    | Bus service                                     | 31,255.78          | Not allocated                                    |
| Affordable housing      | Affordable housing                              | 90,092.48          | Not allocated                                    |
| Transport and travel    | Traffic regulation order                        | 2,560.98           | Not allocated                                    |
| Affordable housing      | Affordable housing                              | 51,856.46          | Not allocated                                    |
| Affordable housing      | Affordable housing                              | 389,171.93         | Not allocated                                    |
| Transport and travel    | Cycle parking at Paddock Wood Station           | 13,496.44          | Cycle parking at Paddock Wood Station            |
| Other                   | Foal Hurst Wood impact mitigation               | 22,294.87          | Foal Hurst Wood impact mitigation                |

## **Kent County Council/NHS S106 Received**

KCC and NHS contributions received, including indexation, by TWBC during the 2021/22 financial year.

| <b>Funding category</b> | <b>Funding details</b>                              | <b>Amount (£s)</b> |
|-------------------------|---|--------------------|
| Community services      | Cranbrook Hub                                       | 7,611.50           |
| Education               | Hawkhurst Primary School                            | 65,589.33          |
| Health                  | Northridge Medical Practice and Wish Valley Surgery | 18,505.07          |
| Travel and transport    | Public transport in Hawkhurst                       | 20,561.19          |
| Education               | Broadwater Down Primary                             | 30,612.30          |
| Education               | Skidders School                                     | 30,597.27          |
| Community services      | Tunbridge Wells Library services                    | 6,748.10           |
| Education               | Broadwater Down Primary                             | 32,017.65          |
| Education               | Skidders School                                     | 32,001.93          |
| Education               | Pembury Primary School                              | 49,771.41          |
| Education               | Mascalls Academy                                    | 61,616.74          |

| <b>Funding category</b> | <b>Funding details</b>  | <b>Amount (£s)</b> |
|-------------------------|---|--------------------|
| Transport and travel    | Traffic Regulation Order  | 2,825.16           |
| Community services      | Pembury library   | 1,030.96           |
| Community services      | Social Care at Cranbrook Hub  | 17,114.90          |
| Health                  | Northridge Medical Practice and Wish Valley Surgery                         | 28,476.20          |
| Transport and travel    | Public transport  | 48,330.80          |
| Other                   | Replacement tree  | 28,099.30          |
| Community services      | Adult social services   | 16,773.54          |
| Community services      | Sherwood and/or Tunbridge Wells libraries                                   | 61,251.96          |
| Community services      | Youth services  | 12,574.09          |
| Education               | Cranbrook Church of England Primary School                                  | 26,294.33          |
| Community services      | Library books at Cranbrook Community Hub                                    | 3,319.46           |
| Community services      | Youth services in Cranbrook   | 518.13             |
| Transport and travel    | Cycle Strategy Scheme   | 1,191.52           |
| Community services      | Southborough Hub Library  | 5,946.40           |
| Transport and travel    | Pembury Road Corridor improvement works                                     | 18,255.53          |
| Transport and travel    | Pembury Road Corridor improvement works                                     | 33,798.31          |
| Community services      | Community learning facilities   | 3,356.74           |
| Community services      | Youth services  | 517.29             |
| Other                   | Tunbridge Wells Waste Transfer Station and Household Waste Recycling Centre | 1,752.63           |
| Transport and travel    | Cycle route works between Juniper Close and Dowding Way                     | 605.48             |
| Community services      | Paddock Wood Library  | 937.25             |
| Education               | Mascalls Academy  | 228,098.60         |
| Health                  | Howell Surgery and/or Waterfield House Surgery                              | 49,868.70          |
| Community services      | Mobile library stock for Matfield   | 2,661.80           |

# 5. S106 Contributions spent, transferred or delivered in 21/22

## Spending and Transfers

Detailed in this section are the financial contributions spent or transferred for spending, including indexation, during the 2021/22 financial year.

A total of **£347,667.06** TWBC financial contributions were spent in the 21/22 financial year. A total of **£626,606.91** KCC financial contributions were transferred to KCC the 21/22 financial year. The total of all financial contributions spent during the 20/21 year was **£974,273.97**.

| Funding category       | Funding details   | Amount (£S) | Destination                           |
|------------------------|---|-------------|---------------------------------------|
| Open space and leisure | Goudhurst football pitch maintenance/repair                                 | £3,498.06   | Goudhurst Parish Council              |
| Open space and leisure | Castle Hill Cricket Net   | £1,669.00   | Brenchley and Matfield Parish Council |
| Affordable housing     | Cinderhill additional plot  | £26,500.00  | TWBC spent                            |
| Affordable housing     | Crescent Road properties  | £310,000.00 | TWBC spent                            |
| Other                  | Reptile translocation   | £6,000.00   | Kent High Weald Partnership           |
| Transport and travel   | Traffic modelling and North Farm Master Plan                                | £22,951.81  | KCC                                   |
| Community facilities   | Community learning and Skills/Social Care/Libraries                         | £4,233.96   | KCC                                   |
| Education              | Tunbridge Wells Grammar School for Boys                                     | £20,914.68  | KCC                                   |
| Community facilities   | Tunbridge Wells Youth Hub   | £665.81     | KCC                                   |
| Other                  | Tunbridge Wells Waste Transfer Station and Household Waste Recycling Centre | £2,255.84   | KCC                                   |
| Community facilities   | Cranbrook Hub   | £2,525.16   | KCC                                   |
| Education              | Hawkhurst Primary School  | £21,821.91  | KCC                                   |
| Travel and transport   | Public transport in Hawkhurst   | £6,853.73   | KCC                                   |
| Education              | Broadwater Down Primary   | £30,612.30  | KCC                                   |

| <b>Funding category</b> | <b>Funding details</b>  | <b>Amount<br/>(£S)</b> | <b>Destination</b> |
|-------------------------|---|------------------------|--------------------|
| Education               | Skidders School   | £30,597.27             | KCC                |
| Community facilities    | Tunbridge Wells Library Services  | £6,748.10              | KCC                |
| Education               | Broadwater Down Primary   | £32,017.65             | KCC                |
| Education               | Skidders School   | £32,001.93             | KCC                |
| Community facilities    | Cranbrook Hub   | £7,611.50              | KCC                |
| Education               | Hawkhurst Primary School  | £65,589.33             | KCC                |
| Education               | Pembury Primary School  | £49,771.41             | KCC                |
| Education               | Mascalls Academy  | £61,616.74             | KCC                |
| Community facilities    | Pembury Library   | £1,030.96              | KCC                |
| Community facilities    | Social Care at Cranbrook Hub  | £17,114.90             | KCC                |
| Travel and transport    | Public transport  | £48,330.80             | KCC                |
| Other                   | Replacement tree  | £28,099.30             | KCC                |
| Community facilities    | Adult social services   | £16,773.54             | KCC                |
| Community facilities    | Sherwood and/or Tunbridge Wells libraries                                   | £61,251.96             | KCC                |
| Community facilities    | Youth services  | £12,574.09             | KCC                |
| Education               | Cranbrook Church of England Primary School                                  | £26,294.33             | KCC                |
| Community facilities    | Library books at Cranbrook Community Hub                                    | £3,319.46              | KCC                |
| Community facilities    | Youth services in Cranbrook   | £518.13                | KCC                |
| Community facilities    | Southborough Hub Library  | £5,946.40              | KCC                |
| Community facilities    | Community learning facilities   | £3,356.74              | KCC                |
| Community facilities    | Youth services  | £517.29                | KCC                |
| Other                   | Tunbridge Wells Waste Transfer Station and Household Waste Recycling Centre | £1,752.63              | KCC                |
| Community facilities    | Paddock Wood Library  | £937.25                | KCC                |

# Non-financial contributions delivered

Detailed in this section are the non-financial contributions delivered in the 2021/22 financial year.

Non-financial contributions delivered in the 2021/2022 financial year.

| Category                       | Amount (Units) |
|--------------------------------|----------------|
| Affordable housing             | 38             |
| Highways works in Paddock Wood | 1              |

## 6. S106 Projects

Below are some examples of projects in the community that TWBC section 106 money has been spent on in 2021/22. Many other contributions also helped to fund KCC projects that are not detailed here (see money transferred to KCC in the previous section).

### Crescent Road Affordable Housing



Together with a Homes England Grant, £310,000.00 of Section 106 contribution funding was used to provide six long term homes that can be used for former rough sleepers in the borough. This project involved the renovation of three empty properties on Crescent Road in Tunbridge Wells. The properties were in fairly poor condition and this money was needed to bring them up to a good standard. The work included improvement to the EPC rating of the properties and upgrades to internal features.

## Reptile translocation







Photos 1 and 2: Habitat preparation work. Photo 3: Common Lizard found during a survey at Robingate Woods. Photo 4: Slow worm found during a survey at Robingate Woods.

Photos and information kindly supplied by Kent High Weald Partnership.

£6,000.00 of Section 106 money from the Furnace Lane site in Horsmonden went towards relocating reptiles from the site before development took place to a suitable alternative habitat. In the summer of 2021, 123 Slow Worms and 28 common lizards were translocated from the Furnace Lane development site in Horsmonden to Robingate Wood, where Kent High Weald Partnership has an ongoing reptile habitat preservation and creation project. Before the transfer, the site was prepared by Kent High Weald Partnership and local volunteers. This work included creating hibernaculums (hibernation spaces), scrapes (shallow, seasonal water bodies) and general management of the heathland, the habitat that naturally provides essential habitat features for reptiles. Once the reptiles were onsite, two volunteer task days were spent removing birch trees from the heathland to prevent the heathland from succession into woodland. The first year of surveys were conducted in the spring of 2022, with sightings of both species. The remaining funding will go towards ongoing surveys and habitat management that will carry on until 2024/25. The surveying programme will be expanded from 3 surveys to four to get a better picture of the reptile populations.

## **Goudhurst football pitch maintenance and repair**

£3,498.06 of S106 money went towards a payment of £6,000.00 to Goudhurst Parish Council for the repair and maintenance of the football pitch in Goudhurst.