

Tunbridge Wells Borough Council

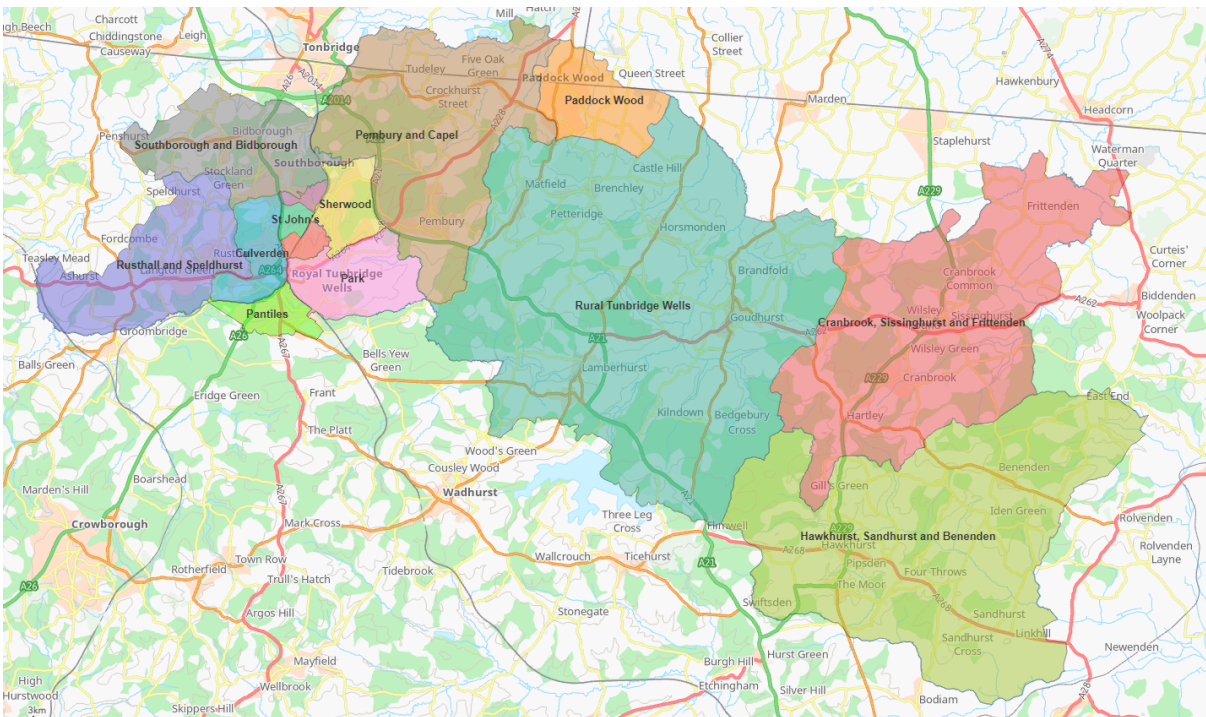
# Infrastructure Funding Statement 2023/2024

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

# 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 2023/24 which remain unspent as of 31<sup>st</sup> March 2024.

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 Obligation Agreements

Planning obligations known as 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 planning policies, Neighbourhood Development Plans and the Submission Local Plan which 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 development plans 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 signed and completed S106 legal 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 2023/24 financial year that spans from 01/04/2023 – 31/03/2024

## Key total figures from developer contributions 2023/24: Held / Agreed / Received / Spent

### Held

The total amount of funding held at the start of the reported year  
£10,062,139.26

### Agreed

The total amount of funding secured under planning obligations which were entered into during the reported year  
£672,421.75

### Received

The total amount of funding received from planning obligation during the reported year was £3,186,521.50

### Spent

The total amount of funding spent / transferred during the reported year  
£1,857,632.19

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 Council's website. These are produced in line with Government guidance. Please see the relevant links.

- [See developer agreement 2023 to 2024 \[csv\]](#)
- [See developer agreement contribution 2023 to 2024 \[csv\]](#)
- [See developer agreement transactions 2023 to 2024 \[csv\]](#)

## 2. S106. CONTRIBUTIONS HELD AT THE START OF 2023/24 FINANCIAL YEAR.

Detailed in this section are the financial contributions, including indexation, collected prior to the start of the 2023/24 financial year that had not yet been spent or transferred to a third party at the start of the 2023/24 year.

- A total of **£10,062,139.26** financial contributions were held at the start of the 2023/24 financial year;
- **£9,599,673.81** TWBC contributions and;
- **£462,465.45** KCC and NHS contributions.

Funding Category	Total funding value
Affordable Housing	£5,060,068.61
Air Quality & Renewable Energy	£80,154.53
Biodiversity Net Gain (BNG)	£41,223.53
Car Parking	£74,445.02
Cycleways/ Travel & Highways	£883,403.29
Open Space and Leisure	£3,429,186.57
Other	£30,692.26
Landscape and Ecology	£500.00
Community Facilities/Services. KCC	£42,437.77
Education. KCC	£19,287.11

Funding Category	Total funding value
Health. KCC	£345,193.92
Highways & Transport. KCC	£54,126.29
Youth Services. KCC	£307.00
Waste & Recycling. KCC	£1,113.36

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</b> (£5,060,068.61)	
Affordable Housing provisions within the Borough. 12/02547	865,525.85
Affordable Housing provisions within the Borough. 16/504331	389,171.93
Affordable Housing provisions within the Borough. 14/503223	55,976.64
Affordable Housing provisions within the Borough. 17/01191	159,431.14
Affordable Housing provisions within the Borough. 17/01191	162,574.85
Affordable Housing provisions within the Borough. 17/01608	294,229.46
Affordable Housing provisions within the Borough. 17/01608	299,188.39
Affordable Housing provisions within the Borough. 17/01848	464,099.08
Affordable Housing provisions within the Borough. 19/00365	150,914.63
Subsidising Affordable Housing with the Borough. 19/01271	397,541.44
Subsidising Affordable Housing with the Borough. 18/03951	302,591.49
Subsidising Affordable Housing with the Borough. 19/02957	100,863.83
Subsidising Affordable Housing with the Borough. 17/04224	90,092.48
Affordable Housing provisions within the Borough. 18/03262	51,856.46
Affordable Housing provisions within the Borough. 18/03262	716,201.89
Subsidising Affordable Housing with the Borough. 20/01306	559,809.05
<b>Landscape and Ecology</b>	
Hop Pickers Line Signage 17/00763	500.00

Funding Details	Funding Value
TWBC Funding Category	
<b>Air Quality &amp; Renewable Energy</b> (£80,154.53)	
Cycle Hire Scheme. 12/02547	10,348.46
Car Club. 15/507556	15,088.95
Cycle Hire Scheme. 15/507556	5,709.22
Car Club. 16/504331	21,686.92
Car Club Space, Car Club Car, membership, credits. Hawkenbury. 16/07023	23,673.62
Car Club Space, Car Club Car, membership, credits. Hawkenbury. 18/03951	805.94
Car Club Space, Car Club Car, membership, credits. Hawkenbury. 19/02957	201.49
Car Club Space, Car Club Car, membership, credits. Hawkenbury. 20/01306	2,639.93
<b>Biodiversity Net Gain (BNG)</b>	
Reptile/management/services/KHWP. 18/01976	41,223.53
<b>Car Parking</b> (£74,445.02)	
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	8,121.09
To manage overspill parking from the development. Hawkhurst. 19/01271	2,817.87
Parking Restrictions / Street side parking Mount Pleasant. 17/02262	2,006.13
Traffic Regulation Order, to benefit the development. Paddock Wood. 18/03262	2,560.98
Parking Facilities. Woodbury Park Rd area. 17/00731	3,006.54
<b>Cycleways / Travel &amp; Highways</b> (£883,403.29)	
Kingstanding Way/Longfield Rd. 90/01864	15,000.00

Funding Details	Funding Value
TWBC Funding Category	
Not allocated. 12/02547	25,871.15
Arriva Bus Service 13/02885	129,900.55
Blackhurst Lane Cycle/Pedestrian Safety Measures 13/02885	15,045.73
Home Farm Lighting 13/02885	30,091.46
Arriva Bus Service 13/02885	119,471.46
Bus Service 13/02885	108,640.46
Bus Service 13/02885	31,255.78
Cycle Networks/Signage Hawkenbury to Tunbridge Wells 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
Cycle Parking at Paddock Wood Station 14/506766	13,711.53
Homefarm TW cycle/footpath lighting provisions 17/00245	20,304.81
Improve Cycling/Walking provisions. Quarry RD. 19/00365	20,121.95
285 Bus Service. Hawkenbury. 16/07023	91,229.51
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	14,764.46
Cycle Strategy. To be used towards A26 London Road 17/00731	36,078.43
<b>Open Space and Leisure (£3,429,186.57)</b>	
Dunorlan Play Park 05/0184	13,715.17
Acquisition of Sports Sites 12/02547	165,740.56
Bayham Changing facilities 12/02547	75,000.00
Bayham Drainage 12/02547	35,000.00
Acquisition of Sports Sites 12/02547	303,644.78



<b>Funding Details</b>	<b>Funding Value</b>
<b>TWBC Funding Category</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
Dunorlan Play Park 12/03274	4,955.21
Calverley Tennis Courts & Gym 14/01024	8,628.00
Acquisition of Sports Sites	58,435.88
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
Acquisition of Sports Sites 16/504331	136,162.10
Hawkenbury/Rusthall Recreation Ground 16/504331	143,323.14
Green Lane Playing Fields 14/506766	306,554.06
Horsmonden Pavilion Project 17/00763	42,753.98
Children's Play Equipment Horsmonden 17/00763	49,589.38
Replacement fencing Calverly Grounds/ Install adult gym equipment 17/01399	31,393.60
Refurbish Showfields Toddler playground.TW 17/01399	21,844.85
Replacement fencing Calverly Grounds/ Install adult gym equipment 17/01399	32,073.96
Refurbish Showfields Toddler playground. 17/01399	22,318.27
Market Heath playground, Brenchley 17/01142	4,623.08
Acquisition of Sports Sites. 17/01608	28,878.07
Acquisition of Sports Sites. 17/01608	29,367.96
Replacement fencing Calverly Grounds/ Install adult gym equipment 17/00987	27,138.72
Refurbish Showfields Toddler playground. 17/00987	27,915.74

Funding Details	Funding Value
TWBC Funding Category	
Hawkenbury Recreation Ground Work / Car Park 16/07023	49,809.35
Hawkenbury Recreation Ground Car Park 16/07023	76,939.27
Mitigation measures / Posts London RD.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
Replacement Astro turf/Expansion or Grounds. Hawkenbury Rec. 18/01082	217,955.06
Replacement Astro turf/Expansion or Grounds. Hawkenbury Rec. 18/01082	249,570.87
Hawkenbury Recreation Ground Work / Car Park 18/03951	2,409.16
Hawkenbury Recreation Ground Works 18/03951	27,082.24
Hawkenbury Recreation Ground Car Park 19/02957	599.00
Hawkenbury Recreation Ground Works 19/02957	6,770.56
Play equipment / safety surfaces. Jubilee Playing field. Sissinghurst. 14/502645	13,325.80
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 the Borough TW 18/02618	62,888.53
New village hall. Horsmonden 18/01976	139,236.10
Outdoor Gym equipment. Horsmonden 18/01976	12,453.34
Brenchley Play Ground / Community projects inc. upgrading Matfield Pavilion 19/01099	78,134.33
Play equipment Jubilee Playing field. Sissinghurst. 19/03625	15,044.28
Hawkenbury Recreation Ground Works 20/01306	29,271.60
Hawkenbury Children's playground 20/01306	10,559.42
Play equipment. Woodlands playground. TW 21/03661	15,067.85
Recreation maintenance. Woodbury Common. TW 17/00731	7,706.35
<b>Other</b> £30,692.26)	

<b>Funding Details</b>	<b>Funding Value</b>
<b>TWBC Funding Category</b>	
Public Art. Public Art feature Kingstanding Way / Longfield Road roundabout. TW 14/500619	10,034.88
Public Art. Public Art feature Kingstanding Way / Longfield Road roundabout. TW 17/00245	2,137.35
Public Art. landscape/water feature Kingstanding Way / Longfield Road roundabout. TW 15/500765	5,600.46
Public Art /Tunbridge Wells Cultural Hub 20/01306	12,919.57
<b>Funding Details</b>	<b>Funding Value</b>
<b>KCC Funding Category</b>	
<b>Community Facilities/Services</b> (£42,437.77)	
Tunbridge Wells Cultural Hub 17/00731	40,485.53
Tunbridge Wells Cultural Hub 19/02315	1,394.00
Tunbridge Wells Cultural Hub 19/02315	558.24
<b>Education. Primary/Secondary</b> (£19,287.11)	
T Wells Grammar School for Boys 19/02315	13,772.03
T Wells Grammar School for Boys 19/02315	5,515.08
<b>Health. NHS</b> (£345,193.92)	
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 surgeries 18/02165	6,168.36
New general practice for North Ridge and Wish Valley surgeries 18/02165	18,505.07

<b>Funding Details</b>	<b>Funding Value</b>
<b>TWBC Funding Category</b>	
New general practice for North Ridge and Wish Valley surgeries 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>Highways &amp; Transport</b> (£54,126.29)	
Cycle Parking 14/506766	6,856.29
Highway Works 07/02381	47,270.00
<b>Youth Services</b> (£307.00)	
Tunbridge Wells District Youth Services 19/02315	307.00
<b>Waste &amp; Recycling</b> (£1,113.36)	
Waste Transfer Station, TW. 19/02315	795.00
Waste Transfer Station, TW. 19/02315	318.36

### 3. S106 Contributions agreed during 2023/24 financial year

Detailed in this section are the financial and non-financial contributions agreed during the 2023/24 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 and dismissed or superseded are not included.

- A total of **£672,421.75** financial contributions (not including indexation) were agreed in the 2023/24 financial year.

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.

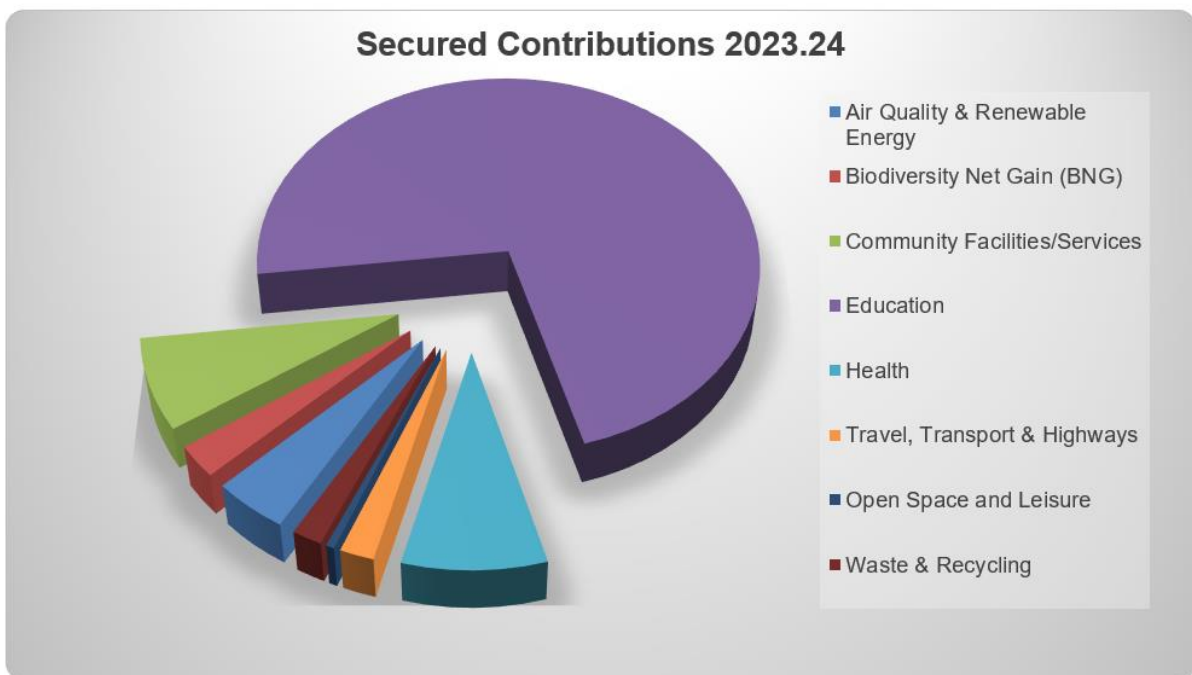
#### S106 Agreements via a Parish Council

Parish	No. of Agreements	Total IF Value (before indexation)	Total Housing Units	Affordable Housing units
Benenden	1	18,000	2	0
Brenchley Matfield	1	333,150.24	22	9
Lamberhurst	1	177,771.50	26	10
Tunbridge Wells	3	143,500.01	155	101

The next chart illustrates the contributions agreed through the applications above, in the main infrastructure categories.

Category	Total IF Value
Air Quality & Renewable Energy	30,000
Biodiversity Net Gain (BNG)	18,000
Community Facilities/Services	50,996.83
Education	488,026.71
Health	56,555.89
Travel, Transport & Highways	13,500
Open Space and Leisure	3,377.75
Waste & Recycling	11,964.57

\*\* during 23/24 - Of the six S106 agreements, only three have commenced development.



## 4. S106 CONTRIBUTIONS RECEIVED DURING 2023/24 FINANCIAL YEAR

Detailed in this section are the financial contributions received (including indexation) in the 2023/24 financial year.

- A total of **£3,186,521.50** financial contributions were received by TWBC during the 2023/24 financial year;
- **£2,867,017.26** TWBC financial contributions and;
- **£319,504.24** KCC and NHS financial contributions.

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

Funding Details	Funding Value
TWBC Funding Category	
<b>Affordable Housing</b> (514,803.03)	
Affordable Housing. 18/02571	22,969.70
Affordable Housing. 19/01271	491,833.33
<b>Biodiversity Net Gain (BNG)</b> (£94,522.87)	
Biodiversity Net Gain (BNG). 21/00825	10,671.76
Biodiversity Net Gain (BNG). 20/02788	63,548.78
Biodiversity Net Gain (BNG). 21/01638	20,302.33
<b>Car Parking</b> (£15,414.59)	
Parking Management and Speed Restrictions. 16/07023	10,185.36
Parking Control. 21/03345	5,229.23
<b>Community Facilities/Services</b> (£117,124.77)	
Cultural Learning Hub. 16/07023	112,174.74
Cultural Learning Hub. 18/03951	3,818.72
Cultural Learning Hub. 19/02927	1,131.31
<b>Green Infrastructure</b> (£50,687.68)	

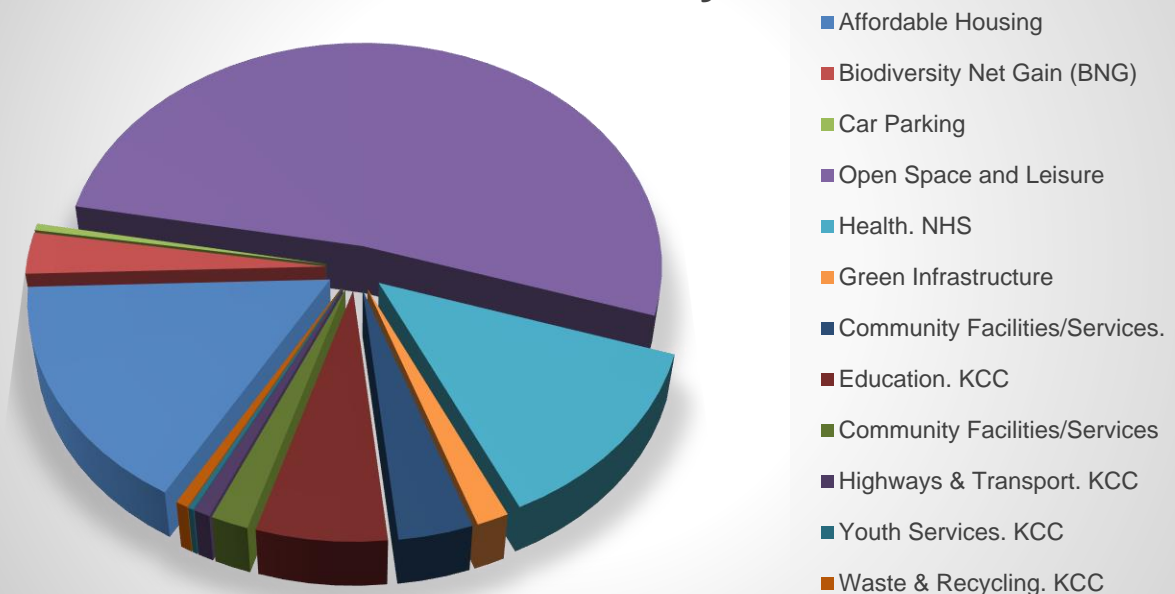
Funding Details	Funding Value
TWBC Funding Category	
TW Commons. 21/03298	8,687.68
TW Commons Conservators. 21/03298	42,000.00
<b>Health. NHS</b> (£417,257.56)	
NHS Contribution. 17/03480	100,010.09
NHS Contribution. 21/03298	31,119.27
NHS Contribution. 14/506766	136,170.11
NHS Contribution. 18/02571 - 21/01379	41,469.49
NHS Contribution. 1 8/02571 - 21/01379	4,589.35
NHS Contribution. 20/02788	80,876.41
NHS Contribution. 21/01638	23,022.84
<b>Open Space and Leisure</b> (£1,657,206.76)	
Adult and Youth Sports Pitch. 17/03480	298,755.47
Adult and Youth Open Space. 21/04191	25,154.70
Children's Recreation 21/04191	20,766.12
Adult and Youth Open Space. 16/07023	286,334.85
Children's Playscapes. 16/07023	108,643.82
Children's Playscapes. 16/07023	3,698.56
Children's Playscapes. 16/07023	924.64
Community Infrastructure (Playground). 21/00825	41,426.47
Community Infrastructure (Playground). 21/00825	42,058.24
Adult and Youth Recreation Contribution. 18/02571 – 21/01379	158,490.91
Adult and Youth Recreation Contribution. 18/02571 – 21/01379	12,386.41
Indoor Sports Contribution. 14/506766	407,042.94
Adult and Youth Recreation Contribution. 20/02788	233,534.71
Adult and Youth Recreation Contribution. 21/01638	17,988.92

<b>Funding Details</b>	<b>Funding Value</b>
<b>TWBC Funding Category</b>	
<b>Funding Details</b>	<b>Funding Value</b>
<b>KCC Funding Category</b>	
<b>Community Facilities/Services</b> (£59,326.16)	
Community Hub 21/04191	6,412.41
Community Services. 21/00825	7,765.43
Library Services. 19/02361	2,860.64
TW Cultural Hub/ Amelia Scott 50/50 (1,930.31 Book Stock KCC) (1,930.32TWBC Amelia Scott Building). 22/01422	3,860.63
Cranbrook Hub. 20/02788	37,847.88
Libraries. 18/02621	579.17
<b>Education – Primary / Secondary</b> (£205,186.96)	
Secondary Education. 21/04191	11,097.78
Primary Education. 21/00825	42,951.06
Primary Education. 21/00825	43,260.27
Secondary Education. 19/02361	27,694.46
Secondary Education. 22/01422	40,088.84
Primary Education. 18/02621	40,094.55
<b>Highways, Travel &amp; Transport</b> (£25,933.27)	
Public Transport. 21/04191	18,318.07
Highways. 21/03345	7,615.20
<b>Waste &amp; Recycling</b> (£19,958.22)	
Waste Services. 21/04191	2,693.83
Waste Services. 21/00825	2,390.90
Waste Services. 19/02361	1,598.67
Waste Services. 22/01422	1,621.83



Funding Details	Funding Value
TWBC Funding Category	
Waste Services. 20/02788	11,652.99
<b>Youth Services</b> (£9,099.63)	
Youth Services. 21/04191	960.67
Youth Services. 21/00825	1,212.10
Youth Services. 19/02361	440.82
Youth Services. 22/01422	578.37
Youth Services. 20/02788	5,907.67

## S106 Contributions RECEIVED during 2023/24 financial year



## 5. S106 AFFORDABLE HOUSING UNITS (NON-FINANCIAL) DELIVERED DURING 2023/24

Development	Social rent	Affordable rent	Shared ownership
Mascalls Court Farm		22	8
Church Farm		14	20
Common Road	6		2
Hawkenbury Farm			14
Oast Gardens	4		
Hornbeam			5
Knight Park			4
<b>Total</b>	<b>10</b>	<b>36</b>	<b>53</b>



## 6. S106 CONTRIBUTIONS SPENT, TRANSFERRED OR DELIVERED DURING 2023/24 FINANCIAL YEAR

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

- The total of all financial contributions spent/transferred during the 2023/24 year was **£1,220,054.53**
- **(TWBC £837,405.01 & KCC £382,649.52)**

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.

Funding details TWBC Funding Category	Amount (£)	Destination
<b>Cycleways / Travel &amp; Highways</b> (£99,996.00)		
Cycle Parking at Paddock Wood Station 14/506766	13,711.53	SE Trains Limited
Cycle Parking at Paddock Wood Station 14/504140	6,288.47	SE Trains Limited
Bus service Knights Wood to Tonbridge 13/02885	37,146	Hams Travel
285 Bus Service 16/07023	40,000	Hams Travel <i>via</i> KCC
Traffic regulation order 16/07023	2,850	KCC Highways
<b>Community Facilities/Services</b> (130,044.34)		
**Amelia/Cultural 16/07023	112,174.74	KCC
**Amelia/Cultural 18/03951	3,818.72	KCC
**Amelia/Cultural 19/02927	1,131.31	KCC
**Amelia/Cultural 20/01306	12,919.57	KCC
<i>** Amelia/Cultural Hub Financial contributions offsetting KCC Cultural Hub Invoice</i>		
<b>Green infrastructure</b> (£51,187.68)		
Commons Conservators Projects 21/03298	42,000.00	Tunbridge Wells Commons Conservators

Funding details	Amount (£)	Destination
TWBC Funding Category		
Commons Contribution 21/03298	8,687.68	Tunbridge Wells Commons Conservators
HPLG interpretation signage 17/0076	500.00	Horsmonden PC
<b>Open Space and Leisure</b> (£556,176.99)		
Sports Pitch Contribution. 17/03480 19/02533	151,757.56	Paddock Wood TC
Jubilee Playground, Sissinghurst 14/50264	13,325.80	Cranbrook and Sissinghurst PC
Sports Pitch Paddock Wood 17/03480	146,997.92	Paddock Wood TC
Brenchley Matfield Recreation Grd - Burma Bridge 17/01142	1,702.50	Brenchley Matfield PC
Old Orchard Play Area, Sandhurst 21/00825	41,426.47	Sandhurst PC
Locket Green Play Ground Repairs 17/00763	3,358.00	Horsmonden PC
Brenchley Matfield Porters Wood Recreation Ground 17/01142 & 19/01099	16,354.91	Brenchley & Matfield PC
Recreational facilities at Cranbrook Sports Clubs 18/02571	116,376.00	Cranbrook Sports/Rugby Club
Old Orchard Play Area, Sandhurst 21/00825	42,058.24	Sandhurst PC
Refurbishment of Matfield Pavilion 19/01099	2,827.00	Brenchley & Matfield PC
Development/construction of Horsmonden Sports Pavilion. 17/00763	19,992.59	Horsmonden Sports Club

Funding details	Amount (£)	Destination
KCC Funding Category		
<b>Community Facilities/Services</b> (£111,170.57)		
Youth Services 19/02315	307.00	KCC
Youth Services 21/04191	960.67	KCC
Youth Services 21/00825	1,212.10	KCC
Youth Services 19/02361	440.82	KCC
Youth Services 22/01422	578.37	KCC
Youth Services 20/02788	5,907.67	KCC
Libraries 18/02621	579.17	KCC
Library 19/02361	2,860.64	KCC
TW. Library Book Stock 22/01422	1,930.32	KCC
TW. Library Book Stock 19/02315	697.00	KCC
TW. Library Book Stock 19/02315	279.12	KCC

<b>Funding details</b>	<b>Amount (£)</b>	<b>Destination</b>
<b>KCC Funding Category</b>		
Community Services 21/00825	7,765.43	KCC
Cranbook Hub 20/02788	37,847.88	KCC
**Amelia/Cultural Hub 17/00731	40,485.53	KCC
**Amelia/Cultural Hub 19/02315	976.12	KCC
**Amelia/Cultural Hub 22/01422	1,930.32	KCC
**Amelia/Cultural Hub 21/04191	6,412.41	KCC
<i>** Amelia/Cultural Hub KCC Financial contributions offsetting TWBC Cultural Hub funding</i>		
<b>Education – Primary / Secondary</b> (£224,474.07)		
Secondary Education 19/02315	19,287.11	KCC
Primary Education 18/02621	40,094.55	KCC
Secondary Education 21/04191	11,097.78	KCC
Primary Education 21/00825	42,951.06	KCC
Primary Education 21/00825	43,260.27	KCC
Secondary Education 19/02361	27,694.46	KCC
Secondary Education 22/01422	40,088.84	KCC
<b>Highways</b> (£25,933.27)		
Public Transport 21/00825	18,318.07	KCC
Highways 21/03345	7,615.20	KCC
<b>Waste &amp; Recycling</b> (£21,071.61)		
Waste Transfer Station 19/02315	1,113.36	KCC
Waste Transfer Station 21/04191	2,693.86	KCC
Waste Transfer Station 21/00825	2,390.90	KCC
Waste Transfer Station 19/02361	1,598.67	KCC
Waste Transfer Station 22/01422	1,621.83	KCC
Waste Transfer Station 20/02788	11,652.99	KCC

## 7. S106 ASSISTED FUNDING TOWARDS CAPITAL & REVENUE PROGRAMMES

Detailed in this section are S106 contributions (including indexation) totalling **£637,577.66** that have been spent supporting Capital and Revenue projects.

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

TWBC Funding Category	S106 Funding Application	Spent	Programme
Affordable Housing	12/02547	275,589.05	Capital - Local Authority Housing Fund
Air Quality & Renewable Energy	15/507556	5,709.22	Revenue - Project 'Better Streets'
Air Quality & Renewable Energy	16/504331	4,500.00	Revenue – Co Wheels Car Club
Open Space and Leisure	19/02927	599.00	Capital- Hawkenbury Recreation Ground Car Park Extension
Open Space and Leisure	16/07023	77,406.72	Capital- Hawkenbury Recreation Ground Car Park Extension
Open Space and Leisure	18/03951	2,409.16	Capital- Hawkenbury Recreation Ground Car Park Extension
Air Quality & Renewable Energy	16/07023	23,673.62	Revenue - Co Wheels Expansion Hawkenbury
Open Space and Leisure	18/01082	40,812.00	Capital- Hawkenbury All Weather Pitch or Car Park
Air Quality & Renewable Energy	18/03951	805.94	Revenue - Co Wheels Expansion Hawkenbury
Air Quality & Renewable Energy	19/02927	201.49	Revenue - Co Wheels - Hawkenbury
Affordable Housing	18/03262	49,257.62	Capital - Local Authority Housing Fund
Affordable Housing	20/01306	125,000.00	Capital - Local Authority Housing Fund
Air Quality & Renewable Energy	20/01306	2,639.93	Revenue - Co Wheels - Hawkenbury
Biodiversity Net Gain	21/00825	4,430.00	Revenue - Interim Biodiversity Net Gain Project

TWBC Funding Category	S106 Funding Application	Spent	Programme
Open Space and Leisure	05/0184	13,715.17	Capital - Dunorlan Play Park
Open Space and Leisure	12/03274	4,955.21	Capital - Dunorlan Play Park
Biodiversity Net Gain	18/01976	5,873.53	Revenue – BNG consultancy - Marshley Harbour Woods, Snipe and Bassets Wood and High Woods

## 8. S106 AGREED NON-FINANCIAL CONTRIBUTIONS DELIVERED DURING 2023/24

The table below provides a summary of the non-monetary contributions that were agreed and delivered through S106 agreements. Non-monetary contributions include provision of land transfers for the provision of primary schools, off-site highways works, play areas or Affordable Housing.

Category	
Affordable Housing	99 units, breakdown shown above.
Off-Site Highway Works	20/02788/FULL. New signalised crossing and cycle parking. Hawkhurst.
	21/02027. New linking footways and speed restrictions. Horsmonden.
	16/502860. Kerbs, signage, traffic islands, junctions, pedestrian crossing, turn pocket, site access lane. Cranbrook.
	21/01638/FULL. New linking footways and vehicle active signage (speed limit). Frittenden

## 9. S106 PROJECT EXAMPLES

Below are some examples of projects in the community that TWBC S106 money collected has been spent on in 2023/24. 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.](#))

- **KW1 Hams Travel Bus Service at Knights Wood - £358,012.47**  
S106 contributions have been allocated towards the KW1 Knights Wood bus service to meet local demand for both commuters and school pupils bus travel needs between the development at Knights Wood and Tonbridge railway station.





- **Hawkenbury Recreation Ground Car Park Extension – £80,414.88 Capital Project**

The car park at Hawkenbury recreation grounds was extended by adding a further 29 car parking bays and 1 disabled bay. This is a popular local recreation ground with a play park, sports grounds, tennis courts and changing facilities. These extra car parking spaces will make it easier for residents to visit and enjoy the park and grounds.



- **Orchard Recreation Ground Equipment & Playground, Sandhurst - £41,426.47**

S106 contributions was allocated to extend the existing play areas, replacement of wooden fencing and new pieces of play equipment to the Orchard Recreation playground in Sandhurst.



- **Cranbrook Sports Club pitch enhancements - £116,376.00**

S106 contributions funded Cranbrook Club's improvement to three rugby pitches to include drainage work, purchase of ground care equipment and a storage facility.

Cranbrook sports club offers rugby as well as lacrosse, athletics, triathlon and cricket and is a vital hub for the local community.



- **St. John’s Recreation Ground Children’s Play Area - £20,766.12**

S106 contributions were allocated for the installation of new play equipment, refurbishment of existing equipment and the safety surfacing at St John’s Recreation Ground.



- **Co-Wheel Car Club expansion. Hawkenbury - £27,320.98**

Co-Wheels Car Club is a pay-as-you-go community car hire scheme where members can hire vehicles from convenient locations.

In addition to the six locations in central Tunbridge Wells, S106 contributions funded a new Car Club location to be made available in Duncalf Road in the Hollyfields development Hawkenbury.

Car clubs such as Co-Wheels replace the need for privately owned vehicles and improve air quality for the entire community.



- **Paddock Wood Memorial Field Sports Pitch Enhancements - £151,757.55 + £146,997.92**

S106 contributions from Mascalls Farm planning applications ref: 17/03480/FULL and 19/0253/FULL – Towards Memorial field recreation ground offers; sports pitch, cricket pitch, tennis courts and children’s play park.