

Annexe 1 – Interim Infrastructure Delivery Plan – Delivery Schedules

Scheme	Infrastructure Type	Ward(s)	Related Developments and Draft Site Allocation(s)	Reason for Improvement	Critical/ Essential/ Desirable	Delivery Timescale	Phasing From	Approx Cost (£)	Extra Information	Funding Sources	Funding Secured	Potential Funding Gap	Lead Organisation(s)
Highways													
Borough Green Relief Road	Highways (on site)	Pilgrims with Ightham, Borough Green and Platt	Borough Green Gardens	To unlock the development of Borough Green Gardens	Critical	Required before first occupation	2030	£42m (estimate)	Feasibility work ongoing.	S106	None currently	TBC	Site promoters, TMBC, KCC and Homes England
A229 Blue Bell Hill Junction and Road Improvements including M2 Jn3, Lord Lees and Taddington Roundabouts	Highways	Aylesford North and Walderslade	TBC	Improvement of the Taddington, Lord Lees and Bridgewood Roundabouts situated in Tonbridge and Malling, and Bridgewood and Runninghorse Roundabouts in Maidstone, to increase capacity of the A229 as part of corridor improvements to support local growth and the delivery of Lower Thames Crossing which will shift cross-Thames vehicular trip demand north/south in Kent.	Critical	2 years	2029	£250m (estimate)	Due to the high Degree of Saturation (DoS) values observed across multiple arms of these junctions, particularly on key approaches, substantial physical mitigation may be required to restore operational efficiency and support future traffic growth. Strategic Outline Business Case approved by DfT for a comprehensive mitigation scheme being progressed by KCC, feasibility work for which is ongoing. Blue Bell Hill is being considered as a Large Local Majors scheme, if outline business case approved it will only be 85% funded by government.	Expected part funding from DfT via Large Local Majors and planning authorities via S106 and CIL.	Part funded - £56,487 S106 towards the improvement of the Running Horse Roundabout	25% - £37.5m (estimate)	KCC Highways, Department for Transport, National Highways, MBC, Medway Council, TMBC
Aylesford Relief Road	Highways (on site)	Aylesford North and Walderslade	Allocations and developments at Aylesford and Eccles	To improve west-east access between Bull Lane and Rochester Road.	Critical	TBC	TBC	TBC	Not identified in the transport evidence as being a requirement but is being promoted by stakeholders as an option to improve vehicular connectivity, and to overcome the constraint of Aylesford High Street.	S106	None currently	TBC	Site promoters, TMBC and KCC
A20 / Mills Road / Hall Road, Aylesford Junction Improvement	Highways	Aylesford South and Ditton	Allocations and developments at South Aylesford and Ditton	To provide additional capacity at this constrained junction over the plan period. This is desirable mitigation but not considered critical as a consequence of the latest transport modelling results.	Desirable	TBC	TBC	TBC	Improvement scheme for the existing signal-controlled crossroad junction. Roundabout option previously consulted upon in 2021 unlikely to be taken forward however potential for further signals optimisation and drainage improvements adjacent to the retail park. KCC are exploring the feasibility of a new access to Quarry Wood through the Bradbourne application site, negotiations for this are ongoing.	S106	Part funded - £1,021,429 for improvements on A20 between the A228 and Coldharbour junctions	TBC	TMBC and KCC Highways

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A26 / Fountain Lane, Barming Junction Improvement	Highways	Barming in Maidstone Borough	Allocations and developments at Borough Green and Platt, including Borough Green Gardens	To mitigate growth arising from development sites in South Aylesford, Ditton and Barming in Maidstone over the plan period. This junction is situated in Maidstone Borough and is being promoted by MBC in their Local Plan.	Essential	TBC	TBC	TBC	Improvement of existing signalised crossroads to provide a layout which includes two roundabouts. Requires 3rd party land which is under negotiation. CPO negotiations not progressed re Taj Barming. Safety concerns re the achievable design are such that KCC will be recommending that the scheme is not progressed. KCC have been exploring the potential for a more modest improvement proposal, which involves extensions to the right turning lanes and pedestrian crossing facilities.	S106	Part funded from contributions secured by TMBC - £2,816,071. £1,300,00 of this could also be spent on the A20 / Mills Road / Hall Road junction.	TBC	TMBC and KCC Highways
A20 / A227 / Bull Lane, Wrotham Junction Improvement	Highways	Pilgrims with Ightham	Allocations and developments at South Aylesford and Ditton	To mitigate growth arising from developments identified in the Local Plan.	Critical	TBC	TBC	TBC	The A20 (North) and A227 approaches are the most critically affected under future traffic conditions, particularly in the Local Plan scenario. The modelling assessment has identified a requirement for mitigation measures to address the forecast impacts. However, an initial review of the available land within the highway boundary, alongside the scale of mitigation needed, has highlighted challenges in delivering a feasible mitigation scheme. The extent of the improvements required suggests that a significantly larger junction footprint may be necessary, which would involve land acquisition beyond the existing highway boundary. Alternatively, an offline solution, such as the provision of a new link road, may need to be considered to accommodate future demand effectively.	S106	None currently	TBC	TMBC and KCC Highways

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A20 / A25 Maidstone Road, Wrotham Heath Junction Improvement	Highways	Borough Green and Platt	Allocations and developments at Borough Green and Platt, including Borough Green Gardens	To mitigate growth arising from developments identified in the Local Plan.	Critical	TBC	TBC	TBC	All three arms of this junction are forecast to operate at or above capacity in the PM peak under the Local Plan scenario. The A20 (East), A20 (West), and Maidstone Road approaches are all expected to experience severe congestion, reinforcing the need for mitigation to maintain acceptable operational performance. An initial review of the available land within the existing highway boundary, combined with the scale of intervention required, suggests that delivering a feasible mitigation layout may be challenging. The magnitude of the improvements needed to address the forecast demand is likely to exceed the spatial constraints of the current highway footprint. As a result, more substantial mitigation, such as land acquisition to accommodate a significantly enlarged junction layout, or the development of an offline solution like a new link road, may be necessary.	S106	None currently	TBC	TMBC and KCC Highways
A25 / Quarry Hill Road / High Street, Borough Green Junction Improvement	Highways	Borough Green and Platt	Allocations and developments at Borough Green and Platt, including Borough Green Gardens	To mitigate growth arising from developments identified in the Local Plan.	Critical	TBC	TBC	TBC	To address the increasing traffic pressure on the A25 (East) arm of the junction, particularly under the 2042 Local Plan High Growth scenario, it is recommended that the feasibility of implementing a dedicated right-turn pocket for vehicles turning into High Street be investigated. This mitigation would help separate right turning traffic from the main circulating flow, reducing the likelihood of queuing and delays that could otherwise block or slow down through movements at the junction. Given the physical and operational constraints at the junction, if the proposed mitigation measures cannot be delivered within the existing	S106	None currently	TBC	TMBC and KCC Highways

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									highway boundary, an alternative offline solution, such as a bypass or link road, may need to be considered. This would provide additional network capacity and help divert traffic away from the constrained junction, thereby addressing the forecast demand more effectively.				
A20 / Winterfield Lane / Lunsford Lane, Leybourne Junction Improvement	Highways	Larkfield	Allocations and developments at Kings Hill, West Malling, East Malling, Larkfield and Leybourne	To mitigate growth arising from developments identified in the Local Plan.	Critical	TBC	TBC	TBC	The model assessment indicates that mitigation would be required to reduce the impact of the local plan. This would be in the form of turn bans, potentially making one or two of the junctions left-in left out or just banning the right turns into the junction. This would have wider impacts on the network with traffic rerouting as a result. As an alternative to physical infrastructure-based mitigation, measures aimed at encouraging a shift in mode choice could be explored. In particular, enhancements to bus services along the corridor, such as increased frequency, improved reliability, and better connectivity, could help reduce car dependency and alleviate pressure on the junction. These improvements would support a more sustainable transport strategy and contribute to managing demand more effectively.	S106	Part funded - £1,021,429 for improvements on A20 between the A228 and Coldharbour junctions	TBC	TMBC and KCC Highways
A20 / Station Road / New Road, Ditton Junction Improvement	Highways	Aylesford South and Ditton	Allocations and developments at Kings Hill, West Malling, East Malling, Larkfield, Leybourne and Ditton.	To mitigate growth arising from developments identified in the Local Plan.	Critical	TBC	TBC	TBC	While the existing junction layout has been shown to perform poorly under Local Plan traffic scenarios, modelling of the alternative design proposed by KCC indicates that it would effectively mitigate these impacts. The results suggest that the revised layout would sufficiently address the identified capacity issues. However, as this design has not yet been implemented, its benefits remain theoretical at this stage. If	S106	Part funded - £1,021,429 for improvements on A20 between the A228 and Coldharbour junctions	TBC	TMBC and KCC Highways

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									delivered, no further mitigation measures are expected to be necessary at this location.				
Rochester Road / Forstal Road / High Street, Aylesford Junction Improvement	Highways	Aylesford North and North Downs	Allocations and developments at Aylesford and Eccles	To mitigate growth arising from developments identified in the Local Plan.	Critical	TBC	TBC	TBC	Considering the projected capacity constraints identified under the 2042 Local Plan High Growth scenario, mitigation measures should be considered to maintain acceptable junction performance. One potential option is the conversion of the existing roundabout layout to a signalised junction. Signal control could offer more structured traffic management and potentially improve flow during peak periods by allocating green time based on demand. However, the feasibility of this approach is limited by the high volume of right turning movements from Forstal Road to Rochester Road. Alternative mitigation strategies may need to be explored, such as junction reconfiguration, demand management, or targeted capacity enhancements on specific arms. A detailed junction modelling exercise would be required to assess the operational impacts of different options and identify the most effective solution.	S106	None currently	TBC	TMBC and KCC Highways
A26 / Red Hill / Bow Road, Watringbury Junction Improvement	Highways	East and West Peckham Mereworth and Watringbury	Allocations and developments at Watringbury	To mitigate growth arising from developments identified in the Local Plan.	Critical	TBC	TBC	TBC	Mitigation at this junction is particularly challenging due to the constrained nature of the surrounding area. One potential option could involve the construction of a bypass linking Tonbridge Road to Maidstone Road, southeast of Watringbury. While this could help divert through traffic away from the	S106	Part funded - £15,000	TBC	TMBC and KCC Highways

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									junction and relieve pressure on its approach arms, it would be a costly and complex undertaking. An alternative option involves converting the two existing signalised pedestrian crossings to staggered crossings. This change could improve traffic flow by reducing the impact of pedestrian phases on vehicle movements. However, implementing this solution would require the removal of the pocket parks located on both sides of Bow Road, which may raise concerns regarding the loss of public amenity and local character. Further feasibility work and consultation with stakeholders would be essential before any mitigation strategy is progressed.				
A26 Hadlow Road / Cannon Lane, Hadlow, Junction Improvement	Highways	Bourne	Allocations and developments at Hadlow	To mitigate growth arising from developments identified in the Local Plan.	Critical	TBC	TBC	TBC	While the current junction layout remains operational in the short term, the elevated Degree of Saturation (DoS) levels observed across multiple arms suggest that mitigation measures may be necessary to maintain acceptable performance and avoid future operational issues as traffic demand increases. However, the limited physical space available and the already optimised signal staging present significant challenges in identifying feasible on-site mitigation options. As a result, broader strategic measures may need to be considered. These could include demand management strategies, such as promoting modal shift or trip internalisation, or the development of offline infrastructure solutions, such as a link road or bypass, to alleviate pressure on the junction and support long-term network resilience.	S106	None currently	TBC	TMBC and KCC Highways

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A26 Vale Road / A26 Woodgate Way, Tonbridge Junction Improvement	Highways	Cage Green and Angel	Allocations and developments in the Tonbridge industrial area and at North Tonbridge	To mitigate growth arising from developments identified in the Local Plan.	Critical	TBC	TBC	TBC	Although the current junction layout remains operational in the short term, the elevated Degree of Saturation (DoS) values across multiple arms suggest that mitigation measures may be necessary to maintain acceptable performance and avoid future operational issues as traffic demand increases. It is understood that an active travel scheme is being proposed at this location, which could help reduce vehicular demand by encouraging a shift to more sustainable modes of transport. While this presents an opportunity to diversify mode share and potentially alleviate pressure on the junction, it also introduces additional design constraints. These constraints may limit the scope for physical mitigation, making it more challenging to identify a feasible solution that balances both traffic capacity and active travel priorities.	S106	None currently	TBC	TMBC and KCC Highways
Rail													
Tonbridge Station car parking consolidation	Car Parking	Vauxhall /Cage Green and Angel	N/A	To consolidate the station car parking arrangements, to release the current site at Priory Road for residential development and increase decked provision at Vale Road.	Essential	TBC	TBC during the plan period before 2042.	Not costed	To ensure that there is sufficient car parking for current and future rail passengers.	DfT	None currently	TBC	TMBC and Network Rail
Tonbridge Station to town centre enhanced wayfinding and digital signage	Signage	Judd / Cage Green and Angel	Central Tonbridge site allocations and developments	Review of wayfinding and passenger information signage to ensure it is fit for purpose and supports rail lined non-car journeys.	Essential	TBC	TBC short term	Not costed	To improve first and last mile connectivity and enhance passenger experience.	S106 / DfT / KCC	None currently	TBC	TMBC, Network Rail and KCC
Tonbridge Station taxi rank improvements	Taxi waiting facilities	Judd	Tonbridge	Better shelter for waiting passengers on Waterloo Road	Essential	TBC	TBC short term	Not costed	To improve first and last mile connectivity and enhance passenger experience.	DfT	None currently	TBC	TMBC, Network Rail and KCC
Snodland Station - New cycle hub	Cycle parking facilities	Snodland East and Ham Hill	All site allocations and developments within	To improve facilities for passengers and to support linked journeys by cycle.	Essential	Subject to availability of funding.	TBC	TBC	Existing station cycle parking does not provide sufficient capacity to support growth anticipated.	S106	None currently	TBC	TMBC and Network Rail

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			catchment of station.										
Aylesford Station improvements	Improved station facilities	Aylesford North and North Downs	All site allocations and developments within catchment of station.	To improve facilities for passengers and to support linked journeys by cycle.	Essential	Subject to availability of funding.	TBC	TBC	Improvements required include enhanced cycle parking with shelter on station forecourt.	S106	Part funding for improvements - £105,172	TBC	TMBC and Network Rail
Barming Station improvements	Improved station facilities	Aylesford South and Ditton	All site allocations and developments within catchment of station.	To improve facilities for passengers and to support active linked journeys including by cycle.	Essential	Subject to availability of funding.	TBC	TBC	Improvements required include step free platform access, cycle hub and improved pedestrian access from Hermitage Lane.	S106 / DfT Access for All	Part funding for access and other improvements - £190,000 S106	TBC	TMBC and Network Rail
West Malling Station improvements	Improved station facilities	East Malling West Malling and Offham	All site allocations and developments within catchment of station.	To improve facilities for passengers and to support linked journeys by cycle.	Essential	Subject to availability of funding.	TBC	TBC	Improvements required include step free platform access, and cycle hub facility.	S106 / DfT Access for All	None currently	TBC	TMBC and Network Rail
Borough Green Station improvements	Improved station facilities	Borough Green and Platt	All site allocations and developments within catchment of station.	To improve facilities for passengers and to support linked journeys by bus, on foot and by cycle.	Essential	Subject to availability of funding.	TBC	TBC	Improvements required include step free platform access, forecourt improvements to include cycle hub facility and better bus stop and waiting facilities.	S106 / DfT Access for All	None currently	TBC	TMBC and Network Rail
Hildenborough Station improvements	Improved station facilities	Hildenborough	All site allocations and developments within catchment of station.	To improve facilities for passengers and to support linked journeys by bus, on foot and by cycle.	Essential	Subject to availability of funding.	TBC	TBC	Improvements required include step free platform access, forecourt improvements to include cycle hub facility and additional bus stop/stand. Additional car parking will also be required through decked arrangement potentially using adjacent land to current car park.	S106 / DfT Access for All	Part funding for cycle hub - £78,969 S106	TBC	TMBC and Network Rail
Bus													
To be confirmed in the next IDP update at Reg 19	Bus	TBC	TBC	To improve transport mode choice and to encourage travel by sustainable modes.	Essential	TBC	TBC	TBC	Subject to further feasibility and discussions with KCC public transport team to inform the Reg 19 Local Plan.	Kent Bus Services Improvement Plan / Operators / S106	TBC	TBC	TMBC and KCC
Active Travel													

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Tonbridge Industrial Area Walking and Wheeling Route	Active Travel	Cage Green and Angel	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	Part funded - £43,862 towards River Medway tow path improvements	TBC	TMBC and KCC
Hildenborough Walking and Wheeling Route	Active Travel	Hildenborough	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC
Tonbridge East Walking and Wheeling Route	Active Travel	Cage Green and Angel	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC
Lower Haysden Walking and Wheeling Route	Active Travel	Judd	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	Part funded - £146,195 for Waterloo Road link	TBC	TMBC and KCC
Vauxhall Walking and Wheeling Route	Active Travel	Vauxhall	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	Part funded - KCC has £78k towards link from Vauxhall Roundabout to Tonbridge town centre	TBC	TMBC and KCC
Riverside Walking and Wheeling Route	Active Travel	Cage Green and Angel	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC
Haysden Country Park Walking and Wheeling Route	Active Travel	Judd	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC
Higham Woods Walking and Wheeling Route	Active Travel	Higham	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S107	None currently	TBC	TMBC and KCC
South Aylesford Walking and Wheeling Route	Active Travel	South Aylesford and Ditton	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC
East Malling Walking and Wheeling Route	Active Travel	East Malling West Malling and Offham	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC
Larkfield West Walking and Wheeling Route	Active Travel	Larkfield	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC

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Snodland to Leybourne Lakes Walking and Wheeling Route	Active Travel	Larkfield	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC
Medway River Walking and Wheeling Route	Active Travel	Aylesford North and North Downs	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	Part funded - £1.2m grant from central government for repair of the tow path	TBC	TMBC and KCC
Peters Village to Snodland Walking and Wheeling Route	Active Travel	Snodland East and Ham Hill	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC
Snodland Community Centre Walking and Wheeling Route	Active Travel	Snodland East and Ham Hill	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC
Burham to Aylesford Walking and Wheeling Route	Active Travel	Aylesford North and North Downs	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required. Developers will need to also consider the improvement of the PRow network in this area to provide better usability for pedestrians and resolve currently gaps in provision.	S106	None currently	TBC	TMBC and KCC
West Malling to Kings Hill Walking and Wheeling Route	Active Travel	East Malling West Malling and Offham	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC
Kings Hill Walking and Wheeling Routes	Active Travel	Kings Hill	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC
Kent Street to Kings Hill Centre Walking and Wheeling Route	Active Travel	Kings Hill	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC
Broadwater Farm Walking and Wheeling Route	Active Travel	East Malling West Malling and Offham	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC
North Pole Road Walking and Wheeling Route	Active Travel	East & West Peckham Mereworth and Watringbury	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC

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Kings Hill Sports Park Walking and Wheeling Route	Active Travel	Kings Hill	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC
Wateringbury to Kings Hill Walking and Wheeling Route	Active Travel	East & West Peckham Mereworth and Wateringbury	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC
North Downs Walking and Wheeling Route	Active Travel	Pilgrims with Ightham, Borough Green and Platt	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S106	None currently	TBC	TMBC and KCC
Borough Green Gardens Walking and Wheeling Route	Active Travel	Pilgrims with Ightham, Borough Green and Platt	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S107	None currently	TBC	TMBC and KCC
A25 Borough Green Walking and Wheeling Route	Active Travel	Borough Green and Platt	All within catchment of proposed route.	To provide a high-quality route that helps to provide transport mode choice.	Essential	TBC subject to planning	TBC	TBC	Route audit complete, outline scheme design / feasibility required	S108	None currently	TBC	TMBC and KCC
Hadlow to Tonbridge Pedestrian Route - Phase 2	Active Travel	Hadlow	All within catchment of proposed route.	To deliver a high-quality route that provides a continuous footpath link between Hadlow and Tonbridge.	Essential	TBC subject to scheme design and funding	TBC	TBC	A KCC project which has been progressed separately to the preparation of the Active Travel Strategy (LCWIP). Phase 1 from Three Elm Lane to Haywards Farm Shop was delivered in 2025.	KCC - Local Transport Plan and S106	Part funded - £100k Local transport Plan funding committed by KCC	TBC	KCC Highways
Education													
Secondary School (8 forms of entry) at Broadwater Farm	Secondary Education - non-selective (on-site)	East Malling West Malling and Offham	Site to be secured at Broadwater Farm with other residential allocations and developments within the north of the borough to provide contributions towards this.	To provide additional secondary education capacity in the Northeast of the borough.	Critical	TBC subject to planning	TBC	£27m (estimate) excluding site	The school should be designed to accommodate 8FE, this would provide capacity for existing consents granted and growth identified in the Local Plan at Borough Green, Medway Gap and Kings Hill.	S106	Part funded - £7,861,902 towards new Broadwater Farm Secondary School (land and construction) or Malling non-selective and Maidstone & Malling selective schools	TBC	TMBC and KCC Education

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Expansions of existing secondary school provision (4.2 forms of entry) at Tonbridge, The Leigh Academy, Hill View and Hugh Cristie	Secondary Education - non-selective	Judd, Vauxhall, Trench	Residential allocations and developments at within the south of the borough to provide contributions towards this.	To provide additional secondary education capacity in the South of the borough.	Critical	TBC subject to planning	TBC	TBC	Expanding existing schools by up to 4FE may be challenging. It is likely 1FE and potentially 2FE could be provided through expansion at The Leigh Academy, Tonbridge. Expansions of Hillview, Hugh Christie and Hadlow may be possible but would be challenging given site constraints.	S106	Part funded - £247,811	TBC	TMBC and KCC Education
Expansion of selective grammar school provision (1 forms of entry) to be met in Maidstone.	Secondary Education - selective	Maidstone	Residential allocations and developments within the north of the borough to provide contributions towards this.	To provide additional grammar school capacity arising from developments in the North of the borough.	Critical	TBC subject to planning	TBC	TBC	Grammar demand from the area of the borough that children typically travel to Maidstone for Grammar schools.	S106	None currently	TBC	TMBC and KCC Education
Expansion of selective grammar school provision (2 forms of entry) to be met in Tonbridge or Tunbridge Wells	Secondary Education - selective	Tonbridge or Tunbridge Wells	Residential allocations and developments at within the south of the borough to provide contributions towards this.	To provide additional grammar school capacity arising from developments in the South of the borough.	Critical	TBC subject to planning	TBC	TBC	Providing 2FE in a Tonbridge based grammar may be very challenging. Potentially would need to look at provision in Tunbridge Wells based grammars too.	S106	Part funded - £1,106,607	TBC	TMBC and KCC Education
Primary School (3 forms of entry) at Grange Farm site, North Tonbridge	Primary Education (on site)	Higham	Site to be secured at Grange Farm Site with other residential allocations and developments within the north Tonbridge, Hilden Park and Hildenborough to provide contributions towards this.	To provide additional primary school capacity arising from developments in North Tonbridge and Hildenborough.	Critical	TBC subject to planning	TBC	£15m (estimate) excluding site	Total primary need arising from developments in this area is 5.8FE. 2.5FE can be accommodated at Woodlands, Cage Green and St Margaret Clitherow schools going back up to their previous published admission numbers (PANs). KCC would then consider establishment of a new primary school north of Tonbridge.	S106	None currently	TBC	TMBC and KCC Education

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Expansion of existing primary school provision (1 form of entry) at South Tonbridge	Primary Education	TBC	Residential allocations and developments at within central and southern Tonbridge to provide contributions towards this.	To provide additional primary school capacity arising from developments in South Tonbridge.	Critical	TBC subject to planning	TBC	TBC	Would require an existing school to be expanded by 1FE. This may be challenging, KCC need to identify which one through feasibility work.	S106	Part funding - £314,762	TBC	TMBC and KCC Education
Expansion of existing primary school provision (2 forms of entry) at Wouldham and Burham	Primary Education	Aylesford North and North Downs	Residential allocations and developments at Holborough, Wouldham and Burham to provide contributions towards this.	To provide additional primary school capacity arising from developments in Snodland, Holborough, Wouldham and Aylesford	Critical	TBC subject to planning	TBC	TBC	Expansion of Wouldham by 1FE and potential expansion of another existing school nearby if needed, possibly at Burham or Bushey Wood, Eccles.	S106	Funding secured for the expansion of St Marks Eccles - £5,391,658	TBC	TMBC and KCC Education
Expansion of existing primary school provision (2 forms of entry) at Kings Hill	Primary Education	Kings Hill	Residential allocations and developments at within central and southern Tonbridge to provide contributions towards this.	This would mitigate demand arising from Broadwater Farm.	Critical	TBC subject to planning	TBC	TBC	Valley Invicta Primary School has the infrastructure to expand from 1FE to 3FE.	S106	Part funding - £811,822	TBC	TMBC and KCC Education
Expansion of existing primary school provision (1 form of entry) at Hadlow	Primary Education	Hadlow	Residential allocations and developments at Hadlow to provide contributions towards this.	This would mitigate demand arising from developments at Hadlow and East Peckham.	Critical	TBC subject to planning	TBC	TBC	Expansion of Hadlow would be appropriate by 1FE. If an additional 0.5FE were required, then this could be provided through small schools elsewhere.	S106	None currently	TBC	TMBC and KCC Education
Primary School (2 forms of entry) at Bradbourne site, Ditton	Primary Education (on site)	Aylesford South and Ditton	Site to be secured at Bradbourne with other residential allocations and developments within the vicinity to provide contributions towards this.	This would mitigate demand arising from developments in South Aylesford and Ditton.	Critical	TBC subject to planning	TBC	£15m (estimate) excluding site	2FE new school required within Bradbourne development, development at other sites including Bunyards will contribute towards this provision need.	S106	None currently	TBC	TMBC and KCC Education

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Expansion of existing primary school provision (2 forms of entry) at Aylesford	Primary Education	Aylesford North and North Downs	Residential allocations and developments at Aylesford to provide contributions towards this.	This would mitigate demand arising from developments proposed at Aylesford.	Critical	TBC subject to planning	TBC	TBC	2FE expansion of existing schools, KCC need to identify which through feasibility work.	S106	Part funded - £4,875,094	TBC	TMBC and KCC Education
Primary Schools (2 x 2 forms of entry) at Borough Green Gardens	Primary Education (on site)	Borough Green and Platt	Sites to be secured at Borough Green Gardens with other residential allocations and developments within the vicinity to provide contributions towards this.	The need substantively arises from Borough Green Gardens plus other residential developments at Borough Green and Platt.	Critical	TBC subject to planning	TBC	£30m (estimate) excluding sites	KCC require 2 new 2 FE primary schools within this development. Borough Green Primary School has ability to expand by 0.5FE which may assist with capacity during the early years of site build-out.	S106	None currently	TBC	TMBC and KCC Education
Health and Social Care													
Phoenix Medical Practice - New premises at Peters Village	Primary and community health care (on site)	Aylesford North and North Downs	Site to be provided at Peters Village. All residential allocations and developments within Wouldham, Peters Village, Burham, Eccles and Aylesford.	New premises at Peters Village to replace existing premises at Bell Lane, Burham and Mackenders Lane, Eccles. To support consented developments and proposed Local Plan growth.	Critical	TBC	TBC	TBC	Site identified at Peters Village is currently being used for parking. Subject to ongoing negotiations a new medical practice could be built in the village centre.	S106	Part funded - S106 contributions secured from Bushey Wood development, contribution TBC subject to dwelling mix	TBC	Kent and Medway Integrated Care Board NHS
West Malling Group Practice - Extension of premises at Queen Street, Kings Hill.	Primary and community health care	Kings Hill	All residential allocations and developments within Kings Hill and West Malling.	This is required to support the delivery of new homes and care facilities.	Critical	TBC	TBC	TBC	S106 contributions have been secured for this, third party land negotiations and feasibility work are ongoing. This is subject to NHS governance approval and planning approval (application not yet submitted). It is estimated that this could take a minimum of 2 years to deliver.	S106	Part funded - S106 contributions held by TMBC, £641,745. Spend subject approval of Kent and Medway Integrated Care Board.	TBC	Kent and Medway Integrated Care Board NHS
The Poppies, Aylesford - New premises for healthcare facility	Primary and community health care (on site)	Aylesford South and Ditton	Site to be provided at Whitepost Field. All residential allocations and development	To support consented development and proposed Local Plan growth.	Critical	TBC	TBC	TBC	Land for a healthcare facility has been secured through the s106 agreement for Land South of London Road and East of Hermitage Lane, Aylesford. The ICB has confirmed further feasibility work and negotiations	S106	None currently	TBC	Kent and Medway Integrated Care Board NHS

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			sites within Ditton and South Aylesford.						are ongoing with adjacent site promoters to secure all the capital funding required for a healthcare facility on this site.				
Warders Medical Practice – New premises in Tonbridge	Primary and community health care	Cage Green and Angel	All residential allocations and developments within central and southern Tonbridge.	To support proposed Local Plan growth.	Critical	TBC	TBC	TBC	New premises required to replace the main premises at East Street, Tonbridge. This requirement could be accommodated within the regeneration of East of High Street; masterplan is being led by the borough council.	S106	None currently	TBC	Kent and Medway Integrated Care Board NHS
Larkfield Health Centre - Reconfiguration of existing healthcare facility	Primary and community health care	Larkfield	All residential allocations and development sites within Leybourne, Larkfield and East Malling.	To support proposed Local Plan growth.	Critical	TBC	TBC	TBC	This facility is currently underutilised, use and occupancy is being reviewed by the Kent and Medway Integrated Care Board.	S106	None currently	TBC	Kent and Medway Integrated Care Board NHS
Borough Green Gardens - New premises for healthcare facility	Primary and community health care (on site)	Borough Green and Platt	All residential allocations and developments at Borough Green, Platt and Ightham	To support proposed Local Plan growth.	Critical	TBC	TBC	TBC	A new site for this facility will need to be identified within the masterplan for Borough Green Gardens.	S106	None currently	TBC	Kent and Medway Integrated Care Board NHS
North Tonbridge - New premises for healthcare facility	Primary and community health care (on site)	Higham	All residential allocations and developments at North Tonbridge and Hildenborough	To support proposed Local Plan growth.	Critical	TBC	TBC	TBC	A new site for this facility will need to be identified within the masterplan for land north of Tonbridge.	S106	None currently	TBC	Kent and Medway Integrated Care Board NHS
Additional acute care capacity	Acute health care	Borough wide	All	The equivalent need for 4x 30 bed wards is generated by growth over the plan period.	Critical	TBC	TBC	TBC	Additional demand is anticipated upon trust services due to an ageing population over the plan period. There is no clarity at the present time in terms of how this need would be met, as needs arising from neighbouring authorities also need to be considered by MTW NHS in confirming how this will be met.	NHS England / S106	None currently	TBC	Maidstone and Tunbridge Wells NHS
South East Coast Ambulance - New make ready centre	Ambulance	Borough wide	All	There is a need for expanded Make Ready centre capacity, the existing site at Paddock Wood is space constrained.	Critical	TBC	TBC	£10m estimate	Ideally a new site would be provided, Aylesford/Maidstone area preferred.	NHS England / S106	None currently	TBC	South East Coast Ambulance NHS

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Sport and Community Infrastructure													
New Indoor Sports Facility to replace the Angel Centre, Tonbridge	Indoor sport facility	Cage Green and Angel	All residential allocations and developments within facility catchment at Tonbridge, Hilden Park, Hildenborough, Hadlow and East Peckham	To replace the Angel Centre with a new building that better meets the needs of users, to provide a modern, environmentally friendly, and financially sustainable leisure facility in the heart of Tonbridge.	Essential	Subject to planning and construction , to open in 2028	2025/26	£23m (estimate)	The current centre is more than 40 years old and much of the fabric and infrastructure has reached the end of its economic life. It’s also very energy inefficient and even with millions of pounds of investment may not be able to meet new carbon emission targets for public buildings. The internal design is also problematic with redundant spaces, poor changing facilities and a layout that makes some areas hard for customers to access. Requirement identified in Indoor Sports Facility Strategy 2025.	S106, TMBC reserves, borrowing, and a contribution from TM Active	None currently	TBC	TMBC
Indoor fitness and gymnastics facilities	Indoor sport facility	TBC	Allocations and developments within walking catchment of facility	To provide an additional facility to meet anticipated demand over the plan period.	Essential	TBC	TBC	TBC	New provision or extension to the existing specialist facility required for gymnastics and 42 extra fitness stations, location to be confirmed subject to stage E review of the Indoor Sport Facilities Strategy 2025.	S106	None currently	TBC	TMBC
Heath Farm Country Park	Amenity greenspace	East Malling, West Malling and Offham	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
AGS Parallel with M20	Amenity greenspace	South Aylesford and Ditton	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Heath Farm Recreation Ground	Amenity greenspace	Kings Hill	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Hill Top, Tonbridge	Natural greenspace	Tonbridge	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Crow Hill, Borough Green	Natural greenspace	Borough Green and Platt	Allocations and developments within walking	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%,	S106	None currently	TBC	TMBC / Parish Council

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			catchment of facility						this asset therefore requires improvement.				
Waveney Road Woods, Tonbridge	Natural greenspace	Trench	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Frogbridge Wood, Tonbridge	Natural greenspace	Trench	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
London Road, East Malling	Natural greenspace	East Malling, West Malling and Offham	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Yoakley Land, Aylesford	Natural greenspace	Aylesford North and North Downs	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
The Napps, Platt	Natural greenspace	Borough Green and Platt	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Clare Park, East Malling	Natural greenspace	East Malling, West Malling and Offham	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Podkin Wood, Aylesford	Natural greenspace	Aylesford North and North Downs	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Shipbourne Common	Natural greenspace	Bourne	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Horse Paddock, Pratling Street	Natural greenspace	Aylesford North and North Downs	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council

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Heath Farm, natural space	Natural greenspace	Kings Hill	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Bannister Way, Leybourne	Natural greenspace	Birling, Leybourne and Ryarsh	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Wateringbury Playing Field	Outdoor sports facility	East & West Peckham, Mereworth and Wateringbury	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
King George's Field, Platt	Outdoor sports facility	Borough Green and Platt	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Stonehouse Field, Platt	Outdoor sports facility	Borough Green and Platt	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a low-quality score, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Larkfield recreation Ground	Outdoor sports facility	Larkfield	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Tunbury Recreation Ground, Aylesford	Outdoor sports facility	Aylesford North and North Downs	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Nevill Park Play Area, Snodland	Children and Young People's Play	Snodland West and Holborough	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Kings Hill Sports Ground, Kings Hill	Children and Young People's Play	Kings Hill	Allocations and developments within walking catchment of facility	To improve the quality of facilities at this site	Desirable	TBC	TBC	TBC	As identified in the Open Space Study 2025 due to having a quality score of less than 50%, this asset therefore requires improvement.	S106	None currently	TBC	TMBC / Parish Council
Aylesford Recreation Ground	Multi Use Games Area	Aylesford North and North Downs	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council

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Borough Green Recreation Ground	Multi Use Games Area	Borough Green and Platt	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
East Peckham Playing Field	Multi Use Games Area	East & West Peckham, Mereworth and Watlingtonbury	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Hildenborough Recreation Ground	Multi Use Games Area	Hildenborough	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Larkfield Recreation Ground	Multi Use Games Area	Larkfield	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Leybourne Chase	Multi Use Games Area	Birling, Leybourne and Ryarsh	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Racecourse Sports Ground, Tonbridge	Multi Use Games Area	Judd	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Southward Playing Field, East Malling	Multi Use Games Area	East Malling, West Malling and Offham	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Stonehouse Field, Platt	Multi Use Games Area	Borough Green and Platt	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Tonbridge Farm Sports Ground	Multi Use Games Area	Trench	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Trottiscliffe Village Hall	Multi Use Games Area	Pilgrims with Ightham	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council

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Wateringbury Playing field	Multi Use Games Area	East & West Peckham, Mereworth and Wateringbury	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Wrotham Recreation Ground	Multi Use Games Area	Pilgrims with Ightham	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Burham Recreation Ground	BMX / Skate Park	Aylesford North and North Downs	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Eccles Sports Ground	BMX / Skate Park	Aylesford North and North Downs	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Larkfield Recreation ground	BMX / Skate Park	Larkfield	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Racecourse Sports Ground, Tonbridge	BMX / Skate Park	Judd	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Tonbridge Farm Sports Ground	BMX / Skate Park	Trench	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Williams Field, Hadlow	BMX / Skate Park	Bourne	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Aylesford Recreation Ground	Outdoor Gym	Aylesford North and North Downs	Allocations and developments within walking catchment of facility	Renew equipment and provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£6,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Castle Way	Outdoor Gym	Birling, Leybourne and Ryarsh	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council

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Ditton Community Centre	Outdoor Gym	Aylesford South and Ditton	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
East Peckham Playing Field	Outdoor Gym	East & West Peckham, Mereworth and Watlingbury	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Eccles Sports Ground	Outdoor Gym	Aylesford North and North Downs	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Ferryfield Recreation Ground	Outdoor Gym	Aylesford North and North Downs	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Larkfield Recreation Ground	Outdoor Gym	Larkfield	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Racecourse Sports Ground, Tonbridge	Outdoor Gym	Judd	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Southward Playing Field, East Malling	Outdoor Gym	East Malling, West Malling and Offham	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Tonbridge Farm Sports Ground	Outdoor Gym	Trench	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Tunbury Recreation Ground, Aylesford	Outdoor Gym	Aylesford North and North Downs	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Watlingbury Playing Field	Outdoor Gym	East & West Peckham, Mereworth and Watlingbury	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council

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Wrotham Recreation Ground	Outdoor Gym	Pilgrims with Ightham	Allocations and developments within walking catchment of facility	Provide a tarmac path from access point to improve disabled access.	Desirable	TBC	TBC	£1,500	Identified as a site-specific action in the Playing Pitch and Outdoor Sports Facilities Strategy 2025.	S106	None currently	TBC	TMBC / Parish Council
Public Services													
New Household Waste Transfer Station	Recycling, Waste Management and Disposal	TBC	TBC, all within the south of the borough.	Existing facility is expected to be at capacity within 5 years.	Essential	TBC	2030	TBC	KCC to identify/acquire a site in Tunbridge Wells or Tonbridge and develop a business case for this new facility.	KCC / S106	None currently	TBC	KCC
Biodiversity and Flood Infrastructure													
Community-based flood mitigation infrastructure	Flood infrastructure	All Tonbridge wards		This investment targets the root cause of localised flood risk by enhancing surface water management.	Essential	AMP8 - 2025-2030	TBC	£7.8m	Root-cause spill reduction achieved through enhanced surface water management and Sustainable Drainage Systems (SuDS) for local flood mitigation.	Southern Water	N/A - not funded through the planning process	N/A	Southern Water
Utilities – Wastewater													
Aylesford Sludge Treatment Centre Biosolids	Wastewater infrastructure	Aylesford North and North Downs	N/A	Regulatory IED compliance	Essential	AMP8 - 2025-2030	TBC	£3.7m		Southern Water	N/A - not funded through the planning process	N/A	Southern Water
Aylesford Water Treatment Works Eel Screen	Wastewater infrastructure	Aylesford North and North Downs	N/A	WINEP sanitary	Essential	AMP8 - 2025-2030	TBC	£1.8m		Southern Water	N/A - not funded through the planning process	N/A	Southern Water
Tonbridge Water Treatment Works Growth	Wastewater infrastructure	Cage Green and Angel	N/A	Treatment works growth to increase capacity	Essential	AMP8 - 2025-2030	TBC	£11.3m		Southern Water	N/A - not funded through the planning process	N/A	Southern Water
Tonbridge Water Treatment Works phosphorus removal	Wastewater infrastructure	Cage Green and Angel	N/A	Nutrient removal of phosphorus to the lowest Technically Achievable Limit (TAL) at Tonbridge WTW	Essential	AMP8 - 2025-2030	TBC	£13.9m		Southern Water	N/A - not funded through the planning process	N/A	Southern Water
Ham Hill Water Treatment Works Growth	Wastewater infrastructure	Snodland East and Ham Hill	N/A	Treatment works growth to increase capacity	Essential	AMP8 - 2025-2030	TBC	£6.9m		Southern Water	N/A - not funded through the planning process	N/A	Southern Water
Ham Hill Sludge Treatment Centre Biosolids	Wastewater infrastructure	Snodland East and Ham Hill	N/A	Regulatory IED compliance	Essential	AMP8 - 2025-2030	TBC	£5.1m		Southern Water	N/A - not funded through the planning process	N/A	Southern Water

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Kent Advanced Anaerobic Digestion Strategy	Wastewater infrastructure	Snodland East and Ham Hill	N/A	Advanced anaerobic digestion treating biosolids to a higher standard. Supports future capacity and consolidation of sewage treatment capacity across Kent.	Essential	AMP8 - 2025-2030	TBC	TBC		Southern Water	N/A - not funded through the planning process	N/A	Southern Water
Nutrient removal of phosphorus at Hadlow Water Treatment Works	Wastewater infrastructure	Bourne	N/A	WINEP Phosphorus removal to the lowest Technically Achievable Limit (TAL)	Essential	AMP8 - 2025-2030	TBC	£5.1m		Southern Water	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	East Malling West Malling and Offham	58576 - Paris Farm, Rocks Road, East Malling	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated. Source Protection Zones may lie beneath the site.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Pilgrims with Ightham	58631 - Celcon Works, Borough Green	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated. Source Protection Zones may lie beneath the site.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Cage Green and Angel	58846 - The River Centre, Tonbridge	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated. Maps also indicate that Source Protection Zones may lie beneath the site - for further information please refer to our guidance here; https://www.southernwater.co.uk/media/00ubtggs/suds-in-spz-guidance.pdf	Developer funded	N/A - not funded through the planning process	N/A	Southern Water

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Wastewater network reinforcement	Wastewater infrastructure	East Malling West Malling and Offham	59603 - Land West of King Hill and Northwest of Ashton Way / Malling Road roundabout, West Malling	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Southern Water infrastructure crosses the north east boundary of the site and may require easements or diversion	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	East & West Peckham Mereworth and Watlingtonbury	59613 - Land West of Addlestead Road, East Peckham, Tonbridge	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Southern Water infrastructure crosses the north east boundary of the site and may require easements or diversion. In addition, the land proposed for development may contain a sealed pressurised sewer rising main pipe close to the site boundary. As these assets are deemed critical sewers, it is not permissible for a developer to divert or build over/near them. Relocating these assets is not always viable, but developer could make a sewer diversion application to Southern Water to request this service.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Borough Green and Platt	59617 - Land South of Potash Lane and North of Paddock Orchard, Platt	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Southern Water infrastructure runs close to the north eastern boundary of the site and may require easements or diversion	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Hildenborough	59653 - Land Nouth of Stocks Green Road, Hildenborough	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	East & West Peckham Mereworth and Watlingtonbury	59664 - Land West of Red Hill, Watlingtonbury, Maidstone	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Southern Water infrastructure crosses the eastern edge of the site close to the boundary and may require easements or diversion	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Aylesford North and North Downs	59674 - Land West of 115 High Street, Aylesford	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	In addition, the land proposed for development may contain a sealed pressurised sewer rising main pipe close to the northern site boundary. As these assets are deemed critical sewers, it is not permissible for a developer to divert or build over/near them. Relocating these assets is not	Developer funded	N/A - not funded through the planning process	N/A	Southern Water

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									always viable, but developer could make a sewer diversion application to Southern Water to request this service.				
Odour mitigation	Wastewater infrastructure	Aylesford North and North Downs	59675 - Land At Northern Fields and East of Bull Lane, Aylesford	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Initial assessments show the site is within 400m of Aylesford WTW, therefore an odour assessment would need to be undertaken in consultation with Southern Water to inform site layout and/or other developer mitigation of odour for the new development. Concern regarding development adjacent to Aylesford WTW, this must not compromise the ability of Southern Water to access or enhance this facility.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement and odour mitigation	Wastewater infrastructure	Aylesford North and North Downs	59676 - Land East of Bull Lane, North of High Street and West of Rochester Road, Aylesford	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated. Initial assessments show the site is within 400m of Aylesford WTW, therefore an odour assessment would need to be undertaken in consultation with Southern Water to inform site layout and/or other developer mitigation of odour for the new development. In addition, a sealed pressurised sewer rising main runs along the southern border of the proposed site boundary. As these assets are deemed critical sewers, it is not permissible for a developer to divert or build over/near them. Relocating these assets is not always viable, but developer could make a sewer diversion application to Southern Water to request this service. Source Protection Zones may also lie beneath the site.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement and odour mitigation	Wastewater infrastructure	Aylesford North and North Downs	59678 - Land North and East of Aylesford Wastewater Treatment	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total	Developer funded	N/A - not funded through the planning process	N/A	Southern Water

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			Works and West of Bull Lane, Aylesford						number of dwellings indicated. Initial assessments also show the site is adjacent to Aylesford WTW and presents a concern to possible future expansion needs for this important wastewater asset - particularly alongside the other developments within 500m of Aylesford. In addition, a sealed pressurised sewer rising main runs along the southern border of the proposed site boundary. As these assets are deemed critical sewers, it is not permissible for a developer to divert or build over/near them. Relocating these assets is not always viable, but developer could make a sewer diversion application to Southern Water to request this service. Also, typically a site within 500m of a wastewater treatment works would require the developer to complete an odour assessment in consultation with Southern Water. This would be required to inform site layout and/or other odour mitigation work for the developer to undertake. Source Protection Zones may lie beneath the site.				
Wastewater network reinforcement	Wastewater infrastructure	Higham	59685 - Land West of Hadlow Road East and South of Cuckoo Lane, Tonbridge	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Higham	59690 - Land North of Tonbridge and West of Higham Lane (Grange Farm), Tonbridge	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Higham	59693 - Land South of Kerromoor, Higham Lane, Tonbridge	To provide site specific wastewater infrastructure/mitigation.		TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water

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Wastewater network reinforcement	Wastewater infrastructure	Higham	59721 - Land At Little Peppyns Orchards, Higham Lane, Tonbridge	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement and odour mitigation	Wastewater infrastructure	Kings Hill, East Malling West Malling and Offham	59740 - Land at Broadwater Farm, Kings Hill, West Malling	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Southern Water infrastructure lies within the site may require easements or diversion. Also, there are operational wastewater pumping stations located on the Broadwater Road site boundary. An odour assessment would therefore be required in consultation with Southern Water to inform site layout and/or other odour mitigation by site developers.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Trench	59746 - Coblands Nursery, Trench Road, Tonbridge	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Birling Leybourne and Ryarsh	59762 - Land at Heron Court, Hawley Drive, West Malling	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Southern Water infrastructure crosses the boundary of the site and may require easements or diversion.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement and odour mitigation	Wastewater infrastructure	Aylesford North and North Downs	59763 - Land South of 372 Bull Lane and West of Bull Lane, Aylesford	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Initial assessments show the site is within 400m of Aylesford WTW, therefore an odour assessment would need to be undertaken in consultation with Southern Water to inform site layout and/or other developer mitigation of odour for the new development. Concern regarding development in vicinity of Aylesford WTW, this must not compromise the ability of Southern Water to access or enhance this facility. Source Protection Zones may lie beneath the site.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Judd	59765 - Land Part of Manor Farm, Lower Haysden Lane, Tonbridge	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water

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									Source Protection Zones may lie beneath the site.				
Wastewater network reinforcement	Wastewater infrastructure	Pilgrims with Ightham	59770 - Land South of Bramleys, Rectory Lane, Ightham, Sevenoaks	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Source Protection Zones may lie beneath the site.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Bourne	59776 - Land North of The Paddock and East of Carpenters Lane, Tonbridge	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Southern Water infrastructure crosses the north and west of the site and may require easements or diversion	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Aylesford South and Ditton	59781 - Land Off Hall Road, Royal British Legion Industries, Aylesford	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated. Southern Water infrastructure crosses the site and may require easements or diversion.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	East & West Peckham Mereworth and Watlingbury	59782 - Land west of Hale Street, East Peckham, Tonbridge	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	In addition, a sealed pressurised sewer rising main pipe crosses the eastern part of the site. As these assets are deemed critical sewers, it is not permissible for a developer to divert or build over/near them. Relocating these assets is not always viable, but developer could make a sewer diversion application to Southern Water to request this service.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Aylesford North and North Downs	59828 - Land north of Pratling Street, Aylesford	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Southern Water infrastructure crosses the site and may require easements or diversion	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Pilgrims with Ightham and Borough Green and Platt	59830 - Land North of Borough Green, Sevenoaks	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated. Southern Water infrastructure	Developer funded	N/A - not funded through the planning process	N/A	Southern Water

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									crosses the boundary of the site and may require easements or diversion. Source Protection Zones may lie beneath the site.				
Wastewater network reinforcement	Wastewater infrastructure	Borough Green and Platt	59843 - Land South and West of Tillmans Off, Crouch Lane, Sevenoaks	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Maps indicate that Source Protection Zones may lie beneath the site.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement and odour mitigation	Wastewater infrastructure	Aylesford South and Ditton	59852 - Land At Bunyards, Beaver Road, Allington, Maidstone	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated. Initial checks indicate this site is within 10m of a wastewater pumping station and an odour assessment would be required in consultation with Southern Water to inform site layout and/or other odour mitigation required of developers. In addition, a sealed pressurised sewer rising main runs along the southern border of the proposed site boundary. As these assets are deemed critical sewers, it is not permissible for a developer to divert or build over/near them. Relocating these assets is not always viable, but developer could make a sewer diversion application to Southern Water to request this service. Source Protection Zones may lie beneath the site.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	East Malling West Malling and Offham	59856 - East Malling Research Station, New Road, East Malling	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated. Source Protection Zones may lie beneath the site.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water

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Wastewater network reinforcement	Wastewater infrastructure	Aylesford South and Ditton	59861 - Land east of Kiln Barn Road and west of Hermitage Lane, Aylesford	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated. Source Protection Zones may lie beneath the site.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Easement for trunk main	Wastewater infrastructure	Birling Leybourne and Ryarsh	59863 - Land at Spider Hall Farm, Bull Road, Leybourne, West Malling	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Strategic Southern Water trunk main assets cross the eastern edge of the site. As these assets are deemed critical sewers, it is not permissible for a developer to build over them and they would need to liaise with Southern Water in regard to a sewer diversion, if viable. These assets need to be taken into account when designing the layout of the development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout. This easement should be clear of all proposed buildings and substantial tree planting.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Pilgrims with Ightham	59871 - Land Known as Churchfields Farm and Coney Field, Fen Pond Road, Ightham	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Source Protection Zones may lie beneath the site.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Easement for trunk main	Wastewater infrastructure	Snodland East and Ham Hill	59874 - Land West of Hays Road, Snodland	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Strategic Southern Water trunk main assets cross the southern part of the site. As these assets are deemed critical sewers, it is not permissible for a developer to build over them and they would need to liaise with Southern Water in regard to a sewer diversion, if viable. These assets need to be taken into account when designing the layout of the development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout. This easement should be	Developer funded	N/A - not funded through the planning process	N/A	Southern Water

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									clear of all proposed buildings and substantial tree planting				
Wastewater network reinforcement	Wastewater infrastructure	Vauxhall	59878 - Land North of Priory Road, South of The Railway, Tonbridge	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated. Southern Water infrastructure crosses the boundary of the site and the south of the site and may require easements or diversion. Source Protection Zones may lie beneath the site.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Pilgrims with Ightham	59893 - Land Northwest of Roundabout At, London Road, Sevenoaks	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Pilgrims with Ightham	59896 - Ivy Hall Farmland, St Marys Road, Wrotham, Sevenoaks	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Southern Water infrastructure crosses the site and may require easements or diversion	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Birling Leybourne and Ryarsh	59946 - Land West of Birling Road and North of London Road, West Malling	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Strategic Southern Water trunk main assets run along the northern boundary of the site. As these assets are deemed critical sewers, it is not permissible for a developer to build over them and they would need to liaise with Southern Water in regard to a sewer diversion, if viable. These assets need to be taken into account when designing the layout of the development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout. This	Developer funded	N/A - not funded through the planning process	N/A	Southern Water

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									easement should be clear of all proposed buildings and substantial tree planting				
Wastewater network reinforcement	Wastewater infrastructure	Larkfield	59953 - Existing premises at 56 to 62 Martin Square, Larkfield	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Southern Water infrastructure runs close to the western site boundary and may require easements or diversion	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Pilgrims with Ightham	68354 - Existing premises at Nepicar Oast, London Road, Wrotham, Sevenoaks	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Southern Water infrastructure runs close to the north eastern site boundary and may require easements or diversion	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Pilgrims with Ightham	68390 - Land North of A20 London Road, Wrotham, Sevenoaks	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Southern Water infrastructure runs from the southern site boundary to the centre of the site and may require easements or diversion	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Aylesford North and North Downs	68412 - Innovation Park Medway, Laker Road, Rochester	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Southern Water infrastructure crosses the site and may require easements or diversion. Source Protection Zones may lie beneath the site.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Odour mitigation	Wastewater infrastructure	Cage Green and Angel	68414 - Land at Little Postern, Postern Lane, Tonbridge	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Initial assessments show the site is within 200m of Tonbridge WTW, would be required in consultation with Southern Water to inform site layout and/or other odour mitigation required of developers.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Odour mitigation	Wastewater infrastructure	Vauxhall	68419 - Land Adjacent to Vauxhall Gardens and The Vauxhall Inn, Vauxhall Lane, Tonbridge	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Initial checks indicate this site is within 10m of a wastewater pumping station and an odour assessment would be required in consultation with Southern Water to inform site layout and/or other odour mitigation required of developers.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water

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Wastewater network reinforcement	Wastewater infrastructure	Aylesford North and North Downs	68428 - North of Pratling Street, Aylesford	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated. Source Protection Zones may lie beneath the site.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Hildenborough	68432 - Land Between Tonbridge Road and Stocks Green Road, Hildenborough	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement and odour mitigation	Wastewater infrastructure	Aylesford South and Ditton	68444 - Land East of Coldharbour Lane (Junction 5 Of M20) And South of M20, Aylesford	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Southern Water infrastructure lies within the site may require easements or diversion. Also, there is an operational wastewater pumping station located next to the site boundary. An odour assessment would be required in consultation with Southern Water to inform site layout and/or other odour mitigation required of developers.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Judd	68456 - Land Opposite Masefield Way, Upper Haysden Lane, Tonbridge	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Cage Green and Angel	68471 - Sovereign Way North	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	This site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Wastewater network reinforcement	Wastewater infrastructure	Cage Green and Angel	68472 - Angel Centre	To provide site specific wastewater infrastructure/mitigation.	Essential	TBC subject to construction phasing	TBC	TBC	Source Protection Zones may lie beneath the site.	Developer funded	N/A - not funded through the planning process	N/A	Southern Water
Utilities – Water Supply													
Water supply	Water Recycling	Aylesford North and North Downs	Not confirmed that supply will be used locally.	To provide a new source of clean water supply.	Essential	AMP8 - 2025-2037	TBC	TBC	Aylesford water recycling scheme on the River Medway to provide up to 14 million litres per day by 2031.	Southern Water	N/A - not funded through the planning process	N/A	Southern Water

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Completion of the Butler Water Treatment Works in Aylesford	Water supply	Aylesford North and North Downs	All in supply area.	To add 18.2MLD to the network in the Maidstone area.	Essential	AMP8 - 2025-2038	TBC	TBC		South East Water	N/A - not funded through the planning process	N/A	South East Water
Pipeline to transfer 9MLD of the above to Ashford and surrounds.	Water supply	In Ashford	All in supply area.	To transfer flows from Aylesford to Ashford.	Essential	AMP8 - 2025-2039	TBC	TBC		South East Water	N/A - not funded through the planning process	N/A	South East Water
Increase treated water storage at the Halling reservoir site from 4.5 to 7.5 MI.	Water supply	In Medway	All in supply area.	To increase water storage capacity.	Essential	AMP8 - 2025-2040	TBC	TBC		South East Water	N/A - not funded through the planning process	N/A	South East Water
New pumping station at Burham.	Water supply	Aylesford North and North Downs	All in supply area.	To transfer flows from the Burham area to Halling and surrounds.	Essential	AMP8 - 2025-2041	TBC	TBC		South East Water	N/A - not funded through the planning process	N/A	South East Water
New 5km pipeline between Kemsing reservoir and the Row Dow reservoir.	Water supply	In Sevenoaks borough	All in supply area.	To add resilience to the supply to Sevenoaks and surrounds.	Essential	AMP8 - 2025-2042	TBC	TBC		South East Water	N/A - not funded through the planning process	N/A	South East Water
New pipeline between Riverhill Reservoir and Kilnwood Reservoir	Water supply	In Sevenoaks borough	All in supply area.	To add resilience to the supply to the supply to Tonbridge and surrounds.	Essential	AMP8 - 2025-2043	TBC	TBC		South East Water	N/A - not funded through the planning process	N/A	South East Water
Upgrade of Tonbridge Water Treatment Works	Water supply	Cage Green and Angel	All in supply area.	To increase resilience to improve support to the towns of Tonbridge and Tunbridge Wells.	Essential	AMP8 - 2025-2044	TBC	TBC		South East Water	N/A - not funded through the planning process	N/A	South East Water
New pipeline from Tonbridge Water Treatment Works to Bloodshot Reservoir, Baltic Road	Water supply	Cage Green and Angel, Vauxhall	All in supply area.	To facilitate the above scheme.	Essential	AMP8 - 2025-2045	TBC	TBC		South East Water	N/A - not funded through the planning process	N/A	South East Water

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Upgrade of Pembury Water Treatment Works	Water supply	In Tunbridge Wells borough	All in supply area.	To increase the resilience of the site to better support the customers in Tunbridge Wells supply area.	Essential	AMP8 - 2025-2046	TBC	TBC		South East Water	N/A - not funded through the planning process	N/A	South East Water
Utilities - Electricity													
Wrotham Heath Primary Substation 33/11kV	Electricity	Pilgrims with Ightham	59830 - Land North of Borough Green, 58631 - Celcon Works, Borough Green and 59681 - land South of London Road, Wrotham	This substation is not expected to have sufficient capacity for these larger area developments.	Critical	2028-2033	2028	TBC	Available capacity at substations is difficult to predict due to changing levels of demand at existing connection points but also new connections which can significantly impact load profiles such as sites primarily focused on electrically intensive tasks such as EV charging hubs. The scope of the reinforcement works at Aylesford and Wrotham Heath is not yet established.	UK Power Networks	N/A - not funded through the planning process	N/A	UK Power Networks
Aylesford Primary Substation 33/6.6kV	Electricity	Aylesford North and North Downs	Multiple including 59856 - East Malling Research Station, 59861 - Land East of Kiln Barn Road, and 59740 - Broadwater Farm, Kings Hill	This substation has some spare capacity, however, the accumulative impact of all development sites which would be connected to Aylesford would result in insufficient spare capacity.	Critical	2028-2034	2028	TBC		UK Power Networks	N/A - not funded through the planning process	N/A	UK Power Networks
Utilities - Gas													
To be confirmed in IDP update at Reg 19													