



PLANNING COMMITTEE 28th SEPTEMBER 2017

S.106 CONTRIBUTIONS SECURED & HELD (AUGUST 2017) TOWARDS:

PUBLIC OPEN SPACE AND RECREATION	£ 2, 000, 977
TOWN CENTRE	£101,453
CAR PARK WORKS	£21, 199
CYCLE STORE	£35, 811
WILDLIFE	£823
COMMUNITY FACILITY	£ 83,262
*HEALTHCARE	£ 1, 137, 807

***The Healthcare Sums are collected on behalf of NHS England and held by Maidstone until the appropriate project is identified and monies requested by NHS England for release**

Traffic Light Analysis	Less than 2 years to spend	3-5 years to spend	No spend by date or 6 years + to spend
-------------------------------	-----------------------------------	---------------------------	---

Spent

S106	PUBLIC OPEN SPACE & RECREATION	AMOUNT SPENT TO DATE	PROJECT DELIVERY	PROJECT STATUS	SPEND BY DATE
St.Faith's Lane Bearsted MA/04/1608	00.00	£6663.01	Spent on improvements to public open spaces in Bearsted - Payment to BPC		Closed
Land at Ware Street Bearsted MA/01/1297	00.00	£59,275.55	Spent Play Area Improvement Scheme - towards Peveral Drive		Closed
Land at Maidstone Car Park Site, Brenchley Gardens (Waterside – Fairmeadow) High St MA/05/0211	00.00	£30,027.15	Spent on toilets at Brenchley Gardens		Closed
Land East of Ecclestone Road, Tovil South MA/05/0279	00.00	£31,064	towards multi-sport facility at South Park		Closed
Wallis Yard (All Saints) Fant MA/04/0951	00.00	£59,267	Spent on Woodbridge Drive rocky outcrop repairs; Fant Wildlife Area; Law Courts shrub beds and rebuild steps		Closed
Beaconsfield Road (Cartem Site) South MA/05/0335	00.00	£44,474.96	Spent on off site POS drainage works at Woodbridge Drive & resurfacing play area at Bridge Mill Way		Closed
Railway Hotel – Broadway Fant MA/05/1719	00.00	£9719.40	Spent towards the war memorial works		Closed
Former Ophthalmic Hospital High Street MA/06/0093	00.00	£3,647	Towards Trinity Park signage		Closed
Parkwood Tavern Parkwood MA/07/1344	00.00	£40,950	Parkwood Skate Park		Closed
Land at Oakwood Park Heath MA/07/2328	00.00	£31,500	Spent on Gatland Lane Park Play Area Improvement Scheme		Closed
Threeways Depot, Headcorn MA/06/0389	00.00	£71,515.07	Spent by Headcorn Parish Council towards Days Green Play Area/Hoggs Bridge Green		Closed
59 Wheeler Street/Sherway Close Headcorn MA/06/1940	00.00	£22,503.18	Spent towards the refurbishment upgrading and improvement at Days Green and Hoggs Bridge Recreational grounds		Closed
Former BP Garage 531 Tonbridge Road Fant MA/12/0825	00.00	£22,443.50	Spent towards Play Area Improvement Scheme At Gatland Lane		Closed
Land at Northland & Groom Way Harrietsham and Lenham MA/12/1777	00.00	£17,593.39	Spent by Lenham Parish Council towards the refurbishment and upgrade of play equipment at ham Lane playpark and Cherry Estate Park		Closed

22-27 High Street & 1-9 Pudding Lane High Street MA/06/2134	00.00	£48,029	Towards Whatman Skate Park		Closed
S106	PUBLIC OPEN SPACE & RECREATION HELD AT AUGUST 2017	AMOUNT SPENT TO DATE	PROJECT DELIVERY	PROJECT STATUS	SPEND BY DATE
Sandling Place North MA/03/0886	£30,000	00.00	£5k to be used to improve Sandling Allotment infrastructure (paths, roadways, boundary fencing, etc.) £5k to be used for James Street Allotments wall repairs. Brookbank Play Area £10k for improvements to play area or open space. Penenden Heath £10k - Interpretation of site	To commence 2017/18	No date
Westree Works - Hart Street Fant MA/05/0492	£67,162.49	00.00	£50k towards Mote Park Play Area Improvements. £17k towards improvements to River Park Infrastructure including Whatman Park	To commence 2017/18	No date
Land at 390-408 Loose Road South MA/06/0273	£13,603	£1,927	Towards Fencing at South Park and £1,927 spent on CCTV and open space	To commence 2017/18	October 2019
Convent of Mercy Park Wood MA/06/1044	£6,412.51	00.00	Towards Parkwood Recreation Ground pathway works	To commence 2017/18	No date
Furfield Quarry Boughton Monchelsea MA/01/1904	£34,000	00.00	Parkwood Recreation Ground pathway, access improvements and interpretation	To commence 2017/18	September 2022
Fintonaugh House North MA/05/1101	£12,076	00.00	Penenden Heath Play Area improvements	to be included in Play Improvement Project	December 2023
Former Leonard Gould Factory Loose MA/04/1363	£530	00.00	Towards repairs or signage at King George playing fields	For Loose PC	June 2020
46 Sittingbourne Road East MA/08/0108	£22,050	00.00	Foley Park infrastructure improvements. £14332.50 Ashhurst Road Tree Planting and infrastructure improvements £7717.50	To commence 2018-21	June 2021
Former Trebor Basset Site Maidstone MA/02/0820	£63,707.80	£52,825	£45k already used to improve riverside access and £7825 towards high level bridge works. Remainder to be used on other riverside improvements in town centre	To commence 2018-22	No date
58-64 Sittingbourne Road East MA/09/0996	£17,325	00.00	Penenden Heath Play Area Improvements	to be included in Play Improvement Project	No date
Senacre College Site Parkwood MA/10/1413 & 0846	£300,000	00.00	Proposal to improve access and quality of Mote Park from Shepway (School Lane and York Roped and Claygate), improvements to Shepway Green. Improvements to access and safety of Senacre Wood. Projects to be agreed. Hampshire Drive Allotment Community Project, Wooley Road open space, Sommerset Road open space and other local projects	Spend on each project to be agreed To commence 2018-22	April 2022

115 Tonbridge Road Fant MA/08/2323	£13,912.81	00.00	Improvements to boundary walls at Rocky Hill Allotments.	To commence 2017	February 2018
S106	PUBLIC OPEN SPACE & RECREATION	AMOUNT SPENT TO DATE	PROJECT DELIVERY	PROJECT STATUS	SPEND BY DATE
	HELD AT AUGUST 2017				
Cedarwood, Queens Road Bridge MA/07/0415	£15,326.16	00.00	To be used to surface car park at Giddyhorne lane Open Space	To commence 2018-22	November 2022
Parisfield Headcorn MA/07/0629	£5878	£13,022	Towards Staplehurst PC for the enhancement & provision of outdoor/ amenity space facilities within the parish of Staplehurst in particular Surrenden Road play area	Money released to Staplehurst PC (March 2017) towards replacement of the play area safety surfaces at Surrenden Field £5878 to go to Youth Club improvements and Surrenden Field Path and Drain project	November 2017
Ecclestone Road, Tovil South MA/10/1478	£55,214.38	00.00	Improvements to riverside footpath and to Bridgemill Way open space including Play area and infrastructure.	To commence 2017/18	No date
27 Hartnup Street Fant MA/06/0767	£17,325	00.00	For improvements to Fant Allotments, Wildlife site and Roseholm open space.	To commence 2018-22	No date
Astley Road (Kent Music School) High Street MA/10/0594	£39,554.79	00.00	£19,554 towards Mote path way. £10k for Len Valley NR Interpretation and infrastructure. £10k to improve access link between Mote Park and Town Centre via river Len Green Corridor	To commence 2017/18	December 2022
Land at Depot Site George Street High Street MA/12/0590	£37,649.75	£14,381	Towards the enhancement and repair and renewal at Collis Millenium Green	To be transferred to Collis Millenium Green Trust	February 2023
Hadlow College - Oakwood Park Heath MA/10/0485	£80,556.18	00.00	Towards Open Space	Project to be agreed in 2017	No date
13 Tonbridge Road Fant MA/11/1078	£16,092.61	00.00	Clare Park Play Area	To be included in Play Improvement Project	July 2023
Land to rear of 125 Tonbridge Road Fant MA/12/0381	£3,349.54	00.00	Rocky Hill Allotment wall repairs	In Progress	November 2018
Former Car Sale Site – Ashford Road Harrietsham and Lenham MA/11/2154	£12,032.75	£3,717.25	Towards Glebefield Play Area	£3,717.25 Spent by Harrietsham Parish Council towards repairs of play equipment at Glebefield Play Area	September 2019
The Willows, Church Green, Marden and Yalding MA/10/0562	£16,770.60	00.00	Cockpits Play Area improvements	To Marden Parish Council to be included in Play Improvement Project	November 2020
Former Rose PH, Farleigh Hill, Tovil South MA/12/0367	£22,306.31	00.00	£ 13383.77 improvements to play equipment and access to Woodbridge Drive play area and £8922.52 required tree works along the footpath at Hudsons Quarry	To commence 2018/22	February 2024
Hayle Place (Hayle Mill Road) South MA/11/0580	£166,524.08	£525	£100,000 Towards Fencing and £67,000 on the new parking with pathway on Armstrong Road at South Park	To commence 2017/19	November 2019

Oliver Road, Staplehurst Staplehurst MA/12/2106	£40,502.03	00.00	Towards provision of allotments and outdoor sports facilities and for improving, enhancing and replacing the play area equipment at Surrenden Road play area	To Staplehurst Parish Council towards Jubilee Field and Surrenden Field	May 2025
S106	PUBLIC OPEN SPACE & RECREATION	AMOUNT SPENT TO DATE	PROJECT DELIVERY	PROJECT STATUS	SPEND BY DATE
	HELD AT AUGUST 2017				
Westree Court, Rowland Close Fant MA/13/0718	£41,246.87	£16,356	To be used on each site at Cornwallis Park, Clare Park, Whatman Park and Mote Park to improve infrastructure (paths, boundaries, planting, interpretation, bins, play improvements, etc.)	£16,136 spent on Whatman Skate Park £220 Buckland Hill Local Wildlife Area	May 2025
Oakapple Lane and Hermitage Lane Heath 14/500412/FULL	£108,675.00	00.00	Infrastructure improvements (paths, boundaries, planting, interpretation, bins, play improvements, etc.) at Barming Heath, St Andrews Park and Tarragon Road open spaces.	To commence 2018-22	June 2022
22-26 Tonbridge Road Bridge MA/13/0941	£60,096.09	00.00	£34,667 towards Clare Park Play Area & £20,000 towards Cornwallis Park play areas and £5429.09 towards infrastructure at Clare Park and Cornwallis Park	To commence 2018-22	November 2025
Land at Buckland Hill Bridge MA/13/1213	£102,922.11	00.00	£35,000 to set up Buckland Hill local wildlife area including fencing, interpretation, works to trees, etc., including allotments. £67,922 Improvements to Whatman and River Park in town centre infrastructure (paths, boundaries, planting, interpretation, bins, play improvements, etc.)	To commence 2017/18	January 2021
Land at North Sutton Rd, Otham(Imperial Park) Park Wood MA/13/0951	£134,545.19	00.00	Project imminent following greenspaces audit.	To commence 2018-20	January 2021
Land off Marigold Way (Wyatt Grove) Heath MA/12/1749	£64,449.20	00.00	Sum divided up towards Tarragon Road, St Andrews Park, Barming Heath, Oakwood Hospital closed cemetery for repairing, improving and enhancing existing	To commence 2018-22	February 2026
Land to north of Lenham Rd, Headcorn 14/505162/FULL	£30,350.77	00.00	Towards the Refurbishment of Hoggs Bridge Green Play Area	To commence 2018-22	February 2026
Russell Hotel 136 Boxley Road North 14/500997/FULL	£23,217.36	00.00	Towards Penenden Heath History Garden currently underway	In Progress	No date
MAP Depot Site, Marden Marden and Yalding MA/13/0115	£55,835	£32,165	Towards the cost of upgrading Marden Playing Fields and Cockpits in Marden	£32,165 paid To Marden Parish Council	June 2025
Bridge Nursery, London Road Allington 14/501209/FULL	£58,268.89	00.00	£27,000 Towards Midley Close Play Area Improvements Funding £30,245 to be used for Allington Open space infrastructure improvements (paths, boundaries, interpretation, planting, interpretation, bins, and play improvements.)	To commence 2018-22	August 2026

S106	PUBLIC OPEN SPACE & RECREATION HELD AT AUGUST 2017	AMOUNT SPENT TO DATE	PROJECT DELIVERY	PROJECT STATUS	SPEND BY DATE
Eyhorne Street, Hollingbourne North Downs MA/14/0475	£138.30	£21,911.70	Open Space Provision for the maintenance, replacement and renewal of existing play equipment and outdoor sports facilities and/or installation of new facilities at Hollingbourne Recreation Ground and Cardwell Play Area	Money released to Hollingbourne Parish Council towards the Cardwell Pavillion Play Area	May 2026
The Coppice (Land adjacent to Bicknor Farm) Sutton Road Park Wood MA/13/1523	£41,102.76	00.00	Towards cost of improvements, refurbishment and replacement of facilities (inc pavilions, play equipment and play areas, ground works and facilities) at Senacre Recreation Ground or Parkwood Recreation Ground	To commence 2018-20 Project to be agreed following greenspaces audit	October 2021
43-51 Lower Stone Street (Miller House) High Street 15/510396/FULL	£18,900	00.00	Improvements, maintenance and/or enhancement of the natural and semi-natural areas and amenity green space at Archbishops Palace, Maidstone and/or improvements and/or maintenance of natural and semi-natural area at Mill Pond Maidstone or such other improvement refurbishment enhancement renewal and/or maintenance of such other green space amenity and/or play areas within a one (1) mile radius of the Development	To commence 2018-22	No date
Land at Grigg Lane (Oakley Grange) Headcorn, Ashford MA/12/1949	£21,255.58	00.00	Open Space Facilities" means the improvement of outdoor playing fields within the village of Headcorn	Received May 2017	May 2022
The Parsonage, Land East of Goudhurst Road, Marden MA/13/0693	£106,343.36	00.00	Playing Field Contribution to be used solely towards the upgrading of Marden Playing Fields	Received June 2017	June 2022
Land At Bell Farm (Chantry Green), Church Road, Harrietsham MA/14/0095	£23,770.22	00.00	Outdoor Sports Facilities Contribution -for the repair, renewal, replacement and improvement of outdoor sports facilities and equipped areas at Booth Field and Glebe Field	Received June 2017	October 2026

Other Sums

S106	TOWN CENTRE CONTRIBUTION HELD AT AUGUST 2017	AMOUNT SPENT TO DATE	PROJECT DELIVERY WHAT MONEY TO BE SPENT ON TO DATE	PROJECT STATUS	SPEND BY DATE
Next Store - Eclipse Park East MA/12/2314	£101,453	£ 40,000	£140,453 To be allocated to the Council's Maidstone Town Team for projects to improve the vitality of Maidstone Town Centre.	Resolved at planning committee that the sum is to be spent towards the Public Realm Improvements Project Phase 3 to include the whole of Week Street and Gabriels Hill in order for the Council to use to mitigate the effect of the Eclipse Park Development on Maidstone town centre	December 2018

S106	CAR PARK CONTRIBUTION HELD AT AUGUST 2017	AMOUNT SPENT TO DATE	PROJECT DELIVERY WHAT MONEY TO BE SPENT ON TO DATE	PROJECT STATUS	Spend By Date
Victoria Court: 17-21 Ashford Road Maidstone MA/94/0156	£21,199.60	00.00	Towards Lockmeadow Car Park Lighting	To be spent 2017/18	No date

S106	CYCLE STORE CONTRIBUTION HELD AT AUGUST 2017	AMOUNT SPENT TO DATE	PROJECT DELIVERY WHAT MONEY TO BE SPENT ON TO DATE	PROJECT STATUS	SPEND BY DATE
MAP Depot Site, Marden Marden and Yalding MA/13/0115	£15,095.60	00.00	Towards provision of cycle stores at Marden rail Station, Library and Post Office	To Network Rail and Kent County Council towards cycle racks	July 2024
The Parsonage, Land East of Goudhurst Road, Marden MA/13/0693	£20,716.24	00.00	Towards the provision of bicycle parking facilities at Marden Railway Station	Received June 2017	June 2022

S106	WILDLIFE HELD AT AUGUST 2017	AMOUNT SPENT TO DATE	PROJECT DELIVERY WHAT MONEY SPENT ON TO DATE	PROJECT STATUS	SPEND BY DATE
The Hollies, Hook Lane Harrietsham and Lenham MA/11/0592	£823.48	00.00	towards management of receptor sites identified for the translocation of any relevant wildlife from the site	Towards River Len LNR (A 2.54 hectare MBC owned reserve, where connections exist to adjacent Mote Park, Turkey Mill, local authority allotments and railway embankments. Survey work indicated absence of slow worm. Prior to translocation, scalloping of ride edges carried out and creation of numerous timber, brash, leaf and hay/straw piles). Required tree-thinning works along the southern bank of the River Len at the western sector of the reserve scheduled for autumn/winter 2017)	November 2024

S106	COMMUNITY FACILITIES HELD AT AUGUST 2017	AMOUNT SPENT TO DATE	PROJECT DELIVERY WHAT MONEY SPENT ON TO DATE	PROJECT STATUS	SPEND BY DATE
Springfield Development, Moncktons Lane Maidstone MA/01/1356	00.00	£5,000	Springfield Park community feasibility study - £5000 towards consultant appointment with residue towards Community Facility if built	May 2017 The final report from the feasibility study concluded there is a need for a community facility for the residents of Maidstone North Ward	SPENT

Springfield Park Royal Engineers Road North 15/506426/MOD106	£83, 262.51	£2,695	Part-Paid – £2,695 towards feasibility study and towards the provision of the Community Facility- a community meeting facility and crèche area to be provided within the ground floor of the retail unit of the development or such other community facility which directly serves the occupants of the development	May 2017 The final report from the feasibility study concluded there is a need for a community facility for the residents of Maidstone North Ward	September 2026
--	-------------	--------	---	---	----------------

Healthcare Sums

S106	Healthcare Sums Held (AUGUST 2017)	Spend By Date
Astley Road (Kent Music School) Hastings Road (High Street) 10/0594	£21,240 improve existing healthcare facilities to the surgery sited at King Street (moved to Bower Mount Medical Practice)	Dec 2017
Rear of 48-54 Buckland Road (Bridge) 07/2477	£15,120 towards provision of primary healthcare services or facilities within a 3 mile radius of the land	March 2019
115 Tonbridge Road (Fant) 08/2323	£5,980 Towards the provision of facilities Within one mile radius	February 2018
Land adj 27 Hartnup St (Fant) 06/0767	£9,900 Towards facilities in Maidstone Borough	No date
The Hollies, Land at Hook Lane (Harrietsham) 11/0592	£56,099.17 Upgrade/ improve doctors surgery in Harrietsham to serve development	November 2024
13 Tonbridge Road (Fant) 11/1078 & 12/0774 DOV	£11,444.04 Towards Vine Medical Centre	July 2020
Land at James Whatman Way 09/0863	£ 81,370 Use within a 5 mile radius	August 2019
Land to rear of 125 Tonbridge Road (Fant) 12/0381	£3,177.28 within one mile radius of the site	November 2018
Former Car Sales Site, Ashford Road (Harrietsham) 11/2154	£10,080 upgrading facilities at Glebe/ Sutton Valance/ Cobtree/ New Grove Green Medical Centres/ surgery	September 2019
Land at Hillbeck Res Home, (Bearsted) 12/1012	£5,850.03 For upgrading and improving up to 3 local surgeries known as Bearstead Medical Practice, Downswood Surgery and Grove Green Surgery, all within 2 miles of the Property	No date
The MAP Depot Site, Goudhurst Road, Marden 13/0115	£27,321.58 Towards expansion works at Marden Medical Practice	June 2025
Hayle Place Hayle Mill Road 11/0580	£50,728.81 within a two mile radius of the land	November 2019

Land at Oliver Road (Staplehurst) 12/2106	£38,001.60 Towards new healthcare services and facilities within the Parishes of Staplehurst and Marden	March 2025
Former BP Garage 531 Tonbridge Road 12/0825	£12,078.67 Towards the provision of primary healthcare services and facilities within a five mile radius of the land	March 2020
27S106	Healthcare Sums Held (AUGUST 2017)	Spend By Date
The Old School 92A Melville Road (High Street) 11/2108	£3,544.18 Towards all or any of the medical centres; Marsham St, St Lukes, Holland Rd, Brewer St and Grove Park	June 2025
Buckland Hill, Maidstone MA/13/1213	£24,260.21 For primary healthcare services & facilities within the Borough primarily to support the delivery of investments to surgeries at St Andrews Road (Blackthorn), Allington Park and College Road Maidstone	January 2021
Land at Northland and Groom Way, Old Ashford Road, Lenham MA/12/1777	£9,139.42 Towards the cost of healthcare services	No Date
Land at Langley Park, Sutton Road 13/1149	£256,290.61 (£106,200 + £150,090.61) Towards improvements to health care provision within the locality of the development	1 st 50% - November 2025 2 nd 50% - July 2027
Land North Sutton Road, (Imperial Park) Maidstone 13/0951	£133,919.17 For extension, refurbishment and/or upgrade at the 4 doctors surgeries at Wallis Avenue, Orchard Langley, The Mote and Cobtree	January 2026
Land off Marigold Way, Maidstone MA/12/1749	£26,516.24 Towards improvements to existing and new healthcare services and facilities (including upgrading and improving the doctors surgeries which will serve the development within a two mile radius of the site) anticipated the nearby Blackthorn and College surgeries will get first attention	February 2023
Mote House Retirement Village Mote Park MA/10/0748	£38,110.96 Towards Northumberland Road and Shepway Surgery	No Date
Former Russell Hotel 136 Boxley Road, Maidstone (North) MA/14/500997/FULL	£12,407.27 St Lukes/ Brewer Street/ Marsham Street/Grove Green Surgeries/The College Practice/ Lockmeadow Clinic/Allington Park Surgery/ Allington Clinic	No Date
Eyhorne Street, Hollingbourne MA/14/0475	£20,880 Toward extension, refurbishment and/or upgrade of Orchard Surgery Langley, Glebe Surgery Harrietsham, Yeomans Lane Surgery Bearstead	May 2021
Bridge Nursery, London Road 14/501209/FULL	£113,650.80 Towards improvements (refurbishment and reconfiguration) of Aylesford Medical Practice	August 2026
Springfield Park, Royal Engineers Road, Maidstone (North) 15/506426/ MOD106	£15,507.69 (1 st Instalment) Health Trust Contribution towards provision of investment into primary health care facilities and infrastructure at Bower Mount Surgery, Allington Park Surgery, The College Practice and Albion Place Surgery	September 2026
The Coppice (Land at Bicknor Farm) Sutton Road MA/13/1523	£75,686.62 Towards improvements by way of extension, refurbishment and/or upgrade at the doctors surgeries sited at Wallis Avenue, Orchard Langley, The Mote and Cobtree surgeries	October 2021

Land at Grigg Lane (Oakley Grange) Headcorn, Ashford MA/12/1949	£21,769.96 Provision of healthcare facilities and services within Headcorn Parish	May 2022
The Parsonage, Land East of Goudhurst Road, Marden MA/13/0693	£37,733.66 Towards provision of medical facilities and improvement of services and facilities at Marden and Staplehurst Medical Centres	June 2022