

Role and Purpose of the Infrastructure Delivery Plan (IDP)

The implementation of a successful local plan is reliant upon sustained collaboration between the council and a wide range of other organisations and public bodies to determine the infrastructure required to support growth. This requires a shared vision and shared objectives, and a commitment within all related strategies to deliver essential infrastructure as and when required.

In Maidstone some forms of infrastructure provision have historically not kept pace with development. This has been a contributory factor to issues such as a congested road network and poor access to key community facilities in certain areas. There is concern that future growth will intensify this problem unless a co-ordinated effort is made to address identified deficiencies and that essential infrastructure accompanies new development at all times.

The National Planning Policy Framework (NPPF: 182) states that local plans should be positively prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements. The purpose of the Infrastructure Delivery Plan (IDP) is to identify the infrastructure required to meet the spatial objectives and growth anticipated in the Council's local plan and thus demonstrate that the plan is both realistic and deliverable, and can therefore be successfully implemented. It includes not only infrastructure schemes that will be provided by the council but also those for which other bodies (public and private) are responsible. As such, it is closely linked to objectives set out in the council's Integrated Transport Strategy and takes account of Kent County Council's infrastructure and investment finance model, which determines the infrastructure required for areas such as education, community learning and adult social care services.

The IDP enables the council to identify possible mechanisms for delivering infrastructure. One of the most important mechanisms is the community infrastructure levy (CIL). The IDP has been used to assist in the preparation of a preliminary draft charging schedule, which will set out the rate(s) of CIL to be charged on new development. When the local plan is adopted, the IDP will become the basis for future developer contributions through CIL. CIL does not have to fully fund all the infrastructure schemes listed in the IDP. The infrastructure schemes that will be funded through CIL originate in the IDP and are listed in what is commonly called a Regulation 123 list.

The IDP (see Appendix 1 below) is as comprehensive a document as possible and has taken account of a range of programmes which impact on spatial planning. There will inevitably be more changes to the schedule as it is an evolving document and will be reviewed and monitored regularly to ensure that it includes the most up to date information. Any identified costs are based on the best available information at the time of preparing a draft local plan for Regulation 18 (Preparation) public consultation and will be subject to change when further consultation with stakeholders and service providers is undertaken during this consultation period.

Appendix 1: Infrastructure Delivery Plan – March 2014

Category	Scheme	Where? Location	Estimated Cost	Who? Lead and delivery partners	How? Delivery Mechanisms	When? Delivery Phasing	Notes
PHYSICAL INFRASTRUCTURE							
Built Environment							
Public realm improvements	Week Street	Town Centre	£2,000,000	MBC	S.106/CIL/internal funding	2013-2016 2017-2021	Fremlin Walk to Maidstone East. Possible S.106 opportunity when development comes forward at Maidstone East and/or Royal Mail Sorting Office
Public realm improvements	High Street Regeneration Stage 2	Town Centre	£0,000,000	MBC	Agreed and prioritised in capital spending programme – funding already in place	2013-2016	High Street regeneration scheme phase 2 – from Pudding Lane to Fairmeadow
Public realm improvements	Improved pedestrian linkages to riverside	Town Centre	£1,500,000	MBC	S.106/CIL/internal funding	2013-2016 2017-2021	Primarily Earl St – to link with proposed new cycle/pedestrian footbridge from Earl Street to St Peter Street but also relevant to St Faith's Street and lower High Street/Fairmeadow – where there is a need to improve the safety and attractiveness of the existing routes from the town centre to the riverside
Public realm improvements	Earl Street	Town Centre	Linked to above	MBC	S.106/CIL/internal funding	2013-2016 2017-2021	Pedestrianise section of Earl Street from Pudding Lane to Week Street
Public realm improvements	Gabriels Hill	Town Centre	£0,300,000	MBC	S.106/CIL/internal funding	2013-2016 2017-2021	Footpath improvements and improved public realm at junction of Gabriels Hill and Palace Avenue
	Total Estimated Cost		£3,800,000				All costs are estimates – schemes subject to change depending on priorities for town centre regeneration
Transport							
Walking	Pedestrian mobility/access Improvements	Town centre	£0,000,000	MBC/KCC			Public realm improvements and improvement of any junctions will have a positive impact on pedestrian mobility/access.

Walking	Access/safety improvements to/from high level bridge and riverside towpath	Town centre	£0,200,000	MBC/KCC	CIL	2013-2016 2017-2021	Improved linkage from Maidstone East Train Station to Maidstone Barracks Train Station – also includes a new section of riverside towpath and improvements to existing riverside towpath from Scotney Garden to Whatman Park. £0,300,000 has already been secured through S.106 from development at Scotney Gardens. Possible further S.106/CIL contributions if Powerhub site on St Peter’s Street is redeveloped
Walking/Cycling	Shared use pedestrian/cycle footbridge linking Earl Street to St Peter’s Street	Town Centre	£2,000,000	MBC/KCC	CIL	2017-2021 2022-2026	Minimum cost estimate – depends on priorities in the town centre. This scheme is highlighted in Town Centre Study, 2010
Walking/Cycling	Improving street signage and pedestrian way finding, removing footway clutter	Town centre/RSC	£0,200,000	KCC	CIL	2013-2016 2017-2021	To improve street legibility, safety and appearance. For example, improving the linkages and way finding from Fremlin Walk to the High Street via Rose Yard, Pudding Lane and Market Buildings
Cycling	Cycle network improvements	Town centre/ urban area	£0,750,000	KCC	LTP/CIL	2013-2016 2017-2021	Based on Cycle Strategy and linked to objectives in the draft Integrated Transport Strategy
M20 J7 Improvements	Several schemes (Strategic Site Allocation)	Urban area	£3,300,000 (max estimate)	HA	CIL/S.106	2013-2016 2017-2021	<ul style="list-style-type: none"> Capacity improvements and provision of pedestrian crossing facilities at Bearsted roundabout (Bearsted Road/A249 Sittingbourne Road) and at New Cut roundabout (Bearsted Road/New Cut Road) - £0,700,000 Upgrading of Bearsted Road between Bearsted roundabout and New Cut roundabout to dual carriageway - £1,600,000 Traffic signalisation of the M20 J7 roundabout - £0,200,000 Provision of a subsidised shuttle bus to operate between the site and the town centre, via New Cut

							<ul style="list-style-type: none"> Road and Ashford Road - £TBC Bus priority measures on New Cut Road - £0,800,000 Traffic signal priority measures at the junction of New Cut Road and the A20 Ashford Road – included in bus priority cost estimate above.
Public Transport	Park and Ride	A229 corridor (Coxheath)		TBC	Local Enterprise Partnership funding/CIL	2013-2016 2017-2021	Up to 1000 spaces south of Linton Crossroads
Public Transport	Park and Ride	A229 corridor Sittingbourne Road		TBC	Local Enterprise Partnership funding/CIL	2013-2016 2017-2021	Decking and improvement of existing park and ride site at Eclipse – for 1000 spaces
Public Transport	Romney Place bus lane	Town centre	£0,060,000	KCC	LTP	2013-2016	Scheme design has been completed and costed by KCC
Public Transport	A229 (south) A274 construction of additional lane on A229 northbound	Urban area – south east	£5,000,000 - £6,600,000 Includes 50% contingency and 25% DfT optimism bias	KCC	CIL/S.106/KCC	2013-2016 2017-2021	From Wallis Avenue to junction of Armstrong Road and Park Way – will help mitigate for expected increase in congestion once strategic sites in south east are delivered For cost estimates – using the higher figure of £6.6m
Highways Improvements	Bridge Gyrotory Bypass - Fairmeadow	Town centre	£6,000,000	KCC	Local Enterprise Partnership funding/CIL	2013-2016 2017-2021	To improve traffic congestion in the town centre. The majority of funding for this scheme is expected to come from LEP funding. See objectives in Integrated Transport Strategy
Highways Improvements	Several Schemes (Strategic Site Allocation)	South east edge of urban area	£2,590,000	KCC	CIL/S.106/HA/KCC	2013-2016 2017-2021	<ul style="list-style-type: none"> Improvements to capacity at junction of Willington Street/Sutton Road - £0,820,000 New road between Sutton Road and Gore Court Road. Main link into Land North of Sutton Road and Bicknor Wood - £1,000,000 New footway (north side Sutton Road) - £0,220,000

							<ul style="list-style-type: none"> New roundabout on Sutton Road to provide access to Langley Park strategic site - £0,550,000
Highways Improvements	Several Schemes (Strategic Site Allocation)	North west edge of urban area	£7,594,000 (maximum estimate)	KCC	CIL/S.106/S.278/T &M Borough Council/HA/KCC	2013-2016 2017-2021	<ul style="list-style-type: none"> M20 Junction 5 signalisation - £0,700,000 Additional lane Coldharbour roundabout - £2,600,000 Capacity improvements Hermitage Lane/London Road Junction - £0,800,000 20/20 roundabout capacity improvements - £1,300,000 Capacity improvements Fountain Lane /A26 junction - £TBC Footway improvements to Hermitage Lane (western side). Possible S.278. - £0,200,000 Pedestrian crossing near Barming Rail Station - To mitigate against increased pedestrian flows and improve safe access to rail station - £0,094,000 Potential scheme to Increase capacity of Barming Rail Station car park by 200 spaces - £1,800,000
Transport Infrastructure Improvements	Numerous schemes – further refinement required	Rural Service Centres (RSC)	£3,545,000 approx	KCC/Network Rail/Southeastern	S.278/S.106/CIL	2013-2016 2017-2021	<p>Possible use of S.278 agreements, where developer provides infrastructure to KHS specification. Subject to detailed consultation between Parish Councils, MBC and KCC – could include :</p> <p>Coxheath (if approved as RSC)</p> <ul style="list-style-type: none"> B2163 Heath Road traffic calming and junction improvements Upgraded bus stops (raised kerbs/covered waiting facilities/timetable info) Footway enhancements Public realm improvements in village centre - £0,100,000

							<p>Total = approx £0,060,000</p> <p>Harrietsham</p> <ul style="list-style-type: none"> • A20 Ashford Road traffic calming/pedestrian crossing improvements - £0,060,000 • Small scale improvements to railway station (incl. increased cycle parking, better passenger waiting facilities - £0,010,000 • Upgraded bus stops - £0,010,000 • Footway enhancements - £0,010,000 <p>Total = approx £0,090,000</p> <p>Headcorn</p> <ul style="list-style-type: none"> • Grigg Lane/Oak Lane/Lenham Road and Ulcombe Road - traffic calming, footway enhancements, improved street lighting - £0,040,000 • A274 Wheeler Street pedestrian crossing improvements - £0,030,000 • Railway station enhancements (incl. enhanced cycle parking, forecourt remodelling and installation of lifts on footbridge - £unknown • Upgraded bus stops - £0,010,000 <p>Total = £0,080,000 + station enhancements which could total £1,000,000 match funded by Network Rail</p> <p>Lenham</p> <ul style="list-style-type: none"> • Traffic calming and pedestrian crossing facilities on Ham Lane and Old Ashford Road - £0,015,000 • Enhancements to railway station
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							<p>(incl. forecourt improvements, possible car park extension) - £0,250,000</p> <ul style="list-style-type: none"> • Upgraded bus stops - £0,010,000 • Footway enhancements - £0,010,000 <p>Total = £0,285,000</p> <p>Marden</p> <ul style="list-style-type: none"> • Plain Road traffic calming – £0,005,000 • Enhancements to railway station (incl. forecourt improvements, possible car park extension) - £0,500,000 – match funded by Network Rail – may have to deck the car park • Upgraded bus stops - £0,010,000 • Footway enhancements - £0,010,000 <p>Total = £0,025,000 + station enhancements of approx £0,500,000</p> <p>Staplehurst</p> <ul style="list-style-type: none"> • Capacity improvements to A229 Station Road/Headcorn Road/Marden Road jcn - £0,050,000 • Traffic calming and pedestrian facilities on Headcorn Road/Marden Road/Clapper Lane - £0,025,000 • Enhancements to railway station (incl. increased cycle parking, forecourt remodelling to facilitate bus/rail interchange and possible car park extension) - £0,500,000 approx, potential for match
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							<p>funding from Network Rail</p> <ul style="list-style-type: none"> • Conversion of level pedestrian crossings over railway to footbridges - £0,100,000 • New and enhanced cycle routes to railway station - £0,010,000 • Upgraded bus stops - £0,010,000 • Footway enhancements - £0,010,000 <p>Total = £0,205,000 + station enhancements of approx £0,500,000</p> <p>Yalding (if approved as RSC)</p> <ul style="list-style-type: none"> • Safety improvements to Hampstead Lane level crossing - £0,050,000k • Enhancements to railway station (incl. increased cycle parking, better passenger waiting facilities) - £0,010,000 • Upgraded bus stops - £0,010,000 • Footway enhancements - £0,010,000 <p>Total = £0,080,000</p>
	Transport: Total Estimated Cost		£31,039,000				
Utilities							
Sewerage	Engineering solutions to increase capacity of sewerage network to accommodate additional growth - with nil detriment to existing network users	urban area and RSC	TBC	Developer contributions and Southern Water	S.106/CIL	2013-2031 but depends on the location, scale and rate of development	<u>Urban Area</u> Significant off-site sewerage infrastructure will be required to serve the strategic locations in the Maidstone Urban Area and at the RSCs. Southern Water has advised that the overall draft strategy can be accommodated in infrastructure terms. The next step will be for Southern Water to assess the sites in more detail at public consultation to determine more detailed

							infrastructure requirements.
Wastewater Treatment	Increase capacity at Wastewater Treatment Works (WwTW, most likely at Aylesford Headcorn Harrietsham and Staplehurst)	Urban area and RSCs	£0 – costs are covered by Southern Water	Southern Water			Delivery can be planned through the Ofwat Periodic Review process, once the Local Plan is at a more advanced stage. Further information on the WwTW improvements required will be received during public consultation on the local plan
Broadband/ ICT	TBC	Urban and rural area	£TBC				KCC is leading a £43,000,000 project to transform Kent and Medway's broadband infrastructure. This will ensure that at least 90% of properties can access super fast broadband by 2015 and that the remaining 10% have access of at least 2mbits/s. This is in line with the Government's national broadband targets. Yet to be determined what funding will be spent in Maidstone Borough.
	Utilities: Total Estimated Cost		£TBC				
KCC Waste							
Household waste	Additional recycling centre required (approx 0.8ha)	North west of urban area	£0 – costs are covered by KCC	KCC		2017-2021	To serve MBC administrative area – exact location to be determined. KCC are assessing locations –No cost to MBC
	KCC Waste: Total Estimated Cost		£0				
SOCIAL & COMMUNITY INFRASTRUCTURE							
Primary Education							
New School	1 FE on a minimum 2.05ha/2FE site	North west urban area	£4,170,000	KCC	S.106	2013-2016 2017-2021	to be sited on Land East of Hermitage Lane strategic site
New School	2FE on a minimum 2.05ha/2FE site	South east urban area	£8,340,000	KCC	S.106	2013-2016 2017-2021	to be sited on Langley Park strategic site
Expansion of	Additional pupil	Maidstone	£0,568,000	KCC	S.106/CIL	2013-2016	Subject to a satisfactory technical feasibility

Existing Schools	capacity	(east)				2017-2021	study
Expansion of Existing Schools	Additional pupil capacity	Maidstone (south)	£0,214,000	KCC	S.106/CIL	2013-2016 2017-2021	
Expansion of Existing Schools	Additional pupil capacity	Outside urban area and RSCs	£0,482,000	KCC	S.106/CIL	2013-2016 2017-2021	Hollingbourne = £0,364,000 Leeds = £0,042,000 Sutton Valence/Langley = £0,076,000
Expansion of Existing Schools	Additional pupil capacity	RSCs	£1,793,000	KCC	S.106/CIL	2013-2016 2017-2021	Marden and Yalding = £000,528,000 Harrietsham and Lenham £000,442,000 Headcorn = £000,500,000 Staplehurst = £000,323,000
	Education: Total Estimated Cost		£15,567,000				Requirements and estimated costs are based on KCCs Infrastructure Investment Finance Model (IIFM) for a reduced housing target. Further run of IIFM model is required to establish more detailed and accurate infrastructure requirements and estimated costs.
Secondary Education							
Expansion	Additional pupil capacity	Urban and rural area	£6,244,000	KCC	S.106/CIL	2013-2016 2017-2021	Subject to a satisfactory technical feasibility study
	Total Estimated Cost (District)		£6,244,000				Figure is based on KCCs Infrastructure Investment Finance Model (IIFM) and includes Rural Service Centres – another run of the model will be required based on up to date housing figures.
Higher & Further Education							
Mid Kent College (Oakwood Campus)			£0				Refurbishment of campus ongoing – paid for by Mid Kent College
Maidstone Studios			£0				UCA want to expand courses at Maidstone Studios – no decision made as yet
	Higher Education: Total Estimated Cost		£0				
Health							
	Expansion or	North west	£0,741,312	NHS Primary	S.106/CIL	2013-2016	GP practices –

	improvement of GP facilities	of urban area Strategic sites		Care Estates		2017-2021	<ul style="list-style-type: none"> • College Practice (Barming) • Blackthorn Medical Centre • Vine Medical Centre • Lockmeadow Clinic • London Rd Surgery • Allington Clinic • Allington Park Surgery
	Expansion or improvement of GP facilities	South east of urban area strategic sites	£0,905,580	NHS Primary Care Estates	S.106/CIL	2013-2016 2017-2021	<p>GP practices –</p> <ul style="list-style-type: none"> • Wallis Ave Surgery, Parkwood • Mote Medical, St Saviours Rd • Northumberland Court, Shepway • Orchard Surgery, Langley • Spires Medical Centre, Downswood • Grove Park Surgery, Sutton Rd • Cobtree Medical Practice, Sutt Val
	Expansion or improvement of GP facilities	Harrietsham	£0,265,356	NHS Primary Care Estates	S.106/CIL	2013-2016 2017-2021	Impact likely to be greater and additional accommodation will be required to support the expansion of the clinical team. Capital investment in the existing surgery premises will be required to support the practice in providing the necessary capacity. This site serves as a branch site to the Lenham practice. The estimated cost of infrastructure for Harrietsham is based on a lower housing target – to be revised at public consultation.
	Expansion or improvement of GP facilities	Headcorn	£0,160,056	NHS Primary Care Estates	S.106/CIL	2013-2016 2017-2021	New development – opening February 2014. Provision for growth allowed within the development, although funds would be sought to offset the NHS funding in terms of pump-priming the scheme and to allow for future redesign of the premises to accommodate additional growth. The estimated cost of infrastructure for Headcorn is based on a lower housing target.
	Expansion or improvement of GP facilities	Lenham	£0, 092,664	NHS Primary Care Estates	S.106/CIL	2013-2016 2017-2021	Impact likely to be greater and additional accommodation will be required to support the expansion of the clinical team. Capital investment in the existing surgery premises will be required to support the practice in

							providing the necessary capacity. The estimated cost of infrastructure for Lenham is based on a lower housing target – to be revised at public consultation
	Expansion or improvement of GP facilities	Marden	£0,269,568	NHS Primary Care Estates	S.106/CIL	2013-2016 2017-2021	Premises already under some pressure and additional capacity will only be created through the physical extension of the premises - The estimated cost of infrastructure for Marden is based on a lower housing target – to be revised at public consultation
	Expansion or improvement of GP facilities	Staplehurst	£0,164,268	NHS Primary Care Estates	S.106/CIL	2013-2016 2017-2021	Extension to car park to provide improved access to site. New purpose built surgery premises able to provide some capacity. Capital funding may be sought to provide for internal reconfiguration to create additional clinical space as required. The estimated cost of infrastructure for Staplehurst is based on a lower housing target – to be revised at public consultation
	Expansion or improvement of GP facilities	Coxheath	TBC	NHS Primary Care Estates	S.106/CIL	2013-2016 2017-2021	Local services already under some pressure and additional capacity will only be created through the physical extension of the premises. One practice requires internal upgrade if it is to be used for the delivery of healthcare in the long term. The second requires relocation into purpose built premises as it has reached its capacity and cannot support substantial growth in the village.
	Expansion or improvement of GP facilities	Yalding	TBC	NHS Primary Care Estates	S.106/CIL	2013-2016 2017-2021	Impact likely to be greater and additional accommodation will be required to support the expansion of the clinical team. Capital investment in the existing local surgery premises will be required to provide capacity.
	Expansion or improved GP facilities	Boughton Monchelsea	TBC	NHS Primary Care Estates	S.106/CIL	2013-2016 2017-2021	TBC
	Expansion or improved GP facilities	Eyhorne St	TBC	NHS Primary Care Estates	S.106/CIL	2013-2016 2017-2021	TBC

	Expansion or improved GP facilities	Sutton Valence	TBC	NHS Primary Care Estates	S.106/CIL	2013-2016 2017-2021	
	New GP provision	Maidstone Barracks	TBC	NHS Primary Care Estates	CIL	2027-2031	TBC - The growth in this area will affect a number of town centre surgeries some of which have capacity for some growth, others which require substantial investment or relocation to support the increase in population proposed.
	Health: Total Estimated Cost		£2,598,804				Further refinement required.
Libraries							
Libraries	Strategic District Provision Library Stock	District	£0,088,000	KCC	S.106/CIL	2013-2016 2017-2021	
Libraries	Capital and revenue	District	£0,340,000	KCC	S.106/CIL	2013-2016 2017-2021	
	Libraries: Total Estimated Cost		£0,428,000				Figure is based on KCCs Infrastructure Investment Finance Model (IIFM)
Community Learning							
Main centres	Additional Community learning resource	District	£0,076,000	KCC	S.106/CIL	2013-2016 2017-2021	To maintain service standard levels
Outreach centres	Additional Community learning resource	District	£0,050,000	KCC	S.106/CIL	2013-2016 2017-2021	To maintain service standard levels
Youth							No funding required (from KCCs IIFM)
	Community Learning: Total Estimated Cost		£0,126,000				Figure is based on KCCs Infrastructure Investment Finance Model (IIFM) and includes Rural Service Centres (RSCs)
Kent Adult Social Services							
Adult Social Services	Changing Places - Maidstone Leisure Centre and Library and History Centre	Urban area	£0,008,000	KCC	S.106/CIL	2013-2016 2017-2021	
Adult Social Services	Integrated Dementia Day Care Facility	Urban area	£0,177,000	KCC	S.106/CIL	2013-2016 2017-2021	

Adult Social Services	Co-location with health	Urban area	£0,059,000	KCC	CIL	2013-2016 2017-2021	
Adult Social Services	Building Community Capacity	District	£0,018,000	KCC	CIL	2013-2016 2017-2021	
Adult Social Services	Assistive Technology	District	£0,011,000	KCC	CIL	2013-2016 2017-2021	
	Adult Social Services: Total Estimated Cost		£0,273,000				Figure is based on KCCs Infrastructure Investment Finance Model (IIFM) and includes RSCs. Further refinement required.
GREEN INFRASTRUCTURE							
Green Infrastructure	Several schemes (play areas)	Urban and rural	£1,750,000	MBC	Internal funding	2014-2016	MBC is investing in play areas in the borough over the next 18 months to make sure that the majority of residents live only a short walk from a "good" play area. See draft play area strategy. 85 play areas are identified to take new investment
Green Infrastructure	Several schemes	Urban area – does not include strategic sites	£TBC	MBC	S.106/CIL	2014-2031	Off-site contributions to open space will be charged at £1575 per property
Green Infrastructure	Bridge Nursery strategic site	North west of urban area	£0,140,000 (off-site) 25 plot allotment on-site	MBC	S.106/CIL	2013-2016 2017-2021	<ul style="list-style-type: none"> Natural/semi-natural (ANGSt Standard) off-site £0,010,000 Equipped Play – off-site contribution of £0,100,000 to improve existing play areas in area Outdoor sports facilities – off-site contribution of £0,030,000 for improvements to existing pitches and facilities Allotments – 25 plot site (7,500m2) should be provided on site
Green Infrastructure	East of Hermitage Lane strategic site	North west of urban area	£0,040,000 (off-site) On-site play area provision and amenity green space (Circa	MBC	S.106/CIL	2013-2016 2017-2021	<ul style="list-style-type: none"> Equipped play – on-site provision for juniors, toddlers and youth – should be a similar standard to current provision at Giddyhorne Lane which cost £0,160,000 Outdoor Sports – off-site contribution of £0,025,000 for improvements to existing pitches and facilities

			£0,160,000)				<ul style="list-style-type: none"> • Allotments and community gardens – off-site contribution of £0,015,000 towards improving allotments in surrounding area
Green Infrastructure	West of Hermitage Lane strategic site	North west of urban area	£0,170,000 (off-site) 25 plot allotment on-site	MBC	S.106/CIL	2013-2016 2017-2021	<ul style="list-style-type: none"> • Natural and semi natural (ANGSt) off-site contribution of £0,040,000 towards development of public park at Oakwood Cemetery • Equipped Play – off-site contribution of £0,110,000 to improve existing play areas in vicinity • Outdoor Sports – off-site contribution of £0,020,000 towards improvements to existing pitches and facilities • Allotments - 25 plot site (7,500m2) should be provided on site
Green Infrastructure	Langley Park strategic site	South east of urban area	£0,000,000 off-site On-site - see notes column	MBC	S.106/CIL	2013-2016 2017-2021	<ul style="list-style-type: none"> • Equipped Play – on-site provision for toddlers, juniors, youth of a similar standard to current provision at Giddyhorne Lane which cost £0,160,000 • Outdoor sports facilities – on-site contribution of at least 2 full size senior football pitches with sports pavilion/community hall, including changing facilities – to be provided in conjunction with SS2b (North of Sutton Road) and SS2c (North of Bicknor Wood) • Allotments - A 50 plot site (1.5 Ha) should be provided on one of the three sites in conjunction with SS2b North of Sutton Road and SS2c North of Bicknor Wood
Green Infrastructure	North of Sutton Road and North of Bicknor Wood strategic sites	South east of urban area	£0,080,000 (off-site)	MBC	S106/CIL	2013-2016 2017-2021	<ul style="list-style-type: none"> • Natural and semi natural (ANGSt) – at least 3ha provided on-site between the two sites

			On-site – see notes column				<ul style="list-style-type: none"> • Amenity green space – 0.7ha provided on each development site • Equipped Play – on-site provision for junior, toddlers and youth should be provided between the two sites. This should be to a similar standard to the current provision at Giddyhorne Lane, which cost £0,160,000. • Equipped Plan – off-site provision of £0,080,000 should be provided for the improvement of Senacre Play Area. • Outdoor Sports – on-site contribution of at least 2 full size senior football pitches with sports pavilion/community hall, including changing facilities to be provided in conjunction with SS2a Langley Park development. • Allotments - A 50 plot site (1.5 Ha) should be provided on one of the three sites in conjunction with Langley Park strategic site
Green Infrastructure	Several schemes	Harrietsham Headcorn Lenham Marden Staplehurst Coxheath Yalding		MBC	S.106/CIL	2014-2031	As a general rule, off-site contributions will be charged at £1,575 per dwelling. On-site open space provision may be made in lieu of this charge and will alter estimated figures significantly
	Green Infrastructure: Total cost estimate		£2,209,750				Estimate for off-site contributions only – includes strategic sites and RSCs
	IDP Total Estimated Costs		£75,719,554				The IDP needs to be updated once site allocations and the spatial distribution of development are approved for public consultation. The draft site allocations have been circulated to stakeholders (e.g. KCC,

						Primary Care Trust) and revised information is expected soon. The IDP is a "live" document and will be further revised as more information is made available.
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