

**AYLESFORD PARISH COUNCIL
INFRASTRUCTURE STATEMENT 2026 ONWARD**

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Table One

Priority Level	Name and Type of Open Space	Location	Identified need and evidence base	Cost estimate (£)	Funding source
1	Forstal Road Recreation Ground - MUGA	Forstal Road Aylesford	Forstal Road Recreation Ground has become much more popular with users since the installation of the 3G pitch as mentioned elsewhere in this document and the Council would like to consider replacing the existing MUGA with a new one for an enhanced version and something that is stronger and can withstand a higher level of use. The metal tennis 'net' was removed quite some time ago due to wear and tear possibly contributed to by the increased in use. There are also no metal or fabric nets on the basketball hoops. The Council has carried out a number of repairs to it, the most recent one being May 2026 but ultimately it needs replacing now with an enhanced and more durable version to cope with demand. It would also have smaller goal areas for younger children and/or disabled. With this falling under Outdoor Sport it would be difficult to see it not meet the criteria of a S106 agreement.	£135K	S106
2	Forstal Road Recreation Ground - Changing Rooms	Forstal Road Aylesford	Additional changing rooms are needed to support the new 3G Pitch at the top end of this site for the continued enhancement of Aylesford Football Club. As the council understands it there is also a requirement for the girls to be within a certain distance of toilet facilities, so they struggle to use the 3G as there is no toilet provision at that end of the site. The PC would look favourably for this building to be erected on its land within the leased area at the top of Forstal Recreation Ground and would look to funding from S106 (specifically the Land at Hermitage Lane development, due to this site and the 3G specifically referred to in the S106 agreement). The new changing rooms should be suitable as a project under the S106 agreement as it would be difficult to see it not fall under the definition of the Outdoor Sports Facility Contribution for complete funding. The PC would consider all other various options that may arise to improve this site that are connected to the new 3G pitch using the Land at Hermitage Lane S106 monies.	£300-500k	S106

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3	The Hollow – New Play Equipment	The Avenue Aylesford	The play equipment at this site is coming to the end of its life and has been in place for at least 25 years. The Parish recently replaced some climbing apparatus here funded by a payment received from an Easement so it would be nice to complete this site with the enhancement of the play equipment. The safety surfacing is failing, but there is little point in the Parish funding this unless absolutely necessary for health and safety if the play equipment will be replaced in the near future. An initial quote has been received, and the enhancement will have inclusive pieces for children of all abilities to enjoy. As usual local children will be consulted.	£99K but that is before the Clerk has negotiated any discounts	S106/Grants
4	Tunbury Recreation Ground – New Play Equipment	Tunbury	The play equipment within the fenced area is old and has seen better days, the surfacing is lifting and in need of replacement in the not too distant future. It would be lovely to enhance this site as it has not received any upgrades or benefits in quite some time. It would be great to have new equipment that would be more inclusive for children of all abilities. Local children will be consulted.	£68,880.30	S106/APC/Grants
5	Eccles Recreation Ground – Enhanced Skate Park	Bull Lane Eccles	Eccles Recreation Ground is specifically mentioned in the Land at Hermitage Lane S106 Agreement. Consideration could be given to enhancing the Skate Park and replacing the old with new, it is an already very well used sporting facility, and it would be nice to bring it up to date and enhance it. There will also be S106 monies available from the Land at Eccles proposal where this could be funded from.	£50-70k	S106
6	Aylesford Bulls Rugby Club – Club House Extension	Aylesford	Extension of club house to provide additional facilities to meet the demands of a growing well-established club. The current facility does not meet RFU standards for changing facilities where players, both male and female must share the access route to the changing rooms. They are undersized and do not have en-suite showering or toilet facilities. This proves a problem when trying to attract more women and girls to the sport. Having the extension would mean that remodelling of the current space would take place at the same time and would provide the provision of additional facilities which will mean all changing rooms will have ensuite and showering facilities. Wheelchair users will easily be able to access the changing areas and toilet facilities making the enhanced facility more accessible for the disabled or disadvantaged as they will have level thresholds and clear door opening widths. The total cost of the project is estimated to be around £1.2m, so any	Estimated cost of project £1.2m. Anything towards it appreciated	S106, grants, fundraising

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			funds from S106 that could be made available to go towards this project would be gratefully received. The Rugby Club will be applying for grants once pre-planning comes back as well as to the lottery, the RFU, and of course they will be fundraising themselves for example 'buy a brick' (to be offered to members and sponsors).		
7	Maidstone & Malling Netball Club – Court Redevelopment	Aylesford	Court redevelopment to replace the five outdoor courts with 3 indoor and 3 outdoor courts to cope with demand and so members can play in poor weather. Improved facilities would provide a safer more reliable environment. Planning permission has been granted under TM/21/02133/FL and TM/01195/FUL. The Netball Club will be applying for grants and will be fundraising themselves to help raise the funds.	Estimated cost of project £1.7m - £2.1m excl vat. Anything towards it greatly appreciated.	S106, grants, fundraising
8	Forstal Road Recreation Ground – Enhanced Parking Provision	Forstal Road Aylesford	As previously mentioned since the installation of the 3G pitch there has been an increase in use of the site and the car parking is becoming a problem. The Council would consider making a small piece of land on this site next to the 3G pitch a car park to help alleviate the parking problems in the main car park. There is currently a 14-space car park for the sole use of the 3G, that was put in when the 3G was built but this is not sufficient especially now that K Sports has closed and more teams are looking to hire the 3G on Forstal Rec. This should be a suitable project under the S106 agreement for Land at Hermitage Lane as it would be difficult to see it not fall under the definition of the Outdoor Sports Facility Contribution as it is something that is needed to further support and enhance the use of the 3G.	Currently not known	S106
9	Forstal Road Recreation Ground – Bike shed/rack	Forstal Road Aylesford	A bike shed/rack would be a useful addition to this site as there is currently nowhere safe for people/children to leave their bikes, this makes it difficult to encourage people to cycle. Cost varies greatly depending on if a rack was chosen or a covered cycle shelter.	£500 to £2,000	S106/Grants/APC/Aylesford Football Club

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10	Tunbury Recreation Ground – Surfacing of Play Area	Tunbury	If item 4 cannot be done just yet, then the Council would need to lay new surfacing to the play area and would look to have this funded. The preference would be to do item 4, otherwise the surfacing that is laid will be ripped up in a short period of time to accommodate the new equipment.	£22,340	S106/Parish
11	Blue Bell Hill Recreation Ground – Containers and Dugouts	Blue Bell Hill	This is an area that is quite underused. Currently there is a football club who use it for training only, however there is no storage on this site or facilities of any kind. The PC would like to consider making better use of this site for outdoor sport and would look at any options there may be to use S106 monies to enable this to happen. Any future S106 agreements should be as open as possible to enable the council to use the funds for a wide range of projects/items. The council is considering is buying one or two containers for the storage of goal posts etc to help enhance this site. It is also considering the purchase of dugouts or similar which not only would be used for outdoor sport but also for the general public who would like to rest or take shelter.	2x Dugouts £8k 2x containers £5k	S106
12	All Sites – Benches/Picnic Tables	All Sites	Installation of some benches/picnic tables around the Parish including concrete bases. For example, the Council received a request from some elderly residents who regularly walk the Forstal Recreation Ground for their daily exercise who now struggle with walking it without needing to rest. The seating would also benefit general users of the site. The Council would look to use the remaining S106 funds from the 80 Rochester Road development pot (20/02377/FL) to help fund this. The Council would also like to put some benches/picnic benches in on Tunbury Recreation Ground and maybe Podkin Meadow using S106 monies.	£6k	S106/Parish
13	All Sites – Small Gang Mower/Tractor	Mainly Forstal Road Recreation Ground and Blue Bell Hill	The Council would like to purchase a bigger grass cutting machine, like a small tractor/gang mow to enable it to cut the grass on more of its recreation grounds mainly Forstal Rec and Blue Bell Hill Rec in-house instead of it going out to contractors. It would be ideal if funds could be made available from S106 contributions to enable the purchase to happen, along with funding for a building/container to securely store it in at the Parish Office. It is also looking at purchasing a small ride on flail mower so it has something to cut the really long thick stuff with.	£50k for baby tractor £16-25k for a flail mower or similar	S106

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			Having a better machine will enable the council to maintain its land to a better and higher standard meaning it will be kept much nicer for residents for a longer time throughout the year as it will be maintained at more regular intervals. At the moment Landscape Services cut the big fields, and they stop grass cutting at the end of October and will not restart until early March. If the Parish had its own large machine it could continue to cut for as long as the weather allows.		
14	Ferryfield – Skate Park	Station Road, Aylesford	A few residents have said a Skate Park would be a nice facility to have in Ferryfield. There is one in Eccles Recreation Ground, which has seen better days but is well used. This would be a good enhancement for residents	Currently not known	S106/Grants
15	Ferryfield – Padel Court	Station Road, Aylesford	The Council would consider putting a Padel Court on this site, as this is the fastest growing sport in the UK. It's easy to learn and highly sociable bringing the community together from all age groups. The council would look to use S106 funds to provide this facility in the area.	Currently not known	S106/Grants
16	Ferryfield – BMX Pump Track	Station Road Aylesford	This would be an amazing addition to Aylesford, the closest one is in Snodland which the Clerk has been to look at. It is a very popular facility, with children, teenagers and adults all using it at the same time. A great facility for all ages who can use it for bikes, skateboards and scooters.	Currently not known	S106/Grants
17	Ferryfield (Racetrack) – Tarmac Path	Station Road Aylesford	The Council would like to install a tarmac path through some of its land that is currently a dirt footpath that runs from Little Preston through to Hall Road. It gets terribly wet and muddy in the winter, and a lot of residents/walkers would benefit from this enhancement, particularly those with pushchairs or wheelchairs. The path would be 2m wide to allow for passing. The Council knows that this would be a welcome addition for many users especially as the new commercial development of 5-6 units has now been constructed at Little Preston. The developer of the new commercial site was meant to install either outside gym equipment, a trim trail or similar on the green space for the public to use which will be fully accessible 24/7. The question is how they will get there easily and safely with no proper footpath, because as far as the Council understands the developer is not allowed to put parking in for the public and they are not permitted to park there. The only way to get to it is the dirt track on the Parish Council's land or via the London Road over the motorway bridge at J5 M20, which does not have a footpath. Even if it did have a footpath, that route is not	£100-110K	S106/Grants

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			suitable for people to walk, it is far too dangerous. The proposed new footpath would be tarmac with concrete edging to ensure durability. Alternatively, the footpath could be placed on Ferryfield Recreation Ground which is right next to the piece of land referred to here as the new path would go in exactly the same direction finishing at Little Preston but just on the recreation ground instead.		
18	The Hollow – Tarmac Path	The Avenue Aylesford	There is a dirt path along the top of the bank in The Hollow, it would be a great enhancement to the site to tarmac a proper path as although it's not an official path or entrance to the site it is and has been used by many people over the years as a cut through for convenience.	Cost not obtained guess would be £15-20k	S106/Grants
19	Ferryfield/Rugby Club – Fence	Station Road Aylesford	A new fence is needed at the top end of the rugby club. The current fence is old, worn and broken.	£30k approx	S106/Grants
20	Eccles Recreation Ground - MUGA	Bull Lane Eccles	As Eccles Recreation Ground is specifically mentioned in the Land at Hermitage Lane S106 Agreement a MUGA could be provided as part of the sporting facility offer to the Eccles community and would be a suitable project under the S106 funding agreement for the Outdoor Sports Facilities funding pot. It has been mentioned previously by residents that it would be nice to have one in Eccles. The PC would also request that maintenance and repairs to include grass cutting and grass enhancements be included within any S106 agreement for this site. Alternatively, this type of facility could be funded from the proposed Land at Eccles (Bushey Wood) development now that has been approved.	£80-100k	S106
21	Podkin Meadow – Play Equipment and Seating	Blue Bell Hill	Should there be any S106 funding available then some new play equipment such as swings would be a great addition to this site, particularly for the older child, some additional seating would be nice as a lot of people walk round Podkin Meadow. It would be nice for them to have a few more options to sit, especially for the elderly.	Play equipment – not known. Seating £3- 4K	S106
22	Ferryfield – Crazy Golf	Station Road Aylesford	Crazy Golf could be a nice addition to Ferryfield Recreation Ground. The Council has removed the wooden Trim Trail equipment due to most of it being damaged or having splits, cracks and burn holes in it. Therefore, it would be nice to put something else in its place, maybe something a bit different. If the Council was minded to consider this project then	No quote obtained yet	S106

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			investigations would have to take place to determine the suitability of this project for a recreation ground as the council doesn't know if/how this would work.		
23	Eccles Recreation Ground - Fencing	Bull Lane Eccles	New enhanced fencing would be a great addition to the recreation ground to improve the look of the site and its security for children and dogs. This could be funded from the Land at Hermitage Lane development or the Land at Eccles proposal.	£30-40k	S106
24	Eccles Recreation Ground – General Enhancements	Bull Lane Eccles	Eccles Recreation Ground is specifically mentioned in the email correspondence from the Leisure Services department on the TMBC planning portal for the Land at Eccles development (otherwise known as Bushey Wood). It mentions options should be considered to enhance Bull Lane outdoor sports facility (Eccles Recreation Ground). A lot could be done on this site to enhance it for the benefit of residents (see above). Therefore, any money available from this development then the PC would request funds not only for the above-mentioned projects but for the improvement and maintenance of the existing play area and recreation ground in general. The PC would therefore also request that maintenance and repairs of existing facilities; to include play equipment, grass cutting and grass enhancements (e.g., weed and feed and verti-draining etc) be included within any S106 agreement for this site as a whole.	Unknown amount as depends what the PC would like to do when the time comes	S106
25	Aylesford Cemetery – New site/gifted land for Cemetery	Hall Road Aylesford	The Cemetery has now closed to all new graves. Investigations took place a couple of years ago to test the ground conditions in Ferryfield to see if it would be suitable to extend the cemetery into or not. Indications suggested that the council would have to raise the level of the ground by 500mm however having considered the overall cost this is likely to be (circa £100k to raise the level), the council is not in a position financially to fund this or indeed be able to raise the funds through the precept. The council resolved that it does not wish to proceed any further with the cemetery extension for those reasons. S106 monies would be ideal for the cemetery extension because everyone thinks of the living but unfortunately with all these developments will come more deceased people and with our cemetery now closed to all new interments – where will people be buried?	Amount unknown as it largely depends on the option chosen	S106

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			The council would look to S106 for funding to enable it to extend the existing cemetery, or to buy some suitable land or for developers to gift it some land for the purpose of developing a cemetery.		
26	All Sites - Trees	Trees	The Council would like to consider the possibility of planting more trees in suitable locations on its land and would look to S106 funding to help achieve this.	Unknown as depends how many trees and the species	S106/Parish
27	All Sites - Maintenance	Maintenance	The Council would look for any S106 agreement to include maintenance of all/any of its recreation grounds, to include but not limited to things like grass cutting/maintenance, pitch repairs and pitch maintenance.		S106/Parish

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Table Two

Priority Level	Name and type of open space	Location	Identified need and evidence base	Cost estimate (£)	Funding source	Action/Programme/Comments /Who/When
Funding Agreed Via S106						
1.	Forstal Recreation Ground	Forstal Road Aylesford	Contribution towards play area safety surfacing of the whole play area	2,614	S106 – 80 Rochester Road	Funded April 2022 using the play area contribution
2.	Tunbury Play Area	Catkin Close Walderslade	Some play surfacing needed repairing due to some of it becoming a trip hazard	4,200	S106 – Taddington Wood	Funded October 2022
3.	Forstal Recreation Ground	Forstal Road Aylesford	New recycled plastic benches were installed as the others were at the end of their life	653.00	S106 – 80 Rochester Road	Funded November 2022 using the outdoor sports contribution
4.	Forstal Recreation Ground	Forstal Road Aylesford	New Table Tennis Table installed to improve outdoor sport and provide something a bit different to the norm	2,690.07	S106 – 80 Rochester Road	Funded February 2023 using the outdoor sports contribution
5.	Forstal Recreation Ground	Forstal Road Aylesford	New enhanced fence installed along length of the recreation ground	14,892.50	S106 – 80 Rochester Road	Funded February 2023 using the outdoor sports contribution
6.	Tunbury Recreation Ground	Catkin Close Walderslade	New Basket Swing seat	1,000	S106 – Taddington Wood	Funded February 2024
7.	Tunbury Recreation Ground	Catkin Close Walderslade	13x new trees planted in suitable locations around the recreation ground	1,000	S106 – Taddington Wood	Funded May 2024
8.	Forstal Recreation Ground	Forstal Road Aylesford	New enhanced outdoor gym equipment to replace items of approx. 14 years old that were coming to the end of their life	41,728.16	S106 - Land at Hermitage Lane Aylesford	Funded April/May 2025

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9.	Forstal Recreation Ground	Forstal Road Aylesford	Tarmac back overflow car park, white lining and installation of drainage to enhance the site and increase parking capacity.	£19,321.21	Parish Council	Funded March 2025
10.	Podkin Meadow	Blue Bell Hill	Installation of new disabled swing, including frame	£5,531.34	S106 – Taddington Wood	Funded May 2026

Table Three - Evidence

Reference	Project Location	Evidence
1.1		
1.2		
2.1		
2.2		
3.1		
3.2		

External references

- 1.
- 2.