

**PARISH COUNCIL
INFRASTRUCTURE STATEMENT 2023 ONWARD
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Potential projects

1. Ferryfield Recreation Ground Play Area
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3. Forstal Recreation Ground - Additional Changing Rooms
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10. Cemetery Hall Road Aylesford – Extension
11. Tunbury – Bike rack
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13. Podkin Meadow – Swings and Benches
14. Ferryfield Recreation Ground – Crazy Golf
15. All Sites - Purchase of a new larger tractor to cut the Councils Recreation Grounds and storage
16. All Sites – planting of trees

Not on Parish Council Land

1. Location one
2. Location two

Funded by Aylesford Parish Council

1. Forstal Road Recreation Ground
2. Ferryfield Recreation Ground Play Area Renewal – Phase 2 (possibly)
3. Location three
4. Location four

Schemes already funded via S106

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1. Forstal Recreation Ground – play area surfacing (part of)
2. Tunbury Play Area – Safety surfacing
3. Forstal Road Recreation Ground – new Benches
4. Forstal Road Recreation Ground – new Table Tennis Table
5. Forstal Road Recreation Ground – new enhanced fencing

Quotes and Further Evidence

External References

Table One

Priority Level	Name and Type of Open Space	Location	Identified need and evidence base	Cost estimate (£)	Funding source
1	Ferryfield Recreation Ground Play Area Aylesford	Station Road Aylesford	<p>The play equipment in Ferryfield needs replacing due to it being at the end of its life and due to cost to do the entire play area it was split into two phases, with phase 1 having already been completed. Phase 2 now needs doing this year as it is anticipated that it will be something that is picked up in the annual inspection in May. Ferryfield is extremely popular and in the summer many people enjoy the site. Initial costings for the original phase 2 scheme some two years ago have come in at £71K (revised to reflect today's prices) however a reduced option for around 40K has been sought and it would be great if S106 money could be used to try and get as much replacement equipment as possible. To be able to renew the rest of the equipment would be amazing for the children. This project is now the most urgent the Council needs to deal with. If there is not any S106 money then the PC will look to grants and may have to fund it itself, but its budget would be £40K which would see a much-reduced scheme.</p> <p>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 as a whole.</p>	£40-£70K	<p>S106 or Grants/PC. The Council has applied for the FCC Communities Foundation Grant. Outcome will be known mid to late June 2023.</p>

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2	The Hollow Play Area Aylesford. Locally known as 'The Pitt'	The Avenue Aylesford	<p>There are some old monkey bars that are located outside of the fenced off play area that need to be removed, along with some old unused areas of safety surfacing. The Council would like to put a small scheme in there with new surfacing and new equipment. The PC would like to update these old items with something new making use of that area so there is something for the little bit older child. The fenced in area is more for the younger ones so it would be nice to increase the play equipment to cater for the slightly older child. If the PC were to fund this, then there is no allocation of funds available until at least 2024/25. This site is nearer to the 'Land at Hermitage Lane' development than Forstal Recreation Ground and while I appreciate it is not mentioned in the S106 agreement I wonder if it would qualify for funding as the funds will not be used for the 3G pitch on Forstal as that facility has now been built using a grant from the Football Foundation and the Football Club themselves. The PC appreciates that any projects put forward that are not included within the S106 agreement would be for TMBC to review and authorise.</p> <p>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 as a whole.</p>	30K	S106/Grants/PC
3	Forstal Recreation Ground	Forstal Road Aylesford	<p>Additional changing rooms are needed for the new 3G Pitch at the top end of this site to the side of the 3G for the continued enhancement of the ladies and men's football teams of Aylesford Football Club. There is also a requirement for the girls to be within a certain distance of toilet facilities, so at the moment they cannot use the 3G as there is no toilet provision up there. The PC would look favourably for these buildings 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</p>	TBC but guess 400-500k	S106

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			<p>not fall under the definition of the Outdoor Sports Facility Contribution.</p> <p>The PC would consider all other various options there may be to improve this site that are connected to the new 3G pitch using the Land at Hermitage Lane S106 monies.</p>		
4	Eccles Recreation Ground	Bull Lane Eccles	<p>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.</p> <p>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 as a whole. Alternatively, this type of facility could be funded from the proposed Land at Eccles (Bushey Wood) development should that be permitted.</p>	80-100K	S106
5	Eccles Recreation Ground	Bull Lane Eccles	<p>New enhanced fencing would be a great addition to the recreation ground to improve the look of the site and also its security.</p> <p>This could be funded from the Land at Hermitage Lane development or the Land at Eccles proposal.</p>	Guess - 20-25K	S106
6	Eccles Recreation Ground	Bull Lane Eccles	<p>Eccles Recreation Ground is specifically mentioned in the Land at Hermitage Lane S106 Agreement. Aylesford Football Club also use this recreation ground and although they have a container there for their equipment, there are no other facilities. A small toilet/changing block would be a great addition to the football club. It would be for the football clubs use only and they would be responsible for locking and cleaning it etc., it is difficult to see this project not complying with the Outdoor Sports Facility Contribution funding pot.</p> <p>Alternatively, this could be funded from the proposed Land at Eccles development.</p>	TBC	S106
7	Eccles Recreation Ground	Bull Lane Eccles	<p>As Eccles Recreation Ground is specifically mentioned in the Land at Hermitage Lane S106 Agreement a dedicated Tennis Court would make a very welcome addition to the community in Eccles and could be a good project for funding under the S106 agreement if there is</p>	50K per court, guess	S106

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			no provision for a MUGA. There will also be monies available from the Land at Eccles proposal that this could be funded from instead.		
8	Eccles Recreation Ground	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 for this project to be funded from.	50-70K guess	S106
9	Eccles Recreation Ground	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 proposed 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 and the increase in sports facilities currently on offer, as per the above suggestions. The PC would therefore also request that maintenance and repairs of existing facilities; to include 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
10	Aylesford Cemetery	Hall Road Aylesford	The Cemetery is nearing capacity for new graves so investigations recently took place to test the ground conditions in Ferryfield to see if it would be suitable to extend the cemetery into or not. Early 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 the council feels it just isn't in a position financially to pay for this or indeed be able to raise the funds through the precept. The council has agreed that it does not wish to proceed any further with the cemetery extension. S106 monies would be ideal for the cemetery extension because everyone thinks of the living but		S106/PC

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			<p>unfortunately with all these developments will come more deceased people and with our cemetery due to be closed when it is full – where will people be buried?</p> <p>The council would look to S106 for funding to enable it to buy some suitable land or for developers to donate land for the purpose of developing a cemetery.</p>		
11	Tunbury Recreation Ground	Walderslade	A bike rack could be beneficial for this site located in a suitable place near the village hall as would additional benches and/or picnic tables.	Guess £4K	S106
12	Blue Bell Hill Recreation Ground	Blue Bell Hill	This is an area that is quite underused. Currently there is a football club who use it for training only, 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 S106 agreement should be as open as possible to enable the council to use the funds for a wide range of projects/items as at the moment it is not sure how this site can be better used and what <u>if anything</u> it would like to do with it.		S106/Grants
13	Podkin Meadow		Some new play equipment such as swings would be beneficial, particularly for the older child, some additional seating would be nice as a lot of people walk round Podkin Meadow and it would be nice for them to have a few more options to sit, especially for the elderly.		S106
14	Ferryfield	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 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. Investigations would have to take place to determine the suitability of this project for a recreation ground.		S106
15	All Sites		The Council would like to purchase a bigger grass cutting machine, like a baby tractor/gang mow to enable it to cut the grass on more of its recreation grounds 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 money for a building/container to store it in at the Parish Office.	50-80K guess for baby tractor/gang mow	S106

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			It is also looking at purchasing a small ride on flail mower so it has something to cut the really long thick stuff with.	£16-25k for a flail mower	
16	All Sites		The council would like to plant trees in suitable locations on some of its sites, therefore funding via S106 would help the council achieve this.		S106

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
Funded By Parish Council 2021/22 Or 2022/23						
1	Ferryfield Recreation Ground Play Area Aylesford		The play equipment in Ferryfield needs replacing due to it being at the end of its life and due to cost to do the entire play area it was split into two phases, with phase 1 having already been completed. Phase 2 now needs to be done. Ferryfield is extremely popular and in the summer many people enjoy the site. Initial costings for the original phase 2 scheme some two years ago have come in at £71K (revised to reflect today's prices) however a reduced option for around 40K has been sought (this would be the option if the council has to pay for it) and it would be great if S106 money could be used to try and get as much replacement equipment as possible. To be able to renew the rest of the equipment would be amazing for the children. This project is now the most urgent the Council needs to deal with. If there is not any S106 money currently available for this site then the PC will look to grants but may have to fund it itself, however its budget would be approx. £40K as	40-45K if this ends up being completely funded by the PC	PC	2023/24 The Council has applied for the FCC Communities Foundation Grant. Outcome will be known mid to late June 2023.

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			mentioned above which unfortunately would see a much-reduced scheme.			
2						
3						

Table Three

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.						

Evidence

Reference	Project Location	Evidence
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1.1		
1.2		
2.1		
2.2		
3.1		
3.2		

External references

- 1.
- 2.