

ES56 Green Lane-proposal wildflower meadow

Office has taken advice and the process to create this and maintain as a biodiverse habitat is as follows

1. December-grass to be cut and cleared away.
2. A few areas should be left for overwintering bugs
3. Area to be all or partially scarified (can initially do a few areas approx. 10foot diameter first)
4. Scarified area to be sown with yellow rattle seeds (they need cold over wintering on the soil)
5. Rear hedgerows should be scalloped back on the odd 8 foot stretch and hedges in future should be cut at varying heights.
6. March/April grass to be cut and cleared away again
7. Area then to be sown with wildflower mix suitable for clay soil.
8. At end of summer once plants have set seed area can be mown again apart from a few areas for overwintering bugs.
9. March/April following year grass to be cut and cleared away again.
10. Yellow rattle- known as meadow maker – has parasitic effect upon grasses so reduces their prevalence allowing the wildflower species to grow.

We would need a contractor for the first two cut and collects. This could be done by Landscape Services this year **if it is dry enough**. They are the only local company that will do cut and collect. A contractor may also be needed to scallop the hedgerows subject to estates staff workload.

There is a balance of S106 funding for landscaping from the first Green Lane development (Hunters Chase) in the reserves to pay for this. Members to decide if they wish to go ahead with this.

ES59 a)Folhurst Wood Bridges

There are three of these that need to be replaced now. We have £6677.67 S106 developer contribution for this work. 3 estimates were sought, 3 contractors attended but only one has quoted. The price is £4374.00 plus vat so the balance will be held in reserve for future works in FHW.

ES59 b)Folhurst Wood Car park

3 Estimates sought, 2 obtained. Committee asked for drainage to be added to specification and to investigate using porous surfacing there is £20,634.00 developer contribution available towards costs of this work.

At previous meeting Estates Committee asked office to investigate possibility of porous surfacing. On investigation this is not feasible because:

- Surface on both quotes will have a gradient towards the drainage ditches.
- Grasscrete unsuitable for car park as will not withstand heavier vehicles such as the tractors that need to enter the reserve for mowing and maintenance.
- Block paving laid on porous layer unsuitable for car park as will not withstand heavier vehicles such as the tractors that need to enter the reserve for maintenance. It also requires regular ongoing maintenance to preserve drainage through it which is not feasible for such a large area.

Contractor 1 quoted £24,125.00 for resurfacing works, drainage works and white lining of parking bays including disabled spaces.

Contractor 2 quoted £22,211 + VAT for resurfacing works, drainage works and white lining of parking bays including disabled spaces.

If contractor 2 is approved, then a further £1577 will be required. Work cannot commence until the S106 funding has been received.

Both contractors will level the surface so that there is a 'fall' towards the drainage ditch.

Claire Reilly
Deputy Clerk
7th December 2021

SITE	PLANNING REF	AMOUNT	DATE OF AGREEMENT	PURPOSE WORDING	DUE	PROGRESS
MASCALLS FARM	17/03040	317034	29OCTOBER 2018	TOWARDS THE CONSTRUCTION COSTS OF A NEW COMMUNITY CENTRE ON MEMORIAL PLAYING FIELDS PADDOCK WOOD	BEFORE OCCUPATION OF MORE THAN 34 DWELLINGS	LIKELY DUE END 2021/VERY EARLY 2022
MASCALLS FARM	17/03040	281808	29OCTOBER 2018	INDOOR SPORT CONTRIBUTION-IMPROVEMENTS TO PUTLANDS LEISURE CENTRE	BEFORE THE OCCUPATION OF 134 MARKET PROPERTIES	
MASCALLS FARM	17/03040	230205	29OCTOBER 2018	SPORTS PITCH CONTRIBUTION-OFF SITE PITCH IMPROVEMENTS AT MEMORIAL PLAYING FIELDS PUTLANDS AND OR THE PROVISION OF AN OUTDOOR SPORTS HUB FOR PADDOCK WOOD	BEFORE OCCUPATION OF MORE THAN 67DWELLINGS	
MASCALLS FARM	17/03040	20634	29OCTOBER 2018	COST OF MITIGATION MEASURES MAKING IMPROVEMENTS TO FOALHURST WOOD	RECEIVED BY TWBC	TO BE USED FOR CAR PARK. 3 ESTIMATES OBTAINED, QUERIES OUTSTANDING. REVIEW DECEMBER 21 ESTATES IF POSS.
MASCALLS FARM ADDITIONAL (10 YEAR EXPIRY)	19/03349	102602.91	30MARCH 2021	COMMUNITY CENTRE CONTRIBUTION TOWARDS THE COSTS OF BUILDING A	HALF PRIOR TO OCCUPATION OF 15 TH DWELLING	

MASCALLS FARM ADDITIONAL (10 YEAR EXPIRY)	19/03349	6677.67	30MARCH 2021	NEW COMMUNITY CENTRE IN PADDOCK WOOD FOALHURST WOOD CONTRIBUTION TOWARDS THE COST OF MITIGATION MEASURES FOR INCREASED VISITOR NUMBERS AND IMPROVED ACCESS WITH THE REINFORCEMENT OF ACCESS PATHS AND RECONSTRUCTION OF 3 BRIDGES.	HALF PRIOR TO OCCUPATION OF 30 TH DWELLING PRIOR TO OCCUPATION OF FIRST MARKET DWELLING	3 ESTIMATES SOUGHT, ONE OBTAINED FOR BRIDGES
MASCALLS FARM ADDITIONAL (10 YEAR EXPIRY)	19/03349	91200	30MARCH 2021	INDOOR SPORT CONTRIBUTION- IMPROVEMENTS TO PUTLANDS LEISURE CENTRE	HALF PRIOR TO OCCUPATION OF 15 TH DWELLING HALF PRIOR TO OCCUPATION OF 30 TH DWELLING	
MASCALLS FARM ADDITIONAL (10 YEAR EXPIRY)	19/03349	74500	30MARCH 2021	OUTDOOR SPORT CONTRIBUTION TOWARDS THE COST OF IMPROVEMENTS AT THE SKATE PARK ON MASCALLS COURT ROAD PADDOCK WOOD	PRIOR TO OCCUPATION OF FIRST MARKET DWELLING	PROCUREMENT PROCES REQUIRED. CONSULTANT FOUND, WAITING FOR QUOTES.
MASCALLS COURT FARM	14/50676	384750	23MARCH 2018	CONSTRUCTION OF A NEW COMMUNITY CENTRE AT MEMORIAL PARK MAIDSTONE ROAD	RECEIVED BY PWTC	IN FUNDING BUDGET
MASCALLS COURT FARM	14/50676	342000	23MARCH 2018	INDOOR SPORTS CONTRIBUTION.TOWARDS	BEFORE OCCUPATION OF	

						IMPROVEMENTS TO PUTLANDS SPORTS CENTRE	ANY DWELLINGS IN PHASE 3	
MASCALLS COURT FARM	14/50676	278375	23MARCH 2018			OUTDOOR SPORTS CONTRIBUTION. IMPROVEMENTS TO GREEN LANE PLAYING FIELDS	BEFORE OCCUPATION ANY PHASE 2 (MID 2022-ESTIMATE)	
MASCALLS COURT FARM	14/50676	3000	23MARCH 2018			WOODLAND MANAGEMENT CONTRIBUTION. MEASURES TO MITIGATE INCREASED RECREATION PRESSURE ON STRIKES WOOD	RECEIVED BY TWBC	APPLICATION SUBMITTED TO TWBC. WAITING. (FENCING)
PENDING ICEFOX-REAR COMMERCIAL ROAD	21/00665					IMPROVEMENTS TO WAR MEMORIAL AREA AND SUSTAINABILITY OF DAY CENTRE	UNDER NEGOTIATION BY TWBC WITH DEVELOPER	
CHURCH FARM	14/504140	307800	14FEB2018			TOWARDS THE CONSTRUCTION IF A NEW COMMUNITY CENTRE	BEFORE THE OCCUPATION OF 35 MARKET DWELLINGS	ESTIMATE EARLY 2022?
CHURCH FARM	14/504140	223500	14FEB2018			TOWARDS THE PROVISION OF RECREATION FACILITIES AT GREEN LANE PLAYING FIELDS	BEFORE THE OCCUPATION OF 85 MARKET DWELLINGS	
CHURCH FARM	14/504140	273600	14FEB2018			INDOOR SPORTS CONTRIBUTION.TOWARDS IMPROVEMENTS TO PUTLANDS SPORTS CENTRE	BEFORE THE OCCUPATION OF 120 MARKET DWELLINGS	

CHURCH FARM	14/504140	11000	14FEB2018	TOWARDS A WAY MARKING STRATEGY AND PUBLIC ART INSTALLTION FOR THE HOP PICKERS HERITAGE TRAIL		
PENDING CHURCH FARM ADDITIONAL	21/01862	61560		TOWARDS THE CONSTRUCTION OF A NEW COMMUNITY CENTRE		SUBJ TO PLANNING DECISION EXPECTED DECEMBER 2021
PENDING CHURCH FARM ADDITIONAL	21/01862	44700		FOR OFFSITE SPORTS AND RECREATION FACILITIES IN PADDOCK WOOD		SUBJ TO PLANNING DECISION EXPECTED DECEMBER 2021
PENDING CHURCH FARM ADDITIONAL	21/01862	54720		INDOOR SPORT		SUBJ TO PLANNING DECISION EXPECTED DECEMBER 2021