

Tonbridge and Malling

Allocated Housing Sites - Developer Contributions for indoor sports facilities

The future need for indoor sports facilities in the borough is set out in Table 4 of the TMBC Supplementary Planning Guidance and in Table 1 below. The Developer Contribution is calculated using the Sport England Sports Facility Calculator; this is applied to the number of housing units and average occupancy (2.4), against the identified needs for future provision (Built Facility Assessment and Strategy 2024/25, and the Supplementary Planning Guidance V2 November 2025).

Future needs for sports hall provision can only be met if the existing Angel Leisure Centre is re-provided. Therefore, contributions for new housing developments should be sought as a priority to support the re-provision of the existing facility.

Other priorities for future provision include additional fitness stations and gymnastics.

Table 1 Future Need for Indoor Sports Facilities

Facility type	Current Needs	Future needs (lower population growth)	Future needs (higher population growth)
Sports halls	All needs met subject to re-provision of the Angel Sports Centre sports hall	All needs met subject to re-provision of the Angel Sports Centre sports hall	All needs met subject to re-provision of the Angel Sports Centre sports hall
Swimming pools	All needs met with some programming and opening times refinements	All needs met by current spare capacity	All needs met by current spare capacity
Health and fitness	All needs met	All needs met by current spare capacity	42 extra fitness stations
Squash courts	All needs met	Additional needs met by current spare capacity	Additional needs met by current spare capacity
Indoor tennis courts	All needs met	Additional needs met by current spare capacity	Additional needs met by current spare capacity
Indoor bowls	All needs met	Additional needs met by current spare capacity	Additional needs met by current spare capacity
Gymnastics facilities	Additional capacity needed	New provision in the Malling sub-area or extension to the existing specialist facility	New provision or extension to the existing specialist facility

The developer contributions to be sought in relation to allocated housing sites are set out in Table 2.

Table 2 Developer Contributions to be sought from Allocated Housing Sites towards identified needs for future indoor sports facility provision

Reference	Sites	Parish	Settlement	Number of Units	Population Full buildout (number of housing units x 2.4 (av. Number of people per dwelling))	Sports Halls (courts)	SFC – identified cost-contribution £000s	Off Site Contribution
EC1	Land Opposite Hale House, Pilgrims Way, Aylesford	Aylesford	Eccles	40	96	0.02	£19,127	Y
AY1	Land at Aylesford Lakes,	Aylesford	Eccles, Aylesford Village	800	1,920	0.47	£382,546	Y
AY2	Land south of High Street, Aylesford	Aylesford	Aylesford Village	33	79	0.02	£15,740	Y
AY3	North of Pratling Street, Aylesford	Aylesford	Aylesford	90	216	0.05	£43,036	Y
AY4	Land east of 4 Pratling Street and south of Pratling Street,	Aylesford	Aylesford	40	96	0.02	£19,127	Y
MG1	Land off Hall Road, Royal British Legion Industries, Aylesford	Aylesford	Medway Gap	75	180	0.04	£35,864	Y
MG2	Existing premises at	Aylesford	Medway Gap	10	24	0.01	£4,782	Y

Reference	Sites	Parish	Settlement	Number of Units	Population Full buildout (number of housing units x 2.4 (av. Number of people per dwelling))	Sports Halls (courts)	SFC – identified cost-contribution £000s	Off Site Contribution
	Heart of Kent Hospice, Preston Hall, Aylesford							
MG3	Land at Bunyards, Beaver Road, Allington, Maidstone	Aylesford	Medway Gap	435	1,044	0.26	£208,009	Y
MG4	Land east of Kiln Barn Road and west of Hermitage Lane, Aylesford	Aylesford	Medway Gap	1300	3,120	0.77	£621,637	Y
BG1	Land north of Borough Green, Sevenoaks	Borough Green	Borough Green	3000	7,200	1.77	£1,434,547	Y
BG2	Land south and west of Tillmans Off, Crouch Lane, Sevenoaks	Borough Green	Borough Green	50	120	0.03	£21,909	Y
MG8	Winterfield Farm, East Malling	East Malling and Larkfield	Medway Gap	25	60	0.01	£11,955	Y

Reference	Sites	Parish	Settlement	Number of Units	Population Full buildout (number of housing units x 2.4 (av. Number of people per dwelling))	Sports Halls (courts)	SFC – identified cost-contribution £000s	Off Site Contribution
EM1	Paris Farm, Rocks Road, East Malling	East Malling and Larkfield	East Malling and Mill Street	105	252	0.06	£50,209	Y
KH1	Land at Broadwater Farm, Kings Hill, West Malling	East Malling and Larkfield, Kings Hill	Kings Hill	900	2,160	0.53	£430,364	Y
MG5	Existing premises at 56 to 62 Martins Square, Larkfield	East Malling and Larkfield	Medway Gap	16	38	0.01	£7,571	Y
MG6	Land adjacent to Larkfield Library	East Malling and Larkfield	Medway Gap	30	72	0.02	£14,345	Y
HS1	Land west of Hale Street, East Peckham, Tonbridge	East Peckham	Hale Street	140	336			Y
EP1	Land west of Addlestead Road, East Peckham, Tonbridge	East Peckham	East Peckham	50	120	0.02	£19,127	Y
EP2	Land south of Church Lane, Hale Street	East Peckham	East Peckham and Hale Street	396	950	0.23	£189,280	Y

Reference	Sites	Parish	Settlement	Number of Units	Population Full buildout (number of housing units x 2.4 (av. Number of people per dwelling))	Sports Halls (courts)	SFC – identified cost-contribution £000s	Off Site Contribution
HA1	Land north of The Paddock and East of Carpenters Lane, Tonbridge	Hadlow	Hadlow	120	288	0.07	£57,382	Y
HA2	Land south of Common Road, Hadlow	Hadlow	Hadlow	101	242	0.06	£48,217	Y
HA3	Land north of Court Lane, Hadlow Court Lane Nurseries, Court Lane, Hadlow, Tonbridge	Hadlow	Hadlow	65	156	0.04	£31,082	Y
HA4	Court Lane Nurseries, Court Lane, Hadlow, Tonbridge	Hadlow	Hadlow	85	204	0.05	£40,645	Y
TO3	Hilden Farm Road, Tonbridge	Hildenborough	Tonbridge and Hilden Park	30	72	0.02	£14,345	Y
TO4	Land north west of Hilden Park, Tonbridge	Hildenborough	Tonbridge and Hilden Park	289	694	0.17	£138,274	Y

Reference	Sites	Parish	Settlement	Number of Units	Population Full buildout (number of housing units x 2.4 (av. Number of people per dwelling))	Sports Halls (courts)	SFC – identified cost-contribution £000s	Off Site Contribution
HI11	East of Riding Lane, Hildenborough	Hildenborough	Hildenborough	77	185	0.05	£36,860	Y
HI12	Land off Stocks Green Road, Hildenborough	Hildenborough	Tonbridge and Hilden Park	629	1,510	0.37	£300,856	Y
IG1	Land Known as Churchfields Farm and Coney Field, Fen Pond Road, Ightham	Ightham	Ightham	8	19	0	£3,786	Y
IG2	Land south of Bramleys, Rectory Lane, Ightham, Sevenoaks	Ightham	Ightham	10	24	0.02	£19,127	Y
KH3	Existing premises at 1 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	60	144	0.04	£28,691	Y
KH4	Existing premises at 50 Kings Hill Avenue, Kings Hill	Kings Hill	Kings Hill	55	132	0.03	£26,300	Y

Reference	Sites	Parish	Settlement	Number of Units	Population Full buildout (number of housing units x 2.4 (av. Number of people per dwelling)	Sports Halls (courts)	SFC – identified cost-contribution £000s	Off Site Contribution
KH5	Existing premises at 11 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	70	168	0.04	£33,473	Y
KH6	Existing premises at 32 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	60	144	0.04	£28,691	Y
KH7	Existing premises at 34 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	45	108	0.03	£21,518	Y
MG7	Land between Ashton Way and London Road, Leybourne, West Malling	Leybourne	Medway Gap	70	168	0.04	£33,473	Y
PL1	Rear of Platt Mill Close, Platt	Platt	Platt	10	24	0.02	£19,127	Y
PL2	Land south of Potash Lane and north of Paddock Orchard, Platt	Platt	Platt	5	12	0	£2,391	Y

Reference	Sites	Parish	Settlement	Number of Units	Population Full buildout (number of housing units x 2.4 (av. Number of people per dwelling))	Sports Halls (courts)	SFC – identified cost-contribution £000s	Off Site Contribution
RY1	Holmes Paddock, Ryarsh	Ryarsh	Ryarsh	20	48	0.01	£9,564	Y
SN1	Land north of Holborough Lakes, Snodland	Snodland	Snodland	1300	3,120	0.77	£621,637	Y
TO1	Land north east of Tonbridge	Tonbridge	Tonbridge and Hilden Park	1671	4,010	0.98	£798,963	Y
TO2	Coblands Nursery and Little Trench Farm, Trench Road, Tonbridge	Tonbridge	Tonbridge and Hilden Park	294	706	0.17	£140,665	Y
TO5	Land at south west Tonbridge	Tonbridge	Tonbridge and Hilden Park	423	1,015	0.25	£202,231	Y
TO6	Land adjacent to Vauxhall Gardens and The Vauxhall Inn, Vauxhall Lane, Tonbridge	Tonbridge	Tonbridge and Hilden Park	75	180	0.04	£35,864	Y
TO7	Land north of Priory Road,	Tonbridge	Tonbridge and Hilden Park	136	326	0.08	£64,953	Y

Reference	Sites	Parish	Settlement	Number of Units	Population Full buildout (number of housing units x 2.4 (av. Number of people per dwelling))	Sports Halls (courts)	SFC – identified cost-contribution £000s	Off Site Contribution
	south of the Railway, Tonbridge							
TO8	Angel Centre, Tonbridge	Tonbridge	Tonbridge and Hilden Park	56	134	0.03	£26,699	Y
TO9	Sovereign Way North, Tonbridge	Tonbridge	Tonbridge and Hilden Park	122	293	0.02	£58,378	Y
TO10	The River Centre, Tonbridge	Tonbridge	Tonbridge and Hilden Park	118	283	0.07	£56,386	Y
WA1	Land east of Red Hill, Wateringbury, Maidstone	Wateringbury	Wateringbury	30	72	0.02	£14,345	Y
KH2	Land west of King Hill and Northwest of Ashton Way / Malling Road roundabout, West Malling	West Malling	Kings Hill	30	72	0.02	£14,345	Y
W01	Land at Wouldham Allotments and rear of Oldfield	Wouldham	Wouldham	40	96	0.02	£19,127	Y

Reference	Sites	Parish	Settlement	Number of Units	Population Full buildout (number of housing units x 2.4 (av. Number of people per dwelling))	Sports Halls (courts)	SFC – identified cost-contribution £000s	Off Site Contribution
	Drive, Wouldham, Rochester							
WR1	Land south of London Road and rear of Howlands Court, Wrotham, Sevenoaks	Wrotham	Wrotham	25		0.01	£11,955	Y
					60			
Total						7.92	£6,488,525	

Fitness Facilities

Additional community accessible fitness stations (42) and studios should be included in new community sports facilities e.g. the Angel re-development.

Other Indoor Sports Facilities

Developers' contributions should also be collected by 2042 towards the provision of

- Support for local gymnastics clubs in identifying sites for expansion/ development of purpose-built facilities particularly in the Mallings sub area.

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