



Parish Infrastructure Investment Plan (PIIP)

Ulcombe Parish Council

Parish Population	929 (2021 Census)
Date of PIIP	June 2025
Date Adopted by Parish Council	July 2025
Date of Next Review	July 2026

Existing Infrastructure Audit

List of services and facilities within the local area, their condition, location, existing capacity and catchment area.

Community Facilities/Services	<p><u>Ulcombe Village Hall</u> – The site includes the hall, car parking spaces (shared with Ulcombe PC recreation ground) and small outside space. It has several regular users including the Parish Council, Badminton Club, Local History Society, Community drop-in sessions and a Community Breakfast monthly plus commercial classes such as pilates and baby sensory. It is also the hub for community events such as quiz nights, drama performances etc.</p> <p>The Village Hall Management Committee have expressed an interest in:-</p> <ul style="list-style-type: none"> • Improved heating/insulation (solar panels, ground source heating) • An outdoor space with seating, such as a patio against the wall facing the recreation ground. • An attractive outdoor area with small stage for entertainment to the south-west of the hall. • A room created above the entrance lobby for small gatherings (or storage). • A small stage created by ‘pushing out’ the rear wall of the hall (with storage under) or • A full sized stage (storage under) with curtains, wings and perhaps dressing rooms.
Environment inc waste and flooding	<p>Ulcombe has 3 litter bins within the village serviced by Maidstone Borough Council.</p> <p>Flash flooding is an issue for circa. 8 houses in the centre of the village and across the Eastwood Road at Pye Corner from a tributary stream. A Flood Group was set up in 2021 and various equipment is stored in a shed on the grounds of the village hall carpark.</p>
Health	<p>There are no doctor’s facilities or dentists within Ulcombe. Residents are required to travel to attend surgeries elsewhere.</p> <p>The Parish has two defibrillators (Outside Village Hall and Wents Garage)</p>
Open Spaces	<p>There are no public owned open space areas within the village (apart from the recreation ground – covered separately).</p> <p>There is an interest in:</p> <ul style="list-style-type: none"> • The purchase of a field to create a social space to also allow for additional recreational use, dog walking area etc
Public/Passenger Transport	<p>The bus shelter is owned by Ulcombe Parish Council and is generally in good condition. A daily school bus operates, however, there is only one weekly</p>

	<p>bus into Maidstone Town Centre via Headcorn (allowing approx 2 hours to shop) before returning.</p> <p>There is an interest in:</p> <ul style="list-style-type: none"> • Developing further the Community Transport Scheme (with neighbouring parishes) to fund additional days for the local bus service into Headcorn (Rural Service Centre) and Maidstone.
Public Rights of Way	<p>The village shares an extensive network of footpaths as well as part of the Greensand Way.</p> <p>There is an interest in:-</p> <ul style="list-style-type: none"> • Upgrading access points/stiles to be made user friendly (kissing gates). • Additional signage to facilitate a 5k or 10k walking route.
Recreation Ground/Sports Facilities	<p>Ulcombe Recreation Ground is owned by the Parish Council. It comprises of a cricket pitch (no longer used for cricket but used for 2x junior football), a football pitch with goal posts (not senior size) and used by Headcorn Football Club for Junior matches throughout the season. There is also a Pavilion, outside toilets and a children's play area.</p> <p>There is an interest in:-</p> <ul style="list-style-type: none"> • Upgrading the interior of the pavilion. • Drainage of the field to make it more useable in the winter months • Running/walking/exercise trail around the edge of the recreation ground.
Religion	<p>All Saints Church (Church of England) origins began in the 11th Century and is located halfway up Ulcombe Hill. It is part of the Len Benefice.</p> <p>The Churchwardens have expressed an interest in:-</p> <ul style="list-style-type: none"> • Internal decoration <p>The Parish Council is aware that there is no pedestrian access (pavement/paths) leading to the church from the core of the village.</p> <p>Therefore, the following could be explored but is wholly subject to private landowners:-</p> <ul style="list-style-type: none"> • Creation of a public footpath to the church. May incur cost of buying /leasing a section of land/costs associated with the creation of a path with a suitable surface, fencing and access point gates etc.
Roads including signage	<p>Various issues have been identified within the Highways Improvement Plan. Funding may be required to further some projects.</p> <p>There is an interest in:-</p> <ul style="list-style-type: none"> • Funding additional signage at the Wents/Lenham Road Crossroads • Funding road markings at William Post Lane • Cleaning of existing road signs
Schools, Education & Childcare	<p><u>Ulcombe CE Primary School</u> – The school has currently 68 pupils attending. It is a small school and serves the parish of Ulcombe and also the local Gypsy, Roma and Traveller community.</p> <p><u>Breakfast and After School Club</u> – This is available at Kingswood Primary School. School staff will transport children back to Ulcombe school in the morning and in the afternoon will take them to Kingswood. Charges apply.</p> <p>The school have expressed an interest in</p> <p>An outdoor learning space that is enclosed like a cabin or summer house with heating and power to be used for intervention and booster groups.</p>
Street Furniture	<p>The village has a village sign on the junction of Eastwood Road/Headcorn Road and is in good condition. There are two noticeboards, one in The Street (by bus shelter) and one wall mounted to the Village Hall.</p>

External Infrastructure Audit

Identifying the services and facilities outside the PIIP area that are used by the community.

Library	A mobile library visits fortnightly on a Tuesday afternoon from 1.15pm to 2pm outside the school.
Convenience Store	The nearest convenience store is in Kingswood (circa.2.3 miles). Home deliveries are serviced by the main supermarkets.

Community Infrastructure needs and/or aspirations

Prioritised Needs	<p>First Priority: Creation of a public footpath to the church from the village centre. Developing further community transport schemes to Headcorn/Maidstone Creation of a running/walking/exercise trim trail around the edge of the recreation ground. Install eco heating/lighting and improve insulation of the village hall. Creation of an outdoor space with seating such as a patio against the wall facing the recreation ground. Purchase or long-term lease of a field to create a social space for additional recreational use, dog walking area.</p> <p>Second Priority Upgrading access points/stiles to be made more user friendly (i.e kissing gates). Drainage of the recreation ground to make it more usable in the winter months. Cleaning of existing road signs. Additional signage/road markings within the village (Wents/Lenham Road Crossroads, Eastwood Road and William Post Lane/Pye Corner). Upgrade of interior of cricket pavilion into a more usable space. Signage to create a 5km or 10km walking route. Creation of an outdoor space to the south-west of the village hall with a small stage for outdoor entertainment and facilities for BBQ's/Afternoon Teas etc.</p> <p>Third Priority Outdoor learning space such as a cabin/summer house to include heating and power for use by pupils of Ulcombe School. Internal decoration of Parish Church. Create a full-sized stage by 'pushing out' the rear wall of the hall, complete with curtains, wings and dressing rooms. Create a small stage by 'pushing out' the rear wall of the hall and creating a small storage space underneath. Create a room above the main entrance lobby for small gatherings or additional storage.</p>
Community Engagement	<p>Regular articles have been placed in Ulcombe Village News magazine since July 2024, seeking ideas from residents. Local Community organisations were then approached in March 2025, requesting their expressions of need for infrastructure.</p> <p>A Survey Monkey questionnaire was launched on 16 May 2025 with a closing deadline of 5pm on 13 June 2025. Paper copies were available on request. The survey was advertised in the Village News Magazine, Village Noticeboards, shared on village WhatsApp group and both the Parish Council Website and Facebook page.</p>