TOPIC PAPER 7 OF 7 · POSTER 1 OF 2

Utilities and Infrastructure

Water, sewers, power, broadband and waste: what has capacity and what does not

Every figure comes from the companies and regulators responsible. Across almost every network, capacity is tight or already used up, and the fixes mostly arrive in the 2030s.

1

0.00 Ml/d

spare capacity in the Cranbrook zone, 2024/25 to 2030/31

No spare drinking water in our zone

South East Water's own plan shows essentially no headroom in the zone that supplies the village until at least 2031. Water use here is the highest of its eight zones at 188 litres a person a day.

2

5.3 Ml/d

forecast borough shortfall by 2041/42

The water company says it cannot supply extra growth

In December 2025 South East Water told TMBC it could not accommodate growth above its existing plan anywhere in the borough. Its interim schemes add at most 2.0 Ml/d, and none is in the Cranbrook zone. Government's reassurance letter sets out its own limits.

3

4 bans

2022, 2023, 2025 and 2026 (standard: once in ten years)

Hosepipe bans four years out of five

A ban has applied across Kent, including the parish, since 3 July 2026 and is still in force this autumn. Restrictions are set by drought area, so conditions in Ashford's zone can restrict East Peckham.

4

0

named schemes, costs or dates to fix it

Our sewerage system is rated 'Very Significant' risk

Southern Water rates East Peckham's own system at its highest risk level for sewer flooding and overload, now and in 2050. It was not among the 61 systems given a detailed plan. Neighbours Horsmonden and Staplehurst were, after a partner asked.

5

3 of 3

water bodies failing ecological and chemical status

All three local rivers fail good status

The Bourne is rated Poor; the Mid Medway and Tudeley Brook Moderate. Sewage discharge is among the recorded pressures. Overflows at Tonbridge and Yalding spill well above the England average.

Read the full topic paper on the Parish Council website: **eastpeckham-pc.gov.uk**, Neighbourhood Plan pages. Ask a committee member today.

Our Village · Our Voice · Our Plan

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6

100-120%

load on a transformer serving 23 homes

One village transformer is already overloaded

Two more are close to their limit and none has an upgrade scheduled. Solar panels and car chargers on existing homes are the cause. The Mereworth substation that feeds the parish is forecast to be in deficit by 2040, and Kings Hill, its largest user, is allocated 1,300 more homes.

7

92%

of local gas mains are modern plastic pipe

Gas is fine, but new homes will not use it

SGN confirms no capacity constraint. From 24 March 2027 new homes must have low-carbon heating, which moves the pressure onto the electricity network. Heat pumps are harder to absorb than car chargers because everyone needs heat at once.

8

44%

of the parish land area has no superfast service

Mostly good broadband in the village, poor on the fringe

89% of postcodes have superfast and 59% are gigabit-capable, mostly via Trooli. Openreach has no confirmed full-fibre plan for the East Peckham exchange. 34.7% of working residents work mainly from home.

9

48.4%

recycling rate (England 42%)

Good recycling, but the tip is nearly full

Kent County Council's North Farm transfer station and recycling centre, which serve East Peckham, are forecast to reach capacity within five years. The replacement is not yet sited, costed or funded.

10

4

neighbouring councils share our networks

Our capacity depends on other people's growth

Paddock Wood and Tenterden take most of our water zone's planned growth, Kings Hill most of the substation's, and our waste goes to Tunbridge Wells. Every upgrade would be dug into the same narrow lanes, in a floodplain, near a main river.

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