KENT + MEDWAY GROWTH AND INFRASTRUCTURE FRAMEWORK

STAGE 2 FINAL REPORT

KENT AND MEDWAY GROWTH + INFRASTRUCTURE FRAMEWORK

Content:

1. *Process*
2. *Kent-wide findings*
3. *Delivery*

THE PURPOSE OF THE GROWTH AND INFRASTRUCTURE FRAMEWORK

To provide countywide picture of:

1. ***Growth to 2031 based on:***

   - ***LPA planned growth***
   - ***Demographic factors***
   - ***Economic factors***

2. ***Infrastructure needed to facilitate that growth***

3. ***Infrastructure funding gap for Kent and Medway***

THE BENEFITS OF HAVING THE FRAMEWORK

1. Evidenced conversation with Government on funding and delivery barriers

2. Evidenced conversation on potential London overspill

3. Potential evidence and support for Local Plans as they are developed

4. Provides opportunity to co-ordinate planning of new delivery models e.g. health, utilities etc

5. Single, strategic voice for Kent and Medway

PROCESS

1

STAGE 2 SCOPE

Stage 2 Workstreams	Overview of Tasks
Partner Validation and Engagement	• 13 x LPA verification meetings • KCC Departments and Officers to review Topic Specific Details • Wider Infrastructure partners: NHS, HA, Network Rail etc)
Data / Documents Verification	• Data gathering completion • Integration of latest IDPs and IDS from Local Plans • Housing and employment trajectories and specific sites verified to match latest LPA position and sense checked.
Population Forecast Review	• Baseline Population forecast Update – IIFM Forecast to be re-run based on latest verified housing trajectories and sense checked • Review of latest ONS population forecasts and CLG household forecasts at LPA and County level. • Forecast comparisons with rest of South East Counties (Total population growth / migration / age profile change etc.).
Migration and Wider Growth Review	• Historic Growth pattern and planning policy review (SEPlan, 2006 Structure plan) • GLA FALP Review and potential impacts on growth across Kent

STAGE 2 SCOPE

Stage 2 Workstreams	Overview of Tasks
Infrastructure Analysis Review	• Detailed Scrutiny of KCC Strategic Project Update Database (SPUD) • Identification of gaps in project list for all services and districts. • Modelling for longer term infrastructure requirements to fill Gaps.
Infrastructure Cost Review	• Continuation of stage 1 costing approach of projects where possible • High level costing sense check exercise across topics and districts based on typical development benchmark costs.
Viability Consideration	• Consideration of potential developer contributions across Districts (where data allows) and geographical variation in land values / developer costs.
Infrastructure Funding & Delivery	• Review existing project funding assumptions (differentiating developer contributions and other funding sources) • Present the existing delivery/funding landscape and emerging changes • Set out the potential funding sources to fill the funding gap. • Highlight alternative / emerging infrastructure delivery models
Document Finalisation	• Draft Document production and review by client group • Local Authority specific spreads to be shared for review and comment • Document finalisation.

KENT + MEDWAY – WIDE FINDINGS

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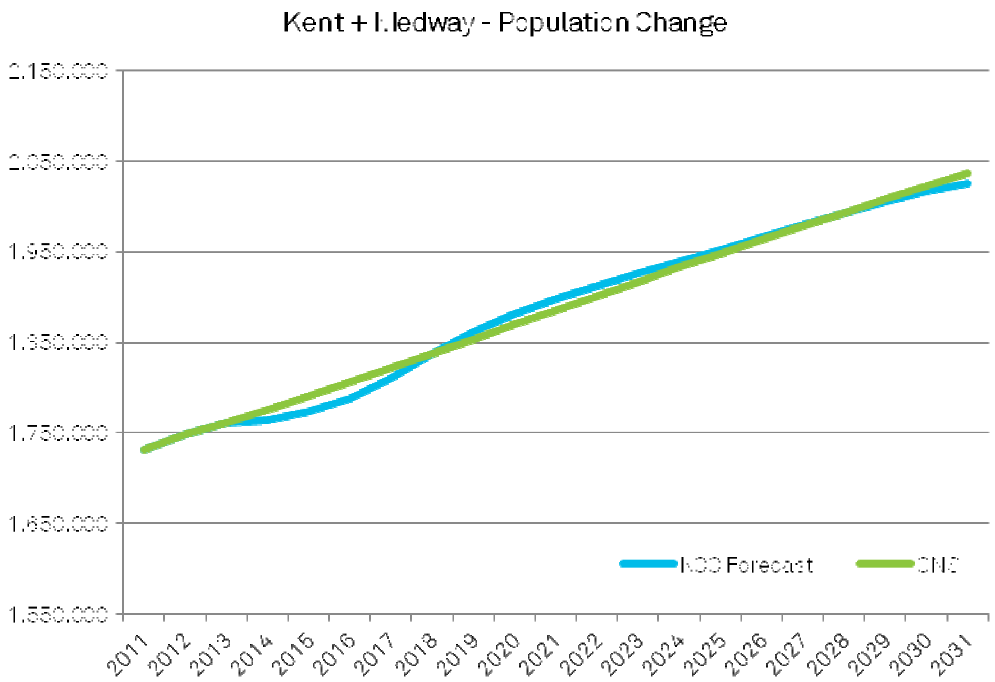
KENT + MEDWAY-WIDE FINDINGS

Population & Household Forecasts

	Population Change 2011-2031		KCC Variation from ONS
	KCC Forecast	ONS Forecast	
Ashford	25,600	24,995	605
Canterbury	32,200	18,600	13,600
Dartford	42,300	24,096	18,204
Dover	18,900	8,082	10,818
Gravesham	12,400	16,534	-4,134
Maidstone	30,000	33,536	-3,536
Sevenoaks	1,600	19,249	-17,649
Shepway	12,400	13,301	-901
Swale	18,100	31,176	-13,076
Thanet	23,500	24,098	-598
Tonbridge & Malling	28,200	23,413	4,787
Tunbridge Wells	5,600	18,254	-12,654
KCC area	**250,700**	**255,334**	**-4,634**
Medway	42,600	49,215	-6,615
Kent	**293,300**	**304,549**	**-11,249**



KENT + MEDWAY-WIDE FINDINGS

Agreed Housing Trajectories to 2031

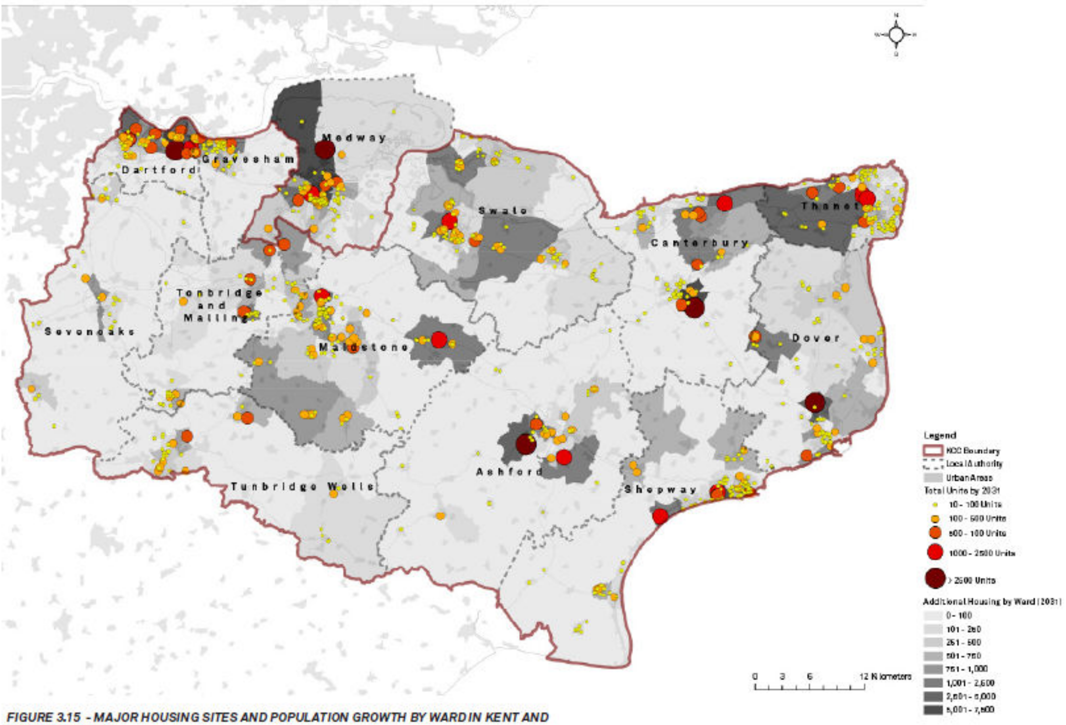


FIGURE 3.15 - MAJOR HOUSING SITES AND POPULATION GROWTH BY WARD IN KENT AND MEDWAY TO 2031

MEDWAY	***22,100 UNITS,*** *24 SITES OVER 100 UNITS*
DARTFORD	***18,100 UNITS,*** *23 SITES OVER 100 UNITS*
MAIDSTONE	***16,200 UNITS,*** *30 SITES OVER 100 UNITS*
CANTERBURY	***16,200 UNITS,*** *12 SITES OVER 100 UNITS*
ASHFORD	***14,000 UNITS,*** *17 SITES OVER 100 UNITS*
TONBRIDGE & MALLING	***13,300 UNITS,*** *10 SITES OVER 100 UNITS*
THANET	***12,000 UNITS,*** *13 SITES OVER 100 UNITS*
SWALE	***11,300 UNITS,*** *23 SITES OVER 100 UNITS*
DOVER	***10,000 UNITS,*** *15 SITES OVER 100 UNITS*
SHEPWAY	***8,600 UNITS,*** *16 SITES OVER 100 UNITS*
GRAVESHAM	***7,100 UNITS,*** *10 SITES OVER 100 UNITS*
TUNBRIDGE WELLS	***5,900 UNITS,*** *9 SITES OVER 100 UNITS*
SEVENOAKS	***3,600 UNITS,*** *4 SITES OVER 100 UNITS*

100-250 250-500 500-750 750-1000 >1000

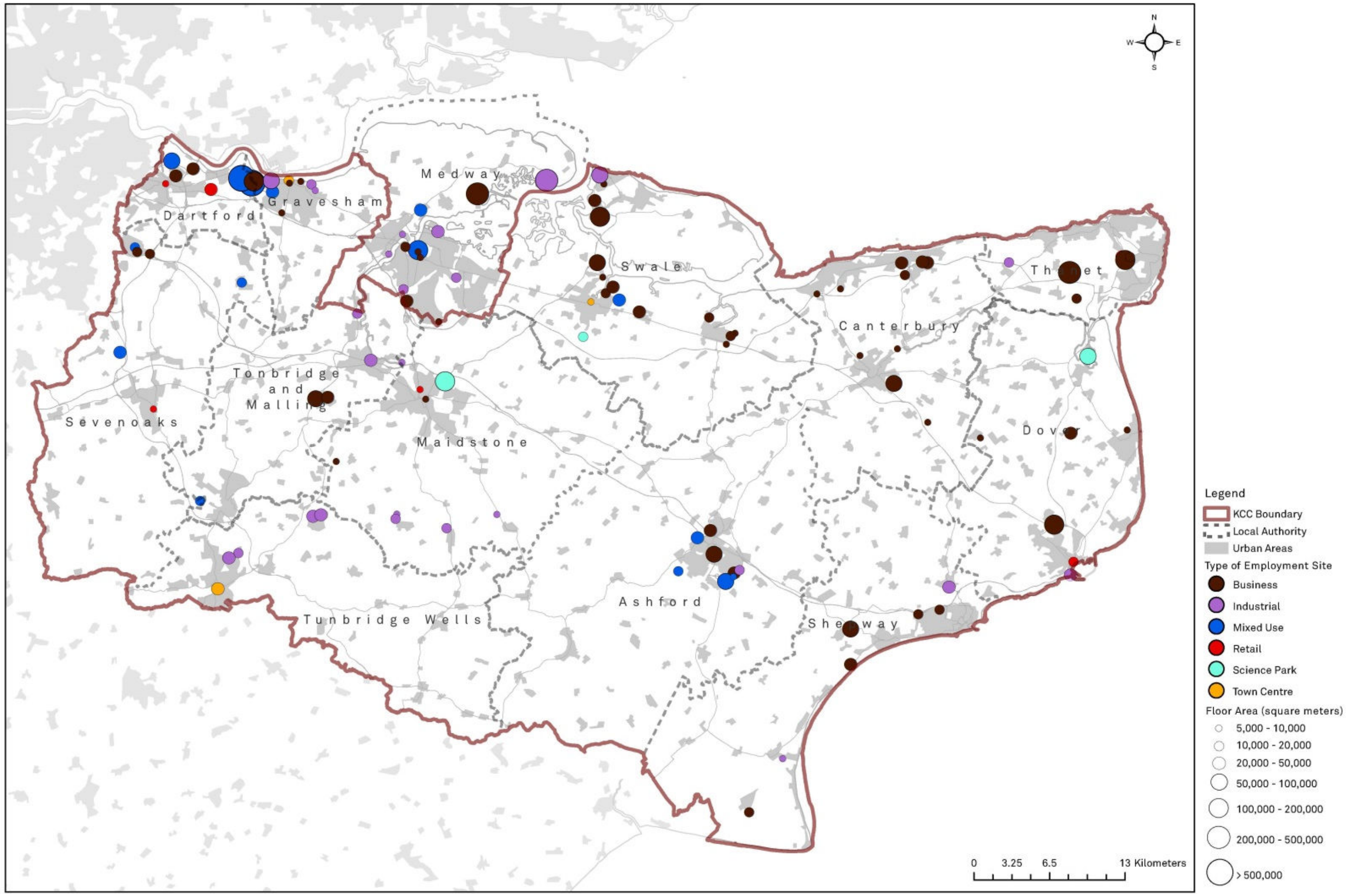
KENT + MEDWAY-WIDE FINDINGS

Key Employment Sites *(Limited to those larger than 5,000 sq.m)*

Future Commercial Floorspace (From Sites over 1,000 sq.m Floorspace)	Business	Industrial	Mixed Use	Retail	Science Park	Town Centre	Total
Ashford	107,971	11,920	142,100				261,991
Canterbury	214,113						214,113
Dartford	83,100	25,445	1,478,740	41,100			1,628,385
Dover	165,950	24,950	2,000	10,500	100,000		303,400
Gravesham	178,880	106,690	45,990			10,800	342,360
Maidstone	27,671	42,897		11,400	115,000		196,968
Medway	324,298	529,305	206,353				1,059,956
Sevenoaks	22,321		64,026	7,648			93,995
Shepway	134,600	43,500					178,100
Swale	443,990	95,700	43,000		12,000	5,500	600,190
Thanet	336,971	10,593		36,000			383,564
Tonbridge & Malling	75,828	38,941					114,769
Tunbridge Wells		111,820				45,000	156,820
Kent & Medway	**2,115,692**	**1,041,761**	**1,982,209**	**106,648**	**227,000**	**55,800**	**5,534,610**
Kent (exc Medway)	**1,791,394**	**512,456**	**1,775,856**	**106,648**	**227,000**	**61,300**	**4,474,654**

KENT + MEDWAY-WIDE FINDINGS

Key Employment Sites *(Limited to those larger than 5,000 sq.m)*



KENT + MEDWAY-WIDE FINDINGS

Project Costs & Funding - *(Version Excludes Lower Thames Crossing – £5bn)*

158,500
new homes

293,300
new people (**17% Growth**)

135,800
new jobs

Total Infrastructure Costs: **£6,444,390,000**

Total Secured Funding: **£706,090,000**

Total Expected Funding: **£3,595,700,000**

Total Funding Gap: **£2,142,610,000**

% of Infrastructure Funded: **67%**

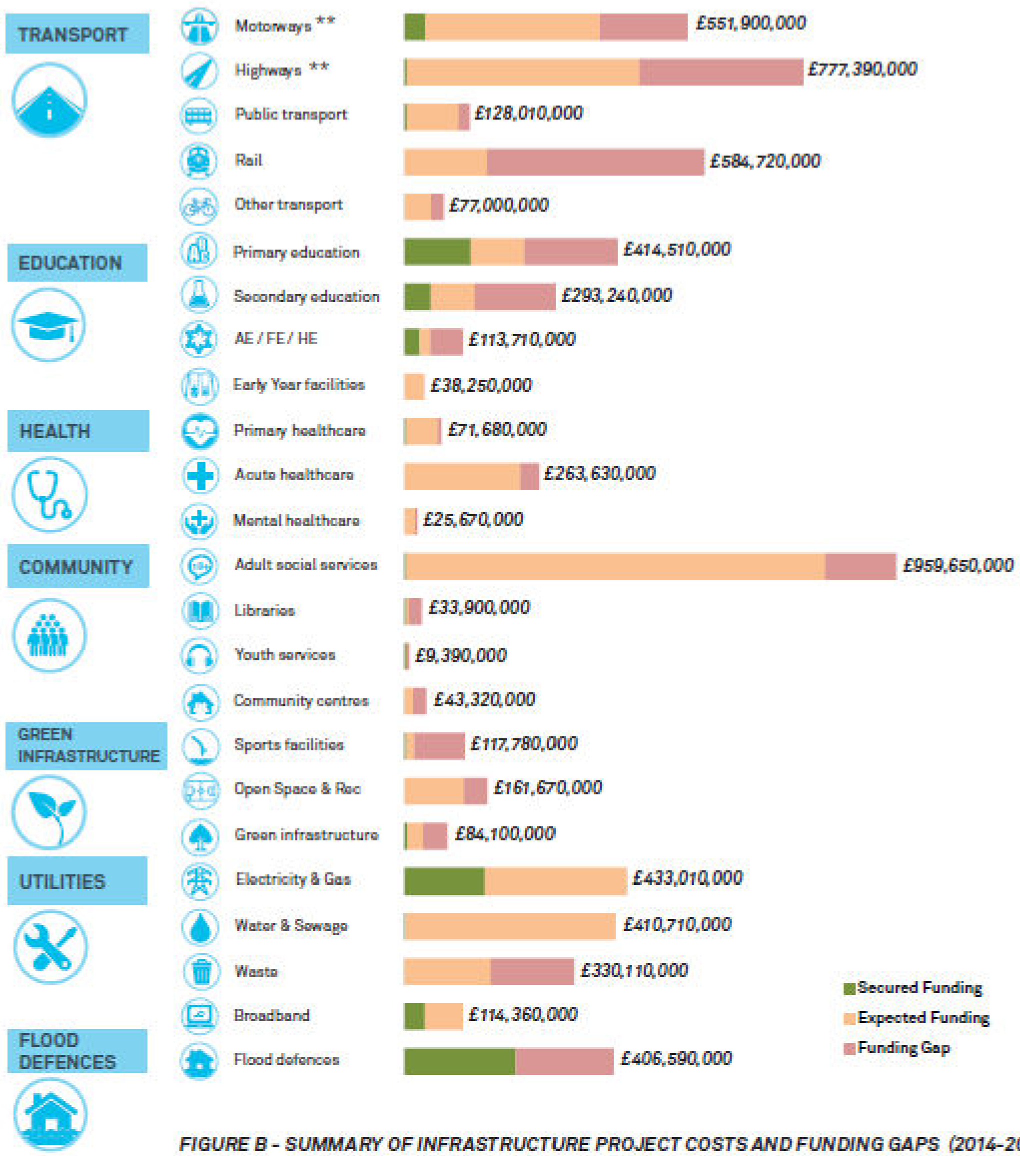


FIGURE B - SUMMARY OF INFRASTRUCTURE PROJECT COSTS AND FUNDING GAPS (2014-2031)

** Excludes Lower Thames Crossing Costs (identified seperately under strategic projects in Chapter 5)

KENT + MEDWAY-WIDE FINDINGS

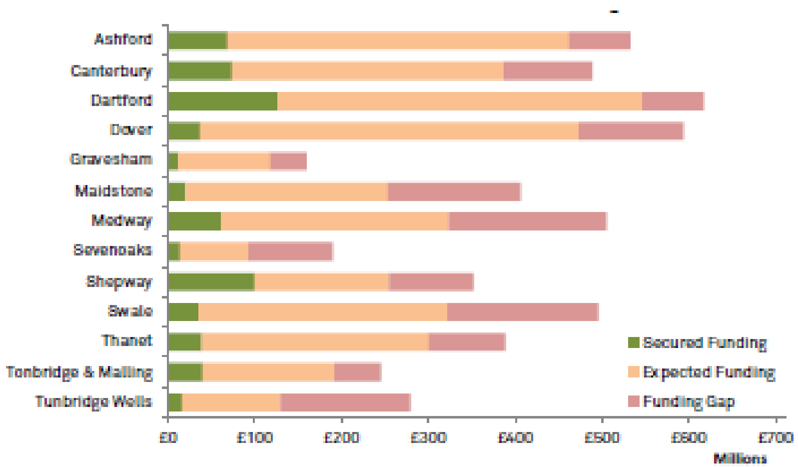


FIGURE C - TOTAL COST OF INFRASTRUCTURE AND ESTIMATED FUNDING

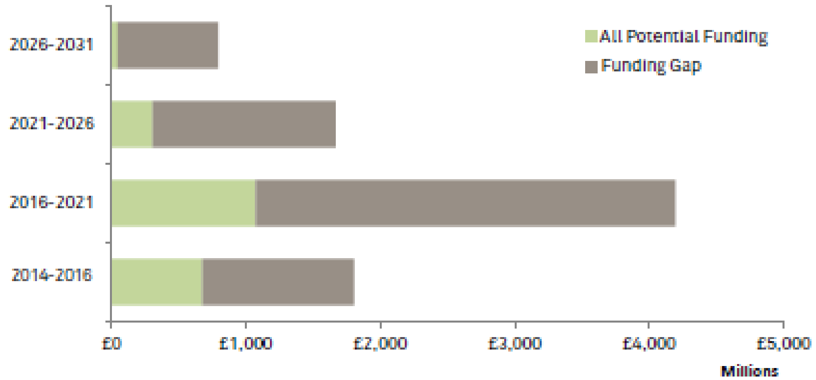


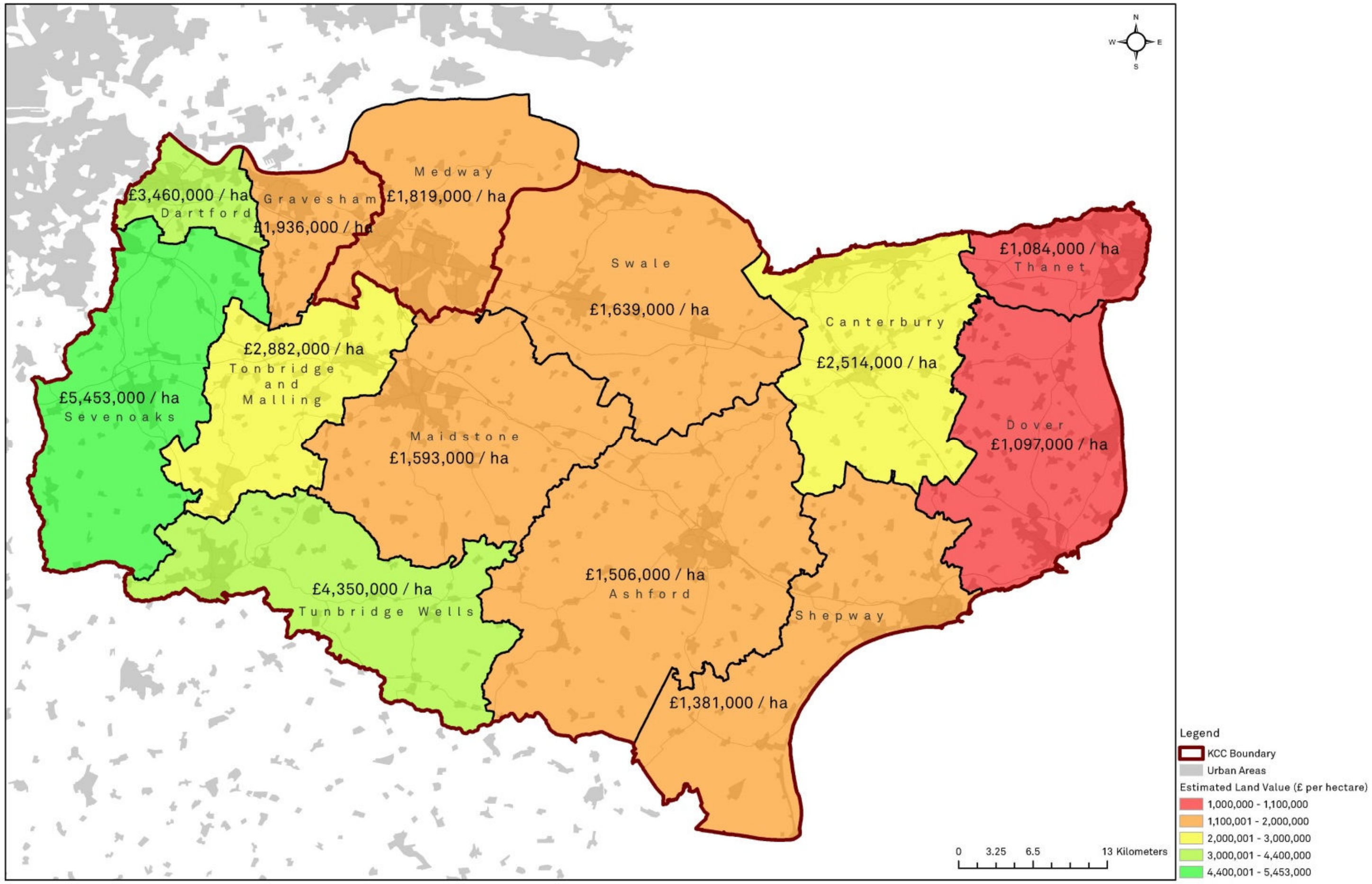
FIGURE D - TOTAL INFRASTRUCTURE COSTS AND ESTIMATED FUNDING

DELIVERY

3

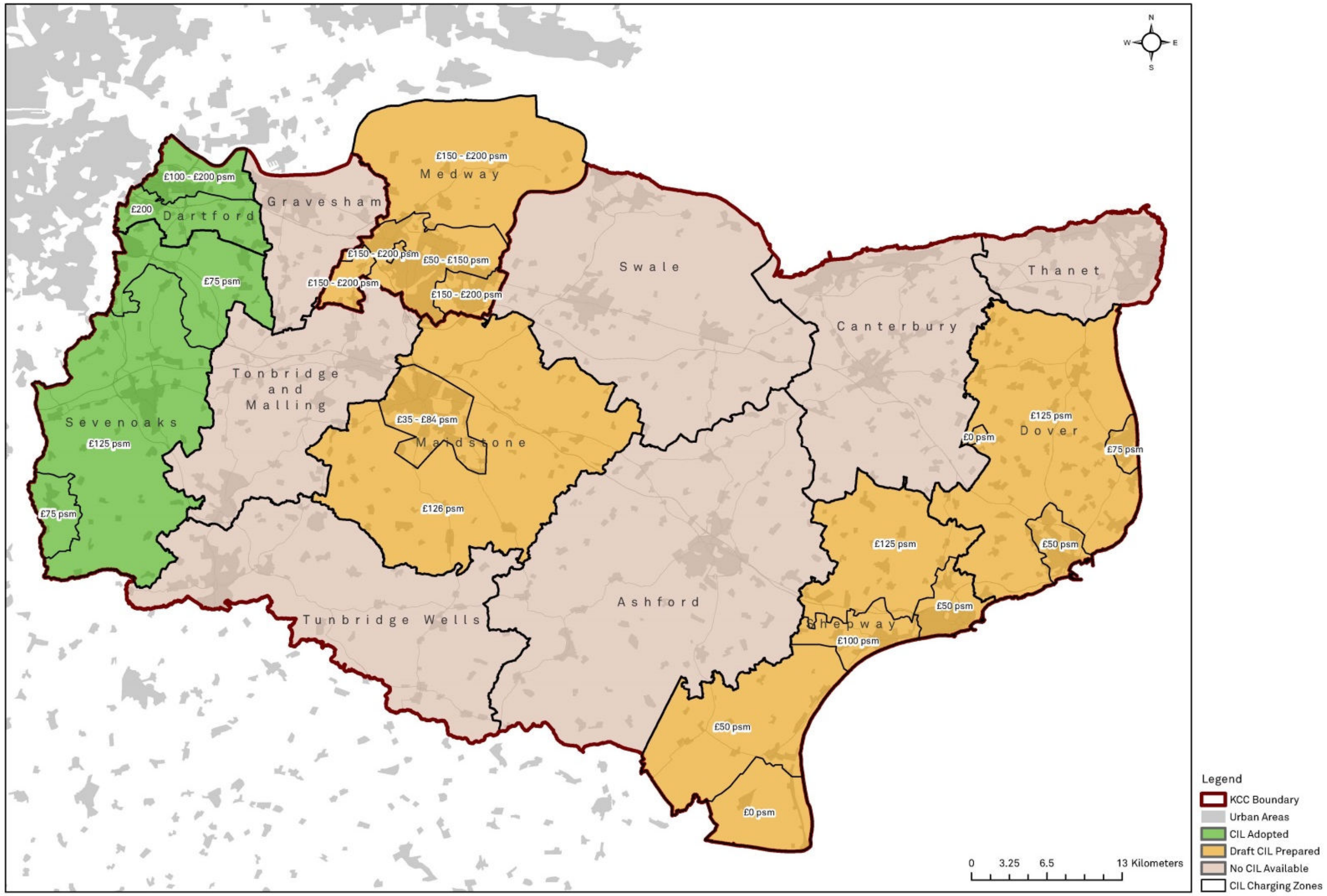
Viability and Project Funding

Developer Contribution Assumptions



Viability and Project Funding

Developer Contribution Assumptions – CIL Charging Zones



Future Delivery Models

Health and Social Care Approach

Existing Estuary View Medical Centre / Whitstable Medical Practice:

•(WMP) is super partnership of 19 NHS GPs, serving a **population of 50,000**

•Services Provided:

- Long Term Conditions
- Community Elective Services
- Screening Services
- Day Surgery
- Therapists
- GPSI/Specialist Clinics
- Consultant-led outpatient clinics
- Diagnostics
- Urgent Care

•Existing Estuary View Facility Details:

- Completed 2009.
- Floorspace - **2,400 sq.m**
- Delivery Cost - **Estimated at Circa £4 million**

Future Delivery Models

Health and Social Care Approach

Estuary View Expansion Plans to a Community Integrated Health & Social Care Village:

•Core Components of Combined Model:

- Estuary View with all its existing health care services.
- A new, linked community hospital
- Day-centre for care of the elderly, dementia, other patient groups.
- A co-located/linked teaching nursing home
- A co-located extra care facility.
- Co-located base for integrated community nursing and social care teams.

Next steps

- Document completion and sign off
- District and KMEP endorsement
- Scenario testing – delivery models such as Estuary View Health model
- Open discussion with Government