

# FROM 2011-2031, KENT AND MEDWAY FACE AN EXCITING AND CHALLENGING TIME OF GROWTH:



**178,600  
NEW HOMES**



**396,300  
NEW PEOPLE**



**170,300  
NEW JOBS**

## AN AGENDA FOR DELIVERING GROWTH IN KENT AND MEDWAY

KENT AND MEDWAY GROWTH  
AND INFRASTRUCTURE  
FRAMEWORK

2018 UPDATE

**TO VIEW THE GIF IN FULL  
AND TO PROVIDE YOUR  
VIEWS, PLEASE VISIT  
[KENT.GOV.UK/GIF](http://KENT.GOV.UK/GIF)  
OR CONTACT  
[GIF@KENT.GOV.UK](mailto:GIF@KENT.GOV.UK)**



# KENT AND MEDWAY: THE GROWTH CHALLENGE

Over recent years, Kent and Medway have delivered some of the highest rates of housing delivery in the country; however, the infrastructure has not kept up with the pace of growth. Growing congestion on roads and in towns, overcrowded trains and ever longer waiting times to access health facilities have meant a continued challenge to the quality of life for residents and businesses. For years, housing and population growth has far outpaced the delivery of the infrastructure required to sustain it. Combined with unprecedented funding challenges, local services across the County have been brought to breaking point. Nonetheless, the County remains critically important to national productivity and is strategically located as the main international gateway into the UK from Europe, being a key link to the investment being made in the Midlands Engine and Northern Powerhouse. The County holds important connections in relation to London, as well as already having made crucial contributions to the Government's housing agenda.

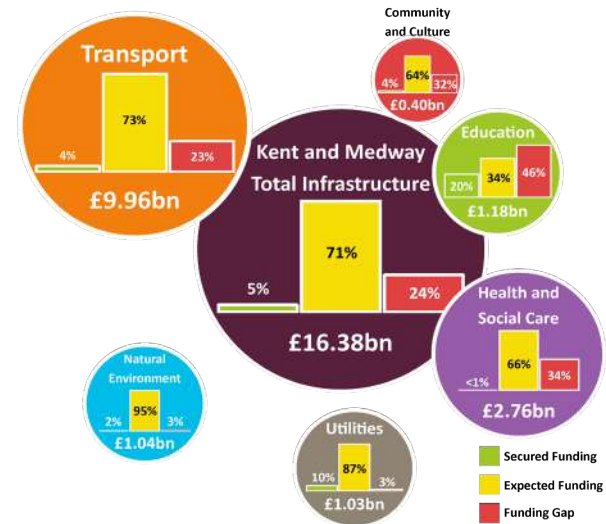


There are approximately 770,000 existing housing units across the County. To accommodate the forecast increase in population, local authority housing forecasts indicate that some **178,600 housing units are planned** across Kent and Medway between 2011 and 2031. **Between 2011/12 and 2016/17, a total of 30,537 houses were constructed across Kent and Medway.**

By planning strategically, it enables Kent and Medway to respond to growth pressures from London and the impact on the County's housing and infrastructure. Ultimately, the GIF will help to ensure that Kent residents enjoy a good quality of life through well planned, sustainable development that is supported by the right infrastructure and services.

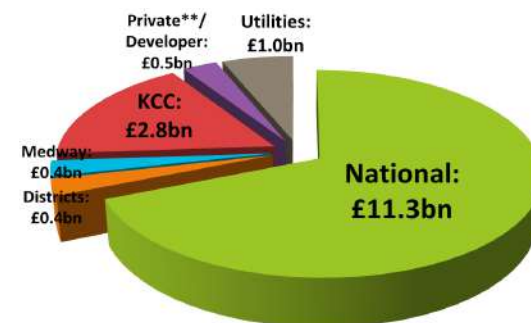
# UNLOCKING GROWTH: THE SCALE OF INFRASTRUCTURE REQUIRED

In order to meet the growth aspirations, the GIF identifies **£16.4bn** of infrastructure will be required from 2017–2031, of which there is a **£3.96bn** funding gap.



## THE BURDEN OF RESPONSIBILITY\*

With the inclusion of the Lower Thames Crossing and a proposed extension of Cross-rail to Ebbsfleet, the majority of the funding requirement falls on Central Government. However, by putting these two major National projects aside, local authorities would be responsible for funding 41% of the remaining infrastructure; demonstrating the significant role that local authorities play in funding and delivering infrastructure.

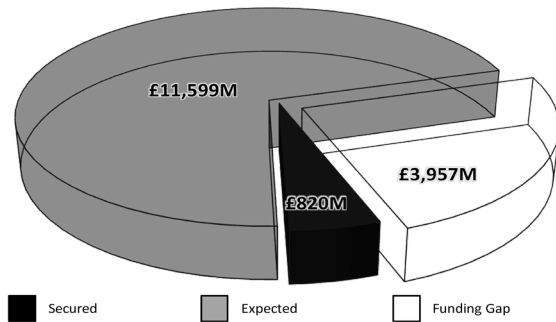


\*Estimated based on GIF project lists

# ACHIEVING GROWTH: FUNDING AND DELIVERY

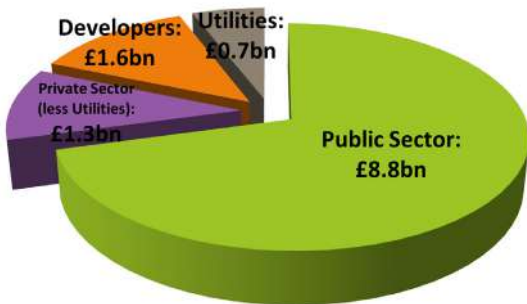
## INFRASTRUCTURE FUNDING

The GIF identifies that **76%** of the infrastructure required for growth will be funded. Only **5%** of the total requirement has funding that is secured. The remaining funding is “expected” based on previous rates of attracting developer contributions and at which other infrastructure providers are able to invest in the relevant infrastructure – which means that even where we expect funding, there is a significant risk that such funding may not materialise to the amount or the timescale required. A total of 24% of the total infrastructure required is neither secured nor expected – leaving a funding gap of **£3.96bn**.



## SO WHERE IS THE FUNDING EXPECTED TO COME FROM?\*

The estimated price tag of £5.7bn to deliver the Lower Thames Crossing is ultimately assumed to be met by the public purse and unsurprisingly dominates the infrastructure funding picture:



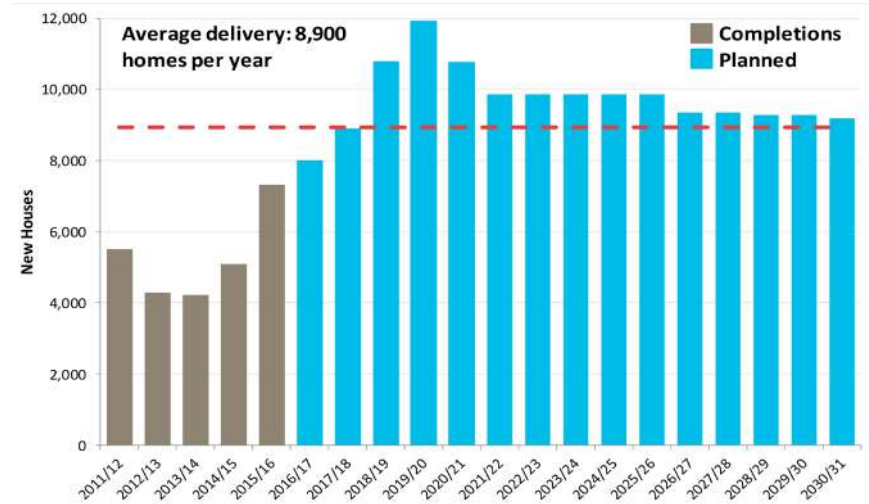
**Public Sector:** *DfE, Highways England, National Rail, NHS, Local Govn, Skills Funding Agency, SELEP.*

**Private Sector:** *Highways, Bus companies, rail franchises, Dover Harbour Board, Broadband providers, Social care providers, Academies/FE*

# HOUSING DELIVERY

## THE HOUSING CHALLENGE

Our ambition is high. In 2016/17, we delivered the highest completion rate of all the shire areas in the country\*\*. However, the scale of the challenge cannot be underestimated - the pace of development remains behind an average requirement of **8,900 homes per annum to 2031**.



## BARRIERS TO DELIVERY OF INFRASTRUCTURE

There are cross-cutting challenges around the complexities and timeliness of the delivery of infrastructure to enable sustainable growth in the County. These challenges include:

- Negotiations over developer contributions through development viability appraisals results in the loss of infrastructure funding to support new development, and often at the sacrifice of affordable housing. Solutions are urgently needed to address viability issues, which are impeding timely and sustainable delivery;
- Issues around delivery for sites that already have planning consent;
- The cost of new infrastructure calculated for growth does not include the historical deficit and renewal of existing infrastructure, the cost of which will be enormously challenging looking ahead.

\* Estimated based on GIF project lists \*\* Shire Counties exclude all Unitary Authorities within each geographical county

## POTENTIAL SOLUTIONS & NEXT STEPS

Tackling these challenges will require innovative thinking and proactive collaboration between local authorities, Government and industry. The Government is already reviewing its model for the Community Infrastructure Levy (CIL) and exploring the issues leading to unimplemented planning permissions. In working with the Government to further develop solutions, Kent and Medway has set out the following action plan:



**Defining the investment gap:** We will make clear the shortfall in capital investment identified for delivering planned, high-quality growth across Kent & Medway.



**Pioneering a “place-based” approach:** We will pioneer an approach that sees greater co-ordination of investment in homes, infrastructure and jobs to build quality communities, and new ways of working with government and its agencies across Kent and Medway. In this, we will work with the local planning authorities to enable coherent new towns and settlements where infrastructure is available to support, but recognise where infrastructure is insufficient to accommodate further growth.



**Exploring innovation in financing the funding gap:** We will explore new ways of closing the funding gap and ways of working with Government and other potential funders in addressing the shortfall in capital funding.



**Commercial supply and demand:** We will work with local partners to develop key actions to respond to the gaps identified between the supply and demand of commercial space, such as through encouraging speculative commercial development or funding incentives.



**Future-proofing Kent and Medway’s infrastructure:** We will future-proof the infrastructure we deliver today to the greatest extent possible, building in resilience and flexibility.



**Creating well designed communities:** We will work with local partners and the industry in ensuring high quality, innovative and inclusive design across the County.



**Collaborating with infrastructure providers:** We will work with and liaise with the utilities companies, the health sector and other providers to ensure that their medium to long term planning aligns with Kent and Medway’s growth agenda.



**Creating an increasingly robust evidence base:** For the GIF to continue to be a valuable tool in helping us understand the countywide growth agenda and associated delivery challenges, we will continue to develop and evolve the Framework, working with partners.

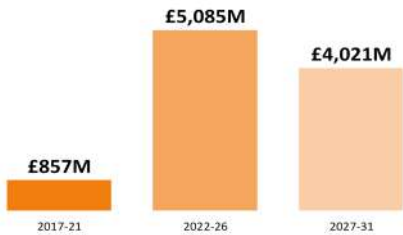
# GIF FOCUS: OVERVIEW BY SECTOR

The GIF identifies an infrastructure cost of over £16bn to support the growth forecasts for the area to 2031. The graphs below illustrate how much of the funding for each sector's infrastructure we have in place, over phased time periods. This is growth of new infrastructure and does not account for the cost required to transform our existing estate.

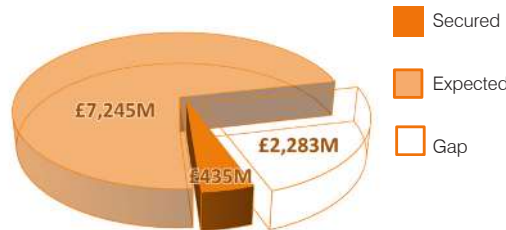


## TRANSPORT: £9.96BN

### COSTS

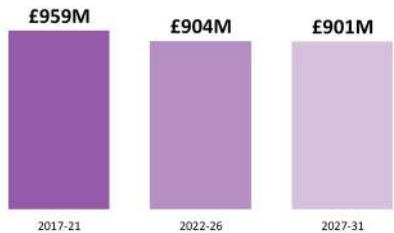


### FUNDING



## HEALTH & SOCIAL CARE: £2.76BN

### COSTS

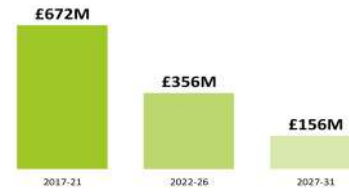


### FUNDING

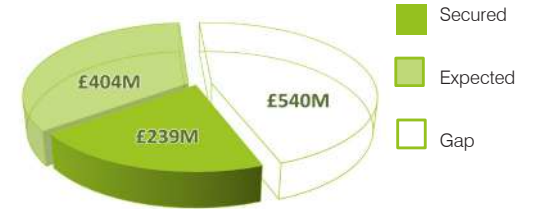


## EDUCATION: £1.18BN

### COSTS

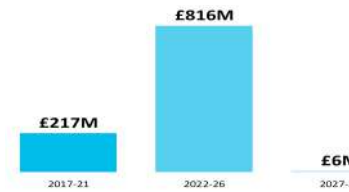


### FUNDING

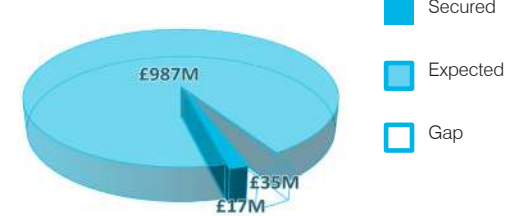


## NATURAL ENVIRONMENT: £1.04BN

### COSTS

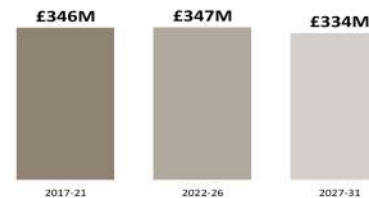


### FUNDING

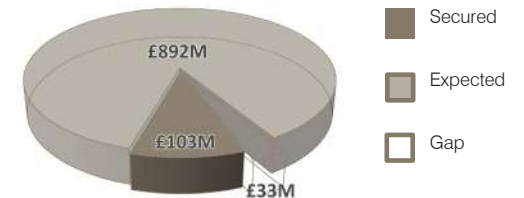


## UTILITIES: £1.03BN

### COSTS

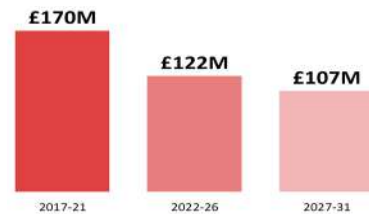


### FUNDING

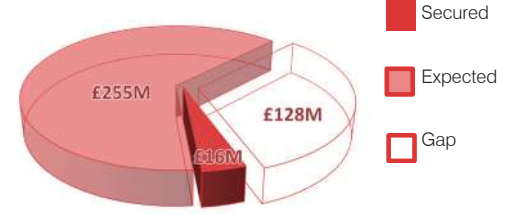


## COMMUNITY & CULTURE: £0.40BN

### COSTS



### FUNDING



# FUTURE GROWTH OF KENT & MEDWAY

## Kent and Medway from 2011 to 2021 an additional...



73,900 new homes  
\*of which 30,537 houses were constructed across Kent and Medway (2011/12 - 2016/17)



197,000 new people



111,900 new jobs

Priorities for delivery to include:

- Thanet Parkway Railway Station
- M20 Junction 10a
- Broadband upgrading to superfast fibre throughout Kent and Medway
- M20 Junction 2-5
- Dover Western Docks
- Overnight lorry parking
- Leigh Flood Storage area.

## Kent and Medway from 2021 to 2031 an additional...



104,700 new homes



199,300 new people



58,500 new jobs

Priorities for delivery to include:

- Lower Thames Crossing
- The Bifurcation of port traffic (splitting traffic between the two motorway corridors)
- Transport infrastructure to support growth in the Thames Gateway
- Crossrail extension to Ebbsfleet
- Ebbsfleet Garden City
- Otterpool Park Garden Town
- Operation Stack solution.

## Kent and Medway from 2031 to 2050 an additional...



127,100 new homes



229,500 new people



72,100 new jobs

Priorities for delivery to include:

- Becoming adaptable to new technologies, a rise in electric vehicles, a growing and ageing population, climate risks, decarbonisation and a growing energy demand
- Increasing resilience to changes in climate, economic uncertainty (Brexit), population growth and increased financial pressure on services
- Becoming more connected to growth in technology, AI and automation, broadband demand, changes in work patterns and employment.

