

# 01

An aerial photograph of a coastal region, likely Kent, showing a large green peninsula or island surrounded by blue water. The land is densely vegetated with some urban areas visible. The water is a deep blue, and the sky is not visible. A bright blue diagonal line runs along the right edge of the image.

*The Kent and Medway Growth and Infrastructure Framework has been developed to demonstrate to Government, infrastructure providers, the community and local authorities the challenges being faced across Kent in funding the infrastructure required to support growth and enhance the lives of existing residents.*

# INTRODUCTION

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**The Kent + Medway Growth and Infrastructure Framework (GIF) has been prepared on behalf of Kent County Council (KCC) to provide a view of emerging development and infrastructure requirements to support growth across Kent + Medway.**

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At present a strategic view of growth distribution and infrastructure provision is lacking across Kent + Medway. Each local planning authority in Kent is at different stages in Local Plan preparation and working to a range of viability assumptions. Meanwhile infrastructure is being provided by a host of different providers, including the County.

The picture presented from district Infrastructure Delivery Plans, County plans and those of other providers is incomplete, however this document begins to paint a strategic picture of the price of and risks to growth. It aims to:

- Collate and summarise population/housing growth projections across Kent County Council and Medway
- Set out a combined understanding of capacity within current infrastructure provision and pipeline infrastructure projects being taken forward by KCC, Medway Council and other infrastructure providers
- Highlight cumulative costs, funding streams and gaps in infrastructure funding.

The Kent + Medway Growth and Infrastructure Framework has been produced for the following audiences:

- Officers and members within Kent County Council and Medway Council
- Government and Infrastructure Providers – to demonstrate the requirement and distribution of growth, infrastructure requirements and funding gaps
- District councils, parish councils and communities to provide a county-wide view of development and infrastructure requirements and the difficulties in delivering infrastructure across the County.
- Kent and Medway businesses and developers.

The Framework takes into consideration external factors affecting growth and infrastructure provision in Kent + Medway in relation to the wider London and south east growth requirements.

## SCOPE OF THE FRAMEWORK

The Growth and Infrastructure Framework covers all forms of infrastructure supporting the economic, environmental and social needs of Kent and Medway (see Figure 1.2). For the purposes of the Framework all local authorities within Kent County have been included.

In addition Medway Council, a unitary authority, has been included within the assessment.

These include provision made by Kent County Council, as well as other providers. The categories covered in the report are shown in Figure 1.1.

The Framework is structured as follows:

Section 2 provides an overview of how growth and infrastructure is planned in Kent.

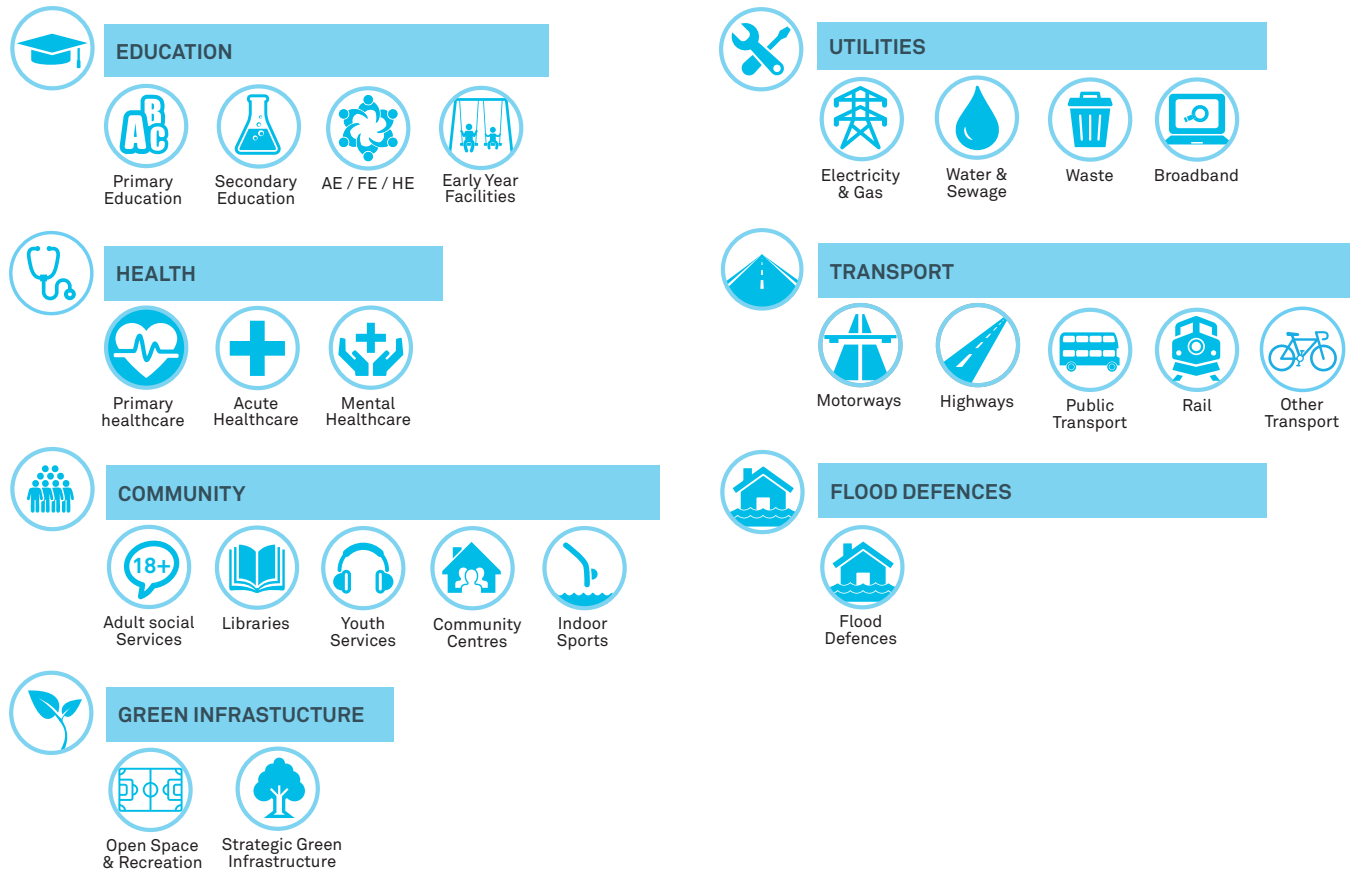
Section 3 sets out social and economic growth drivers and the distribution of development in Kent.

Section 4 provides an overview of infrastructure requirements across the County for a range of infrastructure provision including education, health, community, transport, utilities and flood protection.

Section 5 provides an analysis on a district-by-district basis of development suitability taking into account infrastructure capacity, pipeline projects, costs and funding gaps.

Section 6 presents a commentary on delivery and funding issues affecting growth and infrastructure across Kent + Medway

Section 7 identifies recommendations and conclusions.



**FIGURE 1.1 - INFRASTRUCTURE CONSIDERATIONS FOR THE GROWTH AND INFRASTRUCTURE FRAMEWORK**

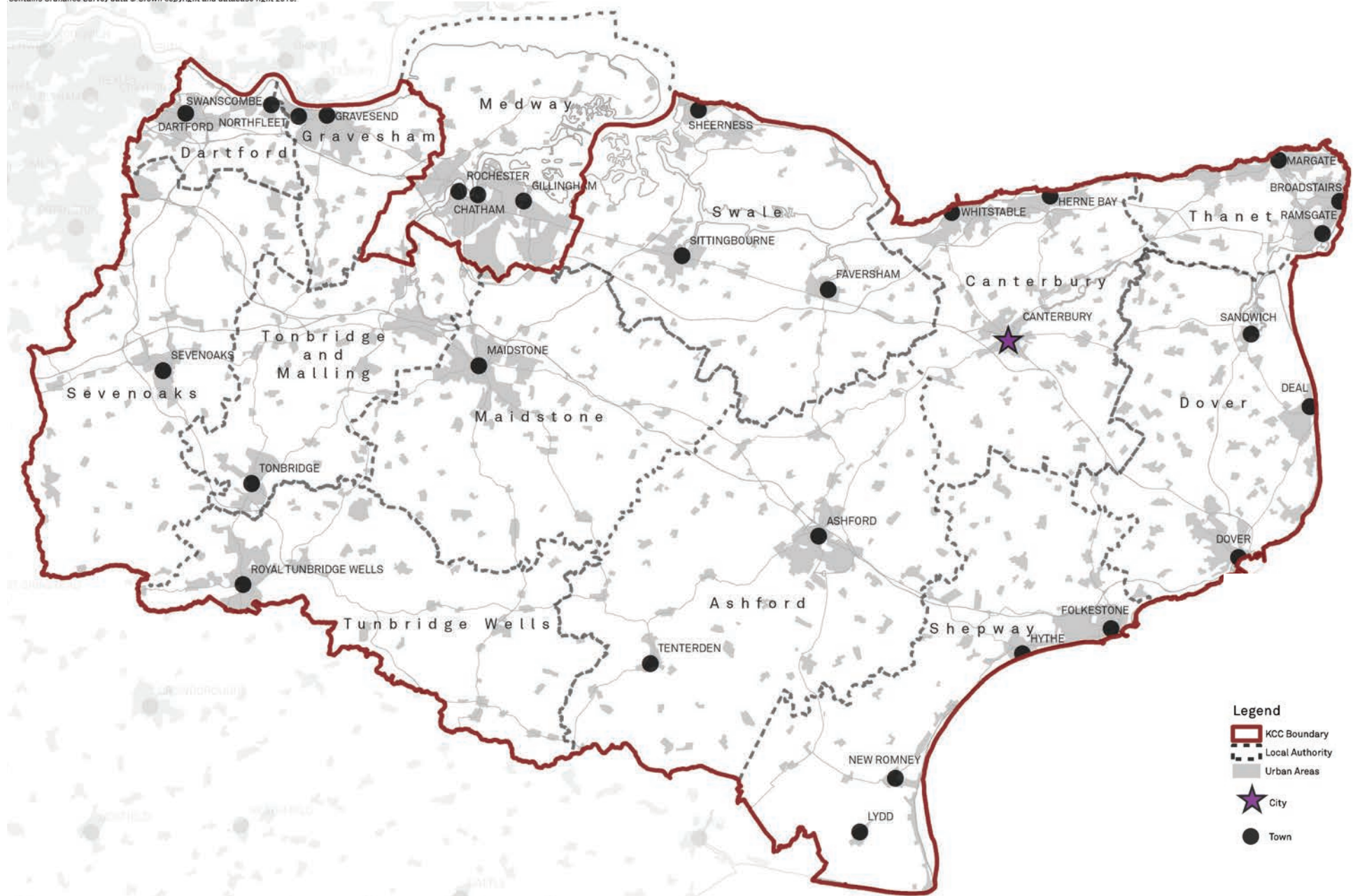


FIGURE 1.2 - STUDY AREA



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## PARAMETERS OF THE FRAMEWORK

This GIF has been prepared in accordance with the following parameters:

### Growth Analysis:

- The housing, employment and population forecasts presented in this document represent our understanding of the growth context at May 2015 but it is recognised that this information is continually evolving and should therefore be treated as a snap shot in time only.
- The production of the GIF has enabled KCC to work closely with Medway and the 12 district and borough councils as Local Planning Authorities (LPAs) to establish the latest understanding of potential additional housing delivery between 2011 and 2031. The Housing trajectories presented in this document have been provided by the LPAs and represents only the latest working assumption on likely housing delivery and does not necessarily represent the latest local plan position.
- It is important to note that the housing trajectories presented in this document do not reflect the level of housing recommended through housing market needs assessments and simply reflect the current anticipated supply of housing sites.
- Key employment sites presented in this document have been provided by the LPAs as sites likely to have significant implications on infrastructure provision. This does not include all employment sites and excludes smaller employment areas.

- Employment forecasts presented throughout this document are based upon one single source: The East of England Forecasting Model. This source has been used to enable a consistent forecast to be presented across the study area. It will therefore not necessarily reflect the latest district or borough level analysis or forecasts on employment numbers.
- A technical population modelling scenario forecast has been produced by the KCC Business Intelligence unit to inform the Growth and Infrastructure Framework document and the technical infrastructure modelling associated with it. This is a bottom-up forecast based on the number of dwellings to be built in each individual district as advised by each local authority planning department in May 2015. It is important to note that these do not replace the KCC Strategy Forecasts.

### Infrastructure Analysis:

- The framework has sought to undertake two core activities with regards to infrastructure analysis. The first, to establish the existing scale, distribution and capacity of all infrastructure types. The second, to establish the required additional investment in infrastructure to support growth to 2031 through the consolidation of existing service planning and through theoretical modelling where no service planning is available.
- The 12 district and borough councils have undertaken considerable work to understand the infrastructure requirements to support their local plans. Figure 2.3 presents the current availability of existing Infrastructure Delivery Plans (IDPs) across the county. These IDPs have formed important source documents for this framework. It should be noted that a number of

the district and borough councils are currently in the process of updating or producing an IDP.

- The topic specific infrastructure analysis represents a snap shot in time and does not necessarily reflect all current work underway across the various service areas to address capacity issues and plan for change in service provision.
- The analysis does not include the impact of housing growth within London and bordering counties which will have an impact of service demands within Kent, particularly along border areas.
- A project database has been created to record all identified project requirements, including the type, location, timing, costs and funding of those investments.

### Cost Analysis:

- The costs of infrastructure presented in this document represent the sum of all entries in the project database under that infrastructure theme and location.
- It should be noted that a large share of the infrastructure projects identified within district Infrastructure delivery plans and other project lists did not contain cost estimates. AECOM have therefore made every attempt to assess the potential cost of these projects using theoretical benchmark standards.
- However, some items in the project database are not able to have an associated cost due to a lack of project details from which to estimate costs. This therefore means that the costs presented in this summary document represent a minimum figure.

- A full set of cost caveats have been included at the end of this document and explain the predominant source of cost information by each infrastructure topic.

#### **Funding Assumptions:**

- The funding of infrastructure presented in this document is primarily based on the sum of all entries in the project database where a project has been identified as having secured funding or is expected to receive funding from one or more sources.
- The existing understanding of project specific funding has been seen to be stronger in some infrastructure topics than others. For example, the project database entries for transport and education projects contain a greater level of funding details than other topics.
- Funding has been further identified into two categories of secured and expected.
- Secured funding represents any project funding that has been banked by KCC, Medway Council or the district and borough councils, part of a legal agreement or included within an investment plan (such as a utility company business plan). The secured funding presented in this document includes that from public sector (such as Transport funding or Basic Need education funding), Developer contributions (S106 & S278) and private sector organisations.
- Expected funding also includes that from the public sector, the private sector and potential developer contributions.
- Expected Funding represents any project funding that is currently part of a bid, a negotiation, or a stated

future allocation. The expected funding category also however includes a theoretical assumption on the potential developer contributions to that service requirement based on the number of new dwellings forecast in that area. The details of how the potential developer contribution has been calculated is included in chapter 6.3.

- Expected public sector funding has been sense checked primarily against the known allocations of transport and education funding as set out in chapter 6 of this document.
- A number of working assumptions have had to be applied to other expected funding sources (both public and private) such as the likely NHS, Private sector and utility company contribution to project costs which are inevitable but cannot at this time be confirmed as in many cases the project costs identified have been generated theoretically and do not represent actual projects. These working assumptions are also set out in more detail in section 6.3 of the document.
- It should therefore be noted that the funding estimates presented in this document are indicative and based on a number of working assumptions and in the case of the NHS have not been validated.