

1. INTRODUCTION



The Growth and Infrastructure Framework (GIF) has been prepared by Kent County Council (KCC) to provide a view of emerging development and infrastructure requirements to support growth across Kent and Medway. KCC has worked closely with Medway Council, districts and boroughs, and key strategic partners in the preparation of this document.

The purpose of the framework is to highlight the opportunities and challenges to creating sustainable communities in Kent and Medway that are balanced with employment growth alongside vital infrastructure. This document provides an overview of the price of growth across the County, which in turn supports national productivity. It aims to:

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

Critically, the framework has not been developed in isolation. Consideration is given to external factors affecting growth and infrastructure provision in Kent and Medway in relation to London and the wider South East growth requirements.

The GIF has been produced for Government, infrastructure providers, district councils, parish councils, local communities, Kent and Medway businesses and developers and other local partners. Looking forward, a dynamic online platform will be progressed, using the data that underpins the GIF to develop a platform that will enable users to interact with relevant areas of interest.

1.1 SCOPE OF THE FRAMEWORK

The GIF includes a broad range of infrastructure required to turn housing and employment growth into sustainable communities.

It therefore includes infrastructure provided by KCC, Medway Council and other providers. The GIF draws together information and data from a range of sources, including district local plans and Infrastructure Delivery Plans (IDPs). KCC, Medway (a unitary authority) and all local authorities within Kent have been included within the assessment.

1.2 PLANNING FOR INFRASTRUCTURE

This document provides a co-ordinated understanding of growth and infrastructure across Kent and Medway.

Changes to Government legislation have modified how infrastructure planning is undertaken and place greater emphasis on the link between local plans and the delivery of infrastructure.

In Kent, it is the district councils and Medway Council who have responsibility for producing local plans, as Local Planning Authorities (LPAs). KCC is a statutory consultee in the creation of these local plans, as an infrastructure and service provider, but it does not have a statutory responsibility for plan making (with the exception of Minerals and Waste planning).

The Government's National Planning Policy Framework (NPPF) 2012 states that LPAs should work with other authorities and providers to assess the quality and capacity of a range of infrastructure types, their ability to meet forecast demands and take account of the need for strategic infrastructure within the LPA area.

Local plan policies on infrastructure delivery and development are required to operate together, in order to ensure viability and deliverability in a timely fashion. Where possible, the NPPF also recommends that Community Infrastructure Levy (CIL) charges should be developed and assessed alongside the local plan.

Local planning authorities in Kent and Medway are at varying stages in the preparation of local plans, some have been adopted while others are in the process of being prepared. The majority are supported by an IDP, which sets out the infrastructure required to support growth and funding regimes. Neighbourhood plans are also taken into consideration that enable local people to align strategic needs with priorities for their local area.

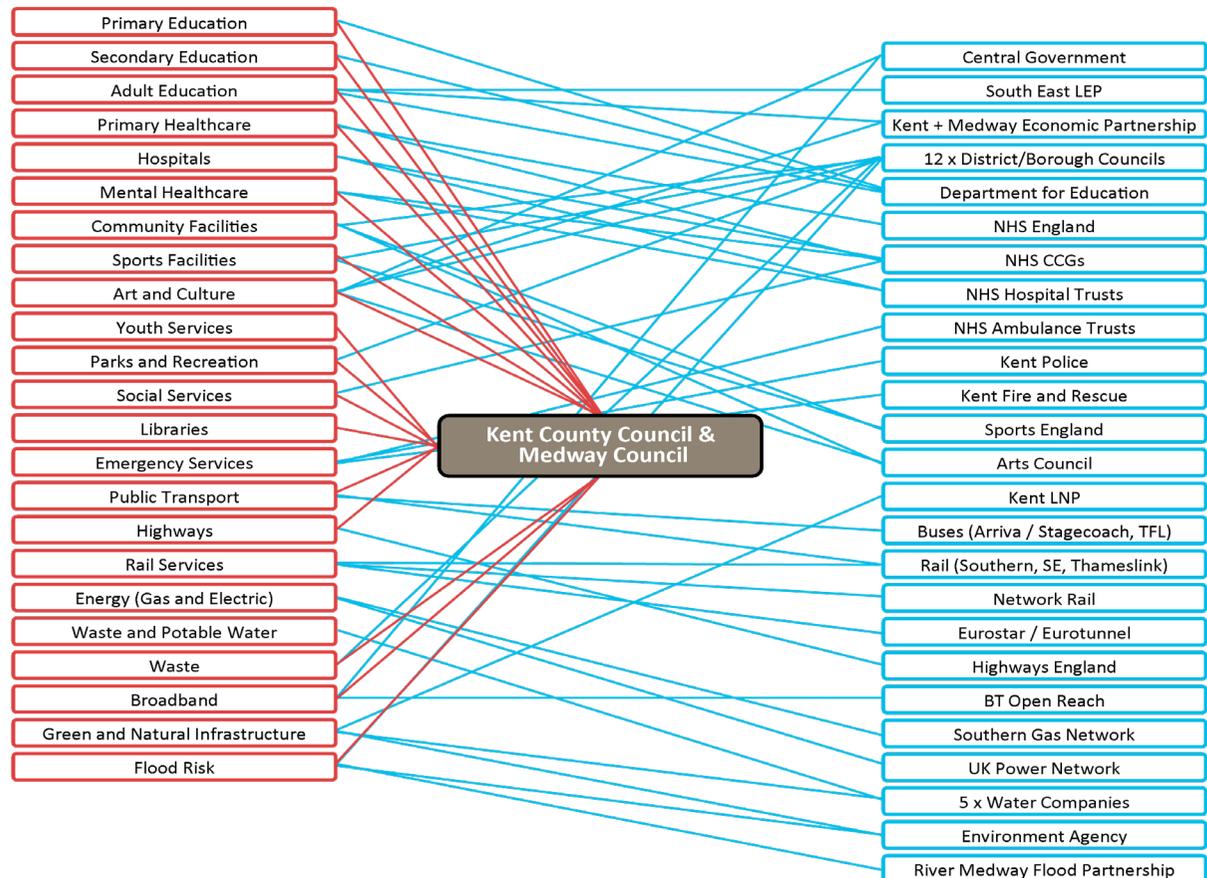
The NPPF also sets out a duty to co-operate across boundaries; ensuring local authorities engage with neighbouring authorities and other organisations on strategic planning issues, in particular infrastructure providers. However, an improved mechanism needs

to be in place to provide strategic co-ordination of growth across local authority boundaries or strategic infrastructure.

1.3 INFRASTRUCTURE PROVIDERS

KCC, Medway Council and the district councils play a vital role in the provision of infrastructure in Kent. A range of public and private organisations have responsibility to provide infrastructure to support the existing population and proposed growth.

In practice the relationship between infrastructure requirements and providers in Kent and Medway is complex, as shown in the figure below.



1.4 PARAMETERS OF THE FRAMEWORK

It is important to note that the GIF is a snapshot in time; the data used is the best available, and in some cases, theoretical costings and assumptions have been used where exact data is not available.

POPULATION

Population Forecast

The GIF makes use of the KCC housing-led population forecast that is produced annually, based on the latest demographic information available from the ONS and driven by housing numbers detailed in district and borough council local plans at a set point in time.

The latest population forecasts are based on 2016 ONS Mid-Year Population Estimates (released August 2017) and housing figures as at September 2017.

Migration - The migration data is sourced from the 2016 ONS Mid-Year Population Estimates.

Demographics - Indices of Multiple Deprivation (IMD) information is sourced from the DCLG with the latest information available being IMD 2015.

HOUSING

Trajectories - Compiled by KCC Business Intelligence in September 2017, based on district/borough submissions (so may not fully reflect emerging Local Plan figures). Housing may not be delivered to the scale/time frames stated, as it is market led.

Completions - Housing completions information is sourced from the KCC Business Intelligence bulletin.

Strategic Housing - Strategic housing sites are defined as those over 100 units and include both extant permissions and allocations, using a list of strategic housing sites and numbers collated by KCC Business Intelligence (from 2016 HIA returns).

INFRASTRUCTURE

Project lists - Project lists are compiled from information received from various sources, including KCC service leads, Medway and district IDPs.

Costs - Total infrastructure costs are a combination of proposed project costs and theoretical costs. The total costs of actual proposed projects will always take priority over theoretical costs.

FUNDING

Secured funding - any named project that has a legal agreement or Government funding stream stating that funding will be provided, regardless of whether it has been received or not.

Expected funding - any public sector, private sector or developer contribution funding that is expected, but where there is no legal agreement in place stating that the funding will be provided. This funding is estimated based on previous rates of attracting funding from a variety of sources (e.g. developer contributions, the NHS, etc). All theoretical modelling outputs for funding are considered as expected funding.

THEORETICAL COSTS

Theoretical projects are used to forecast the overall infrastructure costs up to 2031.

Costs from theoretical projects represent the services required and not the cost of maintaining/supplying current service demand. They are capital requirements and do not account for any revenue-based services, i.e. they do not include costs for running or staffing buildings and services.

Theoretical costs are used as a proxy measure of cost for an entire service and are completely separate to proposed projects.

THEORETICAL FUNDING

Theoretical funding is based on percentages across three potential funding sources - public sector, private sector and developer contributions. The percentages may not cover the full cost, i.e. may not add up to 100%. This allows for the assumption that there may not be sufficient funding available to meet requirements for certain services.

Theoretical funding does not make up for shortfalls in any proposed project – if there is a shortfall, it is calculated as part of the overall funding gap.

1.5 COUNTY-WIDE APPROACH WITH SUB-COUNTY BREAKDOWN

The approval of a successful local plan is reliant on collaboration between a wide range of organisations and public bodies to determine the infrastructure required to support growth. A number of districts and boroughs prepare IDPs to identify the infrastructure required to meet spatial objectives and growth anticipated in the local plans – to ensure that the plan is realistic and deliverable. A range of infrastructure schemes are provided by councils, but many others are provided by other bodies – both public and private – and will often extend beyond physical district boundaries. Similarly, physical constraints and socio-economic trends that will influence growth and the provision of infrastructure and services will often cover much broader areas.

Therefore, alongside the Kent and Medway analysis, the GIF also takes a sub-county approach by giving an overview of the characteristics, planned growth and infrastructure required within each sub-county area. This provides a new strategic layer to growth and infrastructure challenges.

The County is shown by its three sub-county groupings: North Kent, East Kent and West Kent – as shown in Figure 1.1.

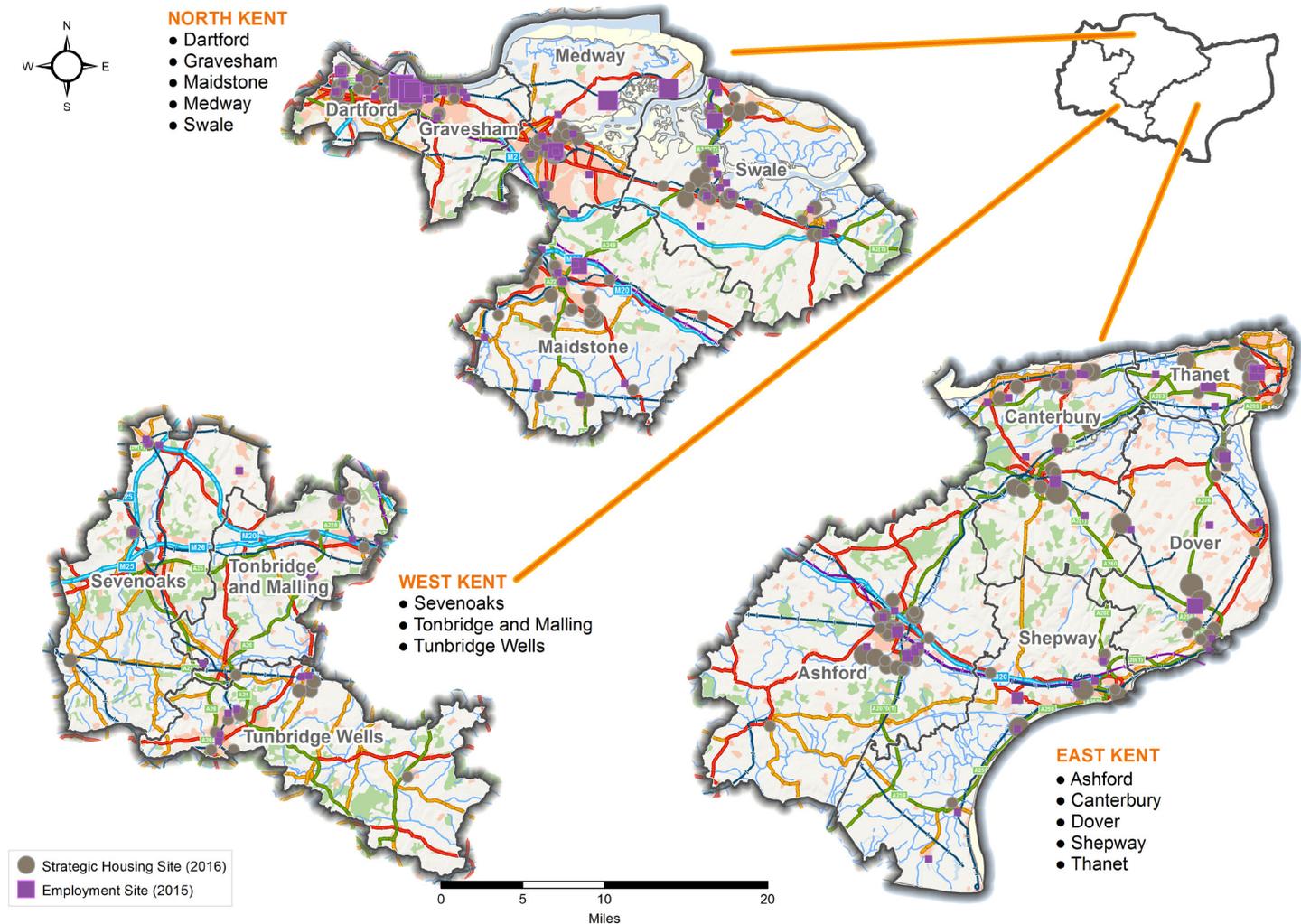


Figure 1.1: GIF sub-county areas for Kent and Medway