



LODGE HILL

Outline Planning Application on behalf of Defence
Infrastructure Organisation

Social Infrastructure Report

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This document forms part of a suite of documents which comprise the Lodge Hill Outline Planning Application.

Contents

1	INTRODUCTION	2
2	POLICY REVIEW	3
	National Policy	3
	Growth Areas and the Thames Gateway	6
	Regional Policy	7
	Local Policy	8
3	SOCIAL INFRASTRUCTURE EVIDENCE BASE	12
	Existing Social Infrastructure	13
	Future Baseline Population Projections	19
4	FUTURE BASELINE	21
	The Scheme	21
	Population Modeling	22
	Impacts of the Proposed Lodge Hill Development	23
5	SUMMARY / CONCLUSIONS	28
6	GLOSSARY	30

1 INTRODUCTION

- 1.1 Lodge Hill is a proposed new settlement in Medway, located on a large predominantly brownfield site on the edge of the main urban area. The development will, over a fifteen to twenty year period, provide new homes; business opportunities and jobs; community facilities and access to recreation and the countryside; and providing a unique opportunity to help achieve the wider vision for Medway.
- 1.2 This Social Infrastructure Report considers the provision of community facilities at Lodge Hill and in the surrounding area. It will consider how the combination of existing local social infrastructure and the provision of new and improved community facilities will meet the shared needs of the current residents and new community. It considers social infrastructure in terms of the current national, regional and local policy guidance and emerging policy directions.
- 1.3 The report provides an assessment of existing social infrastructure around Lodge Hill in the context of the Medway area, drawing on the community facilities audit included as part of the Socio-economic Chapter of the Environmental Assessment. It then identifies, through modelling of the expected population of the Proposed Development, the requirements for community facilities in the future.

2 POLICY REVIEW

2.1 The provision of schools, health, leisure and other community facilities underpins the development of new neighbourhoods and communities. Current planning policy at all levels identifies the need to provide the right facilities, at the right times and in the right places to create good places where people want to live.

National Policy

2.2 The Coalition Government is currently in the process of making changes to policy relating to a range of issues including planning and the provision of public services. These policies will increase in significance during the period during which the planning application for the Proposed Development is submitted and considered. Emerging issues resulting from the changes to policy and relevant to this report include: localism, education and healthcare provision and the provision of other public services/facilities. Early announcements have not affected the types of provision required, or the need for facilities to be taken forward through the planning system, but they may impact on how facilities are delivered.

2.3 National policy advocates that social infrastructure should be provided, both at an individual development level and in development plans to ensure the local needs for community facilities are met.

2.4 The National Planning Policy Framework (NPPF) is intended to fulfil the Government's commitment to streamline the planning system by bringing together all national policy guidance into one concise document which, when adopted, will replace most current planning guidance. A draft document was published in July 2011.

¹ DDCLG (2011) *Draft National Planning Policy Framework*.

- 2.5 The Government's objective is to create strong, vibrant and healthy communities, by creating a good quality built environment, with accessible local services that reflect community needs and support well-being. To achieve this objective, the draft NPPF states that the planning system should:
- Create a built environment that facilitates social interaction and inclusive communities;
 - Deliver the right community facilities, schools, hospitals and services to meet local needs; and
 - Ensure access to open spaces and recreational facilities that promote the health and well-being of the community.
- 2.6 Until the NPPF is formally adopted, current Planning Policy Guidance and Statements (PPGs and PPSs) remain relevant.
- 2.7 Planning Policy Statement 1: Delivering Sustainable Development (PPS1)² and Planning Policy Statement 3 Housing (PPS3)³ advocate the delivery of infrastructure, including social infrastructure, that is accessible to, and supports, new and existing development.
- 2.8 Planning Policy Guidance Note 13: Transport (PPG13)⁴ identifies the contribution that the location of community facilities can make to sustainable travel patterns. It advises that day to day facilities such as primary schools and health centres should be located close to local service centres so as to maximise their accessibility by public transport, walking and cycling and reduce dependence on cars as a mode of travel.
- 2.9 Planning Policy Statement 12: Creating Strong Safe and Prosperous Communities through Local Spatial Planning (PPS12)⁵ highlights the importance of planning for infrastructure (social, physical and green). It states that for a Core Strategy document to be effective it must make clear how the infrastructure that is needed to support the spatial strategy will be provided and ensure that delivery partners are signed up to it.

² DCLG (2005) *Planning Policy Statement 1: Delivering Sustainable Development*.

³ DCLG (2011) *Planning Policy Statement 3: Housing*.

⁴ DCLG (2001) *Planning Policy Guidance 13: Transport*.

⁵ DCLG (2008) *Planning Policy Statement 12: Creating strong safe and prosperous communities through local spatial planning*.

2.10 PPS12 identifies the need for planning authorities to produce an Infrastructure Delivery Plan (IDP) as part of the Local Development Framework process which identifies:

- Infrastructure needs and costs;
- Phasing of development;
- Funding sources; and
- Responsibilities for delivery (PPS12 p.8).

2.11 Community infrastructure is currently provided in two main ways: through public funding for new and/or enhanced provision; or through contributions from developers, both of land and capital investment. In many cases it is a combination of the two.

2.12 Circular 05/05 'Planning Obligations'⁶ sets out the Government's policy on planning obligations, which are typically undertakings by developers or agreements negotiated between a local planning authority and a developer in the context of granting planning consent and intended to make acceptable development that would otherwise be unacceptable in planning terms. The Circular sets out five policy tests to ensure that agreements are legitimate. These tests require a planning obligation to be:

- Relevant to planning;
- Necessary to make the proposed development acceptable in planning terms;
- Directly related to the proposed development;
- Fairly and reasonably related in scale and kind to the proposed development; and
- Reasonable in all other respects.

⁶ DCLG (2005) *Circular 05/05: Planning Obligations*

2.13 Regulation 122 of the Community Infrastructure Levy ⁷ provides that a Section 106 agreement may only constitute a reason for granting planning permission for a development if the relevant obligation is:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

Growth Areas and the Thames Gateway

2.14 The Thames Gateway is the UK's largest regeneration area. It covers the Thameside areas of East London, along with parts of South Essex and North Kent. Medway is part of the Thames Gateway North Kent. The principles of the spatial development of the Gateway were set out in The Thames Gateway Planning Framework (RPG9a)⁸ in 1995, which identified Medway Towns and the Hoo Peninsula as an important focus for growth. This identified the ability of Chattenden (now known as Lodge Hill) to help contribute to a balance of housing and employment land on the Peninsula and the need for a comprehensive response to its potential.

2.15 The strategic national and regional significance of the Thames Gateway has been regularly reaffirmed by Governments. This was stated in the Sustainable Communities Plan⁹ published in 2003, which identified the Thames Gateway as the largest of the four growth areas in which the Government seeks to increase housing supply in the south-east, and reiterated in the Thames Gateway Interim Plan.

2.16 The Thames Gateway Interim Plan¹⁰ published in 2006 identifies Chattenden/Lodge Hill as an area with capacity for 5,000 to 6,000 homes, the largest single site in Medway and the second largest in the Kent Thames Gateway. The plan also emphasises the importance of the community opportunity

⁷ DCLG (2010): *Community Infrastructure Levy*

⁸ Department of the Environment (1995), *The Thames Gateway Planning Framework*.

⁹ DCLG (2003) *Sustainable Communities Plan*.

¹⁰ DCLG (2006) *Thames Gateway Interim Plan Policy Framework*.

to improve social infrastructure through investment in education and training, better quality public services and support for inclusive communities.

2.17 The Coalition Government has restated their commitment to the Thames Gateway area, most recently in a speech by the Local Government Minister (December 2010). The functions of the London Thames Gateway Development Corporation, the regeneration agency responsible for the Thames Gateway area, have now been returned to the relevant local authorities and the Mayor of London through the Thames Gateway Strategic Group.

Regional Policy

2.18 In July 2010 the Secretary of State for Communities and Local Government revoked all Regional Strategies under section 79(6) of the Local Democracy, Economic Development and Construction Act 2009.

2.19 Following the May 2011 CALA ruling by the High Court, regional strategies currently remain in place as part of development plans. However, in the case of development control decisions, it is for planning decision makers to decide on the weight to attach to the regional strategies taking into account, as a material consideration, the Government's stated intention to revoke them. This policy review will therefore summarise elements of the South East Plan relevant to the provision of social infrastructure.

2.20 The Regional Spatial Strategy for the Medway area, the South East Plan (2009)¹¹, sets out the spatial vision for the future of the South East region to 2026.

2.21 Policy CC7 states that 'the scale and pace of development will depend on sufficient capacity being available in existing infrastructure to meet the needs of new development. Where this cannot be demonstrated the scale and pace of development will be dependent on additional capacity being released through demand management measures or better management of existing infrastructure or through the provision of new infrastructure' (p.37). The need for alignment between the phasing of development and the provision of infrastructure is made clear.

¹¹ Government Office for the South East (2009) *Regional Spatial Strategy for the South East of England: The South East Plan*

- 2.22 The policy goes on to say that the local authority will need to identify the necessary additional infrastructure and that developers should be given clear guidance on the role and scope of development contributions towards infrastructure. There is also recognition that the timely and adequate provision of infrastructure is a key aspect to ‘improving the quality of life of all in the region’ (p.37).
- 2.23 Medway is within the Kent Thames Gateway Sub-Region as identified in the South East Plan. Amongst the objectives of KTG1, the Core Strategy policy for Kent Thames Gateway, is listed the need to greatly increase the supply of new housing and also set high standards for the design and sustainability of new communities (p.220). The Plan identifies concentrations of new dwellings, employment and services at major regeneration locations, which include Chattenden (Lodge Hill).

Local Policy

- 2.24 Medway Local Plan¹² identifies a number of ‘strategic development’ sites of which Chattenden (Lodge Hill) is one.
- 2.25 Policy S14 states that Chattenden has ‘long-term development potential for business, educational, and/or residential uses’. Policy CF2 is also of particular relevance to this chapter as it states that new community facilities should be of a size and scale appropriate to the site.
- 2.26 Medway Local Development Framework (LDF), Publication Draft Core Strategy (PDCS)¹³ sets out how the council sees Medway developing over the period up to 2028. When adopted, it will guide all major development decisions and investment plans.
- 2.27 The PDCS restates the ambitions and principles outlined in the Medway Sustainable Community Strategy. It recognizes that Medway will experience major changes by 2028 including around 17,930 new homes, a proportion of which will be provided at Lodge Hill.
- 2.28 The future vision of Medway is an area where everyone benefits from large scale physical regeneration and the quality of local life is improved by promoting healthy lifestyles through open

¹² Medway Council, (2003), *Medway Local Plan*.

¹³ Medway Council (August 2011) *Local Development Framework, Publication Core Strategy*.

space and improved sports and recreation facilities. The PDCS emphasises the aim to reduce deprivation and inequality through providing a range of local services acting as community hubs. These aspirations are reinforced by Policies CS9-11 which state the importance of health and social care, sports and recreation, and culture and leisure.

2.29 The PDCS states that development at Lodge Hill will be 'recognised as a beacon of best practice in terms of its design and sustainability' and provide a new focus for services on the Hoo Peninsula.

2.30 Policy CS33 directly considers the Lodge Hill area. It states that planning applications will be granted subject, in part, to the provision of social infrastructure including open space and community facilities that meet new demand generated by new development and the pre-existing need of local residents.

2.31 The Medway Sustainable Community Strategy (2010)¹⁴ outlines six ambitions for Medway:

- To have a thriving, diverse and sustainable economy matched by an appropriately skilled workforce and supported by a higher and further education centre of excellence
- To ensure every child has a good start in life
- That Medway residents to enjoy good health, well being and care
- That Medway has a safe and high quality environment
- That Medway is a place where people value one another, play an active part and have pride in Their community and Medway as a whole
- That Medway is recognised as a destination for culture, heritage, sport and tourism.

2.32 The strategy is guided by 4 key principles:

- **Sustainability:** Will our actions work for tomorrow as well as today?
- **Narrowing the gap:** Will our actions contribute to improving the lives of everyone and reduce the gap between the deprived and more affluent areas?
- **Fairness:** Will our actions take into account all sections of society, thus ensuring that everyone benefits from the regeneration in Medway?

¹⁴ Medway Council (2010) *Medway Sustainable Community Strategy*.

- **Self help:** Will our actions encourage people to take responsibility themselves to make things better?

2.33 The State of Medway Report¹⁵ on Infrastructure contains a comprehensive baseline assessment of infrastructure for the Authority as a whole, which in addition to social infrastructure includes environmental infrastructure, connectivity, transport, utilities and the built environment.

2.34 Medway Council has adopted a Supplementary Planning Document on planning obligations which sets out the contributions required from developers for schemes of ten homes or more¹⁶. The SPD covers contributions towards, amongst others, health, open space, sport and leisure, schools, community development and the public realm.

2.35 Major public service providers have also been reviewing their approach to provision, driven mainly by both existing population demands and service priorities and assumptions about future population trends.

2.36 In 2007 Medway Primary Care Trust (now NHS Medway which will become Medway Commissioning Group by April 2013) produced a draft Estate Review document which recognises the population growth that Medway is set to experience and that provision will need to respond to that to ensure everyone has access to the healthcare services they need¹⁷. The Review discusses a number of options for future healthcare provision in Medway. These options include:

- Developing a number of healthy living centres as community hubs;
- Increasing the number of shared practices;
- Improvements to existing premises;
- Closure of a number of existing premises, which could be replaced by Healthy Living Centres (optimum size of 1,500sqm); and
- Identification of opportunities to share or use other public buildings (p.11).

¹⁵ Medway Council (August 2009) *Local Development Framework – State of Medway: Infrastructure*.

¹⁶ Medway Council (2008) *Guide to Developer Contributions – Supplementary Planning Document*.

¹⁷ Medway Primary Care Trust (2007) *Estate Review – Identification of Opportunities to Improve Service Delivery*.

Consultation:

- 2.37 Extensive community consultation has been undertaken since the outset of the masterplanning process for Lodge Hill. This has included workshops with public service providers and the community, as well as individual meetings with NHS Medway, Medway Council Children’s Services and local schools.
- 2.38 This consultation has informed both the quantum and types of provision including the need to fully mitigate the impacts of the development and the layout of the proposed development with walkable hubs. Triggers for delivery of social infrastructure have been discussed and are reflected within the draft planning obligations (which have been identified through engagement with Medway Council on a ‘without prejudice’ basis), and it is anticipated that these would be controlled through planning conditions and the S106.

3 SOCIAL INFRASTRUCTURE EVIDENCE BASE

- 3.1 As shown above, social infrastructure is an important element of every mixed-use development and should be considered in the context of the place and existing infrastructure. The availability of good local services will have a positive impact on the overall quality and sustainability of a new place, its image, desirability and commercial value. Social infrastructure can also play a significant role in achieving broader objectives, such as removing the barriers to work through the provision of childcare and access to training and education for parents. Each of these aspirations should link back to a robust evidence base that outlines specific needs, and responds to aspirations based in policy.
- 3.2 This section provides a summary of existing social infrastructure around the Site including the quantity and quality of provision and existing capacities of the following services and facilities:
- **Health & social care:** primary care, health centres, doctors/GP surgeries, hospitals and tertiary care.
 - **Education:** nursery/pre-school, primary, secondary, further and higher education, & adult training.
 - **Leisure & recreation:** parks, allotments, open space, play areas, and sports centres
 - **Other community & cultural infrastructure,** including libraries, community halls, emergency facilities, and places of worship.
- 3.3 This assessment draws on the community facility audit included as part of the Socio-economic Chapter of the Environmental Assessment (full details and maps are contained within that document), which covers an area of 1km from the boundary of the Proposed Development, approximately a 10-minute walking distance for local facilities (e.g. primary schools, nurseries, primary healthcare facilities, libraries, community centres, sports facilities, child playspace and local open space) and a wider area for more strategic facilities.
- 3.4 It is based on a desk-study and assessment of a range of data sources, including information provided by Medway Council, the Annual Schools Census, NHS Choices and data, and Sport England. Extensive site visits and surveys have also been carried out in the surrounding area, including an audit of open space and playspace.

Existing Social Infrastructure

Introduction

- 3.5 Chattenden/Lodge Hill is located on the Hoo Peninsula. The two wards which comprise the Peninsula (Strood Rural and Peninsula) have a population of just under 25,000. The main Peninsula is a sparsely populated, predominantly rural area with a number of 'village' settlements including the existing Chattenden. Hoo St Werburgh, to the south east of the Lodge Hill site, has a population of just under 5,000, and as the largest of the villages on the Peninsula was identified as a "Rural Service Centre" in the Kent and Medway Structure Plan (2004), in effect providing for some of the larger "strategic" needs of the community of the Peninsula. The village of Cliffe is located to the north west, High Halstow to the north east and Upnor and Wainscott to the south west.
- 3.6 Immediately adjacent to the Site is the Chattenden estate, former Ministry of Defence housing now owned by the London and Quadrant Housing Trust, which contains a community centre and a primary school. There are a number of other facilities immediately adjacent to the Site including the Bishop Gundulph Church and the golf course and sports centre at Deangate Ridge.
- 3.7 The Hoo Peninsula is part of the wider Medway Council area which is the largest Unitary Authority in South East England.
- 3.8 Medway itself does not have a single centre but is made up of the contiguous towns of Rochester, Strood, Chatham, Gillingham, and Rainham as well as adjacent rural areas including the Hoo Peninsula.
- 3.9 Overall, current social infrastructure provision on the Peninsula is reasonably comprehensive. However most of the provision is also at or close to capacity, and/or requires modernisation. The location of facilities immediately adjacent to Lodge Hill offers the potential to secure the upgrading of current provision for both existing and new residents.
- 3.10 The completed development at Lodge Hill would be likely to be the largest single settlement on the Hoo Peninsula, with more than double the population of Hoo St. Werburgh. The relationship between the facilities in the two settlements will, therefore, be important.

Health and Social Care

- 3.11 The traditional model of healthcare provision has seen specialist acute services and A&E provided in large district hospitals, usually operating on a city-wide basis, and more local General Practice (GP) services in small local surgeries. This historic approach is reflected in the spatial distribution of facilities in Medway with Medway Maritime Hospital in Gillingham and the smaller groups of GP services as identified on the Hoo Peninsula.
- 3.12 National health policy has sought to breakdown this binary approach and to move away from the traditional conception of healthcare as a reactionary illness service to a more preventative care model through increasing the proportion of primary health services delivered in the community. This promotes larger health centres in local areas combining GP services with other services (particularly out-patient facilities) previously delivered in hospitals. These have ranged from the expansion of doctors surgeries to include nursing services to larger “polyclinics” which in some cases provide day surgery.
- 3.13 The Coalition Government has introduced a number of reforms which will further alter the way healthcare is delivered. Responsibility for planning and paying for local health services will be transferred from hospitals and Primary Care Trusts (PCTs) to groups of clinicians called GP Consortia. At present, Medway’s healthcare facilities are managed by NHS Medway, a Primary Care Trust (PCT) cluster that incorporates West Kent, Eastern and Costal Kent and Medway. However, Medway NHS has been chosen as a forerunner for the NHS reforms and a group of clinicians, called the Medway Commissioning Group, has already been assembled and is operating in shadow form. The Medway Commissioning Group is expected to take over full responsibility for the area’s healthcare by 2013.

Primary healthcare

- 3.14 There are a number of GP surgeries just beyond 1km from the Site. The average list size of those surgeries from data taken from the last quarter of 2009 is approximately 1,900 patients per GP. This is above the average list size for Medway as a whole, at approximately 1,600 patients per GP but around the widely used planning assumption of 1,800 patients per GP.
- 3.15 A number of the GP services in the smaller villages such as High Halstow, Stoke, All Hallows and Grain are satellite practices of larger GP surgeries and, therefore, often have limited opening hours.

- 3.16 There are several dental practices, pharmacies and opticians within 2km of the Site. These are mainly located in the established settlements of Hoo St Werburgh, High Halstow and Cliffe Woods.
- 3.17 The Walter Brice Day Centre is a GP-led surgery that provides rehabilitation to adults with physical disabilities and problems and who are registered with a Medway-based GP.

Education

- 3.18 Education services span from pre-school and nursery provision to universities and adult education. As a general rule of thumb, the younger the age group, the more local the provision. Universities and colleges are usually provided on a district or city-wide basis as at the Universities of Medway campus in Chatham.
- 3.19 At present, there are relatively few nursery places on the Hoo Peninsula and limited capacity in primary and secondary schools. Based on the child population figures demand is generated for up to eight forms of entry (FE) at nursery, primary and secondary level.

Nursery and Pre-School

- 3.20 None of the local primary schools near the Site currently offer nursery classes. The nearest provision is Smilers Day Nursery in Wainscott and at the Hundred of Hoo nursery (attached to the Hundred of Hoo secondary school premises). There are also numerous childminders providing childcare in the area. The 2010/11 Medway Childcare Sufficiency Assessment¹⁸ found that there is no lack of childcare provision within the authority.

Primary Education

- 3.21 Primary schools are usually regarded as a 'neighbourhood' level service, acting effectively as a hub for local people, preferably within walking distance of their home.
- 3.22 There are five primary schools either within or just slightly beyond a 1km radius of the Site. Chattenden Primary School is on the boundary of the Site and the only primary school in the area which could reasonably be accessed on foot.

¹⁸ Medway Council, (2011), *Childcare Sufficiency Assessment 2010/11*.

3.23 According to data from Annual Schools Census (2010), the five primary schools closest to the Site have surplus capacity of 3% (or 42 places). Information provided by Medway Education Department suggests that this capacity is likely to have significantly reduced by 2014 without any growth in demand from development being taken into account¹⁹.

Secondary Education

3.24 Secondary education on the Hoo Peninsula differs from that in the rest of Medway in that it is served by a single comprehensive school rather than the selective system operating in the rest of Medway – comprising Grammar, Voluntary-Aided, Community and Academy Schools.

3.25 The Hundred of Hoo Secondary School in Hoo St Werburgh is a mile from the Lodge Hill site. It is a very large mixed comprehensive school, the largest school in Medway, with capacity for a total of 1,500 students aged between 11 and 16. Strood Academy, formed from a merger of two other schools in Strood in 2009, is the second nearest school, three miles from the site. Although the combined schools had a significant number of surplus places, the merger has reduced overall capacity and for the first year of intake in the new school (Year 7) it was oversubscribed. The school is temporarily located on split sites but will be consolidated on one site at Cliffe Road in 2012.

Further Education and Adult Training

3.26 In Medway, education beyond the statutory school leaving age can be split into three broad categories:

- Sixth forms within schools – all but one of Medway’s secondary schools has a sixth form;
- Mid-Kent College – provides further education courses from bases in Chatham, Rochester and Maidstone. Mid-Kent College is consolidating its current Medway operations adjacent to the Universities at Medway Campus;
- Universities at Medway – bring together the University of Greenwich, the University of Kent, and Canterbury Christ Church University at a shared campus at Chatham Maritime.

¹⁹ Medway Council, (July 2011), *Medway’s School Organization Plan, Draft for consultation*.

Leisure, Recreation and Open space

- 3.27 The historic and current uses at the Site have previously prevented access to most of the Site area.
- 3.28 There are a number of sport and leisure facilities within relatively close proximity to the Site . These facilities include Deangate Ridge Sports Complex on the eastern boundary of the Site which has a range of facilities including a 200-seat athletics stadium and running track, an 18-hole golf course, a health and fitness suite, indoor bowls, all-weather tennis courts and football pitches.
- 3.29 The Hundred of Hoo Leisure Centre in Hoo St Werburgh comprises a four lane 25m swimming pool, a 10m training pool, two squash courts and a health and fitness suite.
- 3.30 The Arethusa Venture Centre is also nearby, located in Upnor to the south of the Site. The Centre offers activities such as: indoor and outdoor climbing; swimming; high and low ropes; archery; an adventure playground; sailing and motor boating; kayaking and canoeing; orienteering; adventure walks and environmental studies.
- 3.31 Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (PPG17)²⁰ requires local authorities to assess and set standards for open space and sports provision.
- 3.32 Medway Council's draft PPG 17 Study Report found that the Strood and Rural sub-area of Medway, of which Lodge Hill is part, has a relatively good provision of outdoor formal sports provision with most pitches of either average or good quality. Additional provision will be required to meet the growth in population from new development. It proposes a standard 0.5 ha of sports pitches per person and that sports pitches, multi-use games areas, tennis courts, bowling greens and synthetic turf pitches should all be within 15 minutes walking time of residents.

²⁰ DCLG (2002) *Planning Policy Guidance 17: Planning for Open space, Sport and Recreation*

- 3.33 There are few formal public open spaces within close proximity to the Site. The closest parks and recreation grounds are in Cliffe Woods to the west of the Site. The closest children's play areas to the Site are located within the existing Chattenden Village. One of the areas is run by the Ministry of Defence and the other by London & Quadrant. Apart from these two areas, the closest children's play area to the Site is to the South on Pottery Road in Hoo St Werburgh – close to the Hundred of Hoo Leisure Centre.
- 3.34 To the north east of the Site there is the Northward Hill Royal Society for the Protection of Birds (RSPB) Reserve which covers an area of approximately 270 hectares of grazing marsh, woodland, and farmland on a ridge overlooking the Thames Marshes and situated between the villages of Cooling and High Halstow. This area provides nature trails and also educational facilities.

Community Facilities

- 3.35 The closest community centre, the Chattenden Community Centre, is located on the boundary of the Site. Medway Council owns the Centre and pays for the upkeep of the building and the day-to-day running of the Centre is undertaken by a Medway Council employee.
- 3.36 The Centre is described by Medway Council as being suitable for a range of activities including: parties, wedding receptions, social events, meetings, some sports clubs, training, conferences, music rehearsals, dance and keep fit.
- 3.37 The Hoo Library in Hoo St Werburgh is the closest library to the Site. It has limited opening hours and is a fairly small neighbourhood facility.

Emergency Services

- 3.38 The Hoo Peninsula has a fairly limited emergency services presence. There are a number of fire stations close to the Site including on in Hoo St Werburgh.
- 3.39 In terms of police presence, the nearest contact point is in Strood and the main police station is located to the south of the Site at St Mary's Island.
- 3.40 The closest ambulance station to the Site is in Strood.

Places of Worship

- 3.41 The area surrounding the Site is home to a number of places of worship . These are mainly churches located in the existing settlements surrounding the Site. A number of Christian denominations are represented on the Hoo Peninsula including Church of England, Roman Catholic, Anglican, and Baptist.
- 3.42 The Bishop Gundulph Church is located in the existing Chattenden Village. As well as the church, a number of different faith groups also use Chattenden Community Centre, including Peninsula Rock which operates a range of activities from that facility.

Future Baseline Population Projections

- 3.43 The Office for National Statistics (ONS) produces sub-national population projections at the District (Medway) level. The most recent projections published in 2010 (2008 based, 2008 to 2033) suggest an increase in population from 253,000 in 2008 to 286,000 in 2033. This growth is very largely driven by the increase in the number of older people (men and women above retirement age) from 42,000 to 68,000 over the period. Working age population is expected to remain relatively static, rising from 160,000 to 163,000 and the number of children is expected to rise from 52,000 to 55,000.
- 3.44 These projections assume a continuation of recent migration and house building trends, which reflect relatively high levels of housing development in the period prior to the economic downturn, which would be consistent with levels of housing growth assumed in the Council's emerging Core Strategy.
- 3.45 The projections are also sensitive to changes in the birth rate and do not reflect the sharply increased birth rate (13%) since 2005. These increased child numbers are now beginning to work themselves through into demand for primary school places and, if sustained, will require significant permanent expansion of provision. Demand for secondary school places is expected to fall in the short to medium term, reflecting the falling birth rate to 2005, but are then likely to begin to rise again as the primary cohort moves through to secondary level after 2017. In the local two-ward area surplus capacity, particularly in reception years, has declined significantly, especially in the non-rural schools.

- 3.46 Medway Council has produced its own 'ward based' projections, based on assumptions about housing delivery rates. This suggests an increase in population from 27,500 to 39,400 between 2011 and 2028 in the two ward area. This includes the assumed development at Lodge Hill.
- 3.47 In summary community provision is likely to need to provide for an increasingly ageing population, but there will also be significant demand for school places and additional education provision will be required to meet the needs of new development. As the primary driver of population growth in the Hoo Peninsula, Lodge Hill will need to ensure that it includes sufficient provision to meet the demands arising from residents.

4 FUTURE BASELINE

The Outline Planning Application

4.1 The Proposed Development at Lodge Hill will transform the current landscape to create walkable neighbourhoods with a mix of land uses focussed in four hubs. The Proposed Development has been designed as an inclusive environment that is accessible to everyone, regardless of their level of mobility. Alongside up to 5,000 new homes, retail, commercial and hotel floorspace, the Lodge Hill scheme has been designed to include a significant contribution towards the local social infrastructure. The outline planning application includes capacity for:

- **Pre-school and Primary Provision:**
 - **Eastgate and Westgate Primary Schools** – Located at the heart of Eastgate and Westgate hubs, these primary schools will be able to accommodate up to 3FE (630 pupils), with associated pre-school provision;
 - **Chattenden Primary School** – The application includes two options: the expansion of the current school to up to 2FE, or re-development on a new site within the development. This will be subject to discussion with the school and the Council;
 - **Children’s Centre:** Early years provision in one of the primary schools could act as a focus for the whole development, taking the form of a children’s centre.
- **Lodge Hill Secondary School:** Located in the central hub, Lodge Hill Secondary School would be able to accommodate up to 8FE (1,200 children) plus sixth form accommodation, depending on local demand. It would include a library, sports hall, three multi games uses areas, two senior football pitches and hard play areas. The school would also have the potential to include environmental features.
- **A Health Centre:** This centre will be based in the central hub and will cover up to 1500 m². A building of this size provides adequate space to accommodate at least 6 GPs and could include a dental surgery, sports related facilities such as physiotherapy, nutrition and sports injuries, care in the community and outpatient facilities.
- **Sports Facilities:** As well as schools provision, existing facilities at Deangate Ridge Sports Centre will be improved so that the centre can act as a “Community Sports Hub”, for use by both the local community and schools.

- **Open Space:** The Landscape, Open Space and Recreation Strategy sets out details of public open space provision including formal/informal sports, allotments, play areas, existing/proposed planting and existing/proposed watercourse features, species-rich habitats and trees and woodland.
- **Other community facilities:** The indicative Masterplan has been designed with the flexibility to provide an area in the central and Chattenden hubs to be used for other community uses. This could include general community centre use, youth provision and other facilities, possibly co-located with schools. It could also include a small space for Emergency Services such as a mess room for the ambulance service adjacent to the health centre or a small police base. These would be provided subject to demand from the relevant services.

Population Modelling

- 4.2 In order to assess the impact on existing community facilities and to assess the need for new facilities as part of the Proposed Development, it is necessary to identify the likely population that will occupy the new homes at Lodge Hill. This estimate is greatly affected by both the total number of residents and the age profile and by the mix of units in terms of size, type and tenure.
- 4.3 Table 4.1 shows the indicative housing mix which has been used in this assessment. This breaks down the 5,000 homes between tenures, types (flats and houses) and unit sizes. In addition there are a further 120 units in residential institution use.

Table 4.1: Lodge Hill Indicative Housing Mix

	House				Apartment		TOTAL*
	2 bed	3 bed	4 bed	5 bed	1 bed	2 bed	
Private	110	2,053	1,152	187	88	276	3,866
Intermediate	83	119	27	28	176	138	569
Social Rented	83	119	27	28	176	138	569
All	276	2,290	1,205	242	439	552	5,000

*Numbers may not add up due to rounding.

- 4.4 In order to identify the likely number of people who will be living in these homes we have used Census Moving Group data from the 2001 census which identifies the characteristics of households that moved in the year before the Census, broken down by the types, tenure and sizes of property which they moved to.

4.5 Table 4.2 shows the estimated total population at Lodge Hill following the application of these formulae. The 5,000 standard residential units are forecast to accommodate 11,640 people including around 3,290 children of between 0 to 15 years of age. These children would be split between age groups, with around 1,290 primary school aged children and 630 secondary school aged children.

Table 4. 2 Estimated total population projection by age for Lodge Hill

	Total
Total Population	11,640
Children (of which)	3,290
Pre-School	1,170
Primary	1,290
Secondary	630
Sixth Form	200
Working Age	7,770
Older (65+)	590

4.6 This shows an average household size of 2.27, similar to the UK average. On initial occupancy the development will have a significant bias towards children and young people due to high proportions of family housing, but as households age the population structure will gradually become more like Medway as a whole.

4.7 The effects of the population on social infrastructure including schools and primary healthcare facilities are assessed in the sections below, alongside the positive effects of the new provision at Lodge Hill.

Impacts of the Proposed Lodge Hill Development

4.8 The Proposed Development at Lodge Hill will be a sustainable community with a strong mix of uses, including community facilities. It will build on the current level of provision and improve existing facilities to bring forward critical local and regional community facilities and offer the opportunity to open up areas previously inaccessible to the public.

Impact on Health facilities:

4.9 Assuming that the entire projected population of the Proposed Development (11,500 people) register at a GP surgery nearby, a new demand for approximately 6 GPs would be generated.

- 4.10 The proposed Health Centre will be based in a building of up to 1,500 m² which will provide space sufficient for at least 6 GPs. It will therefore meet the needs of Lodge Hill residents alongside providing a range of other local primary care specialisms which might be required. A building on this scale would also have the potential to act as a primary healthcare hub for the whole Peninsula community if that were desired by healthcare providers.
- 4.11 There is significant uncertainty about the approach to managing the development of additional provision. In consultation with the applicant, NHS Medway has indicated that it would either like provision on site or contributions to expanded local provision. As outlined above, national policy is encouraging the provision of healthcare services that are closer to the community in order to reduce pressures on acute care in district hospitals. The draft Section 106 agreement therefore includes the flexibility to allow for either on or off site provision.
- 4.12 Part A, Section A2.6 of the Design and Access Statement confirms that the building design, site levels, green infrastructure and street network have all been designed to ensure that all environments are inclusive and accessible to all regardless of their level of mobility.

Impact on Education Facilities:

- 4.13 At present, education facilities near to the proposed development at Lodge Hill are operating close to capacity. Although there is currently sufficient pre-school education provision in Medway, the small surplus capacity at primary school level is set to decrease by 2014. Capacity is likely to increase at secondary level in the short term, but contract later in the development period as the increased birth rate since 2005 works its way through.
- 4.14 Once the Proposed Development at Lodge Hill is fully operational and occupied, it is projected to accommodate a total of 3,040 pre-school, primary and secondary school aged children. These children will increase demand for existing education facilities in the local area (or borough-wide at secondary school level).
- 4.15 In practice, net demand for additional school places is likely to be lower than the total number of children as some families may move to the Site from within the borough and, therefore, already be accounted for in the school capacity data. The Development Proposals will also be delivered over a

20 year phasing programme, and the full impacts of the new housing on demand for education is likely to be felt gradually.

- 4.16 The demand for pre-school provision depends on the cost of provision, statutory duties on local authorities during the development, and wider provision in the area. Given that the Proposed Development is estimated to accommodate 1,150 pre-school children, Westgate and Eastgate Primary Schools would be likely to provide part time places for three to four years olds equivalent to the number of primary places that might need to be provided for school age children (up to 6FE or 180 places in total).
- 4.17 With 1,270 primary school aged children forecast for the Proposed Development and the existing lack of surplus capacity in the local area, additional education facilities will be required to meet the demand of the new community and existing residents.
- 4.18 The Proposed Development incorporates substantial new primary school facilities, all of which will be located within walking distance of the new homes. Westgate and Eastgate Primary Schools will both be able to accommodate up to 3FEs (90 pupils in each year group), the final sizes depending on local uptake. The potential expansion or re-provision of Chattenden Primary School within the local vicinity will also be able to provide new capacity for up to 2 extra forms of entry.
- 4.19 This is sufficient capacity to provide for the need for approximately 6 forms of entry identified above, leaving a margin for demographic changes. The delivery of these primary schools will be subject to monitoring and triggers as agreed in the S106 agreement.
- 4.20 The inclusion of Lodge Hill Secondary School will provide ample physical capacity for the 620 additional secondary school aged children forecasted to live within the Proposed Development. The school has been designed to be able to accommodate up to 8FE, but the final size will depend on the monitoring of uptake.
- 4.21 Population projections for Lodge Hill suggest there will be 190 sixth form aged people living within the Proposed Development. Similarly to pre-school education provision, Lodge Hill Secondary School would need to provide the equivalent number of sixth form places as it does for years 7 to 11, although again this will be sensitive to the wider approach in Medway and nationally to post 14 and post 16 education.

- 4.22 The law in relation to the establishment of new schools is currently under review. The Education Bill (2010), currently before parliament, will change the school organisation process and there will be a default assumption that all new schools will be either free schools or academies. The applicant is currently working with the Council to ensure that the process described in the Section 106 agreement for the establishment of new schools will meet these requirements, but is flexible enough to respond to potential changes in policy over a 15 to 20 year period.
- 4.23 Overall, the provision of education facilities within the Proposed Development at Lodge Hill will provide enough capacity for the new community and has the potential to offer significant contributions towards education of existing local residents. Land Securities has engaged with Medway council and the Hundred of Hoo Secondary School and the final school provision will depend on planning for schools in the wider area.

Impacts on Open Space, Sport, Leisure and Recreation Facilities:

- 4.24 In addition to impacts on provision of education and health services it is also important to consider the ability of the development proposals to promote healthy lifestyles, in particular through demand for sports, leisure and recreation provision.
- 4.25 In relation to outdoor provision, Medway Council has adopted a standard of 0.5 hectares of open space for 1,000 residents. For the likely 11,640 residents at Lodge Hill this would equate to 5.8 hectares of open space. The Proposed Development will include 2.3 hectares of school pitches and multi-use games areas on site with the remaining 3.5 hectares of open space provided off-site.
- 4.26 The applicant is also proposing to make significant contributions as part of school provision to off-site provision which would improve existing facilities at Deangate Ridge so that it can act as a “Community Sports Hub” and would be available to the schools, residents of Lodge Hill and the surrounding area. As this leisure facility is situated between the Hoo Peninsula and Lodge Hill, it is well placed to serve both communities.

Impacts on other community facilities:

- 4.27 Medway's Local Development Framework Publication Draft Core Strategy and Sustainable Community Strategy state the aim to provide a range of local community facilities in existing and new service hubs to enhance quality of life, encourage healthy lifestyles and create a place where people want to live.
- 4.28 The Proposed Development at Lodge Hill will contribute to these aspirations by providing a flexible range of facilities that can be co-located with other elements of social infrastructure. These facilities include multi-use community provision in Chattenden and the Central Hub which could provide for a range of uses such as community centres, youth clubs, faith provision. The use of schools as "extended facilities" could facilitate community access to, for example, libraries (particularly in the secondary school), information and communications technology, and arts and performance space.
- 4.29 The indicative Masterplan also includes the potential space for Emergency Services in the "central hub" which could include a mess room for the ambulance service adjacent to the health centre, and a small police base.
- 4.30 The provision of these facilities would be subject to demand from the relevant services and new and existing communities.

5 SUMMARY / CONCLUSIONS

- 5.1 The historic and current uses at the Site have prevented public access to the majority of the site area. The new mixed-use settlement proposed for Lodge Hill will open up this area to offer employment floorspace, high quality public realm, community uses, and market and affordable housing that will combine to bring a new mixed use community to the Medway District. Together with the social infrastructure created, the Proposed Development will provide opportunities for social interaction between residents, workers, visitors and the wider community.
- 5.2 The Proposed Development will provide significant contributions towards social infrastructure for Lodge Hill and for the Peninsula as a whole. This will include three new schools, the extension or re-provision of the Chattenden Primary School and a health centre. There will be extensive public open space within the Site, and the existing facilities at Deangate Ridge Sports Centre will be improved for use by existing and new residents and the schools.
- 5.3 The proposed on-site community facilities fit well with the demands arising from the Proposed Development and the outline planning application has been designed to ensure it is flexible to meet the needs of the development and the Hoo Peninsula.
- 5.4 Table 5.1 below summarises the community offer included in the Proposed Development, to be secured through planning conditions and a S106 agreement.

Table 5.1: Summary of effects and provision

Community Facilities	Details of Effects	Provision	Approach
Healthcare	Up to 11,640 residents expected to occupy the new residential units equivalent of around 6 GPs to maintain the current level of provision	Health Centre with sufficient space for at least 6 GPs proposed on-site	Primary care services will be provided at the Health Centre or in the local area depending on monitoring and agreement with local health care providers
Education	Up to 1,270 primary school children and 620 secondary school children.	Lodge Hill Secondary School with up to 8FE and sixth form provision. The	The final school sizes and number of FEs will depend upon local

		<p>final size will depend on monitoring of uptake.</p> <p>Eastgate and Westgate Primary Schools, each with 3FE.</p> <p>The expansion or reprovision of Chattenden Primary School, with the potential for an extra 2FE.</p>	<p>demand and the monitoring of uptake gauged by triggers in S106 agreement. They are likely to be free schools or academies and could be federated or linked with other schools in the area.</p>
Sports, Recreation and Leisure	<p>New demand from the 11,640 residents expected to occupy the new units and new uses by Lodge Hill Secondary School.</p>	<p>Improvement to Deangate Ridge Sports Centre and the provision of sports facilities at Lodge Hill Secondary School that will be open to the community.</p>	<p>On-site facilities will be provided to meet the needs of new residents and off-site contributions will be made to improve adjacent facilities at Deangate Ridge Sports Centre.</p>
Public Open Space and Play Space	<p>Demand for publicly accessible open space will increase from new residents. There will also be demand for new playspace.</p>	<p>Open public space provided on-site.</p>	<p>Open public space will be staged alongside the development phases. The Landscape, Open Space and Recreation Strategy sets out how it meets Medway Council's standards.</p>
Other Community Facilities	<p>New demand from 11,640 residents expected to occupy the new units.</p>	<p>A flexible range of community facilities including, potentially, youth and community provision.</p>	<p>The provision of these services and facilities will respond to the demand from new local residents and local services via an estate-wide management function.</p>

6 GLOSSARY

CIL	Community Infrastructure Levy
DCLG	Department of Communities and Local Government
FE	Form of entry
IDP	Infrastructure Delivery Plan
LDF	Local Development Framework
NHS	National Health Service
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PCT	Primary Care Trust
PPG13	Planning Policy Guidance Note 13 Transport
PPG17	Planning Policy Guidance 17 Planning for Open space, Sport and Recreation
PPS1	Planning Policy Statement 1 Delivering Sustainable Development
PPS3	Planning Policy Statement 3 Housing
PPS12	Planning Policy Statement 12 Creating strong safe and prosperous communities through local spatial planning
PDCS	Publication Draft Core Strategy
RPG9a	The Thames Gateway Planning Framework
RSPB	Royal Society for the Protection of Birds
S106	Section 106
SPD	Supplementary Planning Document