

# Social and Community Infrastructure Technical Paper

## 1. Introduction

- 1.1. The Council is preparing a new Local Plan for the Borough of Bexley. Areas where development will be focussed have already been defined within the borough's Growth Strategy. In order to ensure that future development is sustainable, this expected growth will need to be supported by a number of public facilities and services.
- 1.2. This paper will seek to define current and future social and community needs, as well as identify what resources will be required in order to bring them forward. The intention is that this paper will be used to help identify any funding gaps and inform the Council's Infrastructure Development Plan (IDP).

## COVID-19 statement

- 1.3. This study is based on an update to the Council's 2016 Development Infrastructure Funding study (DIF's), which was commissioned in 2019 and completed in early 2020. The data was collected and analysed prior to the COVID-19 pandemic, but is based on the most relevant data sources available at the time of writing this topic paper.
- 1.4. It is currently too early to understand the full impacts that the COVID-19 pandemic will have upon future social and community infrastructure needs. However, to date there have been no significant changes or updates to the information sources used within either the DIF's update or this topic paper. Therefore, the findings within both documents are considered to be both relevant and appropriate for supporting the Council's assessment of both current and future social and community infrastructure needs for the next local plan period.

## What do we mean by Social and Community Infrastructure?

- 1.5. The London Plan Intend to Publish (2019) defines social infrastructure as "a range of services and facilities that meet local and strategic needs and contribute towards a good quality of life." Social infrastructure is important for supporting strong, vibrant and healthy communities. The table below lists different types of social infrastructure and community services.

Table 1: Summary of social and community services and facilities types

Category	Sub-category	Facility
Education	Childcare/Early years	Childminders, children's centres, day nurseries, pre-school/playgroups, creches, nursery schools, extended schools, out-of-school services or kids' clubs and holiday playschemes/clubs
	Further education	Sixth forms, Sixth form colleges, further education colleges, adult/lifelong learning centres
	Higher education	Universities

<b>Category</b>	<b>Sub-category</b>	<b>Facility</b>
<b>Education (continued)</b>	Primary and Secondary education	Primary schools (infant and junior) secondary of high schools, free schools, academies (these categories include special schools and pupil referral units)
<b>Health and Social Care</b>	Acute care	Hospitals
	Primary and community care	GP surgeries, Walk-in centres, urgent care centres, mental health care centres, dentist surgeries, chemists/pharmacies and optometrists
	Social care	Residential care, nursing homes, sheltered accommodation, supported housing and extra care housing, day centres, hospice
<b>Emergency</b>		Police and judicial facilities, ambulance services, fire brigades and any lifeboat or river rescue requirements along the borough's navigable rivers
<b>Neighbourhood</b>	Community facilities	Community centres, halls and meeting places; public houses; youth centres, children and family services (including formal play facilities for under 5 year olds, 5-11 year olds and over 12 year olds); facilities for the elderly and disabled; public toilets, water fountains and civic spaces
	Places of worship	Churches, Mosques, Synagogues, Gurdwaras, Temples, Multi-faith centres
<b>Sport and Leisure</b>	Leisure	Libraries; arts; theatres; heritage and visitor attractions
	Open spaces	Public open space both green space and urban open space e.g. parks and civic squares
	Sports facilities	Sports; leisure centres
<b>Cemeteries and Crematoria</b>		Graveyards, cemeteries

- 1.6. It is important to note that there is a difference between a service and a facility, as some services do not necessarily need to take place within a dedicated facility. For example, specialist medical services can take place either inside hospital outpatient clinics or within primary or community care facilities.
- 1.7. Facilities such as flexible workspace, employment and training facilities are normally provided by the private sector and therefore will not be considered as part of this study. Similarly Care homes will not be covered due to high levels of private provision.

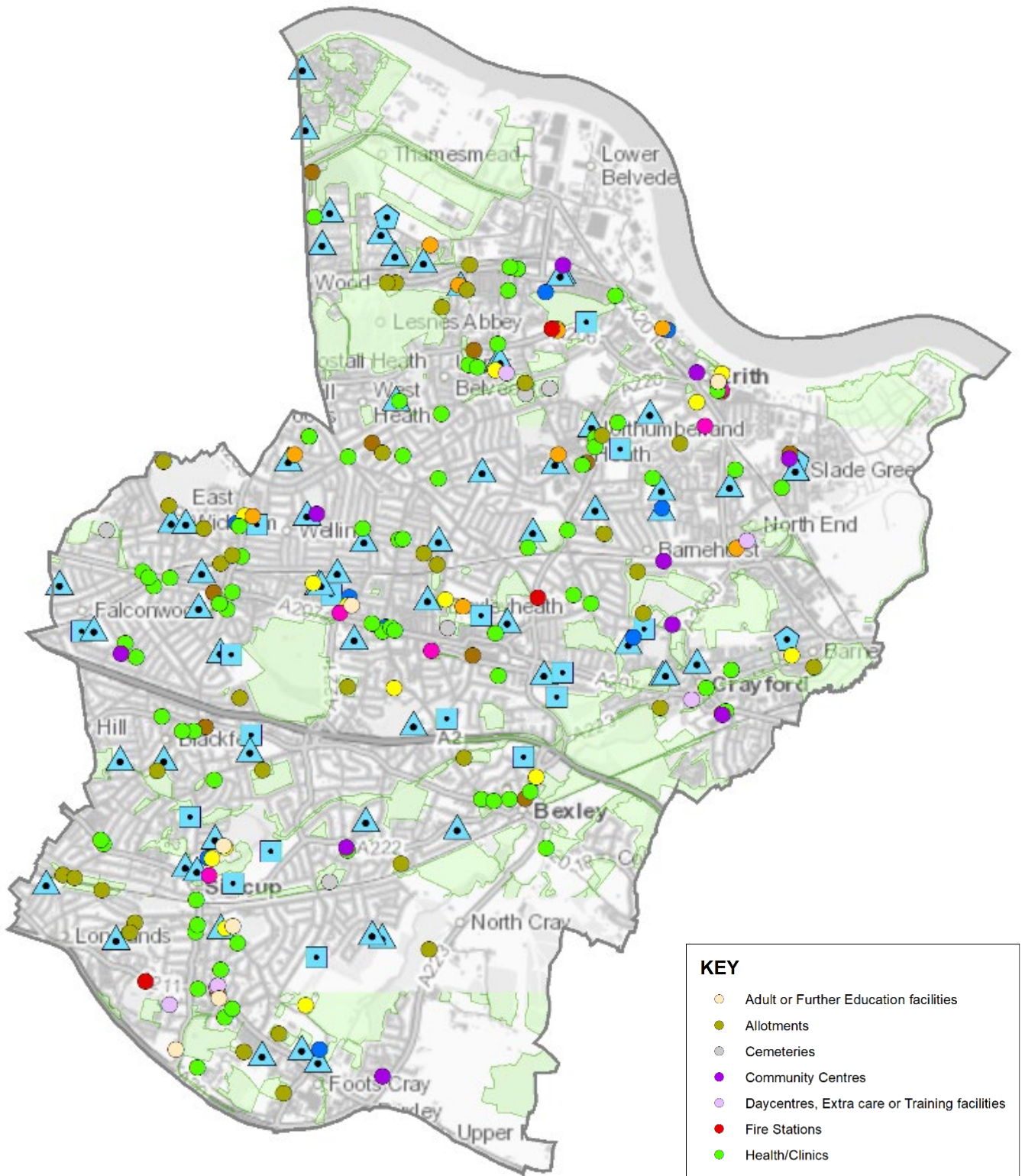


Figure 1: Social and community infrastructure locations

## 2. National and regional policy requirements for the provision of social and community infrastructure

### National Planning Policy Framework (NPPF)

- 2.1 One of the overarching objectives of the NPPF is to support the creation of strong, vibrant and healthy communities. When drafting strategic policies, local authorities are required to make sufficient provision for community facilities such as health, education and cultural infrastructure.
- 2.2 More specific guidance is given within section 8 (Promoting healthy and safe communities). Where authorities are required to develop policies that:
- Plan for social and community facilities that take into account local health, social and cultural improvement strategies and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
  - Ensures the availability of sufficient school places. Working collaboratively with school promoters, delivery partners and statutory bodies to create, expand or alter schools.
  - Improve access to open spaces, sport and recreation facilities. Ensuring adequate level of provision in line with robust and up-to-date assessments.
- 2.3 Section 11 which relates to the effective use of land also requires authorities to make effective use of sites that provide community services such as schools and hospitals.
- 2.4 Table 2 includes a summary of relevant NPPF requirements and details of where this has been met within current London Borough of Bexley policy.

Table 2: Summary of NPPF requirements

Relevant section	Policy requirement	Local level policy
<b>2. Achieving Sustainable Development</b>	Supports the creation of strong, vibrant and healthy communities by ensuring safe built environment with accessible services and open spaces	Regulation 18 Core strategy
<b>3. Plan Making</b>	Strategic policies should set out a strategy for the pattern, scale and quality of development, and make sufficient provision for: community facilities (such as health, education and cultural infrastructure).	Regulation 18 Core strategy
<b>8. Promoting healthy and safe communities</b>	91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.	Green Infrastructure policies Town Centre Policies Transport Policies
	92. Enhance the sustainability of communities by planning for the provision of community facilities. Policies need to take into account local health, social and cultural well-being strategies and protect against loss of facilities. Ensure that facilities are able to adapt for future needs and that an integrated approach is taken to considering the location of housing, economic uses and community facilities and services.	LB Bexley Obesity Strategy Bexley Prevention Strategy Health and Wellbeing Strategy (2019 - 2023) -

Relevant section	Policy requirement	Local level policy
		Bexley Health and Wellbeing Board Reg. 18 Local Plan spatial approach Reg. 18 Local Plan town centre policies
<b>8. Promoting healthy and safe communities (continued)</b>	94. Sufficient choice of school places made available to existing and new communities. The preparation of plans that highlight the importance of school creation and expansion as well as the need to work collaboratively with relevant stakeholders.	Commissioning Plan for Education Provision - Planning for Growth LB Bexley (2019-2022)
	96. Open space, sport and recreation facilities policy should be based on robust up-to-date assessments of need. 97. In addition to identifying any new needs, policies should also reinforce the need to retain existing or seek alternative provision for lost facilities	Regulation 18 Playing Pitch Strategy 2019 within the Green Infrastructure Study
	99. Designation of Local Green Space should take place via local and neighbourhood plans. 100. Designation should only be used where the green space a) in a reasonable proximity to the community it serves b) demonstrably special to a local community and c) local in character and not an extensive tract of land	Green Infrastructure study
<b>11. Making effective use of land</b>	121. effective use of sites that provide community services	Regulation 18

## Planning Practice Guidance (PPG)

- 2.5 Healthy and safe communities (Paragraph 005); There is a requirement for Local Authorities to discuss their emerging strategy for development at an early stage with NHS England, local Clinical Commissioning Groups, Health and Wellbeing Boards, Sustainability and Transformation Partnerships/Integrated Care Systems (depending on local context) and the implications of development on health and care infrastructure.
- 2.6 Supporting the delivery of sufficient school places to meet the needs of existing and new communities (Paragraph: 007 and 008): Local Authorities should assess the need for new school places using birth rates and anticipated housing need. Local Plans should allocate sufficient land for schools to meet the need anticipated over the plan period, but must take into account any cross-boundary issues.
- 2.7 Open space, sports and recreation facilities (Paragraph: 001, 002, 006 and 007): Local Authorities should assess open space needs. Where open spaces serve a wider area, authorities should consider duty to cooperate requirements. Local green space can be designated through either Local Plans or Neighbourhood Plans, which should include a map highlighting the area to be designated. The plans must identify sufficient land to meet the open space required in line with levels of development.
- 2.8 Natural Environment (Paragraph: 007,008): Green Infrastructure (GI) is to be a key consideration in Local Plans and relevant planning decisions. Local authorities are encouraged to prepare a Green Infrastructure framework or strategy, which should include an audit identifying gaps in provision

and areas of improvement. This will in turn contribute to neighbourhood plans, infrastructure delivery plans and Community Infrastructure Levy schedules. Whereas Local Plans are to locate existing and proposed green infrastructure networks, SPDs can define the planning, design and management components of the GI strategy.

**Table 3: Summary of the Planning Practice Guidance requirements**

Relevant section	Policy requirement	Local level policy
Healthy and safe communities	Discuss emerging strategy with relevant health authority	Part of Reg 18 consultation
Delivery of school places	Assess the need for future school spaces	Commissioning Plan for Education Provision - Planning for Growth LB Bexley (2019-2022)
Open space and recreation	Assess open space needs and designate Local Green space as required	Green Infrastructure Study
Natural environment	Green infrastructure to be a key requirement	Reg. 18, Green Infrastructure Study

## The London Plan 2021

- 2.9 The London Plan has a particular focus on improving access to and quality of community spaces, services and amenities, green spaces including spaces for play, recreation and sports.
- 2.10 Opportunity areas have been defined within the London Plan as “significant locations with development capacity to accommodate new housing, commercial development and infrastructure (of all types)”. The London Plan has identified Bexley Riverside as an opportunity area with the potential to bring forward 6000 new homes and 19,000 new jobs. Chapter 2 discusses how infrastructure is key to the delivery of developments sites within the identified Opportunity Areas and states that a variable range of functions should be consolidated within district centres.
- 2.11 Further to this, Chapter 3 discusses the need for sustainable growth. A requirement is placed on boroughs to assess existing and planned social infrastructure needs in line with the required level of growth, as well as produce infrastructure delivery plans or programmes which identify improvements to infrastructure capacity.
- 2.12 Chapter 5 covers London’s social infrastructure and sets out borough level requirements in more detail. Development Plans should be informed by a needs assessment of social infrastructure. Assessments should take into account the potential need for cross-borough collaboration and should involve relevant stakeholders, including the local community. Social infrastructure needs should be addressed via area-based planning documents such as “Opportunity Area Planning Frameworks, Area Action Plans, Development Infrastructure Funding Studies, Neighbourhood Plans or master plans.”
- 2.13 Social infrastructure areas include:
- Health and social care facilities
  - Education and childcare facilities
  - Play and informal recreation
  - Sports and recreation facilities
  - Burial space

- 2.14 Health and social care facilities requirements are set out within Policy S2, which states that boroughs should work with Clinical Commissioning Groups (CCGs), other NHS and community organisations to identify and address local health and social care needs. Assessments should include an audit of existing and future health and social care facilities and should additionally take into account any cross-boundary demand. Boroughs should also identify any opportunities to integrate, co-locate or reconfigure services, which would also allow the release of surplus buildings and land for other uses.
- 2.15 Policy S3 covers education and childcare facilities. In this policy boroughs are required to ensure that there is a sufficient supply of school places and childcare facilities to meet demand and offer educational choice. The level of provision should also be identified by a needs assessment, which should address cross-boundary issues. There is a requirement for the identification of sites for future provision and to ensure that facilities come forward as part of development proposals. It should be noted that local authorities need to ensure that there are sufficient funded early education places for all three and four year-olds. The provision of which needs to come forward in consultation with parents, the private sector, voluntary sector, independent sector and other key partners.
- 2.16 Play and informal recreation are covered in Policy S4 and sports and recreation facilities are covered in Policy S5. Both of these policy areas require boroughs to provide facilities as identified by a needs assessment. In both cases an audit of existing and future need will need to be carried out and suitable sites will need to be secured for a range of sports and recreation facilities.
- 2.17 Policy S7 discusses burial space and highlights the need for boroughs to ensure that there is sufficient provision for different types of burial need. A needs assessment should inform the level of provision and where sub-regional shortages are identified, cross-borough and/or sub-regional working is encouraged.

Table 4: Summary of London Plan Intend to Publish 2019 requirements

Relevant section	Policy requirement	Local level policy
<b>Policy GG1 Building strong and inclusive communities</b>	Providing access to good quality community infrastructure	Reg 18: DP18
<b>Policy GG3 Creating a healthy city</b>	Plan for improved access to green infrastructure including play, recreation and sports	Reg 18: SP11, SP9
<b>Policy SD1 Opportunity Areas</b>	Plan for and provide necessary social infrastructure to sustain growth and inclusive communities	Reg 18: SP2, SP9
<b>Policy SD8 Town centre network</b>	Consolidation of a range of functions including leisure and social infrastructure	Reg 18: DP7
<b>Policy SD9 Town centres: Local partnerships and implementation</b>	Development of town centre strategies that make more effective use of community services such as schools and hospitals	Reg 18: DP7
<b>Policy D1 London's form, character and capacity for growth</b>	Plan to meet borough-wide growth requirements by assessing the capacity of existing and planned physical, environmental and social infrastructure	Development Infrastructure Funding Study, Reg 18: SP2

<b>Relevant section</b>	<b>Policy requirement</b>	<b>Local level policy</b>
<b>Policy D2 Infrastructure requirements for sustainable densities</b>	Make sure that appropriate infrastructure requirements placed on developers	Reg 18: SP9, DP18
<b>Policy S1 Developing London's social infrastructure</b>	Social infrastructure requirements informed by a needs assessment. Major new development and regeneration should be addressed via Opportunity Area Planning Frameworks, Area Action Plans, Development Infrastructure Funding Studies, Neighbourhood Plans or Master plans. Boroughs need to work collaboratively with service providers and other stakeholders including the local community. Needs assessment should be informed by demographic make-up and socio-economic data.	Development Infrastructure Funding Study, Reg 18: SP2, SP9
<b>Policy S2 Health and social care facilities</b>	Boroughs should work with Clinical Commissioning Groups CCG's and other NHS and community organisations to identify local health and social care needs within Development Plans	Development Infrastructure Funding Study, Reg 18: SP9, DP18
<b>Policy S3 Education and childcare facilities</b>	Prepare a Development Plan that is informed by a needs assessment of education and childcare facility needs, identify sites for future provision, ensure that new housing and commercial development is supported by appropriate childcare provision. Ensure that there are enough places for all three and four-year olds within the local authority area (in line with Childcare Act 2006)	Development Infrastructure Funding Study. Reg 18: DP18, Commissioning Plan for Education Provision - Planning for Growth LB Bexley (2019-2022)
<b>Policy S4 Play and informal recreation</b>	Prepare Development Plans informed by a needs assessment of children and young person's play and informal recreation facilities.	Development Infrastructure Funding Study, Green Infrastructure Study, Reg 18: DP18
<b>Policy S5 Sports and recreation facilities</b>	Prepare Development Plans informed by a needs assessment for sports and recreation facilities. Secure sites for a range of sports and recreation facilities. Sports and open space strategies need to have regard to one another. Up-to-date playing pitch strategies can be used to protect, enhance and plan for future provision.	Development Infrastructure Funding Study, Green Infrastructure Study, Reg 18: DP18
<b>Policy S7 Burial space</b>	Prepare Development Plans that ensures provision for different types of burial needs.	Green Infrastructure Study
<b>Policy G4 Local Green and Open Space</b>	Requirement to undertake a needs assessment of local green and open space Opportunity Area Frameworks should ensure that future green and open space needs are planned for in areas with the potential for substantial change	Green Infrastructure Study

### 3. Local requirements for social and community infrastructure

#### Development growth locations

3.1. The Growth Strategy sets out the long-term spatial vision for the area and identifies proposed locations for the delivery of housing and other strategic development needs such as employment, leisure and community. The key growth areas for 2020 - 2050 have been identified within the borough's Growth Strategy (2017). There are six main growth areas, with areas to the north of the borough following the line of the possible Crossrail extension. Assumptions within the Growth Strategy are based on Greater London Authority (GLA) population predictions for growth and are based on a number of other major infrastructure projects coming forward.

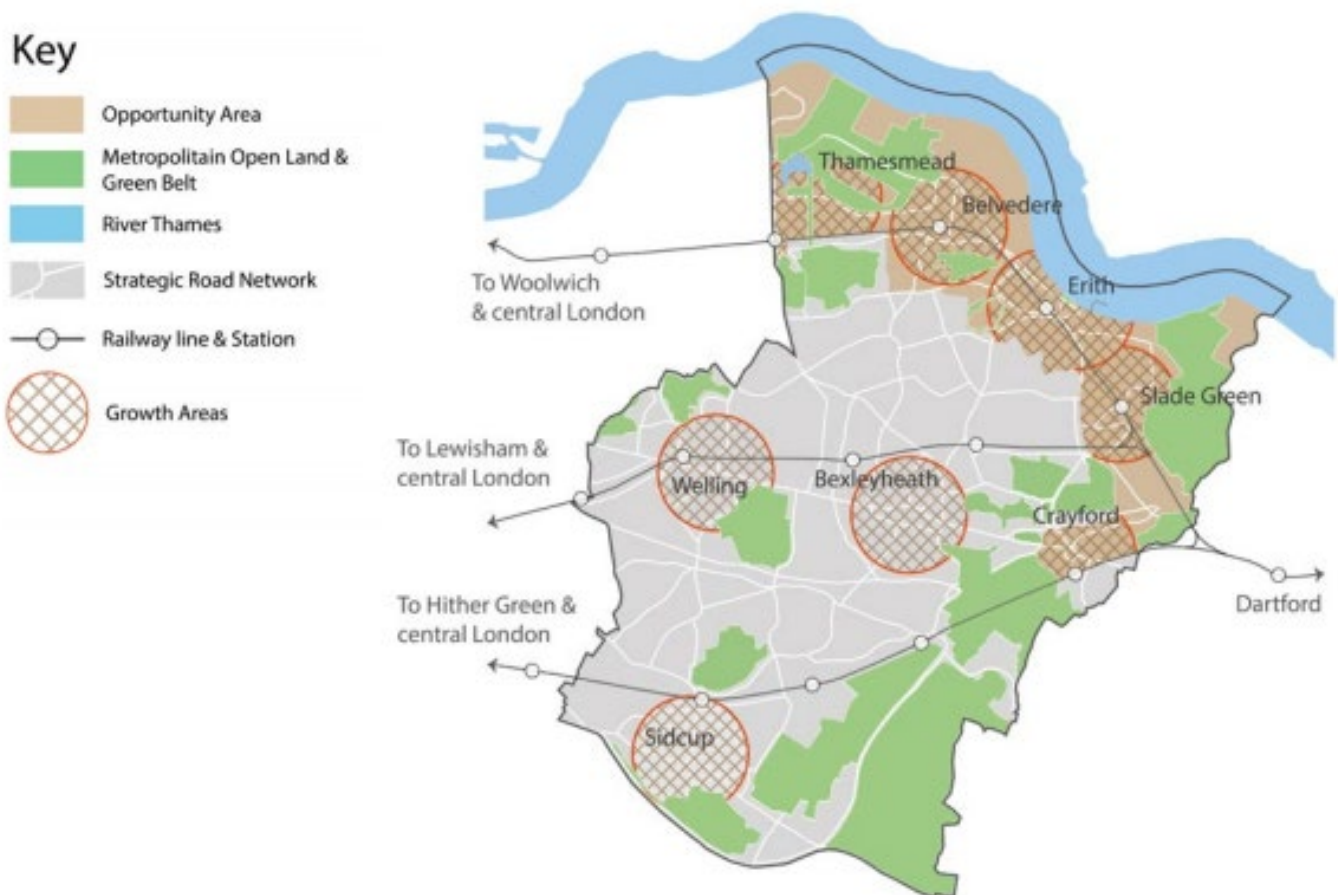


Figure 2: Extract from the Bexley Growth Strategy showing growth areas

#### Development Infrastructure Funding (DIF) Model

3.2. The previous 2016 Development Infrastructure Funding study (DIF) was based on the PH5 growth scenario, which assumed a worst-case scenario high level of growth. Therefore, the previous DIF model had attributed an extra level of demand associated with each of its community-based inputs. However, the study needed to be updated to take into account the emerging Local Plan spatial approach and the assumptions made in the 2016 model. The updated model outputs will be used to identify gaps in funding for future infrastructure needs.

- 3.3. Since the previous study was carried out, the borough's housing allocation target has been significantly lowered from 1245 per annum to 685 per annum in line with the recommendations of the London Plan Examination in Public. The new model is therefore based on the Greater London Authority (GLA) growth predictions, which are more in line with the new housing targets.
- 3.4. The Mayors Social Infrastructure Supplementary Planning Guidance states that "It is not only the size, but the composition of the future population and housing stock that should be considered when assessing future service need. In particular, residential unit size and tenure and future population characteristics are important considerations. For example, large privately-owned housing tends to have lower occupancy rates, whereas social rented housing is likely to have the highest occupancy rates, which will have significant impacts on local population numbers." This aspect has been taken into consideration within the DIF model, which bases its housing mix on the South East London Strategic Housing Market Assessment (2014).

## **Current social and community infrastructure requirements**

- 3.5. The Borough's Growth Strategy makes the assumption that necessary infrastructure provision would come forward broadly in line with need. However, education and health services were at that time being reported as suffering from a degree of pressure. Whilst the previous DIF was able to provide high level estimates of future infrastructure needs, the Growth Strategy recognised the importance of reviewing these assumptions in light of changing standards and circumstances.
- 3.6. A number of needs have recently been identified as part of the DIF surveys. However, these will need to be considered in view of aspirations to bring forward future provision either through the expansion or centralisation of certain services.
- 3.7. As part of the Regulation 18 consultation exercise all neighbouring boroughs were invited to comment on the preferred policy approaches. One notable response was received from Dartford Borough Council who voiced concerns relating to additional cross-boundary pressures on social infrastructure. Specific reference was made to secondary school places, hospital and other care facilities. Bromley called for a phased approach to the delivery of social infrastructure. All neighbouring boroughs will be re-consulted as part of the Regulation 19 requirements.

## **Education**

- 3.8. The borough's educational needs are set out within the Bexley Commissioning Plan for Education (2019-2022) and Bexley Commissioning Plan for Special Education Needs Provision (2019-2022).
- 3.9. The Council has a duty to make early years places available for children between the ages of 3 and 4. Department for Education makes funds available for nursery places at this age. Funding is also available for 2 years olds from disadvantaged backgrounds. At present Bexley have been able to fulfil its statutory requirements regarding early years places.
- 3.10. London Borough of Bexley is currently experiencing significant demand for primary school places. The Department of Education School Census (2018) reveals that approximately 9% of Bexley primary school pupils live outside the borough. However, the 2019 school census data reveals that approximately 8% of primary school pupils that reside in the borough go to school outside the borough, suggesting that there is a balance of outward and inward school migration at this level.

- 3.11. The Commissioning Plan notes that whilst stabilising birth rates will have the effect of limiting future demand for places, this scenario needs to be viewed with caution given the expected increase in population levels brought about by the Growth Strategy. The plan notes that the scale of the Growth Strategy means that there will not be sufficient capacity to cater for an increase in school aged population. It is therefore expected that the required school places will come forward in line with new development and phased to coincide with the occupation of dwellings.
- 3.12. The Council also has a duty to provide training for all young borough residents aged 16-19 as well as those with an Education Health Care Plan (up to the age of 25). Education and training for these age groups are provided by the Department of Education. There is a wider range of locations that students can take advantage of at this stage, due to a greater degree of independent mobility. Approximately 43% of Bexley students choose to study outside the borough. Projecting into future there is expected to be a year on-year increase in borough-based intake up until the year 2030. After this there is expected to be a decline in numbers from 2031-2033.
- 3.13. The Council has a statutory responsibility to provide Special Educational Needs (SEN) provision for as many pupils who need it as possible. There is an increasing demand for SEN services, with a reported 30% increase in children requiring an Educational Health Plan since 2010. In response to this increase in demand the Councils Educational Services have managed to secure £3m of external funding, which has been used to both improve and create new SEN school places. There are further proposals to create new spaces within existing school sites as well the creation of new specialist schools. All of these proposals will need to be realised in order to cater for demand in the short-term (5-year period). Given that SEN provision can take place in a variety of settings including non-specialist schools, future land requirements will be difficult to define.

## Health Services

- 3.14. NHS Bexley Clinical Commissioning Group (CCG) have the responsibility of planning, commissioning and monitoring healthcare services within the borough. The CCG works together with the Council as well as service partners, voluntary and community groups to deliver services. Other partners include Commissioning Groups and NHS Trusts from neighbouring boroughs including Greenwich, Lewisham, Dartford and Gravesham.
- 3.15. The Bexley CCG allocates funds to the following healthcare services:
- GP services
  - Community health services
  - Mental health services
  - Learning disability services
  - Rehabilitation care
  - Planned care and hospital care
  - Urgent and emergency care
  - Voluntary sector services

## GP services

- 3.16. There are 24 GP practice teams within the borough delivering services at approximately 40 locations. Services include: pharmacists, community geriatricians, dementia workers, physiotherapists and social care workers, as well as GPs and district nurses. Whilst in some higher population areas GPs are under pressure with patient lists exceeding the national average, a 2016

utilisation survey indicated clinical room occupancy of 39% - 67%. This indicates that capacity issues are as a result of workload and not necessarily due to the lack of physical space.

- 3.17. There are approximately 46 dispensing pharmacies within the borough, which are well located in respect to the GP surgeries. Pharmacies are playing an increasingly important role in the community as self-care proposals are implemented. All surgeries are regulated and provision is reviewed every three years and reported within a borough Pharmaceutical Needs Assessment, the most current one dated April 2018. This includes an assessment of pharmaceutical needs which concludes that there is sufficient capacity within the existing network of pharmacies to meet future dispensing needs until 2021 and there are no current gaps in pharmaceutical needs.
- 3.18. The Bexley Joint Strategic Needs Assessment (JSNA) website suggests that dental provision is spread quite evenly across the growth areas. However, there does appear to be a lack of opticians within the Thamesmead, Belvedere and Slade Green growth areas.



London Healthy Urban Development Unit

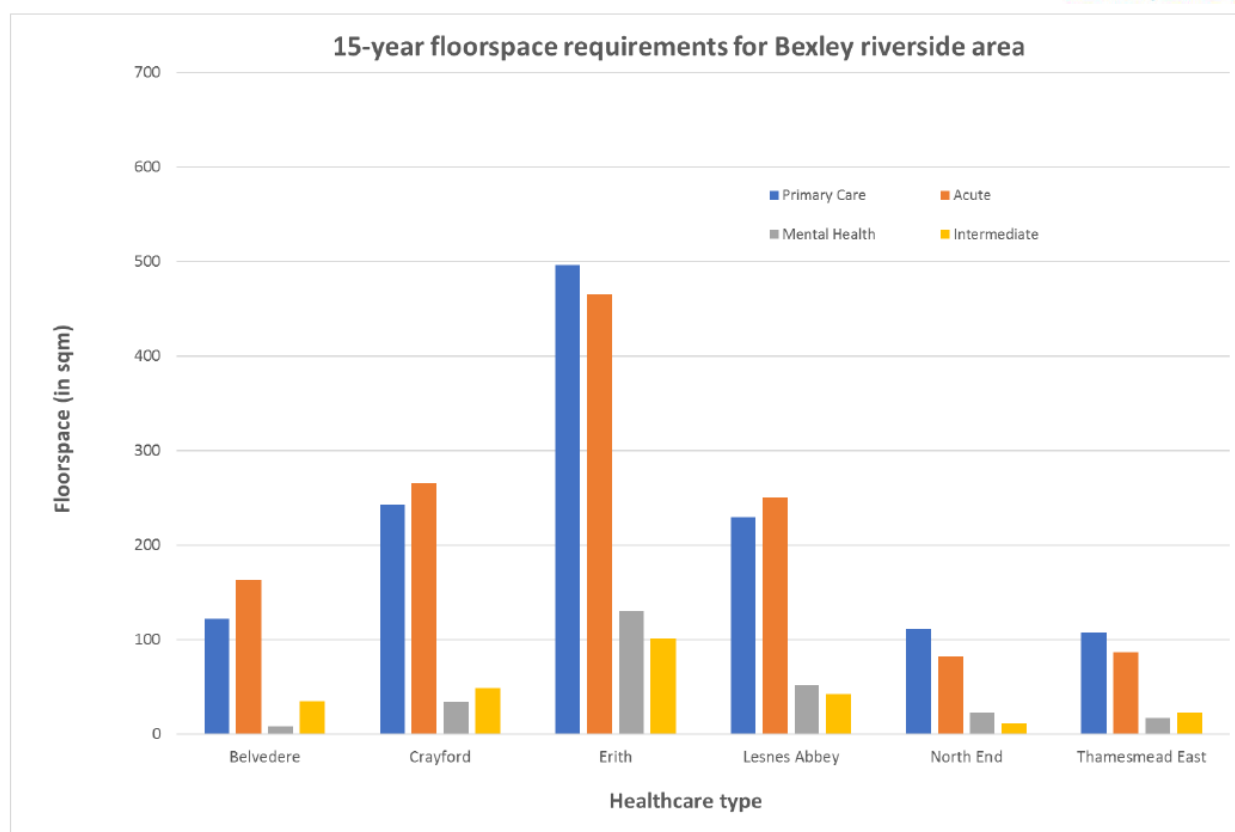


Figure 6. Healthcare floorspace requirements for the years 2020 – 2034 for the six Bexley wards of interest, shown on a ward basis.

Figure 3: Indication of different types of floorspace requirements (Source - HUDU)

### Community health services

- 3.19. Whilst there is a current emphasis on the provision of hospital care in primary care settings, it is anticipated that the impact at a local level can be minimised through digital interventions. Rather than providing services in a traditional setting, they could instead be delivered via remote consultations or through the use of Mobile applications, which can also help patients to monitor their health.

- 3.20. In terms of estate management, easily accessible community hubs are a key part of the south east London estate strategy. The Bexley Primary Care Strategy (2018) includes a commitment to reduce reliance on clinical and office space through the use of mobile and remote working, co-location of services and the identification of buildings which are surplus to requirements.
- 3.21. It is becoming increasingly important for primary care networks to change the way they use their estates as they evolve to deliver an increasing number of services at scale. The NHS Healthy Urban Development Unit (HUDU) have used GLA population projections to model future healthcare provision needs. Healthcare estate issues are more immediate in the north of the borough and work is currently being carried out to investigate how services can be re-arranged to provide an expanded offering. Recently a feasibility study has been conducted into how services provided at Erith Hospital and Erith Health Centre could be maximised to take into account existing and future needs. Work is also going into maximising multioccupancy at the Lakeside Health Centre in Thamesmead.

### **Hospice care**

- 1.8. The Greenwich and Bexley Community Hospice (local charity) offers high quality compassionate care for people suffering from terminal illnesses, their families and carers. "The hospice cares for over 2,500 people each year at home, in care homes, in hospice beds, in its day hospice and hospice-based clinics, and in hospital. Approximately one third of its funding comes from Greenwich and Bexley CCGs".

### **Emergency services**

- 3.22. These services are not delivered by the Council. However, there is a need for the Council to work closely with these organisations to deliver the appropriate level of services. The emergency services have been consulted as part of the Development Infrastructure Funding study.
- 3.23. Services are summarised below:
- Police Station - Bexleyheath
  - Fire Stations - Erith, Bexleyheath and Sidcup
  - Hospitals - Erith Hospital, Queen Marys Hospital Sidcup
- 3.24. The Metropolitan Police have highlighted a current need for an alternative site to house a car impound. They have raised the issue of an increased need for resources required to cater for growing population in the future which they would anticipate should be partially funded by Section 106 contributions. The list of possible needs includes:
- A Neighbourhood Police facility
  - Staff set up costs (e.g. Uniforms, radios, office equipment and training)
  - Vehicles (e.g. Patrol vehicles, police community support offices (PCSO) vehicles and bicycles)
  - Mobile IT (The provision of mobile IT capacity to enable offices to undertake tasks whilst out of office in order to maintain a visible presence)
  - CCTV technologies (Automatic Number Plate Recognition (ANPR) cameras to detect crime related vehicle movements)
  - Police National Database (PND) (e.g. Telephony, licenses, IT, monitoring and the expansion of capacity to cater for additional calls).
- 3.25. There are no major hospitals within the borough (also known as acute care). However, the borough is served by Queen Marys Hospital in Sidcup and Erith Hospital, which offer a number of non-

emergency and outpatient services. The last DIF study noted that any additional ambulance requirements could be catered for within existing sites.

## Neighbourhood and community

### Libraries

- 3.26. There are 12 libraries in Bexley, six are managed by the Council and six are managed by Community Groups. Library services are evenly distributed around the borough, with all growth area town centres served by a library. Demand for traditional library services has dropped locally in line with demand for library services nationally. Use within the borough dropped by 30% between 2010 and 2015. However, library buildings provide additional community services such as children groups, social groups or health and fitness provision. Bexleyheath library also includes records which may draw visitors from further away.
- 3.27. Significant capital investment has taken place in recent years. Since 2003 nearly all the libraries have been refurbished and new replacement libraries built including in Slade Green and Erith with another new premises due to be opened in Thamesmead in 2021.
- 3.28. It has been concluded by the Council that the best way to cater for the growth in population is to retain current provision, review opening hours of services and extend the electronic services available. Therefore, the borough is unlikely to require significant new library and linked facilities.
- 3.29. There are eight borough community centres with halls available to hire:
- Parkside Community Centre - Barnehurst
  - Belvedere Community Centre - Belvedere
  - Crayford Community Centre - Crayford
  - Falconwood Community Centre - Falconwood
  - Hurst Community Centre - Bexley
  - North Cray Neighbourhood Centre
  - Slade Green and Howbury Community Centre - Slade Green
  - St Michael's Community Centre - Welling
- 3.30. In addition to this, rooms are also available to hire at the borough libraries as well as Thames Innovation Centre.

### Faith

- 3.31. Whilst there are many dedicated faith facilities within the borough, there are a number of faith groups that meet within converted business units, rented schools and community halls. The Council has been made aware of a large faith group that is seeking a permanent base within the borough. Meanwhile a large number of block booking of community centre spaces by Christian groups indicate that there is currently a significant demand for worship space within the borough.

## Sport and leisure

### Open space

- 3.32. The Borough of Bexley has approximately 623 hectares of open space and parks. The borough's green and blue network includes: sites of importance for nature conservation, local nature reserves, 26 hectares of wildflower meadows, 106 parks, lakes, playing pitches and 35 allotments.

- 3.33. Currently there is sufficient allotment provision based on demand with approximately 92% of plots tenanted (2017/18 Allotment Asset Management Plan). Whilst there is a waiting list of over a hundred potential plot holders, these are potential tenants who wish to take over specific plots should they become available in the future.

### **Sport facilities**

- 3.34. The Council's playing pitch requirements are based on Sport England's Playing Pitch Strategy Guidance. Overall, there is a good balance of fine turf and grass pitches spread geographically across the borough. However, during peak times demand outstrips provision. There is also a shortfall in facilities for other sports that require secured site provision (fenced and maintained) such as hockey and netball.
- 3.35. It is anticipated that the majority funding for new or enhanced sport facilities will need to come forward from grants and partnership funding projects. However, another important source of funding will come forward from Community Infrastructure Levy (CIL) or S106 contributions secured as part of permission for new development proposals.

### **Indoor sports**

- 3.36. The borough has three local authority leisure centres located in Erith, Bexleyheath and Sidcup. In a number of cases sports halls and outdoor pitch provision found within schools are utilised for external sports groups and other community uses. The JSNA does however highlight that there are some areas of deficiency. Noting that "the quality of facilities varies, connectivity, accessibility is not always simple and the "offer" is not always designed to encourage the most inactive."

### **Play**

- 3.37. A recent borough Green Infrastructure Study (2020) has identified different play area facilities at 54 different sites across the borough. The different types of play area were defined using the classifications within the Mayors Supplementary Guidance on play and informal recreation. The following types of provision were noted:
- 3 doorstep play areas - catering only for the under 5s age group
  - 18 local play areas - catering for the 5-11 age group only or two of the following age groups; under 5s, 5-11, 11+
  - 31 neighbourhood play areas - catering for all age groups including: under 5s, 5-11, 11+
- 3.38. The Study found that play areas were not evenly distributed throughout the borough. However, all parts of the borough did benefit from neighbourhood play areas.

### **Theatres**

- 3.39. There are three theatres within the borough:
- The Erith Playhouse - Erith
  - The Edward Alderton - Crook Log
  - The Geoffrey Whitworth - Crayford
- 3.40. Theatrical performances can also be accessed at Bird College and Rose Bruford College.

## Cemetery capacity and crematorium provision

3.41. There are currently four cemeteries in Bexley:

- Bexleyheath Cemetery
- Erith Cemetery (split into Old and New)
- Hillview Cemetery
- Sidcup Cemetery

3.42. There is one crematorium (Eltham Crematorium) located in Falconwood.

3.43. The borough is currently meeting its demand relating to cemetery capacity. Table 5 shows a summary of current need.

Table 5: Summary of current social and community infrastructure need

category	sub-category	current need	land requirement	cost
Education	Early Years	Demand currently being met	0	-
	Primary School	Demand currently being met but experiencing significant level of demand	0	-
	Secondary School	Demand currently being met	0	-
	Further Education	Demand currently being met	0	-
	Higher Education	Demand currently being met	0	-
Health and Social Care	Primary and community care	Shortage of GP provision-estate improvement and site consolidation plans required across different types of health infrastructure. Demand for pharmacies currently being met	0	-
Emergency	Metropolitan Police Service	Met requirement for car impound facility for the borough.	6-7 acres of open industrial land	unknown
	London Ambulance Service	Requirements could be catered for within existing sites	0	-
	London Fire Brigade	No specific needs identified as part of this exercise	0	-
Neighbourhood	Community facilities	Play areas (0-11 equipped)		
		Play areas (12-18 MUGA)		
	Community Halls and Places of worship	Currently a high demand for places of worship which is being catered for within other community facilities	undefined	unknown
	Libraries	Demand currently being met	0	-

category	sub-category	current need	land requirement	cost
Sport and leisure	Sport facilities	Multi-use facilities incl. sports		
		Outdoor sports - many types of sport facilities are at or near capacity		
Sport and leisure (continued)	Open spaces	Level of deficiency identified in central Erith	undefined	unknown
		Allotments	0	-
	Leisure	Areas where leisure facilities are inaccessible		
Cemeteries and Crematoria		Demand currently being met	0	-

## Future infrastructure requirements

### Education

3.44. Projections contained within the Bexley Education Commissioning Plan (2019-2022) suggests that there will be a requirement for 14 additional secondary school forms across the borough by 2023/24. It is anticipated that future projects will be funded by a mixture of capital funding from Central Government, the Councils resources and where available from individual schools.

### Health Services

3.45. The Bexley CCG Estates Strategy (2016) identifies that future demand will be greatest to the north of the borough, in areas where the Growth Strategy are focussed. It discusses the impacts of growth using both the GLA growth predictions and the PH5 scenario.

3.46. It is suggested that in addition to NHS funding, the CCG will need to work closely with LB Bexley in order to ensure that health requirements are built into local development plans. This will enable necessary health services to be funded via Section 106 and CIL contributions. Other identified sources include the bidding of funding initiatives such as the Primary Care Infrastructure Initiative, the Estates & Technology Transformation Fund, the GLA funded One Public Estate Programme and the Better Care Fund.

### Neighbourhood and community

3.47. There is the potential for arts and culture provision to be co-located within existing facilities such as schools, providing temporary exhibitions, workshops and meantime uses. However, such uses would need to take place outside normal school lesson times, so using these facilities in this way would be restricted.

### Sport and Leisure

3.48. The Sport England's playing pitch calculating tool predicts the need for increased provision in line projected growth. The requirement is set within summary table 6.

## Cemetery capacity and crematorium provision

3.49. The emerging Green Infrastructure study indicates that there will be a need for a new cemetery shortly after the 2036 growth period. The location likely to be determined by land costs rather than by proximity to geographical area of demand.

Table 6: Summary of future social and community infrastructure need

category	sub-category	future need	land requirement	cost
Education	Early Years	Requirement for increased early years provision. Likely to be met, partially by private sector	41.67sqm (per child)	£0
	Primary School	equivalent need for up to nine three-form entry primary schools	1.75ha per 420 students	£18,000 per person
	Secondary School	14 additional forms (equivalent need for up to three, 1,900 pupil secondary schools)	8ha per 1,200 students	£24,000 per person
	Further Education	Requirement for increased post 16 provision up until 2030, after which expected decline in demand	0	-
	Higher Education	Requirement for increased adult education provision and a Place and Making Institute	1ha of land	£10m
Health and Social Care	Primary and community care	Requirement for: Increased provision of pharmacies and opticians Based on GLA growth projections an estimated requirement for 26 additional consultation/exam rooms by 2035 Based on GLA growth projections an estimated requirement for 7 additional treatment rooms (Bexley CCG Estates Strategy 2016)	Primary: 4000sqm Intermediate: 1020sqm Mental health: 640sqm Acute: 4590sqm	Primary £20.4m Intermediate £5.5m Mental H £3.7m Acute £27.5m
Emergency	Metropolitan Police	Extension to existing Police Station and need for a new neighbourhood police facility as growth progresses	0	£2m
	London Ambulance Service	Ambulance Station	625sqm of ambulance station	£2.23m
	London Fire Brigade	No specific needs identified as part of this exercise	0	£5.7m
Neighbourhood	Community facilities	Play areas (0-11 equipped).	0.40sqm per person	£150 per person
		Play areas (12-18 MUGA)	0.80sqm per person	£150 per person

<b>category</b>	<b>sub-category</b>	<b>future need</b>	<b>land requirement</b>	<b>cost</b>
<b>Neighbourhood (continued)</b>	Community halls and Places of worship	Increased provision of cultural facilities	0.25sqm per dwelling + 0.11sqm per FTE employment	£2,878 per sqm
	Libraries	Proposed to retain current provision	0	-
<b>Sport and leisure</b>	Sport facilities	Multi-use facilities incl. sports	0.09sqm per person	£211 per person
		Outdoor sports	13sqm per person	£37 per person
	Open spaces	Requirement for additional open space provision	16sqm	£3.22m
		Allotments	6ha	£120 per person
	leisure	Swimming pools	0.01ha	£6.38m (Sport England calculator 2019)
<b>Cemeteries and Crematoria</b>		Requirement post year 2036	5ha	£2m

## 4. Analysis/ conclusions

- 4.1 As demonstrated by the social and community infrastructure location map (Figure 1), services are evenly spread across the borough. The above study indicates that there are some services that are currently experiencing significant pressures. However, in many cases it is anticipated that current gaps in services can be catered for within existing sites across the borough.
- 4.2 The review of future needs reveals that despite potential restructuring and consolidation efforts, future growth will need to be met by a significant level of additional social and community infrastructure. This will require a significant level of funding, which is unlikely to be met using existing funding streams.
- 4.3 The DIF model indicates total social and community infrastructure costs (Figure 4) £215m build costs and £301m land costs for year 2036/37. DIFs model identifies a cumulative funding gap of £520m.
- 4.4 There are no general indications of trigger points for facility and funding requirements. However, many individual service assessments as discussed above emphasise the need for phasing and the bringing forward social infrastructure in line with the delivery of housing.

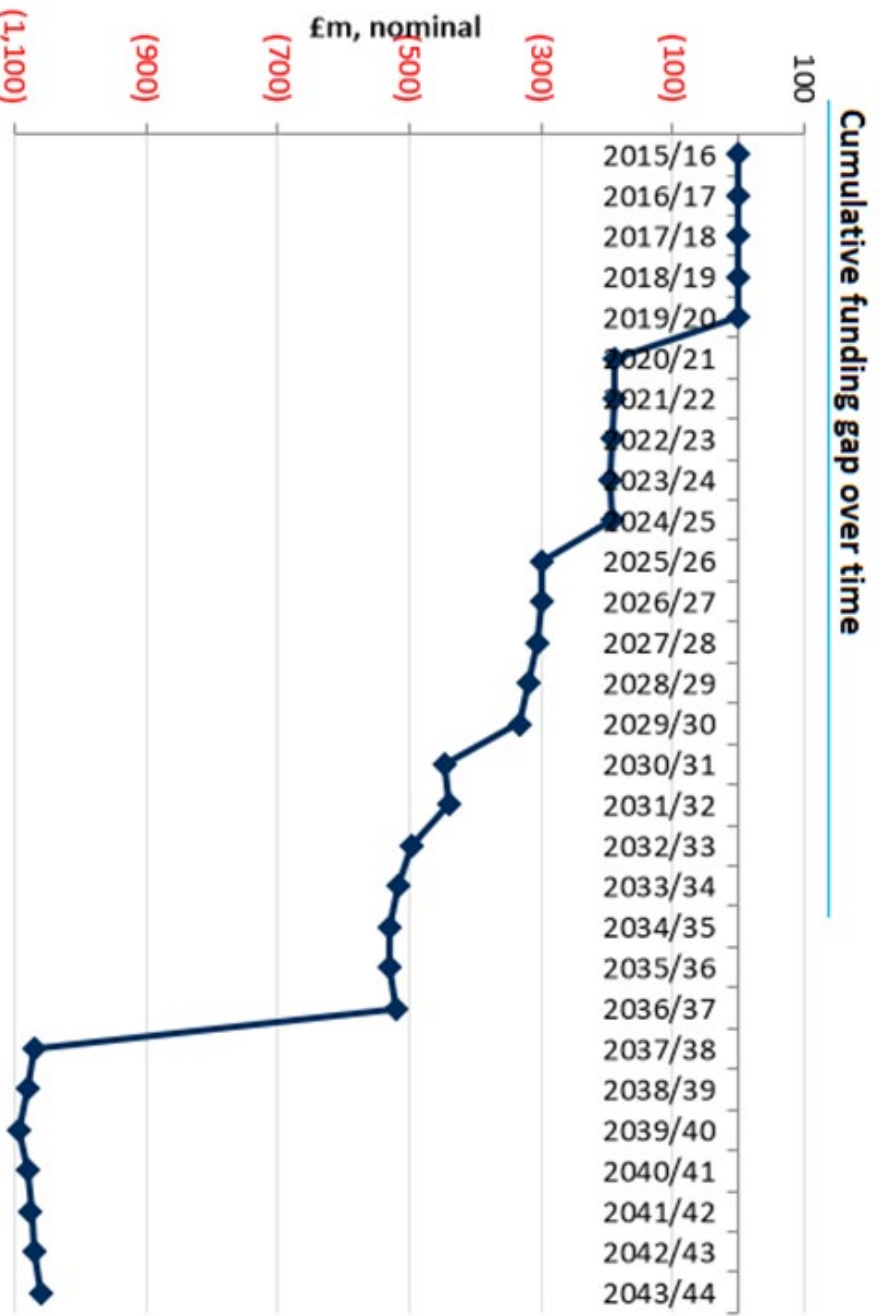


Figure 4: DIF study output indicating cumulative funding gap over time