

**Stratford**  
Metropolitan  
Masterplan  
Supporting Document:  
Community  
Infrastructure  
Assessment

February 2011

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# 1. EXECUTIVE SUMMARY

- 1.1. Stratford Metropolitan Masterplan's proposed high level of future growth, bringing new residents and employees into the area, requires the delivery of excellent social and community infrastructure, both to respond to additional demand and to help integrate new and existing communities. Proposals contained in this development framework and other proposals in the area amount to the provision of over 20,000 homes and we estimate that these new dwellings will generate an increase in population of over 41,000 people by 2033. This means new development could result in a tripling of the Ward population to 61,600 from its existing estimated base of 20,500 (2010).
- 1.2. Services are provided best in mixed use and co-located local facilities to generate welcoming neighbourhood amenities at the heart of local communities. Detailed proposals for locations of services and facilities are shown on the plans in section 11 and in the neighbourhood sections of the main report. The main proposals are summarised here. The basis for the assumptions is considered further in section 2 onwards.

## Early Years Provision & Primary Schools

- 1.3. There are currently seven nursery schools located within the Stratford and New Town ward, three of which are privately run. Another five nursery facilities are located nearby. Generally nurseries are providing a good quality service and most of the buildings which they are operating from are in reasonably good condition. The substantial growth in population will increase the demand for high quality nursery provision. We estimate 15 x 60 place nurseries will be required to meet overall forecast demand.
- 1.4. There are five primary schools (including one special school) within or just outside the Stratford and New Town ward boundary, and another eight beyond which serve at least some of the ward's residents. New development will generate resources to address deficiencies in the condition of some of the existing premises and to improve classroom sizes affected by the growing population. Overall, we estimate 11 form entries (classes of 30 children) will be required to meet the forecast demand of the expanded population. Existing and increased needs will be met in part by the Chobham Academy which will offer three new forms of entry at primary level, and by a further two new primary schools proposed through the Legacy Masterplan Framework in the Olympic Park. Requirements for additional new schools and expansion of existing provision will be planned and provided through close and ongoing monitoring of demand generated by new development by the Education Authority. We estimate that the full implementation of the development framework would require the following additional provision beyond the planned 3 form entries at Chobham Academy: an additional 2 form entries to serve the Carpenters Neighbourhood; a new 2 form entry school at Sugar House Lane; a further four form entries to meet the combined needs of the projected population growth for Stratford City and the Olympic Park.

## Secondary Schools

- 1.5. Sarah Bonnell School, a specialist language college, is the only existing secondary school in the Ward following the recent relocation of Rokeby School. However, Stratford School, currently located in Upton Park, aims to move into a new school to be constructed on the Rokeby site and the 'all-through' Chobham Academy, on the Olympics site, will be opened following the 2012 Olympics. The Academy will cater for 3 forms of entry at primary level and 6 forms of entry at secondary level.
- 1.6. It is anticipated that there will be a long term need for a further new secondary school, probably with seven forms of entry. The development framework proposes this be located in the south of the ward. Rick Roberts Way could be an appropriate location for a secondary school, providing a link between the Greater Carpenters neighbourhood and the wider area. This solution would require measures to ensure that industrial uses further south on Rick Roberts Way did not negatively impact upon the school. The area to the south of the Aquatics centre could also be explored as an alternative to Rick Roberts Way, as this could help to promote the idea of the Greater Carpenters Neighbourhood. A school would be a good way of animating what is currently quite a constrained site in terms of access.

## Further and Higher Education

- 1.7. There is a good range and quality of post-16 education in Newham and within the Stratford & New Town ward. The main provider of further education is the Newham College of Further Education (NCFE) which has its Stratford Campus located within the ward. NCFE are currently exploring the potential to move their Stratford operations to a new purpose built campus. Newham Sixth Form College (NewVIC) currently have a small amount of provision at Stratford High Street as well as running Stratford Circus, one of the most significant local cultural assets. However, NewVIC would ideally prefer to establish a new campus in Stratford that would provide a more accessible location for students and allow the college to continue to develop its offer to students in Newham and from further afield.
- 1.8. Higher education in Newham is mainly provided by the University of East London, which caters for more than 17,000 students and has one of its two main campuses located within the Stratford and New Town Ward. Some 2,500 of these students are Newham residents. Birkbeck College also provides higher education opportunities at the UEL's Stratford Campus and the University Centre Stratford provides undergraduate degrees from the Newham College of Further Education.
- 1.9. Planning permission has been granted to a collaborative project between the University of East London and Birkbeck, University of London to develop a new education building in Stratford's cultural quarter. This will provide shared teaching facilities for both higher education institutions and their partners, which will include Newham Sixth Form College. The Stratford Island University Centre (a working title for the building) will house a range of departments from each university and incorporate a range of highly-

flexible teaching and administrative spaces, alongside dedicated spaces for subjects including Law, Performing Arts, Dance, Music and Information Technology.

- 1.10. Stratford's regeneration is creating the potential to strengthen links with a number of other world class higher education establishments from London and the Greater South East, adding to the existing higher education offer and creating a platform for links between specialised research and innovation and Stratford's new employment sectors driven by inward investment.

## Health: Primary Care

- 1.11. There are currently nine GP practices serving the Stratford and New Town ward. Most residents have a choice of GP and can walk to their chosen practice within 20 minutes. However, a number of the existing facilities are poor and the massive planned population growth will create significant demand for new and improved primary care services for the area. Overall, 23 GPs are required to meet the total forecast population growth.
- 1.12. The Primary Care Trust (PCT) is developing two polyclinics, one located at Vicarage Lane and another in the Olympic Village. The new Olympic Polyclinic is planned to open in 2013, and includes capacity for 30,000 patients to register with a GP at the clinic. The new GP practice which opened at Vicarage Lane in September 2009 currently has 1,000 patients and is expected to cater for 6,000 patients within the next five years. These two polyclinics will accommodate a group of GPs and will also provide a wide range of health practitioner services tailored to local requirements, for example including diagnostic services, dentistry, physiotherapy, preventative health care and outpatients services. The polyclinics will form hubs at the heart of a network of local GP facilities.
- 1.13. The regeneration of the Carpenters Estate combined with new growth at Stratford High Street means a surgery of 4/5 GPs will be required to meet current and future needs in that area. Another surgery will also be required to serve the Pudding Mill Neighbourhood and the Sugar House Lane community. Further expansion of GP facilities will be linked to future population growth, based on the requirement for one GP to serve an increase in population of roughly 1800 people. The proposed future commissioning arrangements are that GP consortia will be formed to commission health services according to their specified requirements.
- 1.14. There are currently six dental surgeries serving the Stratford and New Town ward. 21 additional dentists are needed to meet the forecast population increase. The PCT is currently working with Westfield Shopping Centre to explore the possibility of locating a dental outreach / training facility in the health space set aside as part of the S106 agreement. Other dentist surgeries will be established in local communities within easy walking distance for residents, on a demand driven base and in response to the market created by population growth.

## Health: Acute and Specialist Care

- 1.15. Newham General Hospital (Glen Road, Plaistow) is the nearest hospital to the area and has an A&E department, Intensive Treatment and High Dependence Units and a Stroke Unit. It also has a separate paediatric A&E and a paediatric inpatient ward. The hospital provides the full range of maternity services to the borough's women. It promotes itself as a specialist in providing local care.
- 1.16. The hospital primarily serves Newham's population but also provide services to the residents of Redbridge, Waltham Forest, Barking and Havering, City and Hackney and Tower Hamlets. The proposed level of development anticipated in the development framework would nominally create a demand for 86 additional beds.

## Community, Leisure and Sports Provision

- 1.17. There are nine community centres in the Ward at present. These are of varying quality in terms of condition, accessibility and the range of service provided. Considering space standards alone, we estimate that the new population needs to be served by an additional 2,500 square metres of community space. The increase in demand can assist in augmenting the more successful centres, as well as providing the basis for relocation, refurbishment and change where necessary. In terms of new provision, experience in recent years suggests that it is good practice to provide community space in mixed use settings, insofar as the mix of uses is mutually reinforcing.
- 1.18. The development framework proposes that mixed use provision of community facilities is provided for the Greater Carpenters, Pudding Mill and Sugar House Lane communities, combining smaller (approximately 200 square metre) community spaces with local extended schools, nursery provision, and with the proposed GP and other health facilities.
- 1.19. In Stratford Old Town, we propose that the organisations making up the cultural sector be engaged in a dialogue to consider how larger scale community space can be provided as an extension to the existing cultural offer, on a social enterprise model. By concentrating community facilities in the Old Town, and by building on the strength of the local business and community sectors, the Old Town's unique character can be strengthened, helping build the town as a complementary centre to Westfield.
- 1.20. For the Chobham neighbourhood, new community facilities are included in the existing development proposals. We suggest that the key issue to be addressed is the management model for developing the extended school offer at Chobham Academy. The facilities must be developed and run so as to integrate the new population with the existing communities to the east.
- 1.21. It is critical that Stratford's communities benefit from the extensive leisure provision that will be left as a legacy of the Olympic Games. A series of sports hubs and activity spaces will be created across the Olympic Park and

safe, attractive routes to and from existing neighbourhoods to the Park and its facilities are required. In addition, Stratford City will create a number of commercial leisure facilities including a cinema, nightclubs, and restaurants as well as an arts/cultural centre. These have the potential to serve local as well as regional needs.

- 1.22. The development framework proposes a number of cultural and leisure developments that complement those already being planned for the Olympic Park and Stratford City, with the focus on meeting the needs of the existing and expanding neighbourhoods. The Docklands and Carpenters' Centre should be upgraded as part of the area's regeneration, probably involving the development of a new facility planned in partnership with the Centre. A new sports and fitness centre should be provided in the commercial heart of Stratford Old Town. The cultural offer of Stratford Old Town should be fostered. The Rex Cinema, a major opportunity for a music venue, is one example of a number of opportunities for extending the Old Town leisure and cultural offer. Delivery could be driven through commercial and social enterprise models.

## 2. POPULATION GROWTH

### Introduction

- 2.1. A bespoke estimate of the population for Stratford and New Town Ward, produced in January 2010, estimated the population of the ward to be 20537. The forecast population growth arising from Stratford's development, based on the overall development scenario set out in Table 1, would, add a further 41000 people to the Ward's population, resulting in an approximate tripling of the Ward population by 2033. .
- 2.2. It is important to say at the outset that the pace of Stratford's development is likely to be more conservative than suggested in the development scenario. The scenario has been constructed based mainly on discussions with landowners, but the reality of how development proceeds will be affected by market conditions, planning consents and changes in circumstances. Nevertheless, by planning for the optimum development potential, we can consider what infrastructure needs to be provided if we are to accommodate all the growth proposed by the development framework whenever it actually happens.
- 2.3. The section that follows sets out a forecast for housing development in accordance with the development framework proposals. This is used to build up a forecast population profile for the ward.

### Forecast Housing Development

- 2.4. The overall forecast for housing development was taken from a development schedule produced by the masterplan team, following detailed consultation with landowners, the Council and other stakeholders, such as the Olympic Park Legacy Company, the Olympic Delivery Authority and the London Thames Gateway Development Corporation.

**TABLE 1: FORECAST OF NUMBERS OF HOUSING COMPLETIONS**

	Development Phases					All Years
	2010-2012	2013-2017	2018-2022	2023-2027	2028-2033	
<b>Quarter:</b>						
<b>Stratford Old Town</b>	0	1092	0	54	0	1146
<b>Greater Carpenters</b>	1719	755	338	1195	745	4752
<b>Sugar House Pudding Mill</b>	494	238	1107	1157	237	3233
<b>Chobham Neighbourhood</b>	0	1110	308	308	308	2034
<b>Stratford City</b>	3268	1889	864	0	0	6021
<b>Olympic Park</b>	0	500	500	1000	500	2500
<b>Small Sites</b>	0	112	100	100	100	412
<b>Total</b>	<b>5481</b>	<b>5696</b>	<b>3217</b>	<b>3814</b>	<b>1890</b>	<b>20098</b>

- 2.5. The overall development scenario was further sub-divided, using an assumed mix of family housing and one/two bedroom flats as set out in tables 2 and 3.
- 2.6. The assumed mix of family housing was arrived at by applying a proportion of either 20% (low family housing), 30% (medium) or 40% (high) to each of the sites for residential development in the development scenario. This was dependent on how suitable the sites are considered to be for family housing with reference to the masterplan. The proportion applied was cross checked against the proposals for strategic sites contained in the Choices for the Core Strategy consultation document to ensure consistency.

**TABLE 2: FORECAST OF NUMBERS OF FAMILY HOUSING COMPLETIONS (3 BED PLUS DWELLINGS)**

	2010-2012	2013-2017	2018-2022	2023-2027	2028-2033	All Years
	<b>Quarter:</b>					
<b>Stratford Old Town</b>	0	140	0	0	0	140
<b>Greater Carpenters</b>	0	208	118	298	208	831
<b>Sugar House Pudding Mill</b>	0	95	290	290	95	770
<b>Chobham Neighbourhood</b>	0	444	123	123	123	814
<b>Stratford City</b>	980	316	263	0	0	1559
<b>Olympic Park</b>	0	0	0	150	150	300
<b>Small Sites</b>	0	3	0	0	0	3
<b>Total</b>	<b>980</b>	<b>1205</b>	<b>793</b>	<b>861</b>	<b>576</b>	<b>4416</b>

**TABLE 3: FORECAST OF NUMBERS OF ONE AND TWO BEDROOM HOUSING UNITS**

	2010-2012	2013-2017	2018-2022	2023-2027	2028-2033	All Years
<b>Quarter:</b>						
<b>Stratford Old Town</b>	0	952	0	54	0	1006
<b>Greater Carpenters</b>	1719	547	220	897	537	3921
<b>Sugar House Pudding Mill</b>	494	143	817	867	142	2463
<b>Chobham Neighbourhood</b>	0	666	185	185	185	1220
<b>Stratford City</b>	2288	1573	601	0	0	4462
<b>Olympic Park</b>	0	500	500	850	350	2200
<b>Small Sites</b>	0	109	100	100	100	409
<b>Total number of completions</b>	<b>4501</b>	<b>4491</b>	<b>2424</b>	<b>2953</b>	<b>1314</b>	<b>15682</b>

- 2.7. To provide a data set from which population growth could be derived, further assumptions were applied for modelling purposes as follows:
- 2.8. An overall mix of 65% market housing and 35% affordable
- 2.9. Within affordable housing, a mix of 60% social and 40% intermediate (although it is likely that some of this social will in practice be offsite provision as the Council is reluctant to accept high levels of social housing within high density flatted schemes)
- 2.10. A "weighted mix" to derive the numbers of housing categorised by type and number of bedrooms (tables 4 to 8).

**TABLE 4**

<b>Social Rented 1 and 2 bedroom units, assumed mix of types</b>			
Flats	Flats	Houses	Houses
1 bed	2 bed	1 bed	2 bed
50.00%	40.00%	0.00%	10.00%

**TABLE 5**

<b>Social Rented 3+ bedroom units, assumed mix of types</b>			
Flats	Flats	Houses	Houses
3 Bed	4 Bed	3 Bed	4 Bed
50.00%	5.00%	35.00%	10.00%

**TABLE 6**

<b>Intermediate 1 and 2 bedroom units, assumed mix of types</b>			
Flats	Flats	Houses	Houses
1 bed	2 bed	1 bed	2 bed
50.00%	40.00%	0.00%	10.00%

**TABLE 7**

<b>Intermediate 3+ bedroom units, assumed mix of types</b>			
Flats	Flats	Houses	Houses
3 Bed	4 Bed	3 Bed	4 Bed
60.00%	0.00%	40.00%	0.00%

TABLE 8

-Market Housing, assumed mix of types		
Houses	Flats	Flats
3 bedroom	1 bed	2 bed
100% of all houses	50.00% of all flats	50.00% of all flats

- 2.11. It is important to emphasise that these categories do not predict the mix of housing to be achieved within individual quarters, or across the scheme as a whole. They are simply assumptions upon which the population model can be built up.

## Modelling population growth arising from new development

- 2.12. The assumptions about overall mix and type of development defined in Tables 4-8 above were applied to the extracted information from the development schedules in Tables 1-3 to derive a phased forecast of development by size and type for each neighbourhood quarter.
- 2.13. To analyse the addition to the overall population of Stratford and New Town Ward attributable to the new development proposed by the masterplan, further assumptions about household characteristics linked to tenure, size and form of housing have been applied.
- 2.14. The Olympic Legacy Masterplan Socio-Economic Framework (Consultation Draft February 2009) reviewed a number of different approaches for forecasting household composition and, following an extensive review of methodological issues, selects a preferred approach for the Olympic legacy work. By analysing the data sources, an assumed average household size and associated age profile for each type of housing unit was generated.
- 2.15. For our purposes, a number of the most applicable assumptions about average household composition figures linked to particular household types and sizes have been selected from those used for the Olympic socio-economic analysis and applied to the Stratford Masterplan. The assumptions we used, taken from the options contained in the above report, are set out in Tables 9 - 14 below.
- 2.16. This method enabled us to produce an estimate of the growth in numbers of people and an age profile for the new population linked to the proposed new development.

**TABLES 9, 10, 11: MODELLING POPULATION GROWTH FOR TYPES OF DEVELOPMENT: ASSUMPTIONS**

Affordable Social Rented Housing:								
Bedrooms	Houses				Flats			
	1	2	3	4	1	2	3	4
Average Household composition – numbers of people	1.13	2.52	3.9	5.71	1.08	2.37	3.98	5.651

TABLE 10

Intermediate Housing								
	Houses				Flats			
	1 Bed	2 Bed	3 Bed	4 Bed	1 Bed	2 Bed	3 Bed	4 Bed
Average Household composition	1.21	1.87	2.75	n/a	1.13	1.54	2.49	n.a

TABLE 11

Market Housing		
Houses	Flats	Flats
3 Bedroom	1 bedroom	2 bedroom
2.46	1.72	2.15

*Source for tables 9,10,11 : Olympic Legacy Socio Economic Analysis*

**TABLES 12, 13,14 : LINKED FORECASTS FOR DISTRIBUTION OF POPULATION BY AGE**

Affordable Social Rented Housing (percentages)								
	Houses				Flats			
	1 bed	2 bed	3 bed	4 bed	1 bed	2 bed	3 bed	4 bed
<b>0-3 years</b>	3	16	12	8	1	23	16	12
<b>4-10 years</b>	0	15	25	24	0	11	25	25
<b>11-15 years</b>	3	6	14	20	0	4	11	19
<b>16-17 years</b>	0	2	4	6	1	1	3	6
<b>18-19 years</b>	5	2	3	5	5	2	3	4
<b>20 – 24 years</b>	6	7	4	6	17	13	4	4
<b>25 – 29 years</b>	10	11	5	2	16	14	8	4
<b>30 – 34 years</b>	5	10	9	5	11	11	9	6
<b>35 – 39 years</b>	6	9	9	8	9	6	8	7
<b>40 – 44 years</b>	6	6	6	6	7	4	5	6
<b>45 – 49 years</b>	6	3	4	5	6	3	3	4
<b>50 – 54 years</b>	8	3	2	3	5	2	2	1
<b>55 – 59 years</b>	6	3	1	1	5	1	1	1
<b>60 – 64 years</b>	4	2	1	1	5	1	1	1
<b>65 – 69 years</b>	10	2	0	1	4	1	1	0
<b>70 – 74 years</b>	9	1	1	0	4	1	1	1
<b>75 + years</b>	13	2	0	1	6	1	0	0

*Source: Olympic Legacy Socio Economic Analysis: CORE Data Age Profiles by Social Rented Unit Type*

**TABLE 13: AFFORDABLE INTERMEDIATE HOUSING (PERCENTAGES)**

	Houses				Flats			
	1 bed	2 bed	3 bed	4 bed	1 bed	2 bed	3 bed	4 bed
<b>0-3 years</b>	0	4	7	Na	0	3	4	n/a
<b>4-10 years</b>	0	8	13	Na	0	2	11	na
<b>11-15 years</b>	0	1	7	Na	0	1	11	na
<b>16-17 years</b>	0	1	3	Na	0	0	5	na
<b>18-19 years</b>	0	1	1	Na	0	1	2	na
<b>20 – 24 years</b>	22	3	7	Na	12	11	4	na
<b>25 – 29 years</b>	32	25	15	Na	34	31	14	na
<b>30 – 34 years</b>	17	23	13	Na	26	23	15	na
<b>35 – 39 years</b>	15	16	11	Na	15	14	15	na
<b>40 – 44 years</b>	7	12	12	Na	6	7	8	na
<b>45 – 49 years</b>	0	2	7	Na	3	3	10	na
<b>50 – 54 years</b>	2	4	2	Na	2	2	2	na
<b>55 – 59 years</b>	0	0	1	Na	1	1	0	na
<b>60 – 64 years</b>	0	0	0	Na	0	0	0	na
<b>65 – 69 years</b>	0	2	0	Na	0	0	0	na
<b>70 – 74 years</b>	2	0	0	Na	0	0	1	na
<b>75 + years</b>	2	1	0	Na	0	0	0	na

*Source: Olympic Legacy Socio Economic Analysis: CORE Data*

TABLE 14

Market Housing (Community Infrastructure Assessment)								
	Houses				Flats			
	1 bed	2 bed	3 bed	4 bed	1 bed	2 bed	3 bed	4 bed
<b>0-3 years</b>	6	6	11	15	1	3	6	10
<b>4-10 years</b>	5	3	6	10	1	1	4	5
<b>11-15 years</b>	3	1	3	4	0	1	2	3
<b>16-17 years</b>	2	1	1	1	0	0	1	0
<b>18-19 years</b>	1	1	1	1	1	1	1	2
<b>20 – 24 years</b>	6	6	5	3	8	7	5	6
<b>25 – 29 years</b>	22	23	15	8	32	32	20	11
<b>30 – 34 years</b>	16	22	23	20	23	25	23	15
<b>35 – 39 years</b>	13	14	15	17	14	13	15	13
<b>40 – 44 years</b>	10	6	8	9	6	6	7	11
<b>45 – 49 years</b>	5	4	4	4	4	3	4	5
<b>50 – 54 years</b>	4	5	3	3	3	3	4	4
<b>55 – 59 years</b>	2	2	2	2	2	2	3	5
<b>60 – 64 years</b>	3	2	1	1	2	1	2	3
<b>65 – 69 years</b>	1	1	1	1	1	1	1	2
<b>70 – 74 years</b>	1	1	1	0	1	1	1	2
<b>75 + years</b>	1	1	0	0	1	1	1	1

Source: *Olympic Legacy Socio Economic Framework: ONS C0511 – Age Profile of Market Unit Types (recently moved)*

- 2.17. These average household composition assumptions were applied to the development scenario to give an indication of the size of population that might be created by the new development. The results are as follows:

TABLE 15 : FORECAST POPULATION GROWTH FOR STRATFORD

Estimated Population Growth from the preferred development scenario						
Quarter:	2010-2012	2013-2017	2018-2022	2023-2027	2028-2033	All Years
<b>Stratford Old Town</b>	0	705	0	30	0	735
<b>Greater Carpenters</b>	957	1981	269	938	558	4704
<b>Sugar House Pudding Mill</b>	2432	1217	1280	2446	1203	8578
<b>Chobham Neighbourhood</b>	620	1255	1745	1808	586	6014
<b>Stratford City</b>	2495	2815	1091	429	429	7258
<b>Olympic Park</b>	4437	2757	1453	660	382	9689
<b>Small Sites</b>	0	804	786	1465	1043	4099
<b>Totals</b>	<b>10941</b>	<b>11534</b>	<b>6625</b>	<b>7776</b>	<b>4201</b>	<b>41077</b>
<b>Cumulative</b>	<b>10941</b>	<b>22475</b>	<b>29099</b>	<b>36875</b>	<b>41077</b>	

- 2.18. Applying the age profile assumptions from tables 11, 12, and 13 above to the development schedule produces the following population profile by age:

**TABLE 16 : FORECAST POPULATION GROWTH BY AGE FOR THE STRATFORD AND NEW TOWN WARD, DERIVED FROM THE DEVELOPMENT SCHEDULE**

	2010-2012	2013-2017	2018-2022	2023-2027	2028-2033	All Years
<b>0-3 years</b>	690	768	462	528	300	2748
<b>4-10 years</b>	559	645	401	450	272	2327
<b>11-15 years</b>	286	334	210	234	144	1208
<b>16-17 years</b>	85	100	64	71	45	364
<b>18-19 years</b>	161	173	101	118	63	615
<b>20 - 24 years</b>	866	899	506	601	296	3168
<b>25 - 29 years</b>	2652	2703	1500	1796	854	9506
<b>30 - 34 years</b>	2234	2325	1319	1559	780	8218
<b>35 - 39 years</b>	1363	1435	824	967	496	5085
<b>40 - 44 years</b>	696	741	430	501	263	2631
<b>45 - 49 years</b>	410	438	254	297	156	1556
<b>50 - 54 years</b>	313	329	188	221	112	1163
<b>55 - 59 years</b>	204	212	121	142	71	750
<b>60 - 64 years</b>	145	150	85	101	49	530
<b>65 - 69 years</b>	115	120	68	80	40	422
<b>70 - 74 years</b>	113	119	68	80	40	419
<b>75 + years</b>	104	105	57	69	31	366
<b>Total Population</b>	10996	11596	6657	7814	4015	41077

Please note that the differences in totals compared with table 15 arise from rounding assumptions within the age group categories

## Forecasts of Net Population Growth for Stratford and New Town Ward

- 2.19. The projections above need to be considered in terms of their impact on the overall population of Stratford and New Town ward. While new development is a significant factor in determining the future population of the ward, it is impossible to predict the reality of development in the future in terms of its scale, mix, pace, or resulting household compositions. Moreover, a range of other factors including migration, birth and death rates will also determine the size and shape of the future population.
- 2.20. In January 2009, Mayhew Harper Associates<sup>1</sup> completed a two year study for Newham Council, providing a detailed appraisal of the Newham population. The study provided up to date, accurate and detailed profile of people, households and neighbourhoods. The report profiles community forum areas, and therefore does not provide us with a dedicated profile of Stratford and New Town ward. However, the general messages of the study are highly relevant. The report estimated that around 12,000 people from outside the UK arrive annually in Newham and stay, on average, around 14 months. This group gives rise to a hidden population excluded from official population figures but nevertheless using local services. The study suggested that the ONS projection for 2007 underestimated the Borough population by at least 20,000.

<sup>1</sup> The London Borough of Newham: Counting the confirmed and unconfirmed population, Ltd. (MHA), January 2009

- 2.21. A briefing note on Borough population projections produced by Newham Council in January 2010 discussed further the long standing concerns with ONS mid-year estimate borough and ward level population projections for London Borough of Newham. The Office for National Statistics (ONS) estimates suggested, for example, that Newham's population declined after 2001, while all the local evidence indicated that housing development and in-migration had significantly increased the population. The note acknowledged that GLA population estimates and projections are considered a useful substitute for ONS figures, factoring in more local knowledge concerning expected housing growth and recent completions to the ONS (London-wide) figures (DMAG Briefing 2009-02). However, at the time the note was produced, there were outstanding concerns with the GLA estimates produced in 2009.
- 2.22. The GLA has now produced 2010 estimates (using mid year 2009 figures). Problems with the use of out-dated housing capacity assumptions affecting the 2009 figures have been rectified. The estimates also take account of the slow down in the housing market. Overall, the GLA estimates are considered the most useful source of robust contemporary ward level estimates. The GLA data includes detailed year by year forecasts, broken down by age.
- 2.23. The table below compares the population projections for Stratford and New Town Ward from the GLA 2010 estimate with our estimate of growth arising from new development. The final column is a notional figure that combines existing population in 2010, based on the Newham bespoke projection, with the estimate of growth arising from new development.

**TABLE 17: POPULATION PROJECTIONS FOR STRATFORD AND NEW TOWN WARD**

Stratford and New Town Ward Projections			Forecast Growth linked to New Development	
Year	Persons Total (GLA 2010 Estimate)	Persons Total (LB Newham Bespoke Jan 2010)	New Growth	Notional Impact on Ward Population (Forecast New Growth plus existing population 2010 LBN)
<b>2010</b>	18315	20537	0	20537
<b>2012</b>	21518		10941	31478 (20537 plus 10941)
<b>2017</b>	32090		22475	43012
<b>2020</b>	38110	54634		
<b>2022</b>	40736		29099	49636
<b>2027</b>	43407		36875	57412
<b>2031</b>	45136			
<b>2033</b>			41077	61614

- 2.24. It can be seen from this table that the GLA estimate for the population of the Ward, widely considered to be the most reliable forecast of growth and change, was considered to be an under-estimate of the existing population when LB Newham produced its bespoke estimate in January 2010. As noted above, the Borough's Mayhew study of 2007 indicates a general tendency for official studies to under-estimate the local population.
- 2.25. It is difficult to make a precise estimate of the Ward population. The GLA estimates do not include non-resident population. Nor do the ONS figures. The short-term migrant population in Newham is known to be rather large, but there is no precise figure or proportion that can be attached to them. The Mayhew study produced a minimum confirmed population estimate, but this is known to be an undercount of all the people in Newham. Clearly, short term migrants, excluded from some population estimates, still make use of some local services.
- 2.26. Newham estimated in January 2010 that the Ward population would rise to over 54000 by 2020. The current GLA forecast for the Ward's population in 2020 is 38100, significantly lower than the Newham forecast. The GLA forecast draws on mid 2009 figures and is informed by more recent housing capacity data as well as taking account of the slow-down in the housing market.
- 2.27. A detailed assessment of the scale of the existing ward population and its likely future change is beyond the scope of the Stratford Metropolitan Masterplan. As noted above, the differences between the assessments of the existing and future population are considerable, with future migration patterns and other factors being major determinants of population change beyond new housing development. However, a sense of the specific impact of all proposed new development on the ward population can be derived by considering how the increases attributable to new development would inflate the ward population if it were to otherwise remain static at its 2010 level, as estimated by LB Newham in January 2010. The final column in table 17 illustrates this effect. Because of the difficulties in estimating the population, it is important to treat this figure with caution.
- 2.28. These comparisons suggest that the increase in population derived from the preferred development scenario, based on set of more ambitious assumptions about capacity, phasing, and market appetite than those taken by GLA. On the other hand, local evidence suggests that the GLA evidence is likely to under-estimate the local population, particularly that proportion "hidden" from official statistics. The GLA estimates do not include "short-term migrants", because they use the London Mid Year Estimates of resident population (residence of 1+ years) as the starting point, disaggregating this figure down to individual boroughs, and then wards.
- 2.29. On balance, therefore, it is reasonable to use the preferred development scenario and the linked population forecasts as a basis for assessing the long term demand for community infrastructure. In reality, service providers will monitor population change and estimate service requirements on a shorter timeframe, responding to known developments, existing demand and robust indicators, such as the migration of cohorts through school years.

### 3. COMMUNITY INFRASTRUCTURE REQUIREMENTS: INTRODUCTION

- 3.1. The Stratford Metropolitan Masterplan Baseline Report, issued in April 2010, confirmed and listed currently operating services and facilities, identified gaps in services and opportunities for improvement. The preferred development schedule and the population forecasts identified above were analysed to assess forecast infrastructure requirements by sector.
- 3.2. Two main sources were used to establish service standards and methods for deriving service requirements from the given population and demographic forecast. These were the LBN Borough Wide Infrastructure Study (Capita Symonds, 2010) and the Draft Socio Economic Study for the Olympic Legacy Masterplan Framework (LMF Socio-Economic Strategy, Consultation Draft, February 2009, EDAW). In addition, discussions were held with LBN planning officers and with service managers to test and confirm the approach and current assumptions about growth requirements. Where existing services have produced forward planning assumptions, proposals for Stratford were reviewed using the new input assumptions arising from the population forecast.

## 4. EARLY YEARS PROVISION

### Existing Provision

- 4.1. Newham as a whole has a very young and rising population, with 40% of its residents under the age of 25. The borough has the highest birth rate in country with each woman having an average of 2.56 children compared with the national average of 1.87. The birth rate peaked in 2008, with recent figures showing that there were effectively 5,954 new babies arriving in Newham over the 12 months from Nov 2008 to Oct 2009. This is almost 8% increase from 2006. The effects of this rapid increase are now starting to be felt in terms of demand for childcare and related family support services.
- 4.2. Despite this, the demand for childcare is lower than average, with a surplus of places across Newham and a vacancy rate of 27% compared with a 20% national average. Although the cost of childcare in Newham is much lower than those recorded for Outer London, low levels income for significant sections of the local community mean that cost is likely to act as a barrier to accessing formal childcare. Ofsted data indicates a gap in the quality of childcare in Newham compared to the rest of the country.
- 4.3. There are currently seven nursery schools located within the Stratford and New Town ward, three of which are privately run. Another five nursery facilities are located nearby. Generally, our conversations with stakeholders and visits to the area suggest that nurseries are providing a good quality service and most of the buildings which they are operating from are in reasonably good condition.

TABLE 18

Early Years provision						
Name	Address	Age Range	Maximum Capacity	Condition of building	Services / Comments	Map reference
<b>Ronald Openshaw Nursery Education Centre</b>	Henniker Road, London, E15 1JP	Part time nursery education for local catchment area children aged 3+ (term time only); Full time Extended day care for Newham residents' children aged 2+ (49 weeks per year)	120 places ; 32 Extended day care	Poor – unsuitably configured and low quality fabric	Resourced placements (term time only) for Newham pupils with Profound and Multiple Learning Difficulties; Services for local parents / carers including a parent and toddler group, a toy library, family learning courses and home visiting; Training opportunities / placements for parents, students and professionals. Ofsted: Good.	8
<b>Newtec / East London Childcare Institute Deanery Road (training centre) and Children's Centre</b>	22 Deanery Road, E15 4LP	3m – 5yrs	60	Very good condition.	Midwifery Group Practice, host the Newham Asian Women's Project Training. Is also a Children's Centre, which offers: Pre-natal and Ante-natal classes; Baby massage; Pre-natal exercise classes; Early support groups; Baby groups; Parent and toddler groups; Speech and language; Psychologist	112
<b>Newtec / East London Childcare Institute Mark Street (training centre)</b>	1 Mark Street, E15 4GY	3m – 5 yrs; Vacancies 2yrs and above	57	Very good condition.	They also provide adult education and training in Childcare, Health and Social Care, English and Maths Support, Employability and Study Skills.	60

<b>Abbey Lane Children's Centre</b>	1 Abbey Lane Stratford E15 2SD	0-5 years		New building, opened Jan 2009	LBN runs in partnership with Smarty Pants Nursery, also core offer of children's services. Potentially has more room for expansion	43
<b>Private Nursery Schools</b>						
<b>The Alphabet House Nursery School</b>	37 Windmill Lane, E15 1PG	0 - 5yrs	71	Reasonable Condition		23
<b>Olives Day Nursery (voluntary)</b>	Essex House, Suite 4, 375-377 High Street, E15 4QZ	3m - 5yrs	24	Building is old and looks run-down.	They also have a Mother and Toddler group.	74
<b>Smarty Pants Children's Centre (Maryland)</b>	Maryland Primary School, Gurney Road, London, E15 1SL	2 - 8yrs	32	Reasonable Condition	Provides core offer of children's services as well as childcare	6
<b>Just outside</b>						
<b>Stepping Stones Day Nursery (private)</b>	Brickfield Centre, Welfare Road, London, E15 4HT	6m - 5yrs	35	Building is quite small and next to a construction site, backyard is very small.	Part of nursery group Stepping Stones Child Care	104
<b>St. Matthews Pre School</b>	Dyson Road, London, E15 4JX	2 - 5yrs		Reasonable Condition	Managed by Pre-school Learning Alliance, work closely with parents, very flexible services e.g. lunchtime cover for parents	42
<b>Bright Kids Montessori (private)</b>	9 Brydges Road, London, E15 1NA	3m - 5yrs	58	Reasonable Condition	Based on the Montessori method (educational approach)	3

<b>Earlham Primary School</b>	Earlham Grove, London, E7 9AW	3.5 - 5 years (Foundation stage)	60 part time: 30 morning, 30 afternoon	Reasonable Condition		22
<b>Rebecca Cheetham Nursery Education Centre and Children's Centre</b>	Marcus Street, Stratford, London E15 3JT	2 - 5yrs		Reasonable Condition	Toy library, Learning bags, Baby Singing Session, Parent/Carer & Toddler drop in, Baby Massage Session, English classes for adults, Training sessions for parents about their children's learning, Midwife antenatal classes, Breast feeding support, Book & Maths games library, Childminders Network Health checks by Health Visitor for 3 & 4 year olds.	87

## The requirement for early years provision to meet the needs of the forecast population

- 4.4. The substantial growth in population will increase the demand for high quality nursery provision.
- 4.5. To establish an estimate for the numbers of nurseries required to meet future demand, it was assumed that 25% of 0-3 year olds and 80% of four year olds would take up nursery places. If new nurseries each provided 60 places, 15 new nurseries would be needed to meet all forecast demand by 2033. The following estimate was produced for the numbers of new nurseries required to meet growth at each phase of the development.

**TABLE 19 : REQUIREMENT FOR NEW EARLY YEARS PROVISION**

	2010-2012	2013-2017	2018-2022	2023-2027	2028-2033	All Years
<b>Population growth</b>						
0-3 years	690	768	462	528	300	2748
4-10 years	559	645	401	450	272	2327
<b>Demand for nursery</b>						
0-3 years	25%	25%	25%	25%	25%	25%
4-10 years	80%	80%	80%	80%	80%	80%
<b>Places required</b>						
0-3 years	172	192	116	132	75	687
4-10 years	56	64	40	45	27	233
Total	228	256	156	177	102	920
Nurseries required (60 places)	4	4	3	3	2	15

- 4.6. The LMF Socio Economic Framework defines space standards for early years provision as follows:

(Taken from "Building for Sure Start: A Design Guide")

Basic Space Requirements for Nursery Facilities

- 0-1 year olds (m<sup>2</sup> space per child) 3.5
- 1-2 year olds (m<sup>2</sup> space per child) 3.5
- 2-3 year olds (m<sup>2</sup> space per child) 2.5
- 3-4 year olds (m<sup>2</sup> space per child) 2.3

- 4.7. New development will generate resources to invest in upgrading and extending existing provision such as that at Greater Carpenters; our assessment suggests other new nurseries should be concentrated within the Chobham Neighbourhood, Pudding Mill Lane, Sugar House Lane, and the emerging neighbourhoods in the Olympic Park and Stratford City. The increase in population will create a demand and a market for nursery provision in these areas. The planning process should ensure that accommodation requirements can be met as the demand arises.

## 5. PRIMARY EDUCATION PROVISION

### Existing Primary schools

- 5.1. There are five primary schools (including one special school) within, or just outside, the Stratford and New Town ward boundary, and another eight beyond which serve at least some of the ward's residents. Borough-wide there are approximately 3,000 surplus places in Newham's infants, junior and primary schools; however a concentrated demand for places in the north and northeast of the borough – including in Stratford and New Town ward – has led to additional 'bulge' classes being put in at some schools. Although most of the schools in the area appear to be in reasonable condition, many have inadequate classroom sizes, and it is one of the council's stated priorities to address this.
- 5.2. All schools in the study area are delivering the Extended Schools Core Offer to their children, young people and families, ahead of the September 2010 deadline. Each school is offering the full core offer either on site or nearby through other agencies and partner organisations.
- 5.3. Primary schools, in common with all other levels of education provision, face a huge challenge in predicting future demand for places due to the high levels of migration into and out of the area. Residential 'churn' is estimated at 20% per year (Newham Housing Market Assessment 2010).
- 5.4. Newham's children, including those in Stratford and New Town ward, are highly ethnically diverse. Some 84% of children living in the borough are from a non-white ethnic group, 4% more than in 2008. The largest ethnic group among 2-16 year olds living in Newham are those from an Asian background (44%). The Asian population in Newham is predominantly Bangladeshi (17%), Pakistani (13%) and Indian (10%).
- 5.5. A massive increase in demand for primary school places in Newham is predicted over the next five years as babies born in the recent 'boom' years reach school age and new housing developments come on stream. The council estimates that, Borough wide, 1,080 new places will be required, equating to 12 new forms of entry from 2013 and another 10 forms of entry by 2015.

TABLE 20: EXISTING PRIMARY SCHOOL PROVISION

LEA Schools – Primary						
Name	Address	Type	Capacity	Condition of building	Services / Comments	Map reference
Carpenters Primary School	Friendship Way Stratford E15 2JQ	Age range: 3-11	400 but pupil numbers currently down	Adequate but small building	Ofsted report satisfactory	69
Colegrave Primary	Henniker Road, London, E15 1JY		Officially 2FE, but using portacabins is operating as 3FE	Reasonable Condition but issues around suitability	Geographically not well located, not a popular school, no plans for expansion currently	13
Maryland Primary (just outside ward)	Gurney Road, London, E15 1SL		2FE primary plus children's centre (500 inc CC)	Reasonable Condition	No room for expansion	6
St Francis Roman Catholic Primary (just outside ward)	Maryland Park, London, E15 1HB	Voluntary Aided	420 places	Reasonable Condition	Popular school, well sited, could be considered for expansion	15
John F Kennedy Special School	Pitchford Street, London, E15 4RZ	Special School (primary and secondary)	75 places	Reasonable condition, aspiration to refurbish subject to funding availability	Will remain the same size, performs borough wide function	105
Just outside						
Earlham Primary	Earlham Grove, London, E7 9AW	Years 1-6. Age range 3-11.	1.5FE	Reasonable Condition	Will expand to 2FE in next five years. According to Ofsted, 92% of pupils are from ethnic minorities.	22
Odessa Infant School	Wellington Road, London, E7 9BY		313 (Ofsted)	Unknown	Shares a site with St. James's Church of England School: a proposal to merge the	17

					two schools in 2007 did not materialise. Rated 'good' last Ofsted inspection	
Portway Primary (some distance)	Stratford Road Plaistow London E13 0JW	Community school, 3-11 years	3FE 613 on roll (Ofsted 2007)	Used to be two schools so some issues around suitability. Could expand to 4FE if necessary	Outstanding Ofsted	93
Park Primary (About 100m outside)	Matthew Park Avenue, London, E15 4AE	Community school, 4-11 years	433 on roll (Ofsted 2008)	Building is a bit old, but condition is ok	Headteacher: Ann Buckingham Outstanding Ofsted	54
St. James's Church of England Junior School (About 500m outside)	Tower Hamlets Road, London, E7 9DA	Voluntary Aided	7-11 years 360 (4 year groups, 90 in each year)	Not visited	Shares a site with Odessa Infant School. Formerly in special measures latest Ofsted satisfactory	17
West Ham Church of England Primary (About 500m outside)	Portway, London, E15 3QG (Entrance from Park Rd)	4-11 years Voluntary controlled	1.5FE Roll 351 (Ofsted 2008)	Reasonable Condition – some suitability issues, portacabins	Rapidly improving, good Ofsted	85
Ranelagh Primary School	Corporation Street, London E15 3DN	3-11 years Mixed community school	Roll 392 (Ofsted 2007)	Triple deck Victorian brick, adequate condition, some suitability issues	Ofsted: good	100
Manor Primary School	Richardson Road London E15 3BA	3-11 years Mixed community school	Roll 360 (Ofsted 2009)	Triple deck Victorian brick, adequate condition, some suitability issues	Ofsted good	99

## The requirement for primary school provision to meet the needs of the forecast growth in population

- 5.6. There is an estimated need for 11 form entries of provision to meet the requirements of the future population in Stratford and New Town ward. It is impossible to predict at this stage how the rate and scale of population growth will emerge in reality; the Education Authority will monitor demand and ensure that provision is planned for and provided appropriately.
- 5.7. Considering the requirements given by the full implementation of the masterplan, the existing needs and the requirements to accommodate the future population growth will be met in part by the Chobham Academy which will offer three new forms of entry at primary level. The regeneration of Greater Carpenters Neighbourhood will include the improvement and expansion of existing primary school provision in the area. We estimate that this may require an additional two extra form entries to meet the needs given by our forecast growth. We also suggest that population growth at Pudding Mill Lane and Sugar House Lane will create demand for primary school places. We suggest a two form entry primary school be provided in or near to Sugar House Lane. Overall, we suggest an additional four forms of entry beyond those named above will be needed to respond to additional population growth given by development in Stratford City and the Olympic Park. The Olympic Park Legacy Masterplan proposes two new schools in Tower Hamlets and in Hackney that can contribute to meeting requirements for the four form entries, though the need for additional places and the capacity of those out of Borough schools to respond needs to be monitored as growth occurs and new provision provided accordingly.
- 5.8. A standard form entry of 30 pupils is used as the unit of demand. Building on the population profile linked to the development scenario, the following demand is forecast:

**TABLE 21: PRIMARY SCHOOL REQUIREMENTS**

Primary School Requirements	2010-2012	2013-2017	2018-2022	2023-2027	2028-2033	All Years
<b>Numbers of additional 4 to 10 year olds</b>	559	645	401	450	272	2327
<b>Form Entry</b>	30	30	30	30	30	30
<b>number years</b>	7	7	7	7	7	7
<b>Forms of Entry required</b>	3	3	2	2	1	11

## 6. SECONDARY SCHOOL PROVISION

- 6.1. One of Newham's 15 secondary schools is currently located within the Stratford and New Town ward. Sarah Bonnell School is a specialist language college which is also one of the oldest girls' schools in England. Rokeby School, a specialist mathematics and languages school, has recently moved from the ward to a new site on Barking Road. The Borough's intention is for Stratford School, currently located in Upton Park, to move into a new school to be constructed on the Rokeby site, and to open in September 2012. This is subject to the availability of capital funding.
- 6.2. All secondary schools in Newham are on very small sites which have been built to their physical limits.

**TABLE 22: SECONDARY SCHOOLS**

LEA Schools – Secondary						
Name	Address	Type	Capacity	Condition of building	Services / Comments	Map reference
<b>Sarah Bonnell</b>	Deanery Road, London, E15 4LP	Community, Specialist language (girls)	8 form entry	Large campus, reasonable Condition, currently under refurb	Very popular school	37
<b>Stratford School</b>	Aims to move to Rokeby site Sept 2012	Co-ed foundation school	8FE (1,200)	Subject to funding availability		78

### Future provision of secondary schools

- 6.3. Longer term, there is a need to expand secondary provision in the Borough. There are currently plans to build two new secondary schools in the Ward over the next few years:
- 6.4. The 'all-through' Chobham Academy, on the Olympics site, will be opened following the 2012 Olympics and cater for three forms of entry at primary and six forms of entry at secondary level.
- 6.5. A new building for the Stratford School (currently in Upton Park) on the old Rokeby School site.
- 6.6. It is anticipated that there will be a long term need for a further new secondary school, probably with seven forms of entry. While a secondary school could be located anywhere in the Borough, given that secondary age children are able to travel some distance to school, there are clear benefits

for Stratford in terms of creating attractive stable neighbourhoods if an excellent school were to be located within the development framework area. Considering the forecast growth in population arising from the masterplan, there would be significant long term demand for secondary school provision based on the population increase in the ward. The development framework proposes that a new secondary school be located in the south of the ward. Rick Roberts Way could be an appropriate location for a secondary school, providing a link between the Greater Carpenters neighbourhood and the wider area. This solution would require measures to ensure that industrial uses further south on Rick Roberts Way did not negatively impact upon the school. The area south of the Aquatics could also be explored as an alternative to Rick Roberts Way as it would help to promote the idea of the Greater Carpenters Neighbourhood. A school here would be a good way of animating what is currently quite constrained site in terms of access.

**TABLE 23: FUTURE SECONDARY SCHOOL REQUIREMENTS**

<b>Secondary School Requirements</b>						
<b>Population growth</b>	<b>2010-2012</b>	<b>2013-2017</b>	<b>2018-2022</b>	<b>2023-2027</b>	<b>2028-2033</b>	<b>All Years</b>
<b>11-15 population</b>	286	334	210	234	144	1208
<b>less 10% private school</b>	258	300	189	210	130	1087
<b>divided by 5 years</b>	52	60	38	42	26	217
<b>Form entries</b>	2	2	1	1	1	7

## 7. FURTHER AND HIGHER EDUCATION PROVISION

### Existing Further and Higher education provision

- 7.1. There is a good range and quality of post-16 education in Newham and within the Stratford & New Town ward. The main provider of further education is the Newham College of Further Education (NCFE) which has its Stratford Campus located within the ward and its other centres spread across the borough, most notably at East Ham. The current Stratford facilities are considered not ideal in terms of location and facilities.
- 7.2. As a result, NCFE are currently exploring the potential to move their Stratford operations to a new purpose built campus which fulfils their need for provision of more modern learning spaces and which would allow them to incorporate college-owned enterprises that could be used to facilitate various types of learning.
- 7.3. Other further education provision located nearby includes Newham Sixth Form College (NewVIC). NewVIC currently have a small amount of provision at Stratford High Street as well as running Stratford Circus, one of the most significant local cultural assets. However, NewVIC would ideally prefer to establish a new campus in Stratford that would provide a more accessible location for students and allow the college to continue to develop its offer to students in Newham and from further afield.
- 7.4. In the case of both major FE providers, plans for development have been significantly curtailed by major problems with funding. Funding has also affected the availability of education provision, with NCFE reducing places from approximately 25,000 in 2004/2005 to 16,000 now, with this set to fall further, although the main impact is on adult education provision.
- 7.5. A specific concern for NCFE is that changes in funding are reducing the ability to focus employment projects locally. NCFE has a very successful Centre for Innovation and Partnerships (CIPS) unit which is currently running around 30 – 35 grant financed projects which have employment outcomes. These projects have already created several hundred job outcomes, though increasingly these projects are being conducted outside the Borough and even outside London due to the constraints on funding. Exploring the opportunity for the College to refocus these efforts inside the Borough should be a priority.
- 7.6. Other nearby further education provision includes the combined sixth forms provided by St Angela's and St Bonaventures. Students who stay in the borough tend to do well, with Newham's institutions substantially exceeding national retention targets and pupils attaining good levels of achievement. NCFE has received an overall grade of 'outstanding' in the latest Ofsted inspection, whilst NewVIC received an overall grade of 'good.'

- 7.7. Higher education in Newham is currently mainly provided by the University of East London (UEL), which caters for more than 17,000 students and has one of its two main campuses located within the Stratford and New Town ward. Some 2,500 of these students are Newham residents. Birkbeck College also provides higher education opportunities at the UEL's Stratford Campus and the University Centre Stratford provides undergraduate degrees from the Newham College of Further Education.
- 7.8. The schools of education, health and biosciences, law and psychology are based on UEL's Stratford campus which offers a range of undergraduate and postgraduate courses. It has very strong links with the other UEL campus in Docklands which offers a full range of higher education opportunities including architecture, business and computing, engineering and social science.
- 7.9. UEL's Stratford Campus has undergone significant transformation over the past ten years and continues to evolve. Future plans include the building of a new library on a site at the north west corner of the campus (Water Lane/Cedars Rd).
- 7.10. Funding has also recently been secured for a new academic building to be developed on Stratford Island, to be shared with Birkbeck and UEL, and also with NewVIC, adjacent to Stratford's 'cultural quarter'. It is anticipated that it will eventually accommodate some 2,000 students studying a range of subjects. The Stratford Island University Centre (a working title for the building) will house a range of departments from each university and incorporate a range of highly-flexible teaching and administrative spaces, alongside dedicated spaces for subjects including Law, Performing Arts, Dance, Music and Information Technology.
- 7.11. Adult education is offered by both NCFE and NewVIC. In the case of the former this is a significant level of provision with approximately 7,000 adult students in Stratford last year, though this is declining due to changes in funding provision. Changes in funding have also changed the way in which provision is offered through a change in emphasis from part-time learning to full-time skills training. In the case of NewVIC, adult education provision encompasses a lower level of provision with approximately 300 – 400 part time adults. The Council also provides courses through many of the area's schools and at Hibiscus Lodge.

TABLE 24 FURTHER AND HIGHER EDUCATION EXISTING PROVISION

Further Education					
Name	Address	Services	Condition of building	Comments	Map reference
<b>Newham College of Further Education, Stratford Campus</b>	Welfare Road, London, E15 4HT	Prospectus is available from website.	Very good condition	In March 2010, the College was officially designated as a Beacon College by the Learning and Skills Improvement Services. They also offer Business Services (training for staff) and various courses for adults.	61
<b>Newham Sixth Form College (NEWVIC), Stratford Circus :</b>	379/381 High Street, E15 4QZ	See 2010/11 prospectus for details of courses.	Reasonable Condition	Also offer E2E courses (GCSE equivalents) and courses for adults.n.	107
Higher Education					
<b>University of East London, Stratford Campus</b>	Water Lane, London, E15 4LZ	Range of Undergraduate and Postgraduate courses	Reasonable condition		38
<b>University of East London, Duncan House</b>	High Street, Stratford, E15 2JB	School of Law	Reasonable Condition	To be sold – conditional on developer getting planning permission	68
<b>Birkbeck at Stratford</b>	Water Lane, London, E15 4LZ (UEL Campus)	A range of courses	Reasonable condition		38
Adult Education					
<b>Hibiscus Lodge</b>	1A Glenavon Road, Stratford E15 4DT	Also a supported housing project for the elderly (listed under adult services)	Very good condition		50

## **Expansion in Further Education provision required to meet demand from population growth**

- 7.12. The Olympic Legacy Socio Economic Strategy estimates that a population of 25,000 people could provide sufficient demand for a Further Education college. Given the estimated increase in population by 42,000 people, there would be sufficient long term demand to support a new FE college. However, it is more realistic for requirements to be met by the existing colleges and by school sixth form provision in the short to medium term.

## 8. HEALTH AND SOCIAL CARE PROVISION

### Existing Provision

- 8.1. There are nine GP practices serving the Stratford and New Town ward. The geographic spread of GP practices across the borough as a whole means that most residents have a choice of GP and can walk to their chosen practice within 20 minutes.
- 8.2. The PCT is working on developing polyclinics, arranged as part of a “hub and spoke” model, for four localities (broadly North West, North East, Central and South). Stratford and New Town ward falls within the North West locality. The two polyclinic hubs for the North West locality will be located at Vicarage Lane (existing) and at the new Olympic Polyclinic.
- 8.3. The new GP practice which opened at Vicarage Lane in September 2009 is one of two polyclinics planned for the development framework area. It currently has a list size of 1,000 patients and is expected to cater for 6,000 patients within the next five years. This is likely to reduce some existing under-provision, but will also cater for new residents arriving with the new developments. This expansion will be achieved through extending opening hours rather than physical expansion of the building itself.
- 8.4. The new Olympic Polyclinic is planned to open in 2013, and includes capacity for 30,000 patients to register with a GP at the clinic. It is anticipated that this will serve the new housing being developed within the athletes’ village and any residential development within Stratford City, followed by legacy developments of the Olympic Park and Chobham Farm areas. The polyclinic will also provide other services including physiotherapy and outpatient services.
- 8.5. The council is working closely with the PCT to shape what health and care services, including preventative services (physical activity promotion, healthy eating, social activity, falls prevention etc.), could be integrated and delivered through these polyclinics.
- 8.6. There are six dental surgeries serving the Stratford and New Town ward, and the PCT is currently working with Westfield Shopping Centre to explore the possibility of locating a dental outreach / training facility in the health space set aside as part of the S106 agreement. The focus of this service would be on paediatric services, which are lacking within Newham.
- 8.7. The ward also accommodates six pharmacies and three optometrist practices. There is also a physiotherapy centre: The Romford Road Centre.

TABLE 25: EXISTING HEALTH PROVISION

GP Practices					
Name	Address	Services	Condition of building	Comments	Map reference
<b>Stratford Village Surgery</b>	50c Romford Road, London, E15 4BZ	6 GP Practice.	Building is quite small but in good condition	Lead GP: Dr. Shah. Practice score: 76/81. 84% of patients are satisfied or fairly satisfied with their overall care.	49
<b>Stratford Health Centre, Dr. Matthew K.L. Chang</b>	121-123 The Grove, E15 1EN	1 GP Practice (Dr. Matthew Khai Laig Chang).	Reasonable Condition	Practice score: 68/81. 75% of patients are satisfied or fairly satisfied with their overall care	24
<b>AQ Brohi</b>	60 Leytonstone Road, London, E15 1SQ	1 GP Practice (Dr. Abdul Qayoom Brohi).	Reasonable Condition	Practice score: 66/81. 88% of patients are satisfied or fairly satisfied with their overall care.	11
<b>Carpenters Road Health Centre</b>	17 Doran Walk, London, E15 2JL		Reasonable Condition	Practice score: 36/81. Some negative comments on the NHS site. 61% of patients very satisfied or fairly satisfied with their overall care.	66
<b>Dr A. Qadris' Surgery, Leytonstone Road Medical Centre</b>	157 Leytonstone Road, London, E15 1LH	1 GP Practice (Dr Abdul Qayoom Qadri).	Building is quite small but in reasonable condition	Practice score: 67/81. 91% of patients are satisfied or fairly satisfied with their overall care.	9
<b>Vicarage Lane Health Centre</b>	10 Vicarage Lane, Stratford, E15 4ES	There are a number of separate practices at the same address. 1) Dr R Samuel & Dr S Khan (2 GP Practice); 2) Transitional Team: 1 GP (Dr Emmanuel Kensah); 3) Dr P Knight (1 GP). 4) DMC Vicarage Lane: 5 GP Practice (Dr Sera Shoukru, Dr Gbogboade Ademiluyi, Dr Jonathan Turner, Dr Chukwuma Amayo,	New building in excellent condition	Practice scores: Dr Samuel and Dr Khan: 47/81. 81% of patients are very satisfied or fairly satisfied with their overall care. Transitional team: 69/81. 86% of patients are very satisfied or fairly satisfied with their overall care. Dr Knight: 63/81. Dr	53

		Dr Daniel Nyaxo-Yevu) 5) Dr Rahman AR (1 GP); The Community Mental Health Team (Adult Services) is also located here.		Rahman: 68/81.	
<b>Acute and specialist care</b>					
<b>Newham University Hospital NHS Trust</b>	Glen Road, Plaistow London E13 8SL (outside area)	'Specialists in local healthcare'		Currently discussing possible merger with Homerton and Whipps Cross Hospitals	Outside area
<b>Adult Mental Health Services</b>	Unit 6, Stratford Office Village, 1st Floor, 4 Romford Road, London, E15 4EA. Early Intervention Service: Unit 9	The Assertive Outreach Team (AOT) offer a team approach for service users with enduring mental health problems. The Day Opportunities Service offers integrated support and planned activities for Newham residents with identified mental health support needs and their carers. The Rehabilitation and Recovery Team (RRT) is a community based service for people with severe and enduring mental health support needs who require longer term continuity of engagement, support and treatment.	Reasonable condition		46
<b>Specialist Substance Misuse Team – Newham</b>	407-409 High Street, Stratford, London, E15 4QZ	Supports clients on issues related to substance misuse.	Reasonable condition		77
<b>The Romford Road Centre</b>	29 Romford Road, Stratford, E15 4LY	Physiotherapy sessions, Wheelchair and special seating services, clinical assessment services, foot health service	Reasonable Condition		48

<b>Dental Surgeries</b>					
<b>Bluebell Dental Practice</b>	55 Romford Road, London, E15 4LY	5 Dentists	Reasonable Condition	Principal Dentist: Dr S Kanagasabai -Shakthi BDS. Provides general dental treatment, the services of a dental hygienist, and anxiety management .	51
<b>Stratford Village Dental Practice</b>	42a Romford Road, London, E15 4BZ	7 Dentists	Reasonable Condition	Provides general dental treatment and the services of a dental hygienist.	47
<b>UK Smiles Dental Practice</b>	35 Vicarage Lane, Stratford, E15 4HG		Reasonable condition	See <a href="http://www.uksmiles.com">http://www.uksmiles.com</a> for details of services	118
<b>Hagan Brown Dental Clinic and Laboratories</b>	3/4 Burford Road, Stratford, E15 2SP		Small but in reasonable condition		120
<b>Pharmacies</b>					
<b>Stratford Pharmacy</b>	54 The Mall, Stratford Shopping Centre, London, E15 1XE	Offers free confidential sexual health services to under-24s, pregnancy testing, emergency contraception, a delivery service and a truss fitting service.	Reasonable Condition		106
<b>Mayors Chemist</b>	127 The Grove, London, E15 1EN	Pregnancy testing, emergency contraception, a delivery service and a truss fitting service.	Reasonable Condition		26
<b>Boots</b>	31- 32 The Mall, Stratford Shopping Centre, London, E15 1XD	Emergency contraception, truss fittings.	Reasonable Condition		106

<b>Cartwright's Pharmacy</b>	67 Leytonstone Road, London, E15 1JA	Offers NHS Stop Smoking Service	Reasonable Condition		19
<b>Chemifarm</b>	70 Leytonstone Road, London, E15 1SQ	Free needle exchange service, delivery service, pregnancy testing, emergency contraception.	Reasonable Condition		10
<b>Vicarage Pharmacy</b>	Vicarage Lane Health Centre, 10 Vicarage Lane, Stratford, E15 4ES		New building in excellent condition		53
<b>Optometry Services</b>					
<b>Spectacle Gallery</b>	42 The Broadway, London, E15 4QS	Free NHS eye tests. Offers a translation service for Urdu and Gujarati speakers.	Reasonable Condition		57
<b>Dolland and Aitchison</b>	36 The Broadway, London, E15 4QS	Free NHS eye tests. Offers a translation service for Gujarati and Punjabi speakers. See D&A website for details of offered services.	Reasonable Condition	Wheelchair accessible.	56
<b>Specsavers Opticians</b>	78 The Mall, Stratford Shopping Centre, E15 1XQ	See Specsavers website for details of offered services.	Reasonable Condition	Store directors Howard Jones and Ash Patel.	106
<b>Just outside</b>					
<b>West Ham Lane Health Centre (500 m outside)</b>	84 West Ham Lane, London, E15 4PT	9 Dentists; Shine - see Comments column	Building is in poor condition, run-down	Shine is a free contraceptive and sexual health service for young people aged 24 and under.	83
<b>Apples &amp; Spice Dental Surgery</b>	119 Plaistow Road, London, E15 3ET		Reasonable condition	Dr. Yan Huang. See <a href="http://www.idhgroup.co.uk/">http://www.idhgroup.co.uk/</a> for details.	119

<b>West Ham Medical Centre (Bhowmik PR)</b>	401 Corporation Street, London, E15 3DJ	1 GP Practice (Dr Prasanta Ranjan Bowmik).	Not visited	Practice score: 74/81	101
<b>Abbey Road Medical Practice (Yates H &amp; Partners)</b>	28a Abbey Road, London, E15 3LT	4 GP Practice (Dr Kenneth Amechi Oritset Uzika, Dr Subir Sen, Dr Ruth Taylor, Dr Helen Yates).	Reasonable condition	Practice score: 61/81. Some negative comments about this practice on NHS website.	89
<b>The Project Surgery</b>	10 Lettsom Walk, London E13 0LN	3 GP Practice (Dr Peter Timothy Cedric Jones, Dr Farzana Hussain, Dr Nazia Ali). Lead GP: Dr Jones.	Not visited	Practice score: 69/81	98

## Future Requirements for GP provision

- 8.8. The west of the study area currently lacks good access to GP services and there is a need for a new health centre in this area. Carpenters/ Stratford High Street has in particular been identified as an area which is underprovided for in terms of GPs. The PCT has been looking for a site to locate an expanded practice on for some time, without success.

**TABLE 26 : GP REQUIREMENTS TO MEET ESTIMATED GROWTH BY PHASE**

	2010-2012	2013-2017	2018-2022	2023-2027	2028-2033	All Years
<b>Population growth</b>	10996	11596	6657	7814	4015	41077
<b>GP reqd for every 1800</b>	1800	1800	1800	1800	1800	1800
<b>GP Req number</b>	6	6	4	4	2	23

- 8.9. The PCT's strategy is to deploy the polyclinic "hubs" at Chobham and Vicarage Lane to meet growth requirements in Stratford City and Stratford Old Town. An expanded 4/5 GP facility is required in the short term to meet needs in Carpenters and Stratford High Street. A facility of the same scale will be required in the medium term to serve the communities of Pudding Mill and Sugar House Lane. This may be delivered as either one or two practices, depending upon delivery mechanisms, site availability, phasing and demand. Progress towards providing all of the extra GP requirements set out in table 25 should be monitored and linked to population growth as it unfolds.

**TABLE 27: ESTIMATE OF FUTURE DEMAND FOR ADDITIONAL DENTISTS**

	2010-2012	2013-2017	2018-2022	2023-2027	2028-2033	All Years
<b>Population growth</b>	10996	11596	6657	7814	4015	41077
<b>Dentists for each</b>	2000	2000	2000	2000	2000	2000
<b>Dentists needed number</b>	5	6	3	4	2	21

## Other future health service requirements

### *Acute and specialist care*

- 8.10. Newham General Hospital is the nearest hospital to the area and has an A&E department, Intensive Treatment and High Dependence Units and a Stroke Unit. It also has a separate paediatric A&E and a paediatric inpatient ward. The hospital provides the full range of maternity services to the borough's women. It promotes itself as a specialist in providing local care.
- 8.11. Mental health services are delivered mainly by the East London Foundation Trust and are provided at two locations: the Stratford Office Village, which houses the Assertive Outreach Service, the Day Opportunities Service, the Early Intervention in Psychosis Service and the Rehabilitation and Continuing Care Service; and the Specialist Substance Misuse Team, which operates from a location on the High Street.
- 8.12. Table 27 below sets out how future population growth is estimated to impact on demand for acute care bed spaces.

**TABLE 28: ACUTE HOSPITAL BED REQUIREMENT PEOPLE PER BED**

	2010-2012	2013-2017	2018-2022	2023-2027	2028-2033	All Years
<b>Population growth</b>	10996	11596	6657	7814	4015	41077
<b>bed for each</b>	480	480	480	480	480	480
<b>Beds needed number</b>	23	24	14	16	8	86

## 9. COMMUNITY AND LEISURE FACILITIES

- 9.1. There are nine community centres serving the Stratford and New Town ward, most of which have space for hire to the community. One of these is the West Ham Deaf Community Centre, which provides specialised services and organises events for deaf or hearing impaired people. Generally the quality of the buildings is poor and they are in need of capital investment. Currently the community centres in the Stratford and New Town ward are underused; particularly those at Community Road and Vicarage Lane.
- 9.2. Tables 29 and 30 provide an estimate of the amount of multi purpose community space and library space required to meet the needs of the forecast population, using standards taken from the Olympic Legacy socio economic framework.

**TABLE 29: REQUIREMENTS FOR MULTI PURPOSE COMMUNITY SPACE**

<b>Multipurpose Community Space Sq.m per person @ 0.0610sq m per person</b>						
	<b>2010-2012</b>	<b>2013-2017</b>	<b>2018-2022</b>	<b>2023-2027</b>	<b>2028-2033</b>	<b>All Years</b>
<b>Population growth</b>	10996	11596	6657	7814	4015	41077
<b>Community Space required (sq m)</b>	671	707	406	477	245	2506

**TABLE 30: REQUIREMENTS FOR LIBRARY SPACE**

<b>Library Space Sq.m per person 0.0265 DCMS 2000 Standard</b>						
	<b>2010-2012</b>	<b>2013-2017</b>	<b>2018-2022</b>	<b>2023-2027</b>	<b>2028-2033</b>	<b>All Years</b>
<b>Population growth</b>	10996	11596	6657	7814	4015	41077
<b>Library Space reqd (sq m)</b>	291	307	176	207	106	1089

- 9.3. We estimate that the new population needs to be served by an additional 2,500 square metres of community space. The increase in demand can assist in augmenting the more successful centres, providing the basis for relocation, refurbishment and change where necessary. In terms of new provision, experience in recent years suggests that it is good practise to provide community space in mixed use settings, insofar as the mix of uses is mutually reinforcing.
- 9.4. The development framework proposes that mixed use provision of community facilities is provided for the Greater Carpenters, Pudding Mill and Sugar House communities, combining smaller (approximately 200 square metre) community spaces with local extended schools, nursery provision, and with the proposed GP and other health facilities.
- 9.5. In Stratford Old Town, we propose that the organisations making up the cultural sector be engaged in a dialogue to consider how larger scale community space can be provided as an extension to the existing cultural offer, on a social enterprise model. By concentrating community facilities in the Old Town, and by building on the strength of the local business and

community sectors, the Old Town's unique character can be strengthened, helping build the town as a complementary centre to Westfield.

- 9.6. For the Chobham neighbourhood, new community facilities are included in the existing development proposals. We suggest that the key issue to be addressed is the management model for developing the extended school offer at Chobham Academy. The facilities must be developed and run so as to integrate the new population with the existing communities to the east.
- 9.7. It is critical that Stratford's communities benefit from the extensive leisure provision that will be left as a legacy of the Olympic Games. A series of sports hubs and activity spaces will be created across the Olympic Park and safe, attractive routes to and from existing neighbourhoods to the Park and its facilities are required. In addition, Stratford City will create a number of commercial leisure facilities including a cinema, nightclubs, and restaurants as well as an arts/cultural centre. These have the potential to serve local as well as regional needs.
- 9.8. The development framework proposes a number of culture and leisure developments that complement those already being planned for the Olympic Park and Stratford City, with the focus on the meeting the needs of the existing and expanding neighbourhoods. The Docklands and Carpenters' Sports Centre should be upgraded as part of the area's regeneration, probably involving the development of a new facility planned in partnership with the Centre. A new sports hall should be provided in the commercial heart of Stratford Old Town, as was suggested by stakeholders. The cultural offer of Stratford Old Town should be fostered. The Rex Cinema, a major opportunity for a music venue, is one example of a number of opportunities for extending the Old Town leisure and cultural offer. Delivery could be driven through commercial and social enterprise models.

## 10. ESSENTIAL/EMERGENCY SERVICES/ JUSTICE

- 10.1. The ambulance service, provided by the London Ambulance Services NHS Trust is based at Newham General Hospital. Stratford Fire Station is located on Romford Road, and as for all four of Newham's stations, covers a six minute response time across the Borough. The police are based at Stratford Police Station and the ward's Safer Neighbourhood Team operates from premises on Doran Walk.
- 10.2. Largely because of its role as a transport hub, Stratford and New Town figures among the top ten wards in London for the number of notifiable offences committed, and police resources are already extremely stretched. Stratford Station currently accommodates CID teams; a Safer transport 'Hub' team partly funded by the Mayor; and two additional 'quadrant' teams covering Stratford Town Centre and the west of Newham (although this latter team's work is concentrated mostly on Stratford's transport hub).
- 10.3. Longer term there are plans to build a new custody and patrol base somewhere in the centre of the borough which will consolidate resources on one site and potentially free up space in Stratford station. A suitable site is yet to be identified.

**TABLE 31: EXISTING ESSENTIAL/EMERGENCY SERVICES**

Name	Address	Condition of building	Map Reference
<b>Fire Service</b>			
<b>Stratford Fire Station</b>	117 Romford Road, London, E15 4LY	Reasonable Condition	39
<b>Ambulance Service</b>			
<b>Covered by Newham General Hospital (outside area)</b>			
<b>Police</b>			
<b>Stratford Police Station</b>	18 West Ham Lane, London, E15 4SG	Good condition	81
<b>Safer Neighbourhood Teams</b>	Doran Walk, E15	Reasonable Condition	67
<b>Justice</b>			
<b>Stratford Magistrates' Court</b>	The Court House, 389-397 High Street London E15 4SB	Good condition	76
<b>Bow County Court</b>	96 Romford Road, London, E15 4EG,	Not visited	40

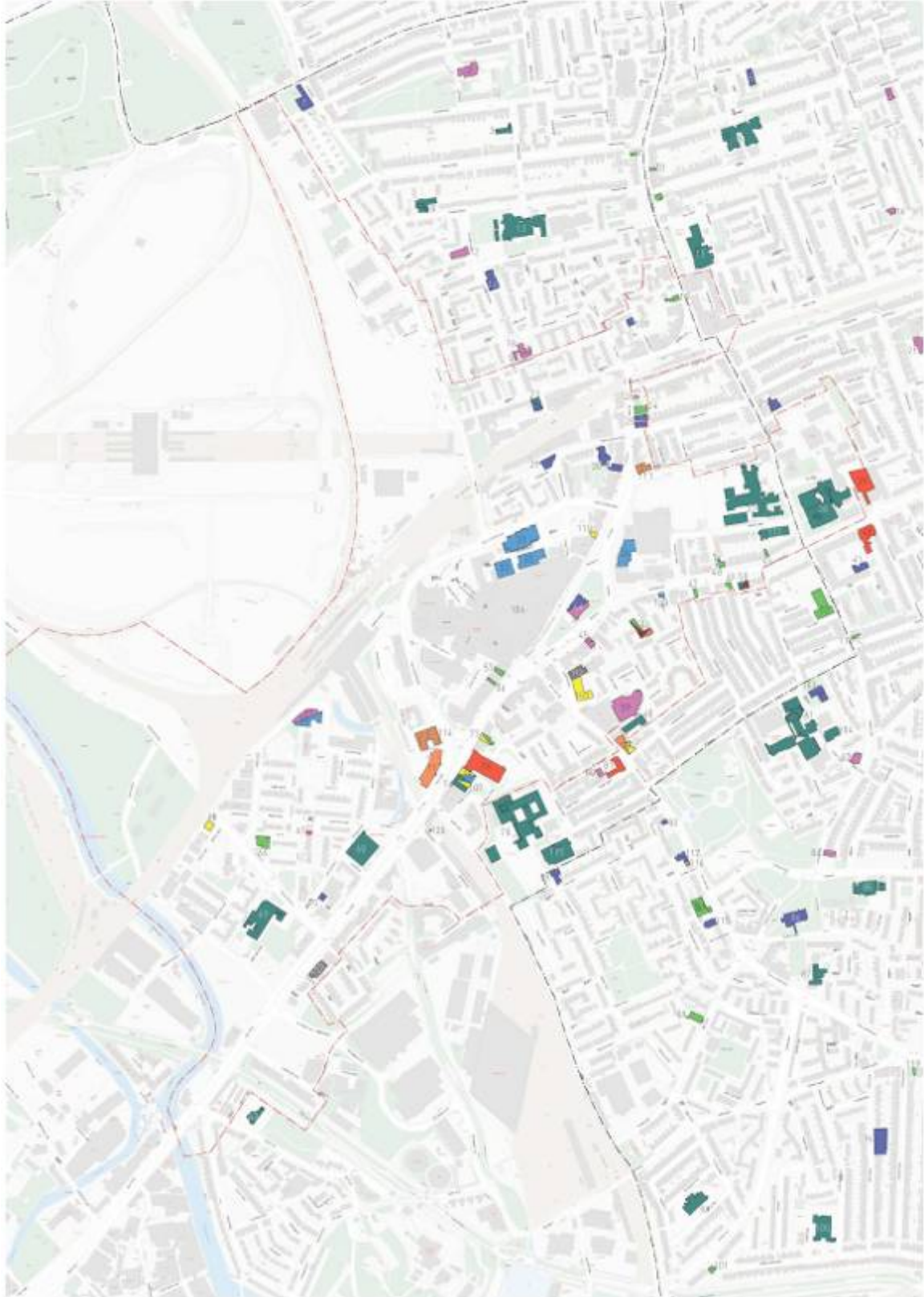
- 10.4. The growth requirements in emergency services needed to respond to forecast population growth are as follows:

**TABLE 32: REQUIREMENTS FOR ADDITIONAL POLICE OFFICERS**

Police Provision (Maintain Borough Average) People per Police Officer 333						
	<b>2010- 2012</b>	<b>2013- 2017</b>	<b>2018- 2022</b>	<b>2023- 2027</b>	<b>2028- 2033</b>	<b>All Years</b>
<b>Population growth</b>	10996	11596	6657	7814	4015	41077
<b>Police for each</b>	333	333	333	333	333	333
<b>Police officers needed</b>	33	35	20	23	12	123

- 10.5. The requirements for fire and ambulance services are considered to be capable of being met by expansion of existing facilities and by development outside of the development framework area.

# 11. PLANS: LOCATION OF EXISTING AND PROPOSED EDUCATION AND HEALTH PROVISION





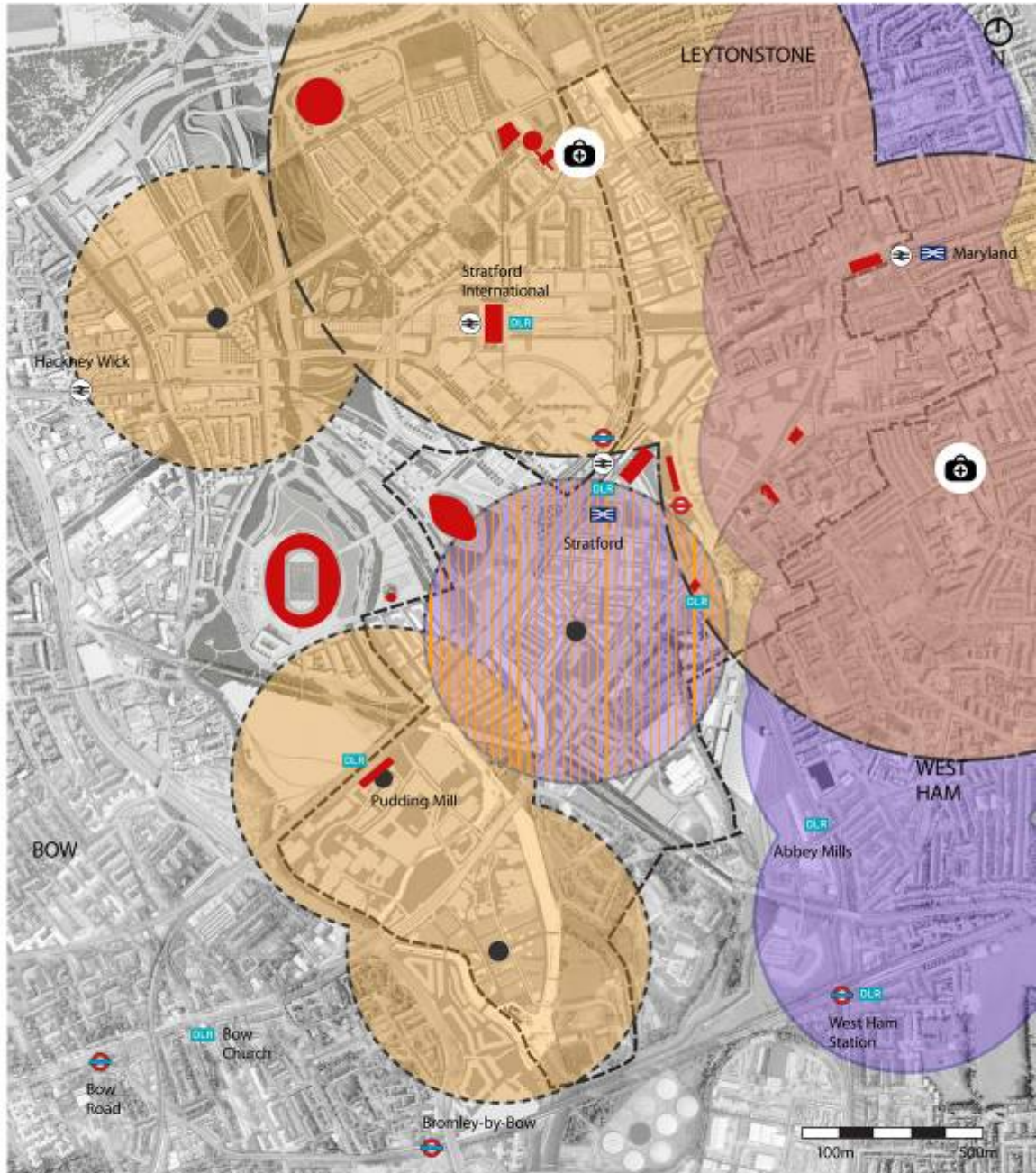
urbaninitiatives



Key

- Site boundary
- Railway boundary
- Education
- Health
- Community / youth centre
- Culture and leisure
- Emergency services and courts
- Places of worship
- Housing services
- Adult care
- Third sector
- Employment services
- Multi-tenure public building

Health Provision in Stratford



- Existing GPs
- New/proposed poly clinic with 15 minute walkband
- Proposed health centres with 5 minute walkband
- Improved/expanded health centres with 5 minute walkband

Education Provision in Stratford



- Expanded primary schools
- Proposed primary schools
- Existing primary schools
- Proposed secondary schools

