

# INFRASTRUCTURE DELIVERY PLAN

## EAST LINDSEY DISTRICT COUNCIL

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## 1.0 INTRODUCTION

- 1.1 East Lindsey District Council has prepared its development plan policies to guide the scale, location and nature of future development in the District over the next 15 years.
- 1.2 The purpose of the Infrastructure Delivery Plan (IDP) is to provide evidence to underpin the policies of the Core Strategy and to identify the future infrastructure and service needs of the District for the plan period up to 2031. More specifically it sets out to:
  - Provide a benchmark of existing infrastructure provision which identifies how well existing needs are being met.
  - Identify future infrastructure requirements to support population change, housing growth and employment growth as detailed in the Local Plan documents.
  - Provide, if possible, an indication of the potential costs and means of funding any additional infrastructure provision.
  - Achieve efficiencies in service delivery.
- 1.3 The IDP aims to ensure that service providers, individually and collectively, plan for broadly the correct level of future development in East Lindsey.
- 1.4 Through continued dialogue with infrastructure providers, and a review of their existing and emerging infrastructure plans, the IDP aims to draw up an understanding of current infrastructure provision along with highlighting any gaps in provision. Projected levels of growth will be used to identify potential shortfalls in provision over the lifetime of the Core Strategy and identify where further investment may be required.
- 1.5 Where possible, a commitment will be secured from the infrastructure providers to ensure the timely delivery of the necessary services to meet the needs of future development.
- 1.6 Effective infrastructure planning lies in making proper provision for uncertainty, and ensuring that infrastructure provision does not rely on unknown sources of funding. Effective infrastructure planning must be more than the simple identification of desired projects which are undeliverable.
- 1.7 By establishing the anticipated need over the plan period the IDP aims to make the process more manageable. However, contingency planning may be necessary where provision remains uncertain. The delivery of infrastructure will be monitored through the Council's Annual Monitoring Report to help match need with provision.
- 1.8 It is crucial that infrastructure programmes, whether for transport, utilities or social infrastructure, plan to meet current deficiencies as well as future development requirements. Through the better management of existing provision some of the current identified and future deficiencies can be overcome.

## 2.0 POLICY CONTEXT

### National Guidance

- 2.1 The National Planning Policy Framework requires that planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of **infrastructure**, services or housing. Amongst others it identifies the following objectives for local plans:-
- set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
  - identify priority areas for economic regeneration, infrastructure provision and environmental enhancement.
- 2.2 The NPPF adds that Local Planning Authorities should set out the **strategic priorities** for their area in the Local Plan. This should include strategic policies to deliver:
- the homes and jobs needed in the area;
  - the provision of retail, leisure and other commercial development;
  - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  - the provision of health, security, community and cultural infrastructure and other local facilities; and
  - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 2.3 Crucially, Local Plans should:
- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;
  - be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
- 2.4 Paragraph 162 of the NPPF indicates that Local planning authorities should work with other authorities and providers to:
- assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and
  - take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.

## **Planning Inspectorate Guidance**

- 2.5 As well as supporting the strategy, evidence of infrastructure needs and provision must also be strong enough to stand up to independent scrutiny. The Planning Inspectorate (PINS) has provided a checklist of questions that Inspectors will consider during the examination of a Core Strategy. The questions relating to delivery includes:
- Have the infrastructure implications of the strategy/policies been clearly identified?
  - Are the delivery mechanisms and timescales for implementation of the policies clearly identified?
  - Is it clear who is going to deliver the required infrastructure and does the timing of the provision complement the timescale of the strategy/policies?
  - Is it clear who is intended to implement each part of the strategy/DPD? Where the actions are outside the direct control of the LPA is there evidence that there is the necessary commitment from the relevant organisation to the implementation of the policies?
  - Does the DPD reflect the concept of spatial planning? Does it go beyond traditional land use planning by bringing together and integrating policies for the development and the use of land with other policies and programmes from a variety of agencies/organisations that influence the nature of places and how they function?
- 2.6 As part of the deliverability test, local agencies and bodies are signed up to the delivery of the infrastructure which has been identified and are committed to funding through their own capital programme.

## **Delivering timely infrastructure to East Lindsey**

- 2.7 The Core Strategy policies provide the spatial direction for East Lindsey and this needs to be integrated and coordinated with a range of other plans and programmes that may influence infrastructure strategies for health, education, sport, recreation and environmental infrastructure. Without the timely delivery or funding for supporting infrastructure new developments are likely to be delayed or existing infrastructure to become overwhelmed in the interim period.
- 2.8 Historically, public sector funding has underpinned much of the cost of infrastructure delivery, however, the public sector is looking increasingly towards the developer to contribute to the cost of any necessary infrastructure provision through a Community Infrastructure Levy or Section 106 Agreement.
- 2.9 Commercial and private providers, often operate to different investment plan cycles; typically utility providers will operate to a five year Asset Management Plan as is the case with Anglian Water for example.
- 2.10 The Council has in recent years created a S106 officer role within the Authority whose duties include the securing of suitable funding for agreed infrastructure works. Where funding, and a schedule of payments, has been agreed this information is made publically available online. As of the 18<sup>th</sup> of May 2016 a total of £6,672,257.26 S106 monies had

been negotiated covering a variety of projects ranging from NHS and Educational contributions to more local small scale schemes.

2.11 The scope of such 106 agreements is laid out in the National Planning Policy Framework and matters agreed as part of a S106 must be:

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

### **3.0 INFRASTRUCTURE PROVISION**

#### **Future Growth**

3.1 Future infrastructure requirements in the District will largely be as a consequence of the additional needs generated by new development associated with inward migration and job creation. This section sets out an overview of forecasted population increases, identifying some of the key types and areas of growth over the plan period.

3.2 Since 2001, the main drivers of population growth in the District have been;

- Natural change (the difference between birth and deaths) and
- Net internal migration (the difference between in-migration and out-migration from and to other locations within the UK).

With regard to the effects of net international migration this is one area of uncertainty, however historical trends suggests that it will not be a significant driver of population growth in the future.

3.3 An analysis of natural change in East Lindsey between the 2001 and 2011 census shows that the number of deaths (17,611) exceeded the number of births (11,910), and that the net natural change is one of decline.

3.4 However while there is clear evidence to suggest the natural population of the District is in decline, the total population has grown by approximately 5000 over the 10 year period between censuses. This growth in total population highlights the main driver in terms of population growth is that of net internal migration.

3.5 What is clear from the census data is that the population of the District is growing and that growth is predominantly coming from the 50 plus age groups, with younger residents leaving the District. An increasingly older population coupled with a net outflow of younger residents means the District could see a marked reduction in the resident labour force.

3.6 As a consequence it is anticipated that the greatest pressures on new infrastructure as a direct consequence of population growth will be to accommodate the demands of an older population through the provision of health and later life care facilities.

3.7 Under the ONS 2012 Subnational Population Projections (SNPP), the population of the District is set to rise by 17,000 over the period 2012-2037, an increase of 12%. This rate

of growth is lower than the previous 2011 based interim projection and that recorded in the pre census 2010 based SNPP.

- 3.8 In order to determine which population figures and trend based data was the most appropriate to establish a housing target, Edge Analytics undertook to investigate four scenarios at a District wide level and two additional ones for the coastal areas. Due to the population growth within the District being based on internal migration, it is important to understand and consider scenarios based on this presumption. A typical timeframe from which migration trend assumptions are derived is 5 years. However, given the unprecedented economic changes which have occurred since 2008 it is also important to consider an extended historical time period.
- 3.9 From the work undertaken by Edge Analytics, and given that population growth is driven mainly by in-migration, the most appropriate scenario to meet the Districts housing needs covering the plan period was considered to be PG-10yr (for more information regarding housing scenarios please refer to the housing topic paper which forms part of the Core Strategy evidence base). The PG-10yr scenario maintains the assumption that growth will continue to be fed by in-migration and though job creation is small, it recognises that it does contribute to the level of growth. As a result, taking this at an average with the 2008 based headship rate, this gives a District Wide Housing Target of 7215 homes over 15 years. Due to the lack of a 5 year supply as of the 1<sup>st</sup> January 2016 and an effective undersupply of 553 homes the housing target has been raised accordingly to 7768 as to comply with the requirements of the NPPF.
- 3.10 Due to the issue of flood risk along the coast, the Council has determined in the Local Plan to split the District wide housing target of 7768 into two housing areas.
- 3.11 In the coastal area the policy of the local plan is to maintain stable population levels.
- 3.12 In terms of housing, the target for the coastal area over the lifetime of the plan is for 1308 additional houses for which permission has already been granted. Delivery of the additional houses is not expected to increase demand for gas, water and electricity related infrastructure significantly, however the capacity of individual utilities will require regular monitoring to address the additional homes and demand from other forms of development such as health care.
- 3.13 The inland areas will not be subjected to the same restraints on development and further housing and employment use related growth is anticipated. The inland housing target therefore has been set as a minimum of 6460.
- 3.14 Rates of development are constantly monitored by the Council and it will continue to liaise with infrastructure providers to ensure that the necessary services are available and the sites identified in the Settlement Proposals DPD can be delivered in line with its housing trajectory. Table 1 shows the towns and large villages where additional housing allocations are proposed over the plan period, the remainder of the housing target is made up of existing planning commitments.
- 3.15 By locating new development in the towns and larger villages, where it can benefit from good links to local services and access to the main road network, the local plan aims to reduce the demand for new transport infrastructure. However, because of the dispersed nature of the district's settlements, and the dependence on private transport, the growth

in car usage will require ongoing monitoring to assess its impact on town centres and car parking.

3.16 The Council's Employment Land Study (2012) identifies the need for additional land in Alford, Coningsby/Tattershall, Horncastle and Louth. Data from an update of the Council's Employment Land Study will be used to establish future infrastructure needs based on revised take-up and projected demand calculations once completed.

**Table 1 Proposed Distribution of housing allocations inland minus existing commitments up to the end of February 2016.**

<b>Towns</b>	<b>Total</b>
Alford	161
Coningsby/Tattershall	417
Horncastle	0
Louth	1204
Spilsby	264

<b>Large Villages</b>	<b>Total</b>
Binbrook	0
Burgh le Marsh	95
Friskney	59
Grainthorpe	18
Manby/Grimoldby	77
Hogsthorpe	100
Holton le Clay	326
Huttoft	0
Legbourne	23
Mareham le Fen	113
Marshchapel	84
North Thoresby	160
Partney	0
Sibsey	239
Stickney	24
Tetford	0
Tetney	57
Wainfleet All Saints	96
Woodhall Spa	352
Wragby	32
<b>Total</b>	<b>3901</b>
Coast	1308



## **4.0 STRATEGIC TRANSPORT**

- 4.1 The County Council identifies the strategic road network for Lincolnshire in the 4<sup>th</sup> Lincolnshire Transport Plan. The 4<sup>th</sup> Lincolnshire Local Transport Plan (LTP4) covers the 10 year period 2013/14 to 2022/23 and builds on the strategies and policies adopted during the first 3 LTPs. Over the 10 year period of LTP4, it is expected that the individual strategies and policies which make up the overarching LTP will continue to evolve to reflect ongoing changes at the national level and new local initiatives.
- 4.2 The strategic road network by its very nature carries the largest proportion of local traffic. It forms the key routes in the public transport hierarchy and provides important links for visitor trips to the coast.
- 4.3 The potential need for a relief road in Skegness is being investigated through the Greater Lincolnshire Local Enterprise Partnership, as yet no financial implications or costs of any proposed scheme have been identified.
- 4.4 Investigative work carried out by Lincolnshire County Council in 2015, in the form of the Lincolnshire Local Planning Tool, highlighted no significant road network issues in the form of 'hot spots'. The modelling undertaken as part of this investigative work looked at travel within, into and out of and through the county, including travel to work patterns, along with the growth of traffic irrespective of additional housing and employment growth in order to identify any potential 'hot spots'.
- 4.5 The County Council as Highways Authority also carry out travel assessments assessing the potential impact of new developments on the existing road network. As part of this work, in relation to a recent planning application in Horncastle, the Bullring junction has been identified as being at capacity and requiring significant investment in the form of a potential bypass. At this stage no viable funding mechanism has been identified. However, the Council will support Lincolnshire County Council in seeking a viable solution to this issue.
- 4.6 It should be noted that the identified issues within Horncastle and Skegness will not impact the delivery of housing proposed throughout the plan period, with sufficient planning permissions having already been granted to satisfy the objectively assessed need up to 2031.
- 4.7 The Nottingham-Grantham-Boston-Skegness rail line is the only rail route in operation within the District and is known as the 'Poacher' Community Rail line. The only other key settlement served by the line in the District is Wainfleet All Saints; with halts at Havenhouse and Thorpe Culvert. The Poacher Line was one of the Department for Transport's seven pilot Community Rail projects set up in 2004 and is designated as a Community Rail Service.
- 4.8 Partners involved in the Poacher line include East Midlands Trains, Network Rail, Department for Transport, Association of Community Rail Partnerships, Lincolnshire County Council and District Council's covering the route; who all contribute towards the activities and aspirations of the project.

- 4.9 Through the Community Rail Partnership the profile of the Poacher line has been raised, along with support being given to major improvements through community projects and the pushing for track renewals to help improve the overall performance of the line.
- 4.10 Severe crowding on some summer services is recognised as an issue on the Poacher line with Skegness witnessing significant long distance traffic levels (CEBR Economic Impact Study) during high season resulting in the need to assess capacity development and peak enhancements.

## **5.0 CULTURAL PROVISION**

- 5.1 'Cultural facilities' covers a wide range of activities with some overlap into social infrastructure. In addition to public libraries in 10 of the larger settlements and a mobile service elsewhere, there is a range of services from active and passive sports to museums providing the focus for the community.
- 5.2 No major Cultural infrastructure issues have been identified but, at a time when County Council budgets are being cut, the provision of facilities such as libraries is of concern.
- 5.3 Where appropriate the Council will seek to support the provision of cultural facilities that lend themselves to ensuring the sustainability of new schemes. These will be judged on a site by site basis using the evidence from Neighbourhood and Village Plans, where available. The aim of the IDP is to identify where there are potential deficiencies and to alert developers to the possibility that service providers may seek contributions, such that these can be factored in to site development costs.

## **6.0 GREEN INFRASTRUCTURE**

- 6.1 Green Infrastructure (GI) is the umbrella term used to describe all the different elements that form the network of green and natural spaces within and around our towns and villages, and in the open countryside. Many of these spaces have more than one function and some were not specifically intended to be open spaces but have evolved into this role over time.
- 6.2 The Council recognise the importance of GI in improving the quality of life of the Districts residents, with benefits to the environment, individuals and the community as a whole.
- 6.3 It is often assumed that rural areas are well blessed with green infrastructure, given the relatively low density of population and large swathes of open land, which contribute to its landscape character. However, much of this land is given over to agriculture and is not primarily managed for wildlife or public access. Furthermore, settlements have often developed incrementally over long periods with a significant amount of development coming forward in the form of individual plots or small developments, limiting the opportunities to plan for green space at a community level.
- 6.4 In recognition of its importance the Council has undertaken a Green Infrastructure Audit, covering 'natural' features including those of open space and allotments etc. There are two strands to this audit, one focused on the network of sites for biodiversity (both publically accessible and not) and the second looks at the accessible natural and semi-natural green spaces available for use by the wider community.

- 6.5 With regards to accessible green space these have been assessed against the Accessible Natural Green Space Standards formulated by Natural England and have shown that there is a need to diversify and add to the types of GI within and around a number of communities, and this is likely to continue as communities experience growth.
- 6.6 Given current levels of accessible green space, it is important that what we do have is safeguarded. If, in exceptional circumstances, the Council does permit development on an existing piece of green space identified through the Settlement Proposals DPD, it will be a condition of that permission that an equivalent piece of green space is provided so that there is no net loss. The Council will furthermore support projects by the community or other local groups to create accessible green space throughout the District. On housing sites over 1 hectare, the Council will require multi-functional green space, for example, recreation areas, landscaped cycle ways and footpaths, wildlife areas.
- 6.7 One aim of the Core Strategy is to integrate green infrastructure to maintain and build on existing provision to enhance the quality of life for all, by providing greater access to green areas and publicly accessible land around the settlements.
- 6.8 An audit and needs assessment for open spaces, recreational and sports facilities in the District indicated no clear evidence of any significant quantitative deficiency in the levels of indoor sports facility provision. There however are discrepancies between the level of provision within the towns and some villages.
- 6.9 School facilities, which are available for community use, formed part of the audit and needs assessment for open spaces, recreational and sports facilities. Access to school sports facilities comprises a strong element of the Districts provision in terms of sports facilities. Due to a reliance on sporting facilities linked with schools across the District to meet provision standards the Council through its Local Plan will seek the continued and where possible increased access to school sports facilities for organised and community use, outside of school hours to foster community participation.
- 6.10 The loss of a school in a community can often remove the only access to sport and recreation facilities in a village. It is important that Parish Councils and other community groups have the opportunity to take on such facilities, as once they are lost to other uses, they are lost forever.
- 6.11 The audit and needs assessment for open spaces, recreational and sports facilities identified a district wide deficiency in the level of outdoor sport and recreation provision. Residential development increases the demand for open space, recreation and sports facilities and this in turn has a cumulative impact on the level of existing provision. Therefore, if development is proposed in areas where there is a deficiency in existing provision or in a situation where the development itself will create an issue of deficiency, the Council will seek to prevent the loss of these important community spaces. We will encourage, and where necessary require, the provision of new or improved open space, recreational or outdoor sports facilities. On large-scale developments, facilities will be provided in step with population growth and will be designed as an integral part of the development. The developer will also need to show how new open space facilities will be maintained.
- 6.12 Existing facilities will be safeguarded from alternative uses unless suitable and equivalent alternative facilities can be made available within the same catchment or the existing

facilities can be shown as surplus to requirements through a robust and up to date assessment of need.

## 7.0 WATER CYCLE OVERVIEW

- 7.1 In November 2014 a Water Cycle Study scoping report (Phase I study) was produced by ELDC which highlighted some potential issues relating to waste water collection and treatment work infrastructure. In light of these potential constraints in June 2015 JBA Consulting were commissioned to undertake a more detailed Phase II study on behalf of ELDC.
- 7.2 JBA Consulting undertook to investigate the impact on the water supply and wastewater infrastructure of five potential housing growth scenarios covering each of the 24 towns and large villages. The WCS has been carried out in co-operation with the Environment Agency and Anglian Water with the objective of highlighting whether infrastructure upgrades are expected to be required to accommodate the levels of planned growth. Alongside the initial steering group the Internal Drainage Boards operating within the District were also consulted during the preparation of the Water Cycle Study.
- 7.3 In order to assess headroom capacity of the water recycling centres and water resource to each location expected to see growth it was necessary for JBA Consulting to consider the total proposed housing figures for each of the settlements receiving growth. To enable this analysis the Council provided JBA Consulting with five housing growth scenarios, shown in table 2 below.

**Table 2 Location growth scenarios for towns and large villages within East Lindsey**

Location	Scenario 1: Potential Housing numbers	Scenario 2: Scenario 1 + 20%	Scenario 3: Scenario 1 + coastal housing adjustment	Scenario 4: High level housing numbers	Scenario 5: Scenario 3 except change for Burgh le Marsh
Alford	289	347	<b>603</b>	693	603
Binbrook	82	98	82	114	82
Burgh le Marsh	213	256	<b>257</b>	295	357
Coningsby & Tattershall	486	583	486	991	486
Friskney	50	60	<b>94</b>	128	94
Grainthorpe	59	71	<b>103</b>	67	103
Grimoldby & Manby	140	168	<b>184</b>	194	184
Hogsthorpe	78	94	<b>122</b>	115	122
Holton le Clay	302	362	<b>346</b>	406	346
Horncastle	605	726	605	1411	605
Huttoft	47	56	<b>91</b>	68	91
Legbourne	54	65	<b>98</b>	72	98
Louth	1434	1721	<b>1784</b>	3347	1748

Mareham le Fen	84	101	<b>128</b>	101	128
Marshchapel	60	72	<b>104</b>	82	104
North Thoresby	93	112	<b>137</b>	137	137
Sibsey	168	202	<b>212</b>	231	212
Spilsby	266	319	<b>580</b>	634	580
Stickney	85	102	<b>129</b>	113	129
Tetford	39	47	39	46	39
Tetney	137	164	<b>181</b>	186	181
Wainfleet All Saints	160	192	160	184	160
Woodhall Spa	347	416	<b>391</b>	473	391
Wragby	153	184	<b>197</b>	212	197
<b>Total</b>	<b>5431</b>	<b>6517</b>	<b>7077</b>	<b>10300</b>	<b>7177</b>

The numbers in bold in the Scenario 3 column shows which settlements have an increase in housing numbers compared to Scenario 1. Scenario 5 is equal to the Scenario 3 housing numbers except for a further 100 homes to be located in Burgh le Marsh

7.4 The housing growth scenarios in table 2 do not take existing planning commitments into account, and as such the housing scenarios simply quote the total housing numbers required in a settlement until 2031. The scenario growth figures for the water resource and wastewater treatment work assessments use a total potential housing number for the settlements, which includes those sites with existing planning permission.

7.5 The reason for this approach is that the original assessments undertaken for individual planning applications may not have been as full and complete as the capacity assessment work undertaken as part of the water cycle study. The total volume of additional water Anglian Water will need to supply and treat for the full period 2015-2031 has therefore been considered.

7.6 Through an assessment of available headroom (table 3) in the flow and quality consents at Anglian Water's existing water recycling centres and JBA Consulting's water quality impact modelling Alford, Binbrook, Friskney, North Cotes, Holton le Clay, Spilsby, Stickney, Tetford, Tetney Newton Marsh, Wainfleet and Wragby Water Recycling Centres were all assessed as having sufficient capacity available to meet the proposed growth scenarios. Mareham le Fen and North Thoresby are likely to require some treatment upgrades whilst Ingoldmells, Coningsby, Manby, Legbourne, Louth, Sibsey and Woodhall Spa Water Recycling Centres were assessed as having major constraints, although with early developer engagement and phasing of development this will enable all necessary infrastructure improvements to occur.

**Table 3 Water recycling centre capacity assessment**

Location	Receiving WRC	Scenario 1 RAG	Scenario 2 RAG	Scenario 3 RAG	Scenario 4 RAG	Scenario 5 RAG	Overall Rag	Additional Comments
Alford	Alford WRC	Green	Green	Green	Green	Green	Green	
Binbrook	Binbrook WRC	Green	Green	Green	Green	Green	Green	
Burgh le Marsh	Ingoldmells WRC	Red	Red	Red	Red	Red	Red	Capacity will be needed to be made available.

Coningsby & Tattershall	Coningsby WRC	Red	Red	Red	Red	Red	Red	Some capacity is available	
Friskney	Friskney WRC	Green	Green	Green	Green	Green	Green		
Grainthorpe	North Cotes WRC	Green	Green	Green	Green	Green	Green		
Grimoldby & Manby	Manby WRC	Red	Red	Red	Red	Red	Red	Some capacity is available	
Hogsthorpe	Ingoldmells WRC	Red	Red	Red	Red	Red	Red	Capacity will need to be made available	
Holton le Clay	Holton le Clay WRC	Green	Green	Green	Green	Green	Green		
Horncastle	Horncastle WRC	No Anglian Water Assessment							
Huttoft	Ingoldmells WRC	Red	Red	Red	Red	Red	Red	Capacity will be needed to be made available. Ingoldmells is a relatively large works so increased flows will have relatively less impact	
Legbourne	Legbourne WRC	Red	Red	Red	Red	Red	Red		
Louth	Louth WRC	Red	Red	Red	Red	Red	Red	Some capacity is available	
Mareham le Fen	Mareham le Fen WRC	Green	Amber	Amber	Amber	Amber	Amber	Small WRC with capacity	
Marshchapel	North Cotes WRC	Green	Green	Green	Green	Green	Green		
North Thoresby	North Thoresby WRC	Green	Amber	Amber	Amber	Amber	Amber		
Sibsey	Sibsey WRC	Amber	Red	Red	Red	Red	Red		
Spilsby	Spilsby WRC	Green	Green	Green	Green	Green	Green		
Stickney	Stickney WRC	Green	Green	Green	Green	Green	Green		
Tetford	Tetford WRC	Green	Green	Green	Green	Green	Green		
Tetney	Tetney Newton Marsh WRC	Green	Green	Green	Green	Green	Green		
Wainfleet all Saints	Wainfleet WRC	Green	Green	Green	Green	Green	Green		
Woodhall Spa	Woodhall Spa WRC	Amber	Red	Amber	Red	Amber	Red		
Wragby	Wragby WRC	Green	Green	Green	Green	Green	Green		

7.7 Sewage undertakers are required to consider growth in demand for wastewater services when preparing their five-yearly Strategic Business Plans (SBPs) which set out their proposed investment for the next Asset Management Plan (AMP) Period. Investment is typically committed to provide new or upgraded capacity when there is a high certainty of a site being delivered. Windfall sites and smaller infill developments, along with connections to the sewage network across third party land, will however normally be funded via developer contributions.

7.8 Whilst the Water Cycle Study highlighted infrastructure constraints in the form of Water Recycling Centres, with early developer engagement and the effective phasing of development across the plan period none of the issues raised should be regarded unsurmountable or prevent the proposed levels of development from occurring within the plan period.

- 7.9 As well as investigating capacity at the water recycling centre, the recently undertaken WCS also included a sewage system capacity assessment. An assessment is required to identify the available capacity within the existing systems, and the potential to upgrade overloaded systems to accommodate growth. The scale and cost of upgrading works may vary very significantly depending upon the location of development in relation to the network and the receiving WRC. It may be possible that an existing sewerage system is already working at its full capacity and further investigations have to be carried out to define which solution is necessary to increase its capacity. New infrastructures may be required if for example a site is not served by an existing system.
- 7.10 To enable Anglian Water to undertake this sewage system capacity work, the Council supplied them with a list of some 129 non-discounted housing sites promoted through the Strategic Housing Land Availability Assessment (SHLAA) process. Anglian Water then, by using a population equivalent of 2.3p/h multiplied by a water demand figure of 133/l/p/d, have been able to provide a Red, Amber and Green analysis for the foul sewerage network capacity (Full table of analysis results contained within WCS).
- 7.11 The assessment of sewage system capacity concluded that there were no Red issues across the 129 sites assessed however, except for a few of the smaller development (10 units or fewer), it is anticipated that some upgrades would be required to the sewage system for each site. Exact capacity requirements will be determined by Anglian Water at the planning application stage or with pre application advice.
- 7.12 Sewerage Undertakers have a duty under Section 94 of the Water Industry Act 1991 to provide sewerage and treat wastewater arising from new domestic development. Except where strategic upgrades are required to serve very large or multiple developments, infrastructure upgrades are usually only implemented following an application for a connection, adoption or requisition from a developer. Early developer engagement with water companies is therefore essential to ensure that sewerage capacity can be provided without delaying development.

### **Water availability and supply**

- 7.13 As part of any assessment of the water cycle study the availability and supply of water is crucial. Anglian Water manages water resources in 19 Water Resource Zones (WRZs). Its East Lincolnshire zone covers almost the entirety of East Lindsey District and all settlements which are to see site allocation as part of the Local Plan. A small area to the north west of Bucknall is served by AW's Central Lincolnshire WRZ, but this contains only a handful of water users, and is not a settlement under consideration for housing growth.
- 7.14 AW's Water Resource Management Plan 2015 (WRMP) sets out their proposed 25 year strategy for maintaining the balance between the supply and demand for water in their region. AW update their WRMP each new AMP period, and take into account actual changes in population and consumption, as well as regulatory changes.
- 7.15 The East Lincolnshire zone is not forecast to have a supply-demand deficit over the whole of the forecast period (2015 - 2040). However the supply-demand balance is forecasted to reduce over time from 61.7 MI/d at the end of AMP 6 (2019-2020) to 12.82MI/d at the end of AMP 10 (2039-2040). These are the Dry Year Annual Average (DYAA) condition demands, and the target headroom requirements are 9.8 MI/d. In summary the Water

Resource Management Plan (WRMP) makes adequate provision for the forecast growth in housing within East Lindsey District and therefore water resources should not be considered to be a barrier to the planned growth in the District.

7.16 Along with the review of the WRMP Anglian Water also supplied a water resource assessment of the five potential housing growth scenarios provided to them by the Council (table 4) which confirms that there is adequate water available for the forecast growth in East Lindsey.

**Table 4 Water resource assessment provided by Anglian Water**

<b>Location</b>	<b>Scenario 1</b>	<b>Scenario 2</b>	<b>Scenario 3</b>	<b>Scenario 4</b>	<b>Scenario 5</b>
Alford	Green	Green	Green	Green	Green
Binbrook	Green	Green	Green	Green	Green
Burgh le Marsh	Green	Green	Green	Green	Green
Coningsby & Tattershall	Green	Green	Green	Green	Green
Friskney	Green	Green	Green	Green	Green
Grainthorpe	Green	Green	Green	Green	Green
Grimoldby & Manby	Green	Green	Green	Green	Green
Hogsthorpe	Green	Green	Green	Green	Green
Holton le Clay	Green	Green	Green	Green	Green
Horncastle	Green	Green	Green	Green	Green
Huttoft	Green	Green	Green	Green	Green
Legbourne	Green	Green	Green	Green	Green
Louth	Green	Green	Green	Green	Green
Mareham le Fen	Green	Green	Green	Green	Green
Marshchapel	Green	Green	Green	Green	Green
North Thoresby	Green	Green	Green	Green	Green
Sibsey	Green	Green	Green	Green	Green
Spilsby	Green	Green	Green	Green	Green
Stickney	Green	Green	Green	Green	Green
Tetford	Green	Green	Green	Green	Green
Tetney	Green	Green	Green	Green	Green
Wainfleet all Saints	Green	Green	Green	Green	Green
Woodhall Spa	Green	Green	Green	Green	Green
Wragby	Green	Green	Green	Green	Green

7.17 With an increase in water demand as a direct result of growth there is added pressure on the existing supply infrastructure. The time required to plan, obtain funding and construct major pipeline works can be considerable and therefore water companies and planners need to work closely together to ensure that the infrastructure is able to meet growing demand.



- 7.18 Water supply companies make a distinction between supply infrastructure, the major pipelines, reservoirs and pumps that transfer water around a WRZ, and distribution infrastructure, smaller scale assets which convey water around settlements to customers. It is expected that developers should fund assessments and modelling of the distribution system to assess requirements for local capacity upgrades.
- 7.19 Anglian Water as part of the WCS provided an assessment of the water supply infrastructure to each of the 129 non-discounted housing sites promoted through the SHLAA process.
- 7.20 Anglian Water confirmed that for 48 of the 129 sites capacity was available to serve the proposed growth, and for the remaining 81 sites infrastructure upgrades would be required. Anglian Water confirmed that there were no major constraints to the provision of infrastructure to serve any of the proposed development sites and therefore, whilst it is expected that infrastructure upgrades will be required to serve the majority of the proposed sites, there remains adequate time for this infrastructure to be delivered by Anglian Water without restricting the timing, location or scale of planned development.
- 7.21 Overall, there are no issues which indicate that the planned scale, location and timing or planned development within the District is unachievable from the perspective of supplying water and wastewater services along with preventing the deterioration of water quality in receiving waters.

## **8.0 ENERGY SUPPLY**

- 8.1 Within East Lindsey, National Grid is responsible for the high pressure gas transmission system as well as the lower pressure distribution gas mains which deliver gas to homes and employment sites. National Grid also hold the licence to transmit electricity across the country.
- 8.2 Ofgem (Office for Gas and Electricity Markets) is the industry regulator who oversees the gas and electricity networks and is responsible not only for protecting energy consumers but also for the setting of financial allowances over typically a five year period.
- 8.3 National Grid published its Electricity Ten Year Statement (ETYS) in November 2015 which shows the likely future transmission requirements of bulk power transfer capability of the National Electricity Transmission System (NETS). The ETYS transmission requirements are assessed through the use of the 2015 Future Energy Scenarios, industry knowledge and stakeholder engagement and formulate the basis of network investment and planning. National Grid when planning for network investment also look at factors such as interconnectors and contracted connection dates which may influence transmission development locally and also look further into the future where uncertainty increases. Beyond a 10 year period uncertainty is considerably higher and as such National Grid tend to focus on major trends and power flows. National Grid also published a Gas Ten Year Statement in November 2015 which provides a forecast of the gas transportation systems usage and sets out potential system developments.
- 8.4 The Distribution Network Operators (DNO) who are responsible for the electricity network engineering assets which allow the distribution of electricity from the National Grid to consumers operating across East Lindsey are Western Power Distribution and Northern Power Grid.

- 8.5 The capacity of electricity infrastructure is somewhat fluid in that the situation can change quickly depending upon the level of demand put on the network by consumers. This is particularly the case with commercial developments where the needs may not be known until the actual use has been determined. National Grid have been consulted during the local plan process and have raised no issues surrounding either gas or electricity supply to the District.
- 8.6 The actual cost of any necessary on site infrastructure will be dependent on a number of factors including the size of a development and the existence of any supply to it. For example a greenfield development with no existing provision will inevitably cost more than a site which has existing infrastructure available. The cost of any necessary infrastructure or improvements will be met through agreement between developers and providers.
- 8.7 The energy supply and distribution to provide for new development is the responsibility of the development and will be paid for jointly by the developer and the utilities companies. In respect of connections to the electricity network the DNO can make these or an Independent Connection Provider (ICP) or an Independent Network Operator (IDNO) can undertake some of the works. Where a connection or new network has been built by an ICP it may be adopted by an IDNO who will assume ownership of the network and take responsibility for its future operation and maintenance to the point of connection to a pre-existing part of the main power distributor's network. In instances such as this the end consumer connected to the new network will be customers of the IDNO rather than the power distributor.
- 8.8 Until planning consents are in place it is difficult for utility providers to include further details within regulatory investment plans. However, utility providers are under a duty to ensure all new developments is serviced.

## **9.0 EDUCATION**

- 9.1 Lincolnshire County Council (LCC) has a statutory responsibility to ensure sufficiency of Education provision for children between the ages of 4 and 16 years at primary and secondary schools and for children up to 18 years of age at schools with a sixth form. In addition, the County Council has a statutory duty to ensure a sufficiency of preschool places (through Play Group and/or Nursery provision) for children aged three and four years under the Childcare Act 2006.
- 9.2 East Lindsey is served by a mix of school types, including Local Authority (LA) Maintained and Academy schools. Academies (both primary and secondary schools) are centrally funded but provide capacity for local pupils. LCC has a statutory responsibility for commissioning and the capital funding of adequate capacity in all schools, including academies, and co-ordinates school admissions and pupil transportation for all of Lincolnshire.
- 9.3 East Lindsey schools are increasingly at capacity and oversubscribed in many instances. In particular Louth at primary level and Horncastle are projected to have limited spare capacity available taking account of the impact of housing developments with planning consent. There is some capacity in Tattershall at secondary level only. The table at appendix A indicates the future needs for educational places based on projected population increases.

- 9.4 Evidence held by LCC shows that local primary school populations have seen a steady rise over recent years. This growth in primary school numbers is most pronounced in the market towns and therefore there is no significant surplus capacity expected in these settlements. The growth in primary school population is obviously expected to create pressure in secondary provision as children age and move through the education system, this is forecast from September 2018.
- 9.5 Based on the growth proposed, there will be a need for primary and secondary provision across East Lindsey typically through financial and land contributions. The nature of this will vary, however it is anticipated that some schemes will need to consider on-site primary school provision.
- 9.6 Timescales for delivery will be linked closely to development. LCC will typically expect contributions for larger schemes to be paid in phases: typically every 100 dwellings, subject to development size. Where LCC has taken responsibility for delivery, the Authority has in the past delivered schools in phases, adding additional classrooms as required. In addition, LCC has in the past taken responsibility for constructing and paying for part of the school in line with phased payments in advance of the necessary “trigger point”.
- 9.7 To accommodate new pupils from the proposed growth, it is clear that some additional schools and school extensions will be needed, but there is not any apparent significant local or central funding available for this. The capital funding available to schools directly (devolved formula capital- DFC) has been reduced to 20 per cent of 2009/10 levels; and in any case, has always focused on maintenance rather than providing the means for major expansions. Future levels of capital available via DfE or LCC are unclear and it is highly likely that this will be required simply to meet statutory needs for the existing population with no further funding available to support housing growth. Whilst “basic need” funding is still available to support the most pressing existing issues, major third party contributions will be needed to support growth.
- 9.8 It is expected that almost all education infrastructure that is needed to support growth will need to be funded via developer contributions. Where that funding is agreed and subject to the relevant legal safeguards, LCC (as education authority) will typically underwrite funding and forward fund investment, on the basis that funding is returned over an agreed timescale. The school construction and opening will be phased accordingly. The principles for calculating developer contributions are summarised below (please note that all applicants should contact LCC education for an up-to-date calculation):

	x	x	=
Number of dwellings	Primary pupil ratio	1ary cost multiplier	Contribution
Number of dwellings	Secondary pupil ratio	2ary cost multiplier	Contribution
Number of dwellings	6 <sup>th</sup> From	6 <sup>th</sup> form cost multiplier	Contribution

The above table will be applied with an average pupil production ratio for sites where house types are unknown. This applies to appendix A.

Where house types are known, ratios are used which are specific to the number of bedrooms: 2 beds, 3 beds and 4/4+ beds (1 bed units have a 0 ratio).

## 10.0 Childcare

- 10.1 In 2011, Lincolnshire County Council completed a Childcare Sufficiency Assessment. The Assessment reports that the County as a whole was sufficient. Further, the vast majority of parents were satisfied with their children's care (94% satisfied), its cost (86% satisfied), its location (94% satisfied) and opening hours (90% satisfied). However, the childcare market has evolved since 2011 with the introduction of funded places for eligible 2 year olds and the impending implementation of 30 hours childcare for eligible 3 and 4 year olds. Therefore, LCC is currently undertaking a new assessment to review the county's sufficiency position and inform any further childcare development. The results of this are expected at the end of the Spring Term 2017 and a sufficiency report will be published soon after.
- 10.2 Childcare is a consideration in terms of the implications of population growth and economic change. Nursery provision is generally provided on a commercial basis; Lincolnshire is also served with a strong and vibrant voluntary sector and is seeing an increasing desire by school governors to directly deliver early years provision albeit with close liaison with LCC, which has a statutory responsibility for securing sufficient provision. This might mean some provision in the form of purpose-built nurseries and "extended provision" (out of school childcare) on major developments or regeneration areas. Smaller sites can more easily be served by existing provision such as independent child-minders, preschools, nurseries and out of school childcare.
- 10.3 Where nurseries are needed, it is assumed that either the developer or a relevant public sector body (likely to be LCC) or an Academy will manage the relevant building and let sufficient floor space to a private or voluntary sector provider on either a commercial basis or a below market rent where regulatory conditions are met. In certain circumstances provision, although on a commercial basis, is likely to be secured through planning obligations and/or planning conditions. These facilities should be modestly designed and appropriately located so that a provider can secure the facility at an affordable rent, without excessive capital cost to the developer.
- 10.4 In terms of "extended provision" (out of school care) the most appropriate model (for reasons explained below) is to provide a room and facilities within a school site. The Authorities will consider "extended provision" away from a school site (for example within a community hall or other community facility) but a number of factors will need detailed discussion in order to ensure this is appropriate, including design/ security of the proposed provision, Ofsted standards and best practice including the need for children's toilets, an enclosed play area adjacent to facility, safeguarding of children (security of the facility in respect of the adult public) and security of children's records/ files. In addition, the relationship to school sites will be considered in respect of the time and additional staff resources needed to take children to the nearest school. In all cases, relationships with parish councils, community organisations and/or management companies will need to be properly considered, with certainty for all parties provided by relevant leases and contracts. With appropriate design this is considered to be a nil or very low net cost due to the commercial nature of provision.

## 11.0 HEALTH

11.1 The most recent evidence available for health services indicates that some additional resources will be required to meet the demand for GPs. The precise level of provision and timing will be dependent on several factors including the rates of development, linked to market conditions, and household makeup.

11.2 Taking the total District wide housing target of 7768 homes and using Lincolnshire East CCG's figure of 2.2 persons per household could mean a potential population increase of some 17090 persons over the plan period. Given the recognised recommended number of patients per GP is 1,700 the potential increase in population would require an additional 10 GPs across the entire District.

11.3 Various surveys and statistical analysis have been used to work out the staff patient ratio required in a GP practice. One of the most recent of these undertaken by the Centre for Workforce Intelligence in 2014 concluded that a general practice team is made up of 26.9% GPs, 12.5% Practice Nurses, 7.5% Direct Patient Carers, 51.4% Administration Staff and 1.7% others.

11.4 This would essentially mean that alongside the 10 GPs the following additional practice staff would be required; 5 Practice Nurses, 3 Direct Patient Carers, 20 Administration Staff and 2 other.

11.5 The physical capacity of existing GP practices to deliver additional services is shown overleaf.

**Table 5 GP Capacities**

Location/Practice	Practice List at 2016	Receiving new patients	Comments	Potential to develop	Potential to develop comments
Woodhall Spa (The Broadway)	5925	YES		NO	Unless internal space can be optimised more efficiently unlikely to be able to develop further.
Woodhall Spa (Tasburgh Lodge Surgery)	3870	YES		YES	Situated on a large plot, potential for expansion.
Louth (James St)	8295	YES		NO	Constrained site, little in way of area to expand without loss of car parking.
Manby Middlegate	5711	YES	Surgery split over two sites	YES	Potential to be extended and possible internal restructuring.

N.Somercotes (Keeling Street)				NO	Constrained site, little in way of obvious areas to expand without loss of car parking.
Louth (Kidgate)	3916	YES		YES	Practice has secured Section 106 funding to refurbish and equip a former community room to create an extra consulting room.
Louth (Newmarket)	10902	YES		YES	Practice has secured Section 106 funding to provide an additional consulting / treatment room
Horncastle (Spilsby Rd)	9080	YES		YES	Situated on a large plot, potential for expansion.
Holton le Clay				YES	First floor of premises is available for conversion.
North Thoresby	9514	YES	Surgery split over two sites	Yes	Detached house and land adjacent to the site of existing surgery has been purchased for potential expansion in the future.
Tetford (West Road)	2776	YES		YES	Situated on a good sized plot potential for expansion.
The New Coningsby Surgery (Coningsby)	7985	YES		NO	Constrained site, little in way of obvious areas to expand without loss of car parking.

Mablethorpe (Marisco)	13971	YES	Surgery split over two sites	YES	Large facility covering much of the available plot. However large areas of undeveloped land around the plot itself could, if available, serve to house extension.
Sutton on Sea (Marisco)				NO	Constrained site, little in way of area to expand without loss of car parking.
Alford (Merton Lodge Surgery)	7607	YES		NO	Constrained site, little in way of area to expand without loss of car parking.
Wragby (The Wragby Surgery)	3640	YES		YES	Practice has secured Section 106 funding to develop and refurbish an adjacent building to accommodate extra consulting and medical facilitates.
Binbrook (Binbrook Surgery)	2371	YES		YES	Areas of open space around site could be utilised if required without loss of car parking facilities.
Stickney (The Surgery)	5172	YES		NO	Constrained site, no obvious area for expansion without causing loss of car parking.
Spilsby (Simpson Street)	7377	YES		NO	Constrained site, no obvious area for expansion.
Wainfleet (William Way)	2206	Temporarily Closed		NO	Constrained site, no obvious area for expansion

Chapel St Leonards (Beacon Medical Practice)	22213	YES	Surgery split over three sites	NO	Constrained site, little in way of area to expand without loss of car parking
Ingoldmells (Beacon Medical Practice)		YES		YES	Facility covers much of the available plot however large areas of undeveloped land around the plot itself could, if available, serve to house extension.
Skegness (Beacon Medical Practice)		YES		NO	Constrained site, no obvious area for expansion without causing loss of car parking.
Burgh le Marsh (The Surgery)	13923	YES	Surgery split over two sites	NO	Constrained site, no obvious area for expansion
Hawthorn Medical Practice Skegness		YES		NO	Constrained site, no obvious area to expand.

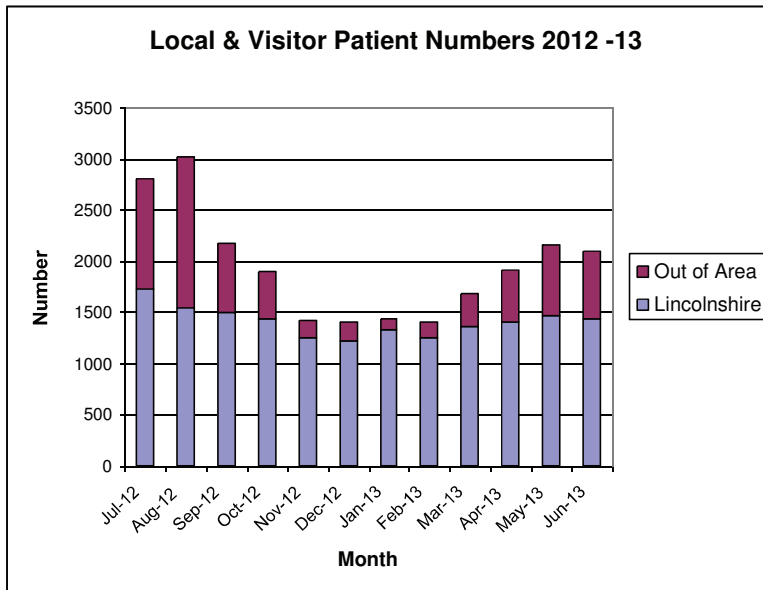
**Source: Lincolnshire East CCG, Strategic Healthcare Planning Feasibility Study June 2016**

11.6 Table 5 above quantifies capacity at GP surgeries in terms of patient list numbers and physical capacity of current accommodation to be expanded. As part of the Local Plan Consultation exercise GP surgeries were contacted and asked to confirm if there was potential to expand, where information was received this has been included within the table above. It is appreciated that many of the above facilities have limited opportunities for the current site to accommodate a significant extension to the existing premises. However, with careful consideration the majority could accommodate smaller extensions providing some increased capacity for the future.

11.7 Table 5 does not include details of the impact on services resulting from the influx of holidaymakers on the coast during the summer months which continues to be a major concern for many practices. During the peak summer period high levels of coastal visitors are known to increase pressure on local facilities as can clearly be seen in table 6 overleaf.



**Table 6 (Source NHS Lincs)**



11.8 Concerns have previously been raised about the impact that temporary residents, both holidaymakers and long term caravan dwellers, have on the ability of registered patients at medical practices to secure appointments. This problem is particularly acute during key holiday periods.

11.9 Statistics provided in relation to Beacon Medical Practice group (table 7) show this issue more clearly and show that whilst temporary patients presenting themselves have not increased dramatically between 2008 and 2013 the actual number of appointments has risen considerably placing increased pressure on services.

**Table 7 Number of temporary patients and appointments taken at Beacon Medical Practice (2008-2013)**

	2008	2009	2010	2011	2012	2013
<b>Patients seen</b>	2040	3571	2982	3614	3841	3771
<b>Appointments executed</b>	2578	3914	4297	5179	6242	9088

11.10 In order to address capacity issues and secure suitable S106 contributions the NHS has developed a formula for calculating the cost of additional provision, which is based on Department of Health calculation HBN11-01. The contribution formula is based on the needs of a Primary Care Health Team and associated administration support. By applying average national list sizes to these groups and identifying the required area and furnishings, a total cost is determined per patient. This figure is multiplied by 2.2 (the average number of persons per dwelling) to provide a funding per dwelling. This figure is then multiplied by the total number of dwellings to give an overall contribution to be sought.

11.11 To date (May 2016) the Council has secured a total of £316,137.00 S106 monies to be used towards healthcare provision. A comprehensive list of all monies and schemes agreed as part of the S106 process are provided overleaf in table 8.

**Table 8 S106 Schemes and monies negotiated.**

Planning Application Reference	Section 106 agreement date	Location	Monies Negotiated	Terms of agreement
S/165/999/14	31/10/2014	Land At West End Crescent, Spilsby	£4,524.00	Healthcare Contribution to be used for the purposes of providing extending improving or altering health facilities serving the site in Spilsby
S/165/01613/14	25/03/2015	Land at Vale Road, Spilsby, Lincolnshire	£16,588.00	Healthcare contribution for the purposes of capital expenditure for accommodation and equipment at Spilsby GP practice
S/086/2478/12	14/01/2015	Land at Mareham Road, Horncastle	£106,941.00	Healthcare contribution for the sole purpose addressing deficiencies in health service provision in Horncastle
S/086/660/14	06/02/2015	Land on The South Side of Winceby Gardens, Horncastle	£9,361.00	Healthcare Contribution for the purposes of providing extending improving or altering health facilities within Horncastle
N/100/00363/14	30/07/2015	Manor Farm House, Reston Road, Legbourne, Louth	£13,431.00	Healthcare contribution for the purpose of providing extending improving or altering health facilities within Louth
N/105/2442/14	03/09/2015	Land Off Ramsgate Road, Louth, Lincolnshire.	£23,199.00	To use the Healthcare Provider Contribution towards alterations at the James Street Practice to their existing waiting area to provide privacy for additional people.
S/086/306/14	15/09/2015	Land on the West Side of Louth Road, Horncastle	£32,560.00	To use the Health Contribution for the purpose of providing improvements to the driveway footpath and car parking area to accommodate the extra traffic at Horncastle Medical Practice.
N/105/00987/14	16/10/2015	Land adjacent to the 82 Eastfield Road, Louth	£18,772.00	Healthcare contribution for the purposes of providing a rear extension of the Newmarket Surgery to provide consulting rooms
N/105/1159/14	11/12/2015	Rock Cottage, Louth	£8,140.00	Healthcare contribution towards James Street practice who will use funds towards converting 7 basic consulting rooms into treatment/minor surgery procedure rooms.

N/105/02475/13	04/01/2016	Park Avenue, Louth, Lincolnshire.	£39,886.00	To use the health contribution towards an extension at the rear of Newmarket surgery to provide extra consulting/treatment room facilities/ administration and storage space. (£13,000.00) Towards the conversion of 7 ground floor consulting rooms into treatment minor surgery procedure rooms at the James Street Family Practice (£13,000.00) refurbishing and equipping a former community room to create an extra consulting room at Louth Kidgate surgery (£13,886.00)
S/086/00193/15	12/02/2016	Land West of Brackenbury Close, Horncastle, Lincolnshire	£30,525.00	To use the Health Contribution to improve the access and egress of Horncastle Medical Practice to support the increased traffic to the site as a result of the development.
S/216/1415/15	04/05/2016	Louth Road, Wragby	£12,210	Wragby surgery will utilise the funds towards developing and refurbishing the adjacent building to accommodate extra consulting and medical facilities required for the increased population.

11.12 The Council will continue to work with the NHS England and Lincolnshire East CCG to secure, where appropriate, funding to provide the necessary health infrastructure required to provide for the future residents of the district through the S106 process.

## Dentists

11.13 Table 9 identifies the dental practices recorded in the East Lindsey area. Apart from those in North Somercotes and Woodhall Spa, all are located in the towns. In addition residents close to Boston, Lincoln, Market Rasen and Grimsby have the opportunity to access services in those centres.

11.14 Seventeen surgeries in East Lindsey are listed on the NHS Choice website. Patient numbers are not available from that source but it does provide information on whether new patients are being accepted.

11.15 From the final column it can be seen that a significant number (7) of all the dentists' practices within East Lindsey are not accepting new patients – including 2 of the 4 NHS Louth surgeries.

**Table 9 Dental Practices in East Lindsey**

Location	Name	Accepting Patients
Alford	Alford Dental Care	Y
Coningsby	The Coningsby Dental Practice	N
Horncastle	Mydentist	Y

Louth	Eastgate House Dental Surgery	Y
Louth	Louth Dental Care	Y
Louth	Louth Family Dental Practice	N
Louth	Louth CDS	N
Mablethorpe	Oasis Dental Care Ltd	N
North Somercotes	Dental Practice	N
Skegness Alghitha Rd	Oasis Dental Care Ltd	Y
Skegness Cecil Rd	Skegness CDS Clinic	N
Skegness Alghitha Rd	Park Dental Studio	Y
Skegness Alghitha Rd	Tower Gardens Dental Practice	Y
Skegness Ida Rd	Skegness Family Dental Centre	Y
Spilsby	Spilsby Dental Surgery	Y
Woodhall Spa	Broadway Dental Surgery	N

**Source: NHS service search**

## **12.0 TELECOMMUNICATIONS**

- 12.1 The importance broadband plays in business growth is increasing significantly and this is especially the case in rural districts such as East Lindsey, where many businesses operate from home or small scale rural premises.
- 12.2 Significant investment has been made by Lincolnshire County Council, Central Government and BT so that at least 89% of all premises within Lincolnshire have the ability to access super-fast broadband by April 2016.
- 12.3 All exchanges in Lincolnshire have been upgraded to support broadband but this remains a predominantly copper infrastructure to the cabinets and then homes and premises. As a result of the predominance of copper lines the further a premises is from the exchange the slower the internet speed will be. As part of the Broadband Delivery UK Project (BDUK) it is expected that the majority of exchanges within Lincolnshire will be upgraded to fibre optic cabling to enable Superfast Broadband.
- 12.4 There are aspirations for rolling out the next generation of broadband to the whole of Lincolnshire by 2017 and the onlincolnshire project team are continuing to seek funding to enable this to happen. The County and District Councils and the Greater Lincolnshire Local Enterprise Partnership have agreed to continue to engage with developers and encourage the incorporation of complementary infrastructure within developments which will allow for the use of fibre optic technology as a way of reducing the need for retrofitting at a later stage.
- 12.5 A growing number of communities are likely to be able to receive superfast broadband via fixed wireless operators such as AB Internet, Linpop and Quikline. In the past these have tended to be more expensive than the more traditional fibre/copper service operated by

BT and Talk Talk for example but the services are improving in terms of their reliability, speed and cost.

- 12.6 Like fixed wireless satellite broadband is continually improving with much of the county now in a position to access it. Further opportunities for access are likely to emerge in coming years with the further development of 4G mobile technologies. As the 4G market develops it is expected that around 98% of the country will have mobile broadband with average speeds of about 9mbps.
- 12.7 Whilst there have been significant improvements made to the level of broadband provision in recent times and with continuous improvements being made it is anticipated that there will be a need for new/improved infrastructure to meet housing and employment needs across the district over the plan period. The timing of any new or improved broadband infrastructure is expected to be in line with the rate of development
- 12.8 BT funding relates to the size of a site with a nominal figure available on small sites, after which the customer helps with the infrastructure costs, work is undertaken to a service level agreement. On larger sites BT works closely with developers with the costs of any works being shared. To assist the development industry BT Openreach has prepared a developers guide which covers areas such as extending, altering and connecting to the network and is relevant to all scales of development.

## **13.0 CONCLUSION**

- 13.1 Through bringing a variety of evidence base documents together it has been possible to highlight areas where provision of infrastructure needs to be improved. One of the biggest areas needing addressing over the plan period is that of educational facilities; both primary and secondary. The Council will continue to work alongside the County Council in finding ways to overcome capacity issues at a number of locations across East Lindsey and will continue to seek developer contributions in the form of S106 where appropriate.
- 13.2 With the replacement of Primary Care Trusts in April 2013 with clinical commissioning groups the Council will closely work alongside the clinically led statutory NHS body covering the East Lindsey area in order to ensure the appropriate level of health care is provided across the plan period.
- 13.3 With regards to the water supply and waste infrastructure provision within the District, whilst the Water Cycle Study has highlighted infrastructure constraints in the form of Water Recycling Centres, with early developer engagement and the effective phasing of development across the plan period, none of the issues raised should be regarded as unsurmountable or prevent the proposed levels of development from occurring within the plan period.
- 13.4 The Council will continue to work with infrastructure providers to ensure the timely delivery of any necessary maintenance or improvements required to provide the planned housing growth over the plan period and will assist in securing S106 payments where a development can be seen to impact negatively on the level of service provided.

Appendix A future needs for educational places based on projected population increases

Location	New students					
	No. of houses during plan	Primary	Closest Primary	Secondary	Closest Secondary	6th Form
Alford	161	32	Alford Primary School	30	Alford John Spendluffe Technology College	6
Binbrook	0	0	Binbrook Church of England Primary	0	Market Rasen De Aston	0
Burgh le Marsh	95	19	Burgh le Marsh St Peter and St Paul CE Primary	18	Skegness Academy	3
Coningsby/Tattershall	417	83	Tattershall Primary	79	Tattershall Barnes Wallis Academy	15
Friskney	59	11	Friskney All Saints CE Primary	11	Old Leake Giles Academy	2
Grainthorpe	18	3	Grainthorpe Primary	3	North Somercotes Birbeck College	0
Hogsthorpe	100	20	Hogsthorpe Primary Academy	19	Alford John Spendluffe Technology College	3
Holton le Clay	326	65	Holton le Clay Primary	61	Louth Secondary	12
Horncastle	0	0		0		0
Huttoft	0	0		0		0
Legbourne	23	4	Legbourne East Wold CE Primary	4	Louth Secondary	0
Louth	1204	240	Louth Primary	228	Louth Secondary	45
Manby/Grimoldby	77	15	Grimoldby Primary	14	Louth Secondary	2
Mareham	113	22	Mareham-le-Fen Ce Primary	21	Tattershall Barnes Wallis Academy	4
Marschapel	84	16	Marschapel Primary	15	North Somercotes Birbeck College	3
North Thoresby	160	32	North Thoresby Primary Academy	30	Louth Secondary	6
Partney	0	0		0		0
Sibsey	239	47	Sibsey Free Primary	45	Old Leake Giles Academy	9
Spilsby	264	52	Spilsby Primary	50	Spilsby The King Edward VI	10
Stickney	24	4	Stickney CE Primary	4	Stickney The William Lovell CE Academy	0
Tetford	0	0	Tetford The Edward Richardson Primary	0	Horncastle Banovallum	0
Tetney	57	11	Tetney Primary School	10	North Somercotes Birbeck College	2
Wainfleet	96	19	Wainfleet Magdalen CE/Methodist Primary	18	Skegness Academy	3
Woodhall Spa	352	70	Woodhall Spa St Andrew's Ce Primary	66	Tattershall Barnes Wallis Academy	13
Wragby	32	6	Wragby Primary	6	Cherry Willingham Secondary	1
Chapel St Leonards	0	0		0		0
Ingoldmells	0	0		0		0
Mablethorpe/Sutton/Trusthorpe	0	0		0		0
North Somercotes	0	0		0		0
Skegness	0	0		0		0

Source: Lincolnshire County Council