

South Kesteven District Council

Infrastructure Delivery Plan (May 2017)

## **Executive Summary**

The Infrastructure Delivery Paper (IDP) identifies physical, social and green infrastructure needs to support the vision for South Kesteven over the period of the Local Plan.

The type, scale and distribution of infrastructure in the IDP has been informed by the level, location and phasing of development identified in the Local Plan. The IDP identifies known costs of infrastructure required to support growth, proposed sources of infrastructure funding, known funding gaps, proposed delivery mechanisms and proposed delivery partners as summarised in table 1 below.

Priorities contained within this document may change over time and as detailed assessment is undertaken in relation to specific developments. The IDP will be monitored and reviewed on a regular basis.

Infrastructure schemes will be prioritised under high, medium and low categories. The identification of an item in those categories should not necessarily in all cases be seen as a suggestion that an item should or should not be funded by developer contributions .

As indicated above, the IDP considers three main themes:

- Physical Infrastructure; including Utilities, Waste and Transport;
- Social Infrastructure; including Education, Emergency Services and Community Facilities; and
- Green Infrastructure

## 1.0 Introduction

- 1.1 This Infrastructure Delivery Paper has been prepared by South Kesteven to support the new South Kesteven Local Plan. The paper includes the Infrastructure Delivery Schedule (IDS) which identifies the physical, social and green infrastructure needed to support the vision and growth proposals included in the Plan over the plan period 2016-2026, including where known, when the infrastructure will be required and how it will be funded.
- 1.2 The document has been prepared following extensive discussions with LCC services, internal SKDC services and external organisations, such as the Clinical Commissioning Group (CCG) health trusts and utility companies. The document and its appendix have been produced in preparation for the consultation on the South Kesteven Local Plan. A Whole Plan Viability assessment and report is also being prepared with consultancy support from AECOM and HDH Planning and Development.
- 1.3 The Infrastructure Delivery Schedule is not statutory policy but will inform (not dictate) decisions on development contributions (section 106) and provide certainty regarding the deliverability of the Local Plan proposals.

### Policy Background

- 1.4 The National Planning Policy Framework (NPPF) suggests that local planning authorities set out 'strategic priorities' for the Local Plan area to deliver:

*'...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.'*

(Paragraph 156)

- 1.5 The NPPF continues: *'Local Plans should: ... plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework'* (Paragraph 157).
- 1.6 However, at several points, the NPPF notes that Plans should be 'deliverable' and 'viable'. One such point is:

*'Local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the Plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.'* (Paragraph 174)

- 1.7 The District Council will work together with infrastructure providers to manage future infrastructure provision to ensure the delivery of the Plan. A Whole Plan Viability assessment is being prepared which considers the implications of infrastructure needs. Some of the findings from the assessment are noted in this paper.
- 1.8 The term 'infrastructure' is wide-ranging. The NPPF (para. 162) requires local planning authorities to assess the quality and capacity of the following types of infrastructure and its ability to meet forecast demands
  - Transport;
  - Water supply;
  - Wastewater and its treatment;
  - Energy (including heat);
  - Telecommunications;
  - Utilities;
  - Waste;
  - Health;
  - Social care;
  - Education; and
  - Flood risk and coastal management
- 1.9 In addition there is reference to the need to plan for the housing needs of the community including affordable housing. Affordable housing is not dealt with in this paper but is considered in other evidence, including the Strategic Housing Market Assessment (SHMA) 2017 and the Whole Plan Viability Assessment 2017.
- 1.10 The NPPF references security, community and cultural infrastructure. It also requires local planning authorities to plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. The NPPF defines green infrastructure as "*a network of multi-functional green space, urban and*

*rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities"*

1.11 It is possible to identify three broad categories of infrastructure, as listed below. The examples are not exhaustive; they simply illustrate what might be included under each category.

- Physical infrastructure – such as transport (including public transport, cycling and footpaths), water supply and waste management, energy supply, telecommunications, waste management and flood protection;
- Social infrastructure – including education, health, social care, emergency services, sport and recreational facilities and community halls;
- Green infrastructure – for example, public open space, green space, parks and play space

1.12 In general, the IDP defines 'infrastructure' as 'any facility, service or physical structure that supports or enables proposed development, whether privately or publically funded'

**Table 1: Summary of Infrastructure Consideration**

The following table provides a summary of current supply and capacity of infrastructure provision in the district together with key providers and identified future needs.

Infrastructure type	Key organisations	Current supply and capacity considerations (including early – five – years of the plan)	Future infrastructure needs (including six years and beyond where not addressed adjacent)	Location of infrastructure requirement	Funding, policy requirement (if relevant)
<u>Energy Usage and Supply</u>	Western Power (WPD)	For electricity, no major constraints to future development have been identified, however additional upgrading of cables and the provision of additional primary transformers required to serve new	The companies have a statutory duty to provide, subject to cost and timing within the scope of its asset management plan and oversight from the regulator (OFGEM)	substations in Grantham, Stamford, Bourne and the Deepings	Works to network and extensions will usually fall under WPD or NP; connections developer funded. The latter in viability study as "opening costs" and externals.
<u>Energy Usage and Supply</u>	National Grid (NG)	For gas, no major constraints to future development have been identified. Some rural parts of South Kesteven are not to be connected to gas – NG will extend, subject to business case.	The company has a statutory duty to provide, subject to cost and timing within the scope of its asset management plan and oversight from the regulator (OFGEM)	Across District	Works to network will usually fall under NG; connections developer funded. Accounted for in "opening costs" and externals (as above)
<u>Broadband and Telecoms</u>	BT Openreach and other providers, including Virgin Media.	Broadband UK (BDUK) programme to improve current service across Lincolnshire, with "super-fast" speeds in most locations, although there is not 100% coverage and properties in some more rural areas of the district around xxx do not currently have access	Future connections with BT (or other fixed copper and fibre providers) and developer. Additional services such as fixed wireless will provide additional service.	Across District	Government, HBF and Openreach announcement in 2016 for free or co-funded, through simple charges. Externals (as above).
<u>Waste Management</u>	Lincolnshire County Council (LCC) for management and districts for collection	The County Strategy is to reduce landfill. An example intervention is The Lincoln Energy from Waste (EfW) plant, in operation since 2013.	This will be managed under the statutory responsibilities of LCC as detailed elsewhere in this document.	Across District	LCC and districts will fund this provision through mainstream grants and Council Tax.
<u>Water (water supply and waste water management)</u>	Anglian (AW) are Water and Sewerage Company (WaSC) for most of the area. Severn Trent (STW) provides sewerage around Gainsborough. EA have statutory responsibilities on related issues.	In terms of water supply and waste water treatment, no major development constraints have been identified in the short term: first five years of the Local Plan. Although AW's Water Resource Management Plan shows overall water capacity, parts of the area are considered by the EA to be in water stress	There will be a need for new provision later in the period. The WASCs have a statutory responsibility to provide services. Both companies continue to work positively with the Planning Authorities. Some work will be as a direct result of negotiation between the relevant utility company and specific developers.	Across the plan area, with some major interventions in urban areas in provision of water recycling and pumping.	Improvements, such as water recycling centres, are a WaSC responsibility. Connections usually developer funded (as "opening up" costs and "externals). LP14 includes higher water standards are in LP14 and assessed in viability study
<u>Water (flood risk management and surface water management)</u>	Environment Agency (EA – fluvial and, although not directly relevant, coastal); LCC (as Lead Local Flood Authority (LLFA) and Internal Drainage Boards	Flood risk and water management are a key part of adaptation to climate change. The Joint Lincolnshire Flood Risk and Drainage Management Strategy includes a Common Works Programme (under a joint strategy) of to 2018.	Work will continue to identify and manage flood risk issues and new development. Throughout most of the plan area, development will avoid major issues. Appropriate design, layout and on-site water management will be important throughout.		Grant funding (ERDF, ESIF, HCA feasibility match fund) and land value specific to WGC Where relevant, the LEP. Where relevant, WaSCs will provide funding for drainage
<u>Transport</u>	LCC, Greater Lincolnshire LEP, district councils, Highways England (HE), Network Rail, rail operating companies, bus operating companies.	Local Transport Plan, Lincolnshire Local Plan Tool (LLPT – countywide transport model) provide evidence. Grantham Transport Strategy in place. New infrastructure will include roads, public	From current evidence, transport needs major funding. There is also significant funding available (secured). Major schemes include Grantham Southern Relief Road (GSRR) and sustainable travel measures.	GSRR and associated infrastructure required to support major development	Department for Transport (DfT); LCC; LEP and developer contributions. Section 106 could contribute to other schemes. Grant funding via LEP, DfT, HE and others

Infrastructure type	Key organisations	Current supply and capacity considerations (including early – five – years of the plan)	Future infrastructure needs (including six years and beyond where not addressed adjacent)	Location of infrastructure requirement	Funding, policy requirement (if relevant)
<u>Primary Education</u>	Lincolnshire County Council (LCC)	Primary Schools are generally close to capacity, however some have room to extend to increase capacity. A number of village primary schools have no or limited capacity and no space to extend	New primary schools required for both North West Quadrant and the Southern Quadrant developments in Grantham. Also a need for new primary school space provision across South Kesteven either through physical provision or financial contributions	Two new schools in Grantham. All major developments to contribute to increase school capacity.	Section 106 on a site specific basis. DfE funding is only expected as a contingency.
<u>Secondary Education</u>	Lincolnshire County Council (LCC)	Secondary Schools within the towns are generally close to capacity.	A new secondary school is required in Grantham to accommodate committed and proposed development of the two urban extensions. Extension to schools in Bourne Stamford and Market Deeping will be required.	New secondary school in Grantham All major developments to contribute to increase school capacity	Section 106 on a site specific basis. DfE funding is only expected as a contingency. LCC will prioritise and apply for other funding accordingly
<u>emergency services</u>	Police, LCC Fire & Rescue East Midland Ambulance Service	The main urban areas are served by all three services and, in the case of fire and police, many villages are also served.	Unknown at this stage	Potentially all major developments	In most cases this can be designed with the layout of the scheme or community facilities
<u>health</u>	NHS England, LCC, Lincolnshire South CCG, Lincolnshire South West CCG, United Lincolnshire Hospitals Trust, Lincolnshire Partnership Trust and Lincolnshire Community Health Services	A detailed assessment of all health properties has been commissioned as part of the Lincolnshire Health and Care (LHAC) agenda. Strategic Plan with subsections for each CCG area is in place and each CCG has a 2 year operational plan	The two SUEs in Grantham are expected to provide a medical centre (GP surgery) or similar requirement, on-site. Plans for GP care in Stamford Deepings and Bourne should accommodate additional growth through the application of NHS standard formula.	All major developments	Medical centres on SUEs are assumed to be funded through section 106 and provided on- or close-to-site.  Section 106 on a site specific basis to cover increased capacity at existing surgeries
<u>social care</u>		Arrangements have been made by LCC to ensure that social care needs are met over the coming financial years, as part of this process there will be a Council Tax increase.	In the long-term, as the principal commissioner of care, LCC will continue to manage the supply for social care. Higher accessibility homes will be encouraged through the Local Plan	All major developments	Mainstream funding will make direct provision.

<u>Green Infrastructure (GI)</u>	Relevant bodies include: district and parish/ town councils in managing public open space; Natural England; LCC in managing highways and verges, public rights of way and water management; and private land owners and Elsea Park Community Trust	A GI strategy for South Kesteven was prepared in 2009, this identifies the strategic GI network and opportunities and objectives for network protection and enhancement and where investment opportunities would best maximise multiple benefits. The Open Space and recreational facilities part of this study is currently being updated.	Open Space and Recreation Facilities are required to support major new development in most locations. The SUEs in Grantham and Stamford will be required to provide structural landscaping and green/blue infrastructure as part of a master-plan for each site	Across South Kesteven in accordance with Open Space standard for new development set out in policy OS1	European funding; lottery funding; Natural England; minerals site remediation.  Assumed that SUEs and other major development will provide on-site open space. Policy requirement has been tested through Whole Plan Viability
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## **2.0 Where is the planned growth taking place?**

- 2.1 South Kesteven already has an adopted Development Plan to 2026, comprising a Core strategy and the Site Allocations and Policies DPD. These plans promote significant new housing and employment growth, particularly in Grantham, which generates need for new or improved infrastructure, much of which is already planned for within the individual infrastructure providers own strategic and operational plans.
- 2.2 The Council is now reviewing its development plan to encompass national policy changes and to extend the local plan period to 2036.
- 2.3 Sustainable growth in South Kesteven will need to be supported by appropriate new and upgraded infrastructure in order to ensure the best possible impact on the economic and environmental well- being of the District. The effectiveness of the growth strategy in this Local Plan is underpinned by the delivery of the necessary infrastructure in the right location and at the right time.
- 2.4 The type and scale of infrastructure required to support the development proposed in this local plan will depend on the scale and distribution of development, as well as how existing and future residents choose to live their lives in the future.
- 2.5 The capacity of existing infrastructure and ability of that infrastructure either with or without new or expanded facilities has formed a fundamental part of formulating the spatial strategy and distribution of development in this Local Plan.

### Settlement Strategy

- 2.6 The consultation draft of the new Local Plan includes Policy SP2 which defines the spatial strategy and settlement hierarchy for South Kesteven:
  1. Majority of development will be concentrated in Grantham
  2. Development in Stamford, Bourne and the Deepings
  3. Larger Villages identified as:
    - *Ancaster*
    - *Barkston*
    - *Barrowby*
    - *Baston*
    - *Billingborough*
    - *Caythorpe & Frieston*
    - *Colsterworth*
    - *Corby Glen*
    - *Great Gonerby*

- *Harlaxton*
- *Langtoft*
- *Long Bennington*
- *Morton*
- *South Witham*
- *Thurlby & Northorpe*

- 2.7 Major development is proposed on Urban Extensions at Southern Quadrant Grantham, Northwest Quadrant (phase 2), Grantham, Stamford North and at Linchfield Road Market Deeping/Deeping St James will form an important part of the delivery strategy and those proposed are shown on the map below. These are located in areas that can be aligned with the capacity of existing infrastructure, or which can be planned at a scale that is viable to include new or improved infrastructure
- 2.8 Proposed levels of growth in the Larger Villages (listed above) is moderate and unlikely to have a significant effect upon the provision of utilities and critical infrastructure.
- 2.8 Further details about the proposed levels and location of growth, including the settlement Hierarchy, and the settlements in each tier can be found within SP1 and SP2 of the Local Plan.

### **3. Infrastructure Priorities**

- 3.1 Consultation with utility and service providers responsible for the delivery of infrastructure and other services has been ongoing through the preparation of the Local Plan. Service providers usually have their own future plans and in general these are for different timeframes to the Local Plan. They often only plan for 3 to 5 years ahead. However where they are available these plans have provided information on currently known planned infrastructure proposals and likely new infrastructure needed to support the delivery of the levels of growth proposed. The Council will continue to engage with service providers to continually update the evidence base on infrastructure provision and additional requirements as they become known.
- 3.2 It is not possible to identify the precise infrastructure requirements for the whole of the Local Plan period and the Council has sought to identify the critical infrastructure necessary to serve new development proposed during the plan period. The Infrastructure Delivery Schedule below identifies these critical infrastructure requirements, the triggers for delivery, sources of funding and delivery partners. The Council recognises that there is a risk that this infrastructure may not be provided and the schedule also considers the risk of major slippage in infrastructure delivery. Ongoing liaison with

service providers and partners will allow this risk to be mitigated or addressed at an early stage.

- 3.3 Where it is likely that infrastructure will be funded via contributions from development, we will need to check that the contribution would meet the following tests for planning obligations, i.e. that they are:
- necessary to make the development acceptable in planning terms;
  - directly related to the development; and,
  - fairly and reasonably related in scale and kind to the development.

New development cannot be used to fund an existing lack of infrastructure or address current shortfalls in provision, but is solely required to address the needs arising from new development.

- 3.4 The Council will monitor the provision of infrastructure, as set out in the Infrastructure schedule.