



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

South Kesteven District Council  
**Annual Position Statement**

**Engagement Statement**  
**July 2020**

**July 2020**



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## 1. Introduction

- 1.1 This Engagement Statement accompanies the South Kesteven Annual Position Statement (APS) (July 2020) and provides a record of the engagement process which has informed preparation of the APS in accordance with the 2019 National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance (PPG), including the Housing Supply and Delivery PPG published in July 2019.
- 1.2 In accordance with the Housing Supply and Delivery PPG, this statement includes:
- An overview of the process of engagement with site owners/applicants, developers and other stakeholders and a schedule of site-based data resulting from this;
  - Specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply;
  - The conclusions which have been reached on each site by the local planning authority in light of stakeholder engagement;
  - The conclusions which have been reached about the overall 5 year housing land supply position (see Annual Position Statement).

## 2. The Annual Position Statement

- 2.1 Paragraph 74 of the NPPF states that a five year supply of deliverable housing sites can be demonstrated where it has been established in a recently adopted plan or in a subsequent annual position statement (APS). The associated Housing Land Supply and Delivery PPG sets out the Government's advice on the production of the annual position statement, including the process of engagement, for a local authority to confirm its five year housing land supply position through submission to the Planning Inspectorate.
- 2.2 The Housing Supply and Delivery Planning Practice Guidance (PPG) goes on to clarify that eligible authorities are those with Plans that have been recently adopted, including those adopted under the 2012 Framework. Footnote 38 of the NPPF defines 'recently adopted'.
- 2.3 The South Kesteven Local Plan was adopted on 30<sup>th</sup> January 2020. In accordance with footnote 38 of the Framework, the Plan is deemed recently adopted until 31 October 2020. South Kesteven District Council (SKDC) confirmed supply through the Local Plan Examination. Due to past under-delivery resulting in a Housing Delivery Test result of 81%, an appropriate buffer of 20% was added to the supply, and an Action Plan was produced. Since the Local Plan Examination, the Housing Delivery Test 2019 results have been published, with the Council scoring 82%; and retaining the requirement to include a 20% buffer and production of an Action Plan.
- 2.4 Following the Examination, incorporating recommendations from the Inspector's Report, the authority confirmed a 5 year supply of 5.95, through the recently adopted Plan.

### 3. Engagement and Consultation

- 3.1 The [2018 Statement of Community Involvement \(SCI\)](#) sets out how the community, businesses and others with an interest in the development of the District can engage with the planning system. Whilst the SCI includes useful information on the general approach to community participation in the production of development plan documents, the Annual Position Statement is a bespoke project, targeting consultation with landowners, developers, agents and stakeholders who have an impact on site delivery.
- 3.2 To keep stakeholders informed and to allow an opportunity for comment, a specific [APS webpage](#) was launched on the Council's website on 17<sup>th</sup> April 2020 detailing the APS process, timetable for production, and consultation documents.
- 3.3 Consultation material undertaken for the APS, or which has informed the APS is detailed below.
- 3.4 Appendix 4 of this Engagement Statement sets out a summary of each site, including response from the developer received, and the Council's decision on site deliverability. Any disputed sites have been highlighted.

#### 2018 Developer Engagement

#### 2018 Deliverability Questionnaires

- 3.5 Deliverability Questionnaires were sent out in November 2018 to landowners/developers/agents with extant planning permission or proposed Local Plan allocations. The information was gathered to support the preparation of the Local Plan trajectory and were sent out in two formats:
- Emails, including forms seeking detailed deliverability information, were distributed to all proposed Local Plan Allocations.
  - Emails including a simpler request for projected delivery was distributed to all large sites with extant planning permission.
- 3.6 The information was then fed into the trajectory which formed the basis of the 5 Year Housing Land Supply statement as at 1 April 2019, and the adopted Local Plan trajectory. Any completed forms returned for sites in the supply can be found at Appendix 1.

## 2018 Developer and Stakeholder Engagement – Pre-Submission Consultation (Regulation 19)

3.7 The Local Plan was published for a 6 week Pre-Submission Consultation (Regulation 19) in June - July 2018, which included detailed policies on proposed allocations. Consultation comments on the Local Plan were then collated into a representations summary document which included officer responses. The representations were also sent to the Inspector for consideration through the Local Plan Examination.

3.8 The 2018 Deliverability Questionnaires and any relevant comments from the Pre-Submission Consultation were then fed into the Trajectory for the 5 Year Housing Land Supply Statement as at 1 April 2018 (published in January 2019) which demonstrated a supply of 5.07 years using the Sedgefield Approach and 20% buffer. A table is included as an appendix to the [5 Year Housing Land Supply Statement as at 1 April 2018](#), which includes information on deliverability of the proposed Local Plan Allocations, including any infrastructure constraints. The information was derived from the following:

- 2018 Deliverability Questionnaires
- Representations received from the Regulation 19 Pre-Submission Consultation (June-July 2018)
- Ongoing developer liaison through Development Briefs and Statement of Common Ground in preparation for the Sustainable Urban Extensions

3.9 Regulation 19 responses for allocated sites can be found on the [Council's website](#) in respondent and policy order.

## 2019 Developer and Stakeholder Engagement

### 2019 Local Plan Examination

3.10 The Local Plan was submitted to the Secretary of State for Examination in January 2019. Developers were engaged throughout the Examination, providing information through:

- [Matters Statements](#), including South Kesteven's Towns and Larger Villages:
  - Housing Land Supply (Matter 10)
  - Grantham Housing Sites (Matter 6)
  - Stamford Housing Sites (Matter 7)
  - Market Deeping Housing Sites (Matter 8)
  - Larger Village Housing Sites (Matter 9)
- Attending and contributing to the Examination Hearing Sessions.
- Commenting on the [Main Modifications](#) as agreed by the Inspector and Council.

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- 3.11 The Examination also gave the Council and stakeholders including infrastructure providers the opportunity to provide intelligence on the proposed sites, including deliverability, through the production of Topic Papers, Matters Statements and contributing to the Hearing Sessions.
- 3.12 The [5 Year Housing Land Supply Statement](#) was reviewed and updated as part of the Local Plan Examination and an up-to-date Statement was finalised as at 1 April 2019 and published in August 2019, including an accompanying [trajectory](#) for the Local Plan period. The Council demonstrated a 5 year supply of 5.95 using the Liverpool method and 20% buffer as confirmed through paragraph 5.13 of the adopted [Local Plan](#). Information which informed the trajectory and Statement (including the Deliverability Information appendix to the Statement) was taken from:
- 2018 Deliverability Questionnaires for those sites where developers had not engaged through the Local Plan Examination;
  - Pre-Submission (Regulation 19) Consultation Comments – including developer and Stakeholder consultation comments, which again were particularly useful if no further engagement was made through the Local Plan Examination;
  - Matter Statements
  - Local Plan Examination Hearing Sessions and subsequent Main Modifications as agreed with the Inspector
  - Ongoing developer liaison through Development Briefs and Statement of Common Ground in preparation for the Sustainable Urban Extensions
- 3.13 Regulation 19 responses for allocated sites can be found on the [Council’s website](#) in policy and respondent order. Any Matter Statements available for the allocated sites (Matters 6-9) can be found in the Council’s [Examination Library](#).

## 2020 Annual Position Statement Developer and Stakeholder Consultation

- 3.14 On 24<sup>th</sup> March 2020, the Council formally notified the Planning Inspectorate of its intent to submit an APS by 31 July 3030. A [webpage](#) was published on the Council’s website on 17<sup>th</sup> May 2020 detailing APS information, and a proposed timetable for production and key consultation stages:

<b>Task</b>	<b>Indicative Timeframe</b>
Deliverability Form Consultation with Landowners/Developers/Agents	15 <sup>th</sup> April 2020 - 29 <sup>th</sup> April 2020
Preparation of Draft Annual Position Statement	April/May 2020
Consultation with Landowners/Developers/Agents and Stakeholders on Draft Annual Position Statement	May/June 2020
Submission of Annual Position Statement to the Planning Inspectorate	July 31 <sup>st</sup> 2020

## April/May 2020 Developer Deliverability Information Request

- 3.15 On 15<sup>th</sup> April 2020, the Council distributed Deliverability Information Request forms to:
- Developers/agents/landowners of all sites with extant planning permissions;
  - Developers/agents/landowners of all Local Plan Allocations;
  - Developers/agents/landowners of other sites included in the Local Plan housing land supply, including the Council’s Capital Programme sites and the Bourne Neighbourhood Plan Group due to its intention to allocate sites for housing.
- 3.16 The returned forms are included for each site at Appendix 1. If a return has not been received, the form sent out by the Council, including the Council’s indicative trajectory and reasoning, has also been included at Appendix 1.
- 3.17 Each form sent out included a section, completed by the Council with the following information:
- Trajectory using information taken from the published trajectory and 5 Year Housing Land Supply Statement as at 1 April 2019 as confirmed through the Local Plan Examination
  - An information summary explaining the source of the trajectory information
  - The recipient was then asked to confirm whether they agreed with the Council’s trajectory and reasoning; and if not, to include a trajectory and accompanying information.
- 3.18 The form then asked a number of questions regarding deliverability including:
- Any technical constraints which would limit development or affect viability of development;
  - Landownership;
  - Timescales;
  - Site Delivery; and
  - Infrastructure.
- 3.19 The developer consultation ran for 2 weeks, closing on 29<sup>th</sup> April 2020. Gentle reminders were sent out a week prior to the consultation closing for sites where the Council was yet to receive a response. To ensure the best possible response rate, extensions were granted, where sought, until 6<sup>th</sup> May 2020.
- 3.20 Forms were distributed to all 66 sites within the Council’s supply as at 1 April 2020, including multiple forms for sites with parcels in differing ownership or if we held multiple site contacts.
- 3.21 Of the 66 sites, the Council received responses for 45 sites (68% response rate); with a 98% response rate for Local Plan sites. The responses can be broken down as follows (see Appendix 1 for the forms received):
- Sites with Planning Permission:

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- 38 sites with extant Planning Permission (including Full, Outline, and Reserved Matters) contacted.
  - Of the 38 sites, the Council received responses regarding 18 sites.
  - 7 sites were removed from the supply as either complete or lapsed
  - Local Plan sites:
    - 28 Local Plan sites contacted (including allocations, Bourne Neighbourhood Plan, and District Council sites).
    - Responses for 27 sites received.
- 3.22 All developer/landowner/agent deliverability information received thus far has been included in the relevant sections of the 'Sites Summary' table at Appendix 4.

### May/June 2020 Developer and Stakeholder Consultation on the Draft Annual Position Statement

3.23 The draft APS and this accompanying Engagement Statement were published for a 4 week consultation starting on 27<sup>th</sup> May 2020. The draft APS demonstrated a supply of 5.53 years. In accordance with the PPG the following developers, stakeholders and others who have an impact on delivery have been consulted, a list of which is included at Appendix 3, they include:

- Small and large developers,
- Land promoters,
- Private and public landowners,
- Infrastructure providers (such as utility providers, highways etc.) and other public bodies (such as Homes England),
- Lincolnshire County Council,
- Neighbouring authorities, including those with adjoining or cross-boundary sites; and
- Any other bodies with an interest in particular sites identified.

3.24 Beyond this the PPG states that it is for the local authority to decide which stakeholders to involve. The list of Statutory and General consultees (included at Appendix 5) is taken from the Local Plan database. Whilst some consultees may not be directly involved with housing delivery, the Council considers it prudent to keep them informed.

3.25 The Draft APS and the Draft accompanying APS were also published onto the Council's website, enabling any interested party to comment.

3.26 In total, 19 responses were received by the deadline. All representations can be found at appendix 2 and a summary of representations at Appendix 3. All representations were considered when finalising the APS and the Council's response and action taken can be found at Appendix 3: Summary of Representations.

## Council information gathering

- 3.27 In addition to consulting with landowners, developers and agents; the Council has also reviewed the position and progression of planning applications, including discussions with other Council departments, including Development Management Case Officers and the Strategic Sites Officer who is responsible for progressing the strategic sites and Planning Performance Agreements. Discussions were held with Council officers at each stage of consultation, as well as a final update of site progression in late July, as the APS was being finalised.
- 3.28 Any information gathered internally has been included in the 'Council's Response & Action Taken' section of the summary tables included at Appendix 3 and 4 of this Engagement Statement.

## Disputed Sites

- 3.29 Paragraph 15 of the PPG requires:

*“specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply”*

- 3.30 The Council has collected deliverability information from developers/landowners/agents and formed a conclusion on the projected trajectory of deliverable sites which is detailed at Appendix 4.
- 3.31 At the draft APS stage, no disputed sites were identified. Whilst the Council has taken a cautious approach and shifted some sites into the later years of the 5 year supply where the evidence has shown that the site may not come forward earlier, the Council has not included any sites in the 5 year supply if a respondent has indicated that the site is not deliverable.
- 3.32 Following consultation on the draft APS in May/June, 30 sites have been identified as disputed sites. Disputer comments and Council response including action taken is included in Appendix 4 Site Summaries and Disputed Sites table; and Appendix 3 Draft APS Summary of Representations.
- 3.33 All developers, landowners and agents with sites in the supply were consulted on the draft APS and therefore had the opportunity to dispute the Council's trajectory. 28 of the disputed sites have not been disputed by the developer/landowner of the site, but by a developer with no interest in the site.

## 4. Submission of the Annual Position Statement

- 4.1 The APS must be submitted to PINS by 31 July of the same year the Council informed PINS of intention to submit. The Council will inform all developers, landowners, agents and stakeholders involved in preparation of the APS, of submission. The APS submission and accompanying documents will also be published on the Council's website.
- 4.2 In accordance with the PPG, so long as the correct process has been followed, and sufficient information has been provided about any disputed sites, the Planning Inspectorate will issue their recommendation in October of the same year. The local planning authority can then confirm their housing supply until the following October, subject to accepting the recommendations of the Planning Inspectorate.

Appendix 1: Site Deliverability Information (separate document)

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Appendix 2: Draft APS Representations (separate document)

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Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
SKR.APS.001	AC001	Nicola Farr/ Environment Agency	General		Thank you for including the Environment Agency in your consultation on your Annual Position Statement and Statement of Engagement. The Environment Agency will keep the documents for reference but do not wish to make any comments (email received 29/05/2020).	Comments noted.	No action required.
SKR.APS.002	AC002	Jessica Herritty/ Aspbury Planning Ltd. on behalf of Lincoln Diocesan Trust and Board of Finance	Appendix 1	APS044 - LV-H11 Land off High Street, South Witham	Agent states site remains deliverable albeit trajectory shifted to reflect landowners current position - site completions in trajectory as set out in Appendix 1 and Appendix 2 from 2022/23 and completion 2024/25 as stated in April 2020 deliverability form. Site deliverability has been demonstrated through information provided during the course of the Local Plan Examination process and as detailed in the deliverability response (April 2020). Site has no major constraints, although no planning application submitted anticipates submission in the next 12 months. Identifies possible delays due to Covid-19 however site remains deliverable and unconstrained.	This site is a Local Plan Allocation, which was deemed deliverable through the Local Plan Examination, site has no major constraints and it is anticipated a planning application will be submitted within 12 months. Position has not changed since submission of April 2020 deliverability form and in agreement of site trajectory set out in the Draft Annual Position Statement. In review of continued engagement of site deliverability with agent/landowner the Council considers it is reasonable to include the site within the 5 year supply from 2022/23	No action required.
SKR.APS.002	AC003	Jessica Herritty/ Aspbury Planning Ltd. on behalf of Lincoln Diocesan Trust and Board of Finance	Appendix 2	APS044 - LV-H11 Land off High Street, South Witham	See comment reference AC002.	See Comment reference AC002	No action required.
SKR.APS.003	AC004	Martin Seldon/ Highways England	General		Highways England do not expect that there will be any impacts from the APS on the operation of the Strategic Road Network. At current, Highways England do not understand the impact of Covid-19 may have on housing delivery and road capacity. However, representation includes Highways England's statement on dealing with the coronavirus pandemic.	Comments noted. Taking into account developer/agent/landowners responses on individual sites, the Council is taking Covid-19 into account on a case by case basis.	No action required.

Appendix 3: Draft APS - Summary of Representations and Officer Response

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
SKR.APS.004	AC005	Maria Saleme/ South Holland District Council	General		No comments to make regarding the consultation on the Draft Annual Position Statement. (email received 17/06/2020).	Comments noted.	No action required.
SKR.APS.005	AC006	Lincolnshire Housing Partnership	General		LHP currently have no ongoing works in South Kesteven so no impact or effects on delivery to this area would be noted. (email received 18/06/2020).	Comments noted.	No action required.
SKR.APS.006	AC007	Roslyn Deeming/ Natural England	General		No comments to make on this particular document. (email received 18/06/2020).	Comments noted.	No action required.
SKR.APS.007	AC008	Nina Wilson _ Nottinghamshire County Council	General		No Comments to make. (email received 18/06/2020).	Comments noted.	No action required.
SKR.APS.008	AC009	Stephen Short/ Escritt Barrell Golding on behalf of The Jenkinson Family Trust	Appendix 1	APS048 - GR3-H2 Rectory Farm (Phase 2 North West Quadrant), Grantham	On behalf of my clients The Jenkinson Family Trust and noting the amended projected annual completion numbers I confirm satisfaction with the material presented I further agree to the use by you of the details previously provided in the questionnaire and submission to the Planning Inspectorate accordingly. Due to the continuing uncertainty we are unable to comment at the present time on the possible impact of Covid-19 on the anticipated housing delivery.	Comments noted	No action required.
SKR.APS.009	AC010	Emilie Carr/ Historic England	General		No Comments to raise if no additional sites are proposed at this stage.	Comments noted.	No action required.
SKR.APS.010	AC011	Corrine Meakins/ The Forestry Commission	General		Ancient woodlands are irreplaceable. They have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to ASNW and PAWS. Requests a question in the statement to indicate whether the site is near to ancient woodland as it is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless "there are wholly exceptional reasons and a suitable compensation strategy exists". This may be because you have already ruled out such sites in the initial sift and if so, would address our concerns.	All site allocations in the Local Plan, and therefore the supply have been subject to a Sustainability Appraisal and Habitat Regulations Assessment, as well as consultation with the Forestry Commission and other environmental organisations.  All sites with Planning Permission in the supply will have been assessed against the environmental policies within the Local Plan.	No action taken.

Appendix 3: Draft APS - Summary of Representations and Officer Response

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Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
SKR.APS.011	AC012	Andrew Russell-Wilks/ Godfrey-Payton on behalf of Buckminster and Norwich Hub Ltd.	Covid-19		No comments on the Draft Annual Position Statement. Sets out response on the potential impact Covid-19 may have on Housing Delivery. States the suspension of investment into new sites, and unlikely investment due to uncertainty of Covid-19 on construction rates, sale rates and sale prices on existing sites. Possible slow construction rates to allow for social distancing measures. Larger PLC house builders are being cautious about putting out big sums of money now due to various of uncertainties. Article linked suggests 7% fall in UK house prices outside London as an example land prices could fall by 25% with no construction costs or section 106 planning gain savings. The change in the dynamics of housing and development land market could affect rate of delivery/quantum of planning gain and affordable scheme. Assumptions on viability used to test soundness of the newly adopted Local Plan in relation to Affordable Housing Contributions and Infrastructure Developer Contributions may need to be reviewed if the district is to continue to deliver new homes. Potential time gap on new sites coming forward due to delays in development management processes adjustments and will have implications to further delivery. Schemes are likely to take longer to build out therefore authorities may have to bring more sites forward to demonstrate 5YHLS.	Comments noted. Taking into account developer/agent/landowners responses on individual sites, the Council is taking Covid-19 into account on a case by case basis.	No action required.
SKR.APS.012	AC013	Mr Peter Frampton/ Framptons on behalf of Dr Dallas Burton	Brownfield Land Register Sites /Paragraph(s) 4.17 - 4.21	APS002 - S14/3097 The Old Quarry, Station Road, Castle Bytham	The site is listed on the Brownfield register and included within the housing trajectory as it has been deemed deliverable, site is under construction (S17/1134). Outline permission is currently pending consideration for 136 dwellings which would be an uplift of 49 from the 87 approved with an increased density of 20 dwellings per hectare. Considers that additional dwellings could be accommodated on the site and contribute to the District's housing supply up to 2024/25.	Agreement with the Council's trajectory in the submitted deliverability form 2020, as the trajectory set out in the Local Plan examination and deemed deliverable. The position has not changed since submission of April 2020 deliverability. Since the submission of this representation Development Management confirm that the applicant is not proceeding with an increased site capacity. Further pending applications on the site are due to be determined by Planning Committee on September 2nd 2020. Given that the site is under construction, near determination of pending planning applications and in review of continued engagement of site delivery the Council considers it is reasonable to include the site within the 5 year supply from 2021/22.	No action required.

Appendix 3: Draft APS - Summary of Representations and Officer Response

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
SKR.APS.013	AC014	Brendon Dale / Homes England	Appendix 1 and 9	APS049 - GR3-H4 Prince William of Gloucester Barracks	As per Appendix 1 and 9 the number of dwelling in the Local Plan 5 Year Supply is 300 and completions expected from 2022/23 onwards subject to planning permission. Homes England and DIO are in regular contact with South Kesteven District Council and Lincolnshire County Council, with the intension is to submit planning application in 2021. The Southern Relief Road is essential for delivering the site and the trajectory therefore limits sites in the first 5 years to 500 in the Southern Quadrant. The shock of the Covid-19 virus on the wider economy and housing market in the short term is difficult to overestimate. As lockdown measures are relaxed there will be some modest return of activity, but we expect some residual problems which will prevent the economy snapping back and the practicalities of returning to work will limit the speed at which we return to normal levels of productive activity. Homes England are progressing with our sites to support the industry and supply through challenging times. We are not proposing any change in delivery timescales for the Prince William of Gloucester Barracks site and the housing delivery position has not changed since the Local Plan Examination.	Comments noted within the Site Summaries table within the Engagement Statement, and taken into account when finalising the APS.  The Council notes that both Homes England and DIO have engaged constructively and positively with the APS.	APS updated with comments.

Appendix 3: Draft APS - Summary of Representations and Officer Response

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
SKR.APS.014	AC015	Rachel Armstrong/ Rutland County Council	Appendix 9	APS060 - Quarry Farm (Rutland)	Supports conclusion in Appendix 9 for site APS060 – Quarry Farm to take a cautious approach to the delivery to not include the site within the five year supply at this time. Notes the site is included as a draft allocation in the Pre-submission of the Rutland Local Plan and through co-operation of RCC and SKDC will support South Kesteven in meeting housing needs (and specifically Stamford) in a sustainable and deliverable manner. Highlights that the Regulation 19 consultation of the RCC Local Plan has been postponed due to Covid-19 and no weight can be attributed at this time with hope to submit at the end of the year. Provides comments on potential impact Covid-19 may have and states it is inevitable that the pandemic will have an impact on delivery although at this stage unclear. In Rutland development has continued at a similar pace to pre-Covid rated, however there may be an impact on future development proposals. RCC timetable for the Local Plan has been delayed by ~5-6 months and notes it is possible that the impact of lockdown on the Planning Inspectorate may add further delay to this timetable, impacting submission and determination of a planning application for Quarry Farm.	Comments noted within the Site Summaries table within the Engagement Statement, and taken into account when finalising the APS.	No action taken, the Quarry Farm site remains beyond the 5 year supply.
SKR.APS.014	AC016	Rachel Armstrong/ Rutland County Council	Paragraph 4.3		The document might benefit from referencing within the report, that future housing supply in SKDC will include the contribution of a site in a neighbouring authority to be delivered through their Local Plan which is not yet adopted. It is therefore suggested that the fourth bullet point in paragraph 4.3 of the document references that this category also includes a draft allocation in the Rutland Local Plan.	Comments noted and for clarity, the APS has been amended.	Paragraph 4.3 of the APS amended to include reference to the draft allocation in the Rutland Local Plan.

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Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
SKR.APS.015	AC017	Stewart Patience/ Anglian Water	General		<p>No comments to make in relation to the figures presented by the Council as it is outside of our role as an infrastructure provider. Will continue to work with developers to ensure timely infrastructure delivery. Anglian Water has engagement with developers on a continuous basis across our region to understand individual site requirements, start date and build rates. Also encourages early engagement through our pre planning service which can help inform the submission of planning applications including those for housing.</p> <p>Has been actively working to continue to provide water and water recycling services throughout Covid-19 pandemic. No specific comments to make about the potential impact on housing delivery in SKDC.</p>	Comments noted. Taking into account developer/agent/landowners responses on individual sites, the Council is taking Covid-19 into account on a case by case basis.	
SKR.APS.016	AC018	Ben Ward/ Permission Homes	General		Notes that the Council now seeks to confirm a 5.53 year supply as opposed to the previous 5.95 year supply figure confirmed on adoption of the Local Plan.	No action required.	No action required.
SKR.APS.016	AC019	Ben Ward/ Permission Homes	Buffer and Shortfall		Considers the application of a 20% buffer to be appropriate. Objects to the use of the Liverpool approach because there appears to be not valid justification for it. Considers any shortfall accumulated since 2011 should be recovered in the next five years in line with the PPG.	<p>The Council notes support for use of 20% buffer.</p> <p>Paragraph 146 of the Local Plan Inspector's report makes clear that the plan needs to contain a trajectory including 'the shortfall to be dealt with over the plan period (Liverpool Method).</p> <p>The Inspector's report summarises the main modifications including 'application of the Liverpool method in addressing the shortfall since 2011'.</p> <p>The Local Plan (as agreed with the Inspector through the Main Modifications) emphasises that the Liverpool Method is to be applied to take account of the allocation of multiple strategic sites through the plan.</p> <p>As agreed with the Inspector at the Local Plan Examination, the Liverpool method will be used for 5 years from Plan adoption, as the strategic allocations gather pace.</p>	No action taken.

Appendix 3: Draft APS - Summary of Representations and Officer Response

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
SKR.APS.016	AC020	Ben Ward/ Permission Homes	Assumptions Regarding Delivery		Considers very little critical assessment of the information provided by the respective site promoters and rather assumptions made by promoters have been in most if not all cases simply transposed into the housing trajectory with little in the way of independent analysis. This is a significant shortcoming of work because there is wide variation in the quality of the responses provided.	As set out in the Sites & Summaries appendix of the Engagement Statement, the Council has considered deliverability information received for each site in turn and has included a comprehensive response, as well as any action that has been taken. This is shown in cases where the Council has taken a cautious approach and shifted sites further into the 5 year supply.	No action required.
SKR.APS.016	AC021	Ben Ward/ Permission Homes	Local Plan Allocations	APS039 - LV-H5 Swinstead Road/Bourne Road, Corby Glen	Notes that the trajectory does not match with the deliverability information provided by the developer that suggests 16 completions in 21/22 and 32 and 20 in the two years following. Considers the projected completions from this site overly optimistic in light of the submitted evidence and contest this site.	<p>The site is comprised of two interests, one a developer (Larkfleet) and the other a landowner with agreed Heads of Terms with a housebuilder. Both of which submitted detailed deliverability information.</p> <p>Both landowners/developers took an approach based on the predicted impact of Covid-19; and have considered any onsite infrastructure required.</p> <p>A full planning application has been submitted by Larkfleet for part of the site for 68 dwellings (S19/2235) which has been taken to the Council's officer working group, Design PAD. Deliverability information submitted included a trajectory of 68 dwellings to be completed in 5 years, shifting the trajectory on a year from what was agreed at the Examination.</p> <p>Grimsthorpe &amp; Drummond Castle Trust have also shifted the trajectory on a year from what was agreed at Examination, with a modest completion of 15 dwellings in 2021/22 and another 135 in the 5 year period. In the explanatory text, the Trust highlights potential impact of Covid-19; and required infrastructure.</p> <p>For site LV-H5, the Local Plan has indicated a capacity of the site of 250 dwellings. Although both Larkfleet and the Trust have indicated 258 dwellings to be delivered, the Council has capped the trajectory at 250 but notes that this could increase depending on planning approval. This accounts for why the deliverability information does not match</p>	No action taken.

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						what was submitted in the deliverability questionnaire.	
SKR.APS.016	AC022	Ben Ward/ Permission Homes	Local Plan Allocations	APS046 - DEP1-H2 Land off Linchfield Road, Market Deeping	Considers submitted information of this site to be insufficient to demonstrate deliverability and falls short of presenting 'clear evidence' therefore the site should be discounted entirely. Notes there does not appear to be progress towards submitting a planning application and which developer will be progressing the site and the field about contractual restrictions is blank. In addition, highlights no information submitted in respect to infrastructure or phasing as 'to be confirmed'.	This site will provide 35 dwellings which the developer indicated would commence completions from 2022/23 to then increase to 50 as the site gathers pace.  In the explanatory text the landowners explain that they are considering options for taking the site forward. However, the landowners anticipate that given the small size of the site and the nature of the proposed development, completions can be expected within 5 years. As agreed through the Local Plan Examination and stated in the accompanying 5 Year Housing Land Supply Statement (as at 1 April 2019), there are no significant infrastructure constraints which may hinder development.	No action taken.
SKR.APS.016	AC023	Ben Ward/ Permission Homes	Local Plan Allocations	APS049 - GR3-H4 Prince William of Gloucester Barracks, Grantham	Suggests that there is not sufficient evidence to demonstrate this site's deliverability and that it should be discounted from the deliverable supply. Considers little evidence provided for progression of an application in 2021 and master planning or technical work, no appointed consultants at the time of writing. In addition, to the unknown relief road build rates or lead in times and a nearby garden village could impact delivery rated at this site. Also, there is no indication of how these many uncertainties are translated into arriving at the extremely optimistic delivery profile for a brownfield site with complex infrastructure and phasing requirement.	Homes England has responded to the Draft APS consultation confirming the expected delivery of 300 dwellings in the 5 years from 2022/23 onwards. Homes England also confirmed regular contact with the Council, Lincolnshire County Council and the DIO with the intention to submit a planning application in 2021.  Homes England have confirmed that the position has not changed since the Local Plan Examination. With regard to Covid-19, Homes England are progressing with sites to support the industry and supply through challenging times. As such, Homes England are not proposing any change in delivery timescale for the site.  The Council is expecting to have a clear understanding of the timetable for the submission of the pre-app and application in the summer 2020. A Planning Performance Agreement is expected to be signed at the time of submission of the pre-app.	No action taken

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SKR.APS.016	AC024	Ben Ward/ Permission Homes	Local Plan Allocations	APS050 LV-H1 Wilsford Lane (North), Ancaster	Considers that there is no clear evidence of deliverability and this site should be discounted from the supply. Reasonings provided because there is no developer involvement, no indication of progress towards technical work or master planning/ pre submission, no indication of site preparation works as no developer involvement and timescales and rates of projected delivery are accordingly uncertain, and no information provided on phasing or infrastructure and presumes due to no technical work being undertaken.	Site controlled by one landowner. Since consultation on the draft APS, the Council has been in contact with the agent and an Outline planning application has now been submitted to the Council in July 2020 for 96 dwellings. The site is to be sold in 2021, with delivery expected to start end of 2021.	No action taken.
SKR.APS.016	AC025	Ben Ward/ Permission Homes	Local Plan Allocations	APS056 - BRN1-H1 Manning Road, Bourne	Notes site under option to Larkfleet, and as part of response to LV-H5 (Comment reference AC021) the company is expecting significant operational impacts in terms of build out rates and option exercise timescales owing to the current economic situation. The deliverability information is not clear whether this is provided by the landowner as infrastructure, phasing and implementation fields are blank. Notes the full planning application on the site pending consideration however pending for a long time with no indication from the Council or developer as to the determination timescales or timing of concluding S106. Considers the delivery profile provided for the site to be unrealistic because of the above.	Site controlled by way of option agreement with the developer Larkfleet. Proven track record of delivery with multiple schemes with planning permission including SUEs within the District. 2 10+ sites currently under construction (ref. S14/1684 & S16/0112)  Deliverability Information has been submitted and signed by the developer, with consent from the landowner.  Full planning application pending, Planning Committee has now resumed online.  The developer has taken a cautious approach to site delivery but maintains that the site is likely to deliver 107 completions in the 5 year period.	No action taken.
SKR.APS.016	AC026	Ben Ward/ Permission Homes	Large Sites with Planning Permission Not Under Construction	APS013 - S15/3189 Land North of Longcliffe Road and Ryedale Close, Manthorpe Road	Notes that the RMA was submitted in August 2018 and no indication from the Council when it is expected to be approved. The developers are considering revisions to RMA submission and an appeal would cause delay as well as Covid-19 uncertainty. Affordable housing is yet to be confirmed and further viability work needs to be undertaken once build costs are known following ongoing design work, and presumably followed by variation to S106 agreement concluded under the outline planning permission. Considers the timescales provided to be overly-optimistic and the delivery timescales should be pushed back at least two years from where it currently is if the site is considered deliverable at all given that there is no Reserved Matters Approval in place and no firm timescales for when this will be granted.	The outline permission for 480 dwellings, neighbourhood centre and school (S15/3189) was refused by Committee, contrary to Officer Recommendation, but allowed on appeal following a public enquiry. A reserved Matters application submitted in 2018 for 480 dwellings in pending consideration, with a view to take the application to Planning Committee in August or September. Planning Committee has now resumed online. This application has been amended through design work with an addition to OPUN design review, Design PAD meetings, and further officer advice. Continued engagement with the Council and Developers is ongoing which shows that the site is progressing.  Deliverability information has been submitted and signed by the developer. Explanation from the	No action taken.

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						<p>developer is set out in the Deliverability form submitted to the Council in June 2020 with adjusted timescales from those bases on delivery set out during the Local Plan Examination. The developer's timescales take into consideration various delays including, design reviews, Covid-19, site purchase, and infrastructure.</p> <p>In review of continued engagement of site delivery with the developer the Council considers it is reasonable to include the site within the 5 year supply from 2022/23 as set out in the Deliverability form provided by the developer.</p>	
SKR.APS.016	AC027	Ben Ward/ Permission Homes	Windfall Allowance		<p>Objects to the use of 30 completions per annum starting 2022/23 from windfall sites in smaller villages as monitoring information from 2011 indicated average of 13 dwellings per annum. The uplift seems to be applied on the basis of more permissive policies in the adopted Local Plan however does not account for past trends or for land availability both of which are material in the calculation of the windfall allowance. Notes that the Local Plan Inspector supported windfall allowance on the basis it was modest but does not see how the 30dpa is justified by the evidence.</p>	<p>The windfall allowance does account for past trends and a table of past windfall completions, per settlement category is included in the APS. The APS also explains as confirmed through the Examination, that the new Local Plan contains more permissive policies which should result in an increase in windfall completions in the villages, however as the Inspector noted in his final report, the Council has taken a modest approach despite the more permissive policies. Furthermore, the Council has deducted the windfall allowance from years 3-5 of the small sites to avoid double counting. The Council will continue to monitor windfall and will alter the Windfall allowance through the Local Plan review, based on the evidence.</p>	No action taken.
SKR.APS.016	AC028	Ben Ward/ Permission Homes	Lapse Rates		<p>Notes that a 10% lapse rate to small sites with planning permission has been applied. Welcomes this to account for non-delivery, which is a particular risk on such sites but notes the lack of any reliable monitoring data to support this figure and rather 10% has been derived from standard practice elsewhere. Notes that South Kesteven is required to apply a 20% buffer to its forward supply to account for under delivery since 2011 and suggest a general issue with planned supply materialising into actual completions, which in turn suggests that the lapse rate could be higher than 10%. Considers a precautionary approach is warranted until reliable monitoring data becomes available and that a 20% lapse rate would be more appropriate.</p>	<p>Due to lack of monitoring data, the Inspector suggested that the Council adopt 10% and commence monitoring on lapse rates. As such the monitoring framework which is an appendix to the local plan includes an indicator to monitor lapse rates. Furthermore, due to Covid-19, the government has announced that sites with consent due to expire between lockdown and the end of the year will now see their permission extended to 1 April 2021.</p>	No action taken.

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SKR.APS.016	AC029	Ben Ward/ Permission Homes	General		Notes information has previously been supplied to the Council for the sites Persimmon retains and interest in and have nothing to add at this stage.	Comments noted the Council has received deliverability information for Persimmon sites and interest in previous consultation.	No action required.
SKR.APS.017	AC030	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Five Year Housing Requirement		Wording of paragraph 5.13 in the adopted Local Plan is a little unclear. The first 5 years of the plan period were 2011 to 2016. The Council perhaps intended to mean that the Liverpool method would be used for the first five years post adoption rather than the first five years of the plan. If that is correct the wording may have intended to recognise that strategic sites needed to come forward and that any shortfall during that time should not lead to pressure on the five year supply. It is clear that the trajectory anticipated by the local plan has not materialised. However, does not alter the fact that the wording ought to be taken and applied as written. The means that the undersupply should now be recovered through the Sedgefield approach.	<p>Paragraph 146 of the Local Plan Inspector's report makes clear that the plan needs to contain a trajectory including 'the shortfall to be dealt with over the plan period (Liverpool Method)</p> <p>The Inspector's report summarises the main modifications including 'application of the Liverpool method in addressing the shortfall since 2011'.</p> <p>The Local Plan (as agreed with the Inspector through the Main Modifications) emphasises that the Liverpool Method is to be applied to take account of the allocation of multiple strategic sites through the plan. It is therefore clearly intended that the method will be applied for the first 5 years of the Plan's adoption and not 2011.</p> <p>As agreed with the Inspector at the Local Plan Examination, the Liverpool method will be used for 5 years from Plan adoption, as the strategic allocations gather pace.</p>	No action taken.

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SKR.APS.017	AC031	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Small sites with planning permission		Notes that 79 of the 199 units on sites have not started and in total 563 small homes have not started. Small site discussion limited to unknown implications on the deliverability of sites arising from Covid-19 and lack of historic monitoring of lapse rates. No commentary to explain the rationale or methodology of 525 homes and not clear how Covid-19 and 10% lapse rate has been taken into account. Lapse rate should be around 53% from trends delivered on small sites between 2011/12 and 2019/20. In normal circumstances this would be considered too high but considering Covid-19 impacts it may be close to the 10% lapse rate claimed as 'typical' in pre-Covid-19 era. Considers it to be sensible at this time to compare the small site trend figure with the stock of permissions available. References the average completion rate of 64 homes per year from August 2019 Housing Land Statement and considers 320 homes from small sites to be the appropriate figure based on this trend which is capable of being provided for by the stock of small sites with headroom for a higher lapse rate or site delays.	All sites detailed within the small sites under construction is the correct.  Commentary on small sites is included within the APS. This explains the reasoning of lapse rate of 10%. (see paragraph 4.16 -4.18). Due to lack of monitoring data, the Inspector suggested that the Council adopt 10% and commence monitoring on lapse rates. As such the monitoring framework which is an appendix to the local plan includes an indicator to monitor lapse rates. Once sufficient monitoring information has been collected, the lapse rate will be reviewed.  Furthermore, a review of all smaller sites has identified expired consents, which have now been removed from the supply. Due to Covid-19, the government has announced that sites with consent due to expire between lockdown and the end of the year will now see their permission extended to 1 April 2021. This has been taken into account when determining the supply of small sites.	Small site figures updated to remove expired consents.
SKR.APS.017	AC032	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Windfall Allowance		The windfall allowance is not supported by any meaningful evidence, being lower than the 64 homes a year trend from small sites and leads to a significantly higher manufactured figure of 123 homes when used in combination with small site allowance of 93 homes for overall small sites contribution to the 5 year supply. The APS rightly seeks to avoid double counting. The approach advocates a comparison of small site trend evidence with the stock of permissions and what might be considered a sensible source for a small site windfall allowance to support the delivery of that stock of permissions. Therefore, and to avoid double counting considers a small site windfall allowance is not advocated.	The 123 small site dwellings is not manufactured as it is the supply of small site permissions spread over the first 5 years (615 dwellings in total). The 123 is not used in combination with the windfall allowance as the Council has been careful to deduct the windfall allowance to avoid double counting.  The windfall allowance of 30 dwellings per year is evidenced in the APS. A table is included in section 4 of the APS which shows an annual average of 64 windfall site completions since the start of the plan period. Whilst the Council could have included a higher windfall allowance of 64, the Council has included an allowance of 30 which the Inspector accepts in his final report as "modest".  The Council considers the windfall allowance to be appropriate and will continue to monitor windfall completions every year and will alter through the Local Plan review if necessary.	No action taken.

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SKR.APS.017	AC033	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Large Sites with Planning Permission Not Under Construction/ Appendix 1	APS015 - S18/1408 Spittlegate Farm, Gorse Lane, Grantham	696 homes considered deliverable in the 5 year period from large sites not under construction. In general terms these are outline permissions with varying degrees of progress towards reserve matters approval, any S.106 and discharge of conditions to enable start on site. However, considers the removal of 17 units from Spittlegate Farm because they do not have any Reserved Matters application, evidence submitted for this site or clear evidence that 17 homes can be considered capable of contributing to the 5 year supply. Therefore, considers 679 homes from large sites with planning permission not under construction to be the appropriate figure to use.	Whilst the Council has had no recent contact with the developer for this scheme, the developer has at least 2 schemes that are currently under construction across the District and do not have a reputation of not implementing planning permissions. The application was approved in July 2019 and the site is of 21 dwellings. Part of the site has full planning permission and considering timescales of a reserved matters approval for the remaining site the Council considers that the site due to its moderate size of 21 dwellings is deliverable within the five years, based on a site of similar size and location. The Council has also taken into account the potential implications of Covid-19 by delaying site delivery to be delivered from 2022/23.	No action taken.
SKR.APS.017	AC034	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Large Sites with Planning Permission Under Construction	APS018 - S10/1204 Fossit & Thorne, Eastgate, Bourne	Notes that 11 homes are anticipated to be delivered 2021/22, the site originally granted permission May 2007 and extended in January 2011 and October 2017. Considers no clear evidence that these 17 homes should contribute to the 5 year supply because there are ongoing discussions for S.278 agreement and site shows lack of progress and systematic need to renew the permission are evidence that there is little appetite to bring the site forward. Considers overall that sites with planning permission under construction should be reduced from 696 to 130 homes.	The site has full planning permission for 11 dwellings not 17. A deliverability form was submitted by the developer which evidences intent to develop the site. Discussions are ongoing with Lincolnshire County Council for a S.278 which shows that progress is being made. The site has full planning permission for 11 dwellings as included in the APS trajectory. Given that the site is under construction, the modest number of dwelling included in the 5 years supply, that the developer has submitted a deliverability form to the Council confirming the trajectory and detailing progress with the site, the Council considers it is reasonable to include the 11 dwellings within the five year from 2021/22.	No action taken.

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SKR.APS.017	AC035	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Large Sites with Planning Permission Under Construction	APS002 - S14/3097 The Old Quarry, Station Road, Castle Bytham	Notes that 87 homes are anticipated to be delivered between 2021/22 and 2022/23. Notes the series of applications submitted and the response to the Council's consultation offered no trajectory. Considers that there is not sufficient evidence to reasonable suggest that 87 homes will be delivered and considers it realistic that they will be delivered 2023/24 onwards whilst this is within the 5 year supply period they doubt that this development will go ahead in this guise owing to the submission of a fresh outline application pending consideration for 136 homes. Considers that the contribution to the 5 year supply should be 40 homes rather than 87 homes. Overall considers that sites with planning permission should be reduced from 696 to 130 homes.	No trajectory was offered by the applicant because the respondent confirmed that they agree with the Council's trajectory in the April 2020 deliverability form as the trajectory set out in the Local Plan examination and deemed deliverable. The Position has not changed since submission of April 2020 deliverability form and in agreement of site trajectory set out in the Draft Annual Position Statement. Pending applications on the site are due to be determined by Planning Committee on September 2nd 2020. The applicant has confirmed to the Development Management Case Officer that for a new outline they would accept a limit of 87 dwellings therefore not proceeding with an increased site capacity. Further confirmation of site deliverability was provided through the consultation on the Draft Annual Position Statement to confirm that the site is deliverable. Given that the site is under construction, and in review of continued engagement of site delivery the Council considers it is reasonable to include the site within the 5 year supply from 2021/22.	No action taken.
SKR.APS.017	AC036	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Large Sites with Planning Permission Under Construction	APS005 - S14/2953 Land North of 372-400, Dysart Road, Grantham	Notes that the response to the engagement process consultation confirms that 'build out projection assumes a modified planning permission is secured by September 2020 with a detailed phase 1' for around 16 dwellings. No modified application has been submitted at the time of writing although two weeks of June remain. Considers uncertainty that a new application will be determined in sufficient time to enable 16 homes that would benefit from detailed permission to be built during 2020/21 and 2021/22. The remaining 184 homes will only benefit from outline permission at the point of approval which is yet to be received and note that it would require a further two years before any work to commence. Considers that the 8 units could be delivered by 2024/25 but there is no clear evidence that the whole site can be considered capable of contributing to the five year supply. Overall considers that sites with planning permission should be reduced from 696 to 130 homes.	The site has an extant, full planning permission not outline permission as suggested and therefore, could commence at any point. Development Management Officers confirm that majority of pre commencement conditions have now been discharged and a material start on site confirmed July 2019 (S19/0972). The planning permission that the developer is seeking as stated in the developer's deliverability form is for a modification and although the delivery projections are based on the determination of this application discussions with developers also suggests that the site is progressing. The site has no fundamental infrastructure constraints to be resolved and can be readily serviced enabling completions as set out in the developer's deliverability form. Therefore, given that the site is implemented, and in review of continued engagement of the site delivery the Council considers it is reasonable to include the site within the 5 year supply from 2020/21 as set out by the developer in the deliverability response.	No action taken.

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SKR.APS.017	AC037	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Homes on sustainable urban extensions with planning permission	Poplar Farm, Grantham (Sustainable Urban Extension) (APS032, APS033, APS034, APS035).	Council sensibly capped contribution of Poplar Farm to 750 before delivery of essential infrastructure. However, clear evidence that the long term phasing plan for the site is not secured despite the S106 being signed May 2011 and remains to be seen whether the development advances towards 750 homes before the arrangement for the Pennine Way and any implications for land release are understood and secured. Notes that the Council considered 12 months ago in the Housing Delivery Test that the site may stall within 2 years. Considers based upon the Council's own evidence only 10 homes should be included in the five year supply for Poplar Farm. In addition, the 453 homes assumed across all three urban extensions can be included within the five year supply.	<p>Site delivery of Poplar Farm is cautiously capped within the five year supply as certain delivery of 750 units before the implementation of infrastructure (Pennie Link Road). Therefore, the five year supply only includes the delivery of Poplar Farm to 750 including what has been delivered in previous years.</p> <p>The development is still under construction and therefore, the site has not stalled and there is a further delivery through granted Reserved Matters permissions before implementation of infrastructure is required, once this capped has been reached it would be accepted that the site will have stalled if the Pennie Link Road infrastructure has not been delivered. There are also continuing discussions with site promoters and developers with the Council on site delivery. The total delivery included within the 5 year supply has therefore been applied at a cautious approach before the implementation of infrastructure requirements.</p> <p>Given that the site is implemented and under construction, in review of continued engagement of the site delivery the Council considers it reasonable to include the site within the 5 year supply, whilst capping total site delivery within the five year supply to 750.</p>	No action taken.
SKR.APS.017	AC038	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Local Plan Allocations	APS039 - LV-H5 Swinstead Road/Bourne Road, Corby Glen	Council has assumed a combined delivery of 250 homes overall and 210 homes in the five year supply despite the two components site combining to promote 258 homes. Considers the 68 homes for Larkfleet Homes can be relied upon but considers the remaining site delivery uncertain. Considers Grimsthorpe and Drummond Castle Trust parcel is unlikely to be delivered as per trajectory submitted by the Landowner as yet to be in control of a developer and anticipated timescales for progressing the site, including preparatory technical work and legal agreement as well as determining applications. Considers 83 homes to contribute to the 5 year supply with G&CD Trust contributing from 24/25 at a cautiously optimistic approach.	<p>Larkfleet Home confirms supply of 68 will be delivered in the 5 years but queries the remainder of the site. A Full planning permission has been submitted to the Council by Larkfleet. Developer has proven track record and has delivered multiple schemes with planning permission including SUEs within the District. 2 10+ sites currently under construction (ref. S14/1684 &amp; S16/0112).</p> <p>Delivery of a further 190 homes within the 5 years has been confirmed by the landowner on a separate parcel of the site. The landowner has an agreed Heads of Terms with a housebuilder.</p> <p>Both respondents have taken Covid-19 into account and given the cautious approach taken, the Council therefore considers the supply to be realistic.</p>	No action taken

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						The Council has retained 250 dwellings in the plan period supply as set out in the allocation Local Plan policy, although the deliverability information received has indicated that the site could deliver 258 dwellings.	
SKR.APS.017	AC039	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Local Plan Allocations	APS041 - LV-H7 Main Road (South), Long Bennington	Considers that the site will clearly not deliver homes in 2021/22 as anticipated a period of two years to determine application and resolve the S.106 agreement and a further two years for a reserved matters and discharge of conditions. Notes that the landowners have not agreed to sell but intend to market the site with outline permission. Considers 10 units identified for completions in 2021/22 might be delivered in 2024/25 and only 10 units should contribute to the supply not 48.	<p>Outline planning application pending for 48 dwellings (S20/0775) with decision expected in September 2020 or sooner if possible. Site drainage and flooding work is being undertaken.</p> <p>Once permission is received, the site will be sold prior to a reserved matters application.</p> <p>The Council's trajectory set out completions to start 20/21 (as confirmed through the Local Plan Examination). Due to no extant Planning Permission, the landowner shifted the trajectory a year with development to commence and 10 dwellings to complete in 2021/22.</p> <p>The Council agrees with the landowner's approach and considers that a modest 10 dwellings is deliverable within 2021/22</p>	No action taken.
SKR.APS.017	AC040	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Local Plan Allocations	APS042 - LV-H8 Main Road (North), Long Bennington	Notes no planning application for this site and delivery anticipated in 2021/22. Promoter for the site same as LV-H7 who they understand as pursuing outline for the LV-H7 site first. Deliverability information includes details of discussions to intend to submit detailed application in July 2020 and approved by February 2021, no pre-application discussions mentioned. Considers 25 homes to be delivered in the five year supply to enable planning application to be determined and the commentary in the engagement response says the site will be built out over a two year period.	<p>The Council's trajectory sets out completions to start 20/21 (as confirmed through the Local Plan Examination). The landowner has shifted the supply to completions from 21/22 and the Council has agreed with the approach.</p> <p>Planning application to be submitted summer 2020.</p> <p>Landowner confirms start on site by March 2021 for grant funding purposes.</p> <p>Formal pre-application discussions with the Council are progressing but as standard practice, details of which are confidential.</p> <p>Despite confirming site likely to be built out in 21/22, the developer does indicate in the supportive text that the site will be built out in 2 years. As such the Council has amended the trajectory to 25 dwellings in 2021/22 and 25 in 2022/23</p>	The Council has amended the trajectory to 25 dwellings in 2021/22 and 25 in 2022/23

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Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
SKR.APS.017	AC041	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Local Plan Allocations	APS043 - LV-H10 Thistleton Lane and Mill Lane, South Witham	Notes that there is no planning application on site and a number of inconsistent delivery responses and do not constitute a written agreement. No developer involved in the site at this time. Also, no planning application and one is not expected for 12-18 months. Timescales are not clear. The earliest delivery dates suggest that homes could be delivered within three and half years. However, APS shows homes being delivered in 2021/22. Considers the timescale not realistic on the basis of the timescales provided in the response and should not be included within the 5 year supply due to the uncertainty and no clear evidence or firm progress.	<p>The Council received deliverability information from both interests in the site which gives confidence that the landowners are keen to progress the site.</p> <p>GD Padley provided a trajectory for the entire site, taking a cautious approach and shifting the supply to commence in 2021. However, taking into account Bullimores Sand and Gravel's response which included a trajectory for their parcel alone (which indicates completions from 2022/23, the Council amended the trajectory with a modest 7 dwellings to be completed in 2021 and the site to be completed thereafter.</p> <p>It is noted that due to the site's location adjacent to residential development to the east, the layout provides an opportunity for service connections to be brought onto the site.</p>	No action taken.
SKR.APS.017	AC042	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Local Plan Allocations	APS044 LV-H11 Land North of High Street, South Witham	Note various statements on timescales within the engagement response, no developer involved in the site at this time, increased time on determining application yet to be submitted. Considers 10 homes than 31 homes as set out in the draft APS could at a cautiously optimistic approach could be built out in 2024/25.	<p>The Councils initial trajectory showed completions to commence in 2020/21.</p> <p>The landowner submitted deliverability information which shifted the trajectory with completions starting from 2022/23.</p> <p>The Council considers that the landowner and the Council has taken an appropriate approach by shifting delivery to start from later on in the 5 year period.</p>	No action taken.

Appendix 3: Draft APS - Summary of Representations and Officer Response

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
SKR.APS.017	AC043	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Local Plan Allocations	APS045 - DEP-H1 Towngate West, Market Deeping	Note no firm progress with site assessment work or clear relevant information about infrastructure provision to the extent that it is not known whether there are any events that might change the delivery schedule. Timescales for phasing and site preparation also unknown and arrangements for infrastructure to be confirmed. Deliverability responses from 2018 and 2020 are identical expect delivery of first units have been pushed back one year despite returns being 2 years apart. No developer involvement at this time and determination of application, S.106 agreement would be expected in a period of two years if presumed outline application to be submitted within a year. Considers that the site should not be relied upon in the five year supply.	<p>An outline application is expected to be submitted in 2020/21</p> <p>The Council and landowner have therefore agreed to take a cautious approach with completions from 2022/23.</p> <p><b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b></p>	No action taken.

Appendix 3: Draft APS - Summary of Representations and Officer Response

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
SKR.APS.017	AC044	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Local Plan Allocations	APS046 - DEP1-H2 Land off Linchfield Road, Market Deeping	Notes that this is a large strategic development which has complex infrastructure issues which are fundamental matters to resolve if development is to commence as timescales envisaged. No planning applications, EIA or Scoping Report has been submitted. Notes an outline application to be submitted within the next 12 months however clear from the response that there is no firm progress with site assessment work or infrastructure provisions to extent its not known if any events may change delivery scales. Timescales for phasing and site preparations works are all unknown and infrastructure yet to be confirmed. Both delivery responses (2018 and 2020) are identical with the expectation of delivery of first units being pushed back one year despite returns being within 2 years. Considers timescales unattainable from experience of working in the area on strategic sites. No developer involvement at this time and determination of application, S.106 agreement would be expected in a period of two years if presumed outline application to be submitted within a year. Also notes that the site has not been marketed and given two neighbouring sites are currently under construction there is an expectation that this site will be timed for after completion of those sites to maximise sales and return. Considers that the site should not be relied upon in the five year supply.	<p>Trajectory confirmed through Local Plan Allocation and site deemed deliverable. The landowner has submitted deliverability information confirming that timescales are still on track with intention to submit a planning application in 2020/21.</p> <p>The trajectory includes a modest delivery of 20 dwellings from 2022/23 to then increase to 50 as the site gathers pace.</p> <p>No significant infrastructure constraints were identified through the Local Plan examination.</p>	No action taken.

Appendix 3: Draft APS - Summary of Representations and Officer Response

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
SKR.APS.017	AC045	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Local Plan Allocations	APS047 - GR3-H1 Spitalgate Heath Garden Village (Southern Quadrant), Grantham	Notes that the APS anticipates 275 homes at Spitalgate Heath and 300 homes at the Barracks within the 5 year supply. Both sites have a significant barrier that prevents either from coming forward due to the relationship with phase 3 of the Southern Relief Road (GSRR). Outline permission pending at Spitalgate Heath for 6 years with stalled S.106 process and the agreement unsigned. Phase 3 of the GSRR funding arrangements are currently unknown and completions are limited to 250 units (although this capacity could be taken by other sites). Council's HDT (May 2019) noted that Spitalgate Heath would be refused if the S106 agreement was not completed with 6 months from February 2019 resolution to grant; subject to no extenuating circumstances which would justify an extension of time. The Council has neither progressed the S.106 nor refused the application. No planning permission submitted for Barracks. Determination of application and S.106 agreement would be expected in a period of two years if presumed outline application to be submitted within a year with a further two years during which RM and discharge of conditions would be undertaken before any additional dwellings would be delivered. Considers significant uncertainty around the delivery arrangement for both sites even with a hybrid application for 250 units to take advantage of the highway capacity the complexity of the wider scheme and timescales for progressing such an application are such that they should not be relied upon for the five year supply.	<p>The developer has a proven track record of delivery as master developers of the 1800 unit Poplar Farm Scheme currently under construction.</p> <p>Landowner has entered into a PPA to cover the determination of their outline application (S14/2169) as well as collaborative drafting of overarching delivery, design and landscaping strategies that will be required by conditions. LCC who will be a signatory to the s106 are now engaged in negotiations. The Planning application (resolution to approve subject to conditions and s106) will be taken back to committee in August, once the Heads of Terms are agreed.</p> <p>Spitalgate Heath is dependent on completion of the Grantham Southern Relief Road (GSRR). A bid was made by LCC to Homes England for HIF funding. Though the bid was unsuccessful, LCC has confirmed that they will continue to fund the GSSR meaning that his key piece of infrastructure will still be delivered. Preparatory work has already started on phase 3 (final phase) of the GSRR. LCC will continue to forward fund schools on SH Discussions are ongoing with Homes England to explore the potential for other funding to aid delivering in Grantham.</p> <p>Work is ongoing with landowner and relevant consultees on the preparation of the overarching delivery, design and landscape strategies that will be required by re-commencement conditions on Spitalgate Heath, using garden village funding awarded by Homes England to ensure design is high quality.</p>	
SKR.APS.017	AC046	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Local Plan Allocations	APS049 - Prince William of Gloucester Barracks, Grantham	See comment reference AC045	<p>As confirmed through the Local Plan examination, the HIF is not required to make the scheme viable and funding for the Southern Relief Road which is deemed essential infrastructure was not dependent on the HIF and will be funded through LCC.</p> <p>Homes England has responded to the Draft APS consultation confirming the expected delivery of 300 dwellings in the 5 years from 2022/23 onwards.</p>	No action taken.

Appendix 3: Draft APS - Summary of Representations and Officer Response

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
						<p>Homes England also confirmed regular contact with the Council, Lincolnshire County Council and the DIO with the intention to submit a planning application in 2021.</p> <p>Homes England have confirmed that the position has not changed since the Local Plan Examination.</p> <p>With regard to Covid-19, Homes England are progressing with sites to support the industry and supply through challenging times. As such, Homes England are not proposing any change in delivery timescale for the site.</p> <p>The Council is expecting to have a clear understanding of the timetable for the submission of the pre-app and application in the summer 2020. A Planning Performance Agreement is expected to be signed at the time of submission of the pre-app.</p>	
SKR.APS.017	AC047	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Local Plan Allocations	APS048 - GR3-H2 Rectory Farm (Phase 2 North West Quadrant), Grantham	<p>The 2018 response suggests that legal agreement to sell the land to the developer is about to be concluded whilst the 2020 response downgrades this to dialogue. The 2020 response says application anticipated within two years and a start on site within three. Considers the start a year after the application is not reasonable. Notes the determination of application and S.106 agreement would be expected in a period of two years if presumed outline application to be submitted within two years with a further two years during which RM and discharge of conditions would be undertaken before any additional dwelling would be delivered. Three historic applications remain pending. No engagement response submitted for SKL267 or SKL268. Site has capacity constraints of 1150 homes as capacity of the A1/A52 will be reached. The approval of Grantham Design Outlet Village caused highway impacts but included a different highway solution to that proposed for Rectory Farm not uncertain that the site can now proceed at 1,150 homes. As a result, the applications have remained pending since 2016 and no evidence of firm progress has been made to resolve the situation. The HDT notes 175 homes to be delivered in 5 years assuming the permission granted in that year however it was not, and scheme remains unconsented. Despite sites lack of progress the APS anticipates 240 homes to be</p>	<p>Developers have a proven track record of delivery in the district. Barratts delivered across Poplar Farm SUE with phases currently under construction. Linden Homes have delivered across the district and currently has a large site under construction (planning ref. S17/2466).</p> <p>David Barratt Wilson Homes and Vistry Homes (Jelson) have both positively engaged with the APS process. Taking into consideration both representations the Council has reduced delivery in the 5<sup>th</sup> year of the supply to 105 dwellings.</p>	No action taken – see response to SKR.APS.019 and SKR.APS.008

Appendix 3: Draft APS - Summary of Representations and Officer Response

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
					delivered in the five year without any evidence for the increase. Complex traffic mitigation measures arrangements are not clear. Considers that the site should not be relied upon for the 5 year supply due to significant uncertainty around delivery and length of time that applications have been dormant.		
SKR.APS.017	AC048	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Local Plan Allocations	APS050 LV-H1 Wilsford Lane (North), Ancaster	Considers timescales offers in the deliverability response for submission and determination of an application and start on site to not be reasonable. Notes the determination of an application and S.106 agreement would be expected in a period of two years if presumed outline application to be submitted within summer of 2020 the with a further two years during which RM and discharge of conditions would be undertaken before any additional dwelling would be delivered. All dependent on securing a developer and undertaking necessary legal arrangements. Considers that the site should not be relied upon for the five year supply.	Site controlled by one landowner. Since consultation on the draft APS, a planning application has now been submitted to the Council. The site is to be sold at the end of 2021, with delivery to start end of 2021.	No action taken
SKR.APS.017	AC049	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Local Plan Allocations	APS051 - LV-H2 Wilsford Lane (South), Ancaster	Notes that the landowners are considering their options and offers no timescales for progressing a planning application. Appears that there is little if any firm progress with site assessment work or clear relevant information about infrastructure provision. Not clear how long the landowners require to review their position and the landowners response confirms there is no programme. Notes the determination of application and S.106 agreement would be expected in a period of two years if presumed outline application to be submitted within the near future the with a further two years during which RM and discharge of conditions would be undertaken before any additional dwelling would be delivered. All dependent on securing a developer and undertaking necessary legal arrangements. Considers that the site should not be relied upon for the five year supply.	As set out in the deliverability form, the landowner concurs with the Council's conclusion that the site is deliverable. As the landowner is considering options for taking the site forward, the Council and landowner have taken a cautious approach indicating completions to commence in 2022/23 with a modest 20 completions; and 15 completions in 2023/24.  Since submitting the deliverability information, the agent has contacted the Policy team and entered into informal pre-application discussions.	No action taken

Appendix 3: Draft APS - Summary of Representations and Officer Response

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
SKR.APS.017	AC050	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Local Plan Allocations	APS055 - LV-H12 Part of Elm Farm Yard, Thurlby	Considers little or any firm progress with site assessment work or clear relevant information about infrastructure. Notes the allocations also includes a farm and farmhouse which is a busy and extensive operation and as with many sites occupied by businesses will require closure or relocation before development. Notes the determination of application and S.106 agreement would be expected in a period of two years if presumed outline application to be submitted within the near future the with a further two years during which RM and discharge of conditions would be undertaken before any additional dwelling would be delivered. All dependent on securing a developer and undertaking necessary legal arrangements. Considers that the site should not be relied upon for the five year supply.	Due to Covid-19, the landowner and Council has agreed to take a cautious approach, shifting the trajectory with completions due to start in 2023/24 at a modest delivery of 10 dwellings per year.  As such, the Council removed 20 dwellings from the 5 year supply as set out in the draft APS.	No action taken
SKR.APS.017	AC051	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Local Plan Allocations	APS059 - STM1-H2 Stamford East, Stamford	Notes that 22 homes anticipated for delivery from 2024/25. The response confirms that 90 units are proposed as part of a development for a food supermarket programmed for submission in summer 2020. This site is not allocated for mixed use and there are likely to be issues with the town centre first sequential test, with the response to the engagement process noting that any delay or refusal of the food supermarket will the delivery of homes, also requires an access road. Considers timescales for progressing the application are not clear and it is far from certain that permission for a food retailer will be granted on a housing allocation. Determination of application, S.106 agreement would be expected in a period of two years if presumed outline application to be submitted in summer 2020 and a further two years which RM and discharge of conditions would be undertaken to enable to start on site before any additional dwellings would be delivered. Considers that the site should not be relied upon for the five year supply.	Pre-application discussions have taken place with the Council and an indicative site plan has been produced, as well as discussions on the requirement to submit a masterplan for the allocation. The Council is encouraging developer/promoters on the allocated site to enter into a PPA.  Discussions with the agent regarding forthcoming submission of an ALDI store to the front of the site, including potentially entering into a PPA.  Whilst the landowner considered the site total of 162 could come forward from 2022 and be built out within the 5 year period (as stated in an email to the Council dated 28/04/2020), the Council has retained a cautious approach including the completion of a modest 22 dwellings in year 5. This is because the landowner was unsure as to an exact trajectory.  The Council has also taken a cautious approach and not included the western parcel of land as no contact has been made with the landowner. Landowner was consulted on draft APS and has not disputed Council's position.	No action taken

Appendix 3: Draft APS - Summary of Representations and Officer Response

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
						The landowner has not responded to the Council's draft APS and has therefore not disputed the Council's cautious approach.	
SKR.APS.017	AC052	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Local Plan Allocations		Considers 1,411 homes have been incorrectly included in the 5 year supply and that 691 homes from large local plan allocations to be the appropriate figure to use.	See comments to Local Plan Allocation representations above. Considering the evidence obtained through the 2 rounds of APS consultation, discussions with Council officers including Development Control and the Strategic Sites Officer, and contacting developers for an update of deliverability information, the supply of dwellings from the Local Plan Allocations is appropriate.	No action taken.
SKR.APS.017	AC053	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Council Capital Programme	APS061 -Council's Capital Programme: Wellington Way, Market Deeping	There is no evidence of progress on site assessment, planning application or understanding of constraints or infrastructure provision for APS061. Considers 0 homes from the Councils Capital Programme can be considered capable of being delivered within five years.	The site is expected to deliver a modest number of 11 affordable homes in 2022/23. Full application to be submitted by December 2020  Positive pre-application discussions undertaken with Council. Feasibility work has been undertaken including ground investigations, topography and housing need and a layout devised.  Developer has proven track record with delivery of multiple schemes across the district including 14 homes delivered in 2019/20. 3 small sites with planning permission, and 2 pending consideration.	No action taken
SKR.APS.017	AC054	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Council Capital Programme	APS063 - Council's Capital Programme: Kesteven Road, Stamford and Brownfield Register Site	There is no evidence of progress on site assessment, planning application or understanding of constraints or infrastructure provision for APS063. Considers 0 homes from the Councils Capital Programme can be considered capable of being delivered within five years.	Feasibility work is progressing including ground investigations, topography and housing need. landowner is considering options for progressing the site.  Developer has proven track record with delivery of multiple schemes across the district including 14 homes delivered in 2019/20. 3 small sites with planning permission, and 2 pending consideration.  The Council and landowner has agreed to shift the landowner's original position by 1 year with completions from 2021/22.	No action taken

Appendix 3: Draft APS - Summary of Representations and Officer Response

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
SKR.APS.017	AC055	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Council Capital Programme	APS064 - Council's Capital Programme: Shaw Road, Grantham	There is no evidence of progress on site assessment, planning application or understanding of constraints or infrastructure provision for APS064. Considers 0 homes from the Councils Capital Programme can be considered capable of being delivered within five years.	<p>Feasibility work is progressing including ground investigations, topography and housing need.</p> <p>Developer has proven track record with delivery of multiple schemes across the district including 14 homes delivered in 2019/20. 3 small sites with planning permission, and 2 pending consideration.</p> <p>Council agrees with landowner that a modest 12 affordable homes could come forward from 2022/23</p>	No action taken.
SKR.APS.017	AC056	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Council Capital Programme	APS062 - Council's Capital Programme: Hugh Moore School, Grantham	Consultation due in April 2020 has been delayed due to Covid-19, some progress made towards site assessment as response confirms civil engineering works are required to make the site available. The extent of these as a physical and funding constraint have not been revealed. Considers the site cannot be considered deliverable due to the lack of planning application and evidence. Considers 0 homes from the Councils Capital Programme can be considered capable of being delivered within five years.	<p>Feasibility work including ground investigations, topography and housing need has been undertaken. The landowner is considering options for progressing the site.</p> <p>Developer has proven track record with delivery of multiple schemes across the district including 14 homes delivered in 2019/20. 3 small sites with planning permission, and 2 pending consideration.</p>	No action taken.
SKR.APS.017	AC057	David Pendle/Marrons Planning on behalf of Larkfleet Homes	Five Year Supply Calculations		Correct interpretation of paragraph 5.13 in the Local Plan leads to the application of the Sedgefield approach in accordance with the PPG. Calculates the 5 year supply to conclude 5 year requirement to 4,488 homes, total 5 year supply to 2,273 homes as result of 2.53 years.	5 Year Supply calculation can be found within the APS. The Council concludes a 5 year supply of 5.5 years.	No action taken.

Appendix 3: Draft APS - Summary of Representations and Officer Response

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Taken
SKR.APS.017	AC058	David Pendle/Marrons Planning on behalf of Larkfleet Homes	General overview		Considers that there is insufficient evidence of deliverability for a number of sites included in the five year supply by the Council and that an overly optimistic assessment for many sources is taken. Council relies on a pro-forma and does not constitute clear and robust evidence of progress or intentions, with too little information provided in many instances or timescales offered which are not reasonable. Nor do they constitute a written agreement between the local planning authority and site developer(s). Multiple major development included which have outline permission or allocated in a development plan which are considered deliverable by the APS where there is no evidence that housing completions will begin on site within 5 years. Considers evidence provided by the local authority not to be sufficient to demonstrate a 5 year supply, including appropriate buffer and the Planning Inspectorate will not be able to recommend that the authority can confirm that they have a 5 year housing supply for one year.	<p>The Council received a 98% response rate to the request for deliverability questionnaires from Local Plan Allocation sites, which the respondent was then required to sign.</p> <p>The Council then also discussed individual sites with Development Control and the Strategic Sites Officer to ensure that the 5 year supply is robust. The draft APS was consulted upon to ensure that the decisions which the Council had made were not contested by the landowners/developers/agents of the sites within the supply.</p> <p>The Council considers the supply of dwellings from the Local Plan Allocations to be appropriate</p>	No action taken.
SKR.APS.018	AC059	Richard Wright/ Witham Drainage Board	General		The Board has no comments on this application, the development does not affect the interests of the Board. However, if any proposed temporary or permanent works or structures are within any watercourse Land Drainage Consent may be required.	Comments noted.	No action required.
SKR.APS.019	AC060	Georgina McCrae/ Vistry and Jelson Homes	Appendix 1	APS048 - GR3-H2 Rectory Farm (Phase 2 North West Quadrant), Grantham	Delivery figures assumed: 60 in 22/23, 60 in 23/24 and 120 in 24/25. The 22/23 and 23/24 seem reasonable, however the 120 in 24/25 should be reduced to 90. The site does not yet have planning permission so there shouldn't be an immediate impact on housing delivery as a result of Covid-19. However, a viability assessment has been submitted and there could be an increased viability issue if sales revenues reduce as a result of Covid-19.	Comments noted. The trajectory set out in the draft APS (including 120 dwellings in 24/25) was as agreed with the other developer interest in the site Barratt David Wilson Homes and the landowner.	Considering both developer's trajectories, the Council has amended the supply in year 24/25 from 120 to 105.

Appendix 3: Draft APS - Summary of Representations and Officer Response

Draft APS Engagement Statement Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/ Organisation	Draft APS Section/ Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2020)	Council's Response (July 2020)	Action Required
SKR.APS.002	EC001	Jessica Herritty/ Aspbury Planning Ltd. on behalf of Lincoln Diocesan Trust and Board of Finance	Appendix 2	APS044 - LV-H11 Land off High Street, South Witham	The site remains deliverable albeit the completions trajectory has shifted to take into account the current position of the landowners. (See comment reference AC002 in Draft APS Summary of Representations Received and Council's Response table).	See comment reference AC002 in Draft APS Summary of Representations Received and Council's Response table.	No action required.
SKR.APS.003	EC002	Martin Seldon/ Highways England	General		Highways England do not expect that there will be any impacts from the accompanying Statement of Engagement on the operation of the Strategic Road Network.	Comments noted.	No action required.
SKR.APS.013	EC003	Brendon Dale / Homes England	Appendix 1 and 9	APS049 - GR3-H4 Prince William of Gloucester Barracks	No additional comments. The projected number of completions at Prince William of Gloucester Barracks which will contribute towards the 5 Year Land Supply is 300. The delivery of homes on site is expected from 2022/23 onwards. Overall, the position has not changed from Local Plan Examination. (See comment reference AC014 in Draft APS Summary of Representations Received and Council's Response table).	Comments noted within the Site Summaries table within the Engagement Statement, and taken into account when finalising the APS.  The Council notes that both Homes England and DIO have engaged constructively and positively with the APS.	APS and Engagement Statement updated with Home England comments
SKR.APS.015	EC004	Stewart Patience/ Anglian Water	General		Notes that this document sets out the engagement to date relating to deliverability of housing sites primarily with landowners/developers and agents. Have no comments to make in relation to the information provided by landowners/developers and agents as it is outside our role as an infrastructure provider.	Comments noted.	No action required.

## DISPUTED SITES HIGHLIGHTED RED

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
<b>Sites in Supply with Planning Permission</b>								
APS001	S08/0892: Former Grantham Tyre & Auto, Rycroft Street, Grantham	Council's 5 Year projections as at 1 April 2020: <b>20</b> . Estimated projections based on site of similar size and location. Application implemented.	No response from landowner/developer/agent	No developer comments. Outline application implemented, no Reserved Matters application submitted. <b>Due to no contact from developers in April 2020 consultation, and no previous deliverability responses, the Council has removed the site from the 5 year supply, to commence 25/26 as no reserved matters have been submitted.</b>	<b>0</b>	No representations received during the Draft Annual Position Statement consultation.	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	<b>0</b>
APS002	<b>S14/3097: The Old Quarry, Station Road, Castle Bytham</b>	Council's 5 Year projections as at 1st April 2020: <b>87</b> . Completions expected from 2021/22. Trajectory based on estimated delivery in 5 years, based on site of similar site and location and as set out in previous trajectory confirmed at Local Plan Examination. Section 106 agreement signed 17/03/2017. 87 units with self build plots (2). Latest planning reference S18/1524.	No. of dwellings in the supply <b>87</b> . Completions expected from 2021/22. Position has not changed from Local Plan Examination. Site commenced on first phase of the site (February 2019) is currently being marketed. Reserved matter applications submitted not yet determined.	The site has no fundamental infrastructure constraints to be resolved. The developer does not consider that the position has changed since the Local Plan Examination. Site Commenced first phase of the site (February, 2019). Reserved matter applications submitted but not yet determined. <b>The Council agrees that completions will likely come forward in the 5 year supply, with completions from 2021/22.</b>	<b>87</b>	Mr Peter Frampton/ Framptons on behalf of Dr Dallas Burton (Representation SKR.APS.012 Comment AC013) Considers that additional dwellings could be accommodated on the site and contribute to the District's housing supply up to 2024/25.  David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 comment AC035) Considers that the contribution to the 5 year supply should be 40 homes rather than 87 homes.	Agreement with the Council's trajectory in the submitted deliverability form 2020, as the trajectory set out in the Local Plan examination and deemed deliverable. The position has not changed since submission of April 2020 deliverability. Since the submission of this representation Development Management confirm that the applicant is not proceeding with an increased site capacity. Further pending applications on the site are due to be determined by Planning Committee on September 2nd 2020. Given that the site is under construction, near determination of pending planning applications and in review of continued engagement of site delivery the Council considers it is reasonable to include the site within the 5 year supply from 2021/22. No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.	<b>87</b>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
APS003	S13/1931: Land At Bridge End, Colsterworth, Lincolnshire	Council's 5 Year projections as at 1 April 2020: <b>48</b> . Completions expected from 2020/21. Trajectory based on estimated delivery from site of similar size and location. Delivery altered to reflect current completions that was set out in previous trajectory confirmed at Local Plan Examination. Co op completed.	No. of dwellings in the supply 48. Completions expected from September 2021. Developers approach based on predicted impact on Covid-19. Site has levels requiring cut and fill to create development platforms meaning longer lead-in time for site infrastructure works.	Completions expected from September 2021. Developers approach based on predicted impact on Covid-19. Site has levels requiring cut and fill to create development platforms meaning longer lead-in time for site infrastructure works. <b>The Council agrees with trajectory submitted by the developer/agent to include 48 in the 5 year supply, with completions from 2021/22.</b>	48	No representations received during the Draft Annual Position Statement consultation.	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.	48
APS004	S14/1316: Former Aveland High School, Birthorpe Road, Billingborough, Sleaford, Lincs, NG34 0QS	Site Removed - Expired Consent	Site Removed - Expired Consent	Site Removed - Expired Consent	Site Removed	Site Removed – Expired Consent	Site Removed – Expired Consent	Site Removed
APS005	S14/2953: Land North Of 372-400, Dysart Road	Council's 5 Year Projections as at 1 April 2020: <b>227</b> . Completions expected from 2020/21. Access implemented permission. Trajectory based on delivery of site of similar size and location and phasing plan (S19/0498) as set out in previous trajectory confirmed at Local Plan Examination.	No. dwellings in the 5 year supply: <b>200</b> . Build out projects assumes a modified planning permission secured by September 2020. New planning application for 200 dwellings. Site under construction - access built, and site can be readily serviced, enabling around half of phase 1 to be completed by March 2021. Completions expected from 2020/21. No fundamental infrastructure constraints.	The site has no fundamental infrastructure constraints to be resolved. Site under construction with expected completions from 2020/21. <b>The Council agrees with the trajectory submitted and delivery of 200 dwellings and that completions will likely come forward in the 5 year supply.</b>	200	David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC036) Considers that the 8 units could be delivered by 2024/25 but there is no clear evidence that the whole site can be considered capable of contributing to the five year supply.	The site has an extant, full planning permission not outline permission as suggested and therefore, could commence at any point. Development Management Officers confirm that majority of pre commencement conditions have now been discharged and a material start on site confirmed July 2019 (S19/0972). The planning permission that the developer is seeking as stated in the developer's deliverability form is for a modification and although the delivery projections are based on the determination of this application discussions with developers also suggests that the site is progressing. The site has no fundamental infrastructure constraints to be resolved and can be readily serviced enabling completions as set out in the developer's deliverability form. Therefore, given that the site is implemented, and in review of continued engagement of the site delivery the Council considers it is reasonable to include the site within the 5 year supply from 2020/21 as set out by the	200

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
							developer in the deliverability response. No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.	
APS006	S16/1451: Land Off Main Road, long Bennington	Council's 5 Year Projections as at 1st April 2020: <b>21</b> . Completions expected from 2020/21. Trajectory based on delivery of site of similar size and location as set out in previous trajectory confirmed at Local Plan Examination.	No response from landowner/developer/agent. Site has full planning permission for 21 units. Application approved 10th April 2020 for external alterations to house types and garages (S20/0590). Discussions with Development Management Planning Officer confirmed all the pre-commencement conditions have been discharged that can be (S18/2069 & S19/0124). Two of the pre-commencement conditions (6 & 7) are for works to be undertaken on site for the access road (condition 6) and fencing off trees (condition 7) and do not require discharging. Further material details have also been discharged.	No contact with landowner/developers/agent, site has full planning permission and Development Management Planning Officer confirmed pre-commencement conditions have been discharged. <b>The Council expects delivery of site within the 5 year supply completions altered from 2020/21 to delivered 2022/23 to reflect pending application and taking into consideration potential Covid-19 implications.</b>	<b>21</b>	No representations received during the Draft Annual Position Statement consultation.	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.	<b>21</b>
APS007	S17/0613: Land off Uffington Road, Stamford	Council's 5 year Projections as at 1st April 2020: <b>100</b> . Completions expected from 2021/22. Trajectory based on delivery of site of similar size and location as confirmed at Local Plan Examination.	No response from landowner/developer/agent. Site has outline planning permission for 100 dwellings. No outstanding applications.	<b>Due to no contact from landowner/developer/agent to April 2020 consultation and no previous deliverability responses received, the Council has removed the site out of the 5 year supply, to commence 25/26.</b>	<b>0</b>	No representations received during the Draft Annual Position Statement consultation.	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.	<b>0</b>
APS008	S14/3078: Land Off the South Side of Kettering Road, Stamford.	Site Removed - Expired Consent	Site Removed - Expired Consent	Site Removed - Expired Consent	Site Removed	Site Removed – Expired Consent	Site Removed – Expired Consent	Site Removed

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
APS009	S16/2285: Falcon Way, Bourne, PE10 0FF	Council's 5 Year Projections as at 1st April 2020: <b>19</b> . Completions expected from 2021/22. Trajectory based on estimated delivery from site of similar size and location as set out in previous trajectory confirmed at Local Plan Examination.	No. of dwellings in the supply <b>19</b> . Site expected to commence September 2020 with completions expected from 2021/22. Position has not changed from Local Plan Examination.	The site has no fundamental infrastructure constraints to be resolved. The developer does not consider that the position has changed since the Local Plan Examination. <b>The Council agrees that completions will likely come forward in the 5 year supply, with completions from 2021/22.</b>	<b>19</b>	No representations received during the Draft Annual Position Statement consultation.	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement. Since position in May a Reserved Matters application relating to siting, design, external appearance, means of access or landscaping has been submitted and currently pending consideration (S20/0603).	<b>19</b>
APS010	S18/0452: Ferndale House, Swinstead Road, Corby Glen, NG33 4NU	Council's 5 Year Projections as at 1st April 2020: <b>31</b> . Completions expected from 2022/23. Delivery based on estimated delivery from site of similar site and location altered previous trajectory confirmed at Local Plan Examination to reflect outline permission approved. No fundamental infrastructure constraints. Site approved Outline Permission (05/03/2019) for 31 units.	No response from landowner/developer/agent. Site has outline permission with all matters reserved for 31 units.	No developer comments. No Reserved Matters application submitted. <b>Due to no contact from developers in April 2020 consultation, and no previous deliverability responses, the Council has removed the site from the 5 year supply, to commence 25/26 as no reserved matters have been submitted.</b>	<b>0</b>	No representations received during the Draft Annual Position Statement consultation.	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.	<b>0</b>
APS011	S14/0927: Former Grimers Transport Limited North, Billingborough	Council's 5 Year Projections as at 1st April 2020: <b>23</b> . Completions expected from 2021/22. Projections based on site of similar site and location, completions, and previous trajectory confirmed at Local Plan Examination.	Landowner confirmed that not intending to develop the site. Extant Outline permission for 23 dwellings (S16/1197).	<b>The Council has removed the site from the 5 year supply, as developer not intending to develop the site. To commence from 25/26, with extant permission.</b>	<b>0</b>	Site removed	Site Removed – No further action required.	<b>0</b>
APS012	S17/2466: Land West of Linchfield Road, Deeping St James	Council's 5 Year Projections as at 1st April 2020: <b>145</b> . Completions expected from 2020/21. Trajectory based on discussions at Hearing session for Matter 8 - Outline planning permission granted for 145 units, RM pending consideration for 77 units. No fundamental infrastructure constraints to be resolved.	No. of dwellings in the supply: <b>135</b> . Completions expected from 2020/21. Phase 1 (S19/0443) granted Reserved Matters (76 units), Phase 2 to be submitted May 2020. No fundamental infrastructure constraints.	The site has no fundamental infrastructure constraints to be resolved. The developer considers 135 units to be delivered in the whole site. <b>The Council agrees that completions will likely come forward in the 5 year supply, with completions from 2020/21.</b>	<b>135</b>	No representations received during the Draft Annual Position Statement consultation.	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.	<b>135</b>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
APS013	S15/3189: Land North of Longcliffe Road and Ryedale Close, Manthorpe Road	Council's 5 Year Projections as at 1st April 2020: <b>180</b> . Completions expected from 2020/21. Trajectory reflected in Matter 10.6 statement, site deemed deliverable as discussed in Hearing Sessions for Matter 6 in Local Plan Examinations.	No. of dwellings in the 5 year supply: <b>108</b> . Completions expected from 2022/23. Developers approach based on predicted impact on Covid-19.	<b>The Council agrees with trajectory submitted by the developer to include 108 in the 5 year supply, with completions likely from 2022/23.</b>	<b>108</b>	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC026)</b> Considers the timescales provided to be overly-optimistic and the delivery timescales should be pushed back at least two years from where it currently is if the site is considered deliverable at all given that there is no Reserved Matters Approval in place and no firm timescales for when this will be granted.		
APS014	S17/1900: Former Gravel Works, Stowe Road	Council's 5 Year Projections as at 1st April 2020: <b>35</b> . Completions expected from 2020/21. Trajectory set out with timescales adjusted from January 2017 deliverability information for 25 units, remaining delivery estimated. No fundamental infrastructure constraints to be resolved. Approved outline permission subject to S106. Site deemed deliverable as discussed at Hearing session Matter 9.	No. dwellings in the supply: 35. Completions from 2021/22. Reserved matters expected to be submitted in Autumn 2020. Developers approach based on predicted impact on Covid-19. First dwelling expected to be delivered Summer 2021.	The site has no fundamental infrastructure constraints to be resolved. <b>The Council agrees that completions will likely come forward in the 5 year supply, with completions from 2021/22.</b>	<b>35</b>	<b>No representations received during the Draft Annual Position Statement consultation.</b>	<b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>35</b>
APS015	S18/1408: Spittlegate Farm, Gorse Lane, Grantham, NG31 7UF	Council's 5 Year Projections as at 1st April 2020: <b>21</b> . Site under construction. New application - no previous information.	No response from landowner/developer/agent. Site has part full and part outline application for 21 units.	No contact with landowner/developers/agent, site has full/outline planning permission and <b>Council expects delivery of site within the 5 year supply completions altered from 2021/22 to be delivered 2022/23 taking into consideration potential Covid-19 implications.</b>	<b>21</b>	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC033)</b> Considers the removal of 17 units from Spittlegate Farm because they do not have any Reserved Matters application, evidence submitted for this site or clear evidence that 17 homes can be considered capable of contributing to the 5 year supply.	<b>Whilst the Council has had no recent contact with the developer for this scheme, the developer has at least 2 schemes that are currently under construction across the District and do not have a reputation of not implementing planning permissions. The application was approved in July 2019 and the site is of 21 dwellings. Part of the site has full planning permission and considering timescales of a reserved matters approval for the remaining site the Council considers that the site due to its moderate size of 21 dwellings is deliverable within the five years, based on a site of similar size and location. The Council has also taken into account the potential implications of</b>	<b>21</b>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
							Covid-19 by delaying site delivery to be delivered from 2022/23. No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.	
APS016	S18/1859: 81 Harrowby Lane, Grantham, NG31 9HZ	Council's 5 Year Projections as at 1st April 2020: <b>13</b> . New application - no previous information.	No. dwellings in the supply 14. (14 new build dwellings due and demolition of 81 Harrowby Lane is loss of 1). Site commenced March 2020, site due to be completed 2021/22. Developers approach based on predicted impact on Covid-19.	The site has no fundamental infrastructure constraints - some site improvements off site in place, with electricity work off site not expected to cause any delay in delivery. 13 units counted to reflect additional units due to demolition in the supply to avoid double counting. <b>The Council agrees that completions will likely come forward in the 5 year supply, with completions from 2021/22.</b>	<b>13</b>	<b>No representations received during the Draft Annual Position Statement consultation.</b>	<b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement. Since position in May all pre commencement conditions have been discharged approved under S20/0570.</b>	<b>13</b>
APS017	S17/2483: 56-58 Huntingtower Road, Grantham, NG31 7AU, ,	Council's 5 Year Projections as at 1st April 2020: <b>20</b> . New application - no previous information.	No response from landowner/developer/agent. Site has full planning permission for 20 units.	No contact with landowner/developers/agent, site has full planning permission and <b>Council expects delivery of site within the 5 year supply completions altered from 2020/21 to delivered 2022/23 to take into consideration potential Covid-19 implications.</b>	<b>20</b>	<b>No representations received during the Draft Annual Position Statement consultation.</b>	<b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>20</b>
APS018	<b>S10/1204: Fossitt &amp; Thorne, Eastgate, Bourne, PE109LB</b>	Council's 5 Year Projections as at 1st April 2020: 11. Completions expected from 2020/21. Work set to progress Spring 19. Projections as set out in Local Plan trajectory based on developer email 29/11/2018.	No. of dwellings in the supply: 11. Completions from April 2021. Expected construction from July 2020 . Developers approach based on predicted impact on Covid-19. . No fundamental infrastructure constraints to be resolved - scheme involves minor works to public highway; ongoing discussions with LCC highways.	The site has no fundamental infrastructure constraints to be resolved. <b>The Council agrees that completions will likely come forward in the 5 year supply, with completions from July 2020.</b>	<b>11</b>	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC034)</b> Considers no clear evidence that these 17 homes should contribute to the 5 year supply because there are ongoing discussions for S.278 agreement and site shows lack of progress and systematic need to renew the permission are evidence that there is	<b>The site has full planning permission for 11 dwellings not 17. A deliverability form was submitted by the developer which evidences intent to develop the site. Discussions are ongoing with Lincolnshire County Council for a S.278 which shows that progress is being made. The site has full planning permission for 11 dwellings as included in the APS trajectory. Given that the site is under construction, the modest number of dwellings included in the 5 years supply, that the developer has submitted a deliverability form to the Council confirming the trajectory and detailing progress with the site, the</b>	<b>11</b>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
						little appetite to bring the site forward.	Council considers it is reasonable to include the 11 dwellings within the five year from 2021/22. No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.	
APS019	S14/1684: Southfield Business Park Partn, Southfield House, Falcon Way, Bourne, Lincolnshire, PE10 OFF	Council's 5 Year Projections as at 1st April 2020: <b>7</b> . Completions expected from 2020/21. Site under construction, delivered 16 units, 7 remaining outstanding. Trajectory based on remaining units estimated delivery.	No. of dwellings in the supply: 7. Completions expected from 2020/21. Site under construction, due to deliver remaining units on site this year.	<b>The Council and Developer agrees that completions will likely to come forward in the 5 year supply, with remaining site completion 2020/21.</b>	<b>7</b>	<b>No representations received during the Draft Annual Position Statement consultation.</b>	<b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>7</b>
APS020	S10/0969: Former Welland Motor Factors Site, North Street, Stamford	Council's 5 Year Projections as at 1st April 2020: 13. Base on site of similar size and location as set out in previous trajectory confirmed at Local Plan Examination.	No response from landowner/developer/agent. Site has part full permission for 13 units. Discussions with Development Management confirm relevant details required by condition have been approved.	No contact with landowner/developers/agent, site has full planning permission and discussions with Development Management confirm relevant details required by condition have been approved. <b>Council expects delivery of site within the 5 year supply completions altered from 2020/21 to delivered from 2021/22 to take into consideration potential Covid-19 implications.</b>	<b>13</b>	<b>No representations received during the Draft Annual Position Statement consultation.</b>	<b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>13</b>
APS021	S19/0588: Land To Rear Of Gladstone Terrace, Prospect Place, Grantham, NG31 8BW	Council's 5 Year Projections as at 1st April 2020: <b>24</b> . New application -site under construction, delivery base on site of similar size and location.	No response from landowner/developer/agent. Site under construction. Information sought from South Kesteven Affordable Housing Officer aware site currently under construction but discussions with developer noted that delivery maybe delayed to due the current Covid-19 impacts.	No contact with landowner/developers/agent, site has full planning permission and is currently under construction. <b>The Council expects delivery of site within the 5 year supply completions altered from 2020/21 to 2021/22 to take into consideration potential Covid-19 implications.</b>	<b>24</b>	<b>No representations received during the Draft Annual Position Statement consultation.</b>	<b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>24</b>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
APS022	S14/3571: Land South Of Barrowby Road	Council's 5 Year Projections as at 1st April 2020: <b>180</b> . Site under construction, RM application (s19/1056) 34 units under construction. Delivery based on site of similar size and location.	No. dwellings in the 5 year supply: <b>141</b> . Completions expected from 2021/22. Slow start for 2021/22 due to Covid-19 concerns of sale rates reducing. Construction has commenced. Registered Provider on boards to take ownership of affordable plots on completion. No fundamental infrastructure constraints to be resolved.	The site has no fundamental infrastructure constraints to be resolved, and under construction. <b>The Council agrees with trajectory submitted by developer to include 141 units in the 5 year supply, with completions expected from 2021/22.</b>	<b>141</b>	No representations received during the Draft Annual Position Statement consultation.	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement. Since position in May 2020 Development Management confirms all conditions that require submission of details have been approved for both Outline and Reserved Matters permissions (S19/1786 (May 2020)).	<b>141</b>
APS023	S16/0112: Land North Of Towngate East And South Of Northfield Road Market Deeping	Council's 5 Year Projections as at 1st April 2020: <b>200</b> . Site under construction, 35 units commenced, no completions. Trajectory shifted to reflect developers comments as stated in hearing matter statement 10.06.	No. dwellings in the 5 year supply 200. Position has not changed since Local Plan Examination. Completions expected from 2020/21, site under construction.	The site is under construction, position of delivery not changed since Local Plan Examination, trajectory altered from Local Plan Examination to reflect completions. <b>The Council agrees with the trajectory submitted by the developer to include 200 units in the 5 years supply, with completions expected from 2020/21.</b>	<b>200</b>	No representations received during the Draft Annual Position Statement consultation.	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.	<b>200</b>
APS024	S13/0674: Zone 4 and zone 5, Elsea Park, Bourne	Site Removed - Site completed with 274 built out instead of original 289 units Reserved Matters.	Site Removed - Site completed with 274 built out instead of original 289 units Reserved Matters.	Site Removed - Site completed with 274 built out instead of original 289 units Reserved Matters.	<b>Site Complete</b>	<b>Site Completed</b>	<b>Site Completed</b>	<b>Site Complete</b>
APS025	S15/1763: Land Off, West Road/Raymonds Mays Way, Elsea Park, Bourne, Lincolnshire, PE10 OLB	Site Removed - Site Completed.	Site Removed - Site Completed.	Site Removed - Site Completed.	<b>Site Complete</b>	<b>Site Completed</b>	<b>Site Completed</b>	<b>Site Complete</b>
APS026	S17/0420: Zone 6 (Phase B), Elsea Park, Bourne, PE10 9PQ	Council's 5 Year Projections as at 1st April 2020: <b>81</b> . Site under construction part of SUE Elsea Park. Projections based on completions and email dated 28/01/2019.	No. dwellings in the 5 year supply: <b>81</b> . Delivery set out as discussed via phone (04/05/2020). Site under construction to be delivered by 2022/23. Unexpected circumstances Covid-19 delaying site delivery.	<b>The Council agrees with the trajectory submitted by the developer to include 81 units in the 5 year supply, with site completion by 2022/23.</b>	<b>81</b>	No representations received during the Draft Annual Position Statement consultation.	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.	<b>81</b>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
APS027	S16/2553: Zone 4 and 6 (in part), Elsea Park	Council's 5 Year Projections as at 1st April 2020: <b>33</b> . Site under construction part of SUE Elsea Park. Projections based on completions and previous deliverability response dated 07/12/2018	No response from landowner/developer/agent. Email to confirm unable to respond due to current Covid-19 restrictions and furloughed staff - possible response at a later date.	No recent deliverability information provided by landowner/developers/agent, site has reserved matters permission and under construction. <b>The Council expects delivery of site within the 5 year supply completions from 2020/21. Delivery altered to reflect current conditions less delivery in first year (10) remaining site to delivered in year two (23).</b>	<b>33</b>	No representations received during the Draft Annual Position Statement consultation.	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.	<b>33</b>
APS028	S16/2076: Plots 698 and 699, Zone 6 Elsea Park	2 units - not counted to avoid double counting with small site permissions.	2 units - not counted to avoid double counting with small site permissions.	2 units - not counted to avoid double counting with small site permissions.	<b>Not Counted</b>	<b>Not counted to avoid double counting with small site permissions</b>	<b>Not counted to avoid double counting with small site permissions</b>	<b>Not Counted</b>
APS029	S18/0937: Zone 9, Land East of A151, Raymond Mays Ways	Council's 5 Year Projections as at 1st April 2020: <b>174</b> . trajectory based on similar delivery across the whole site (SUE Elsea Park) as set out in the trajectory confirmed at the Local Plan Examination - altered to reflect current completions (36 units under construction).	No. dwellings in the Local Plan 5 year supply: 174. Developer agrees with Councils projected completions (2020). Groundworks started early 2020, no dwellings commenced. No expected delays other than Covid-19, economic, weather or adverse events. Expects completion of dwellings 3 months of lifted Covid-19 restrictions. No fundamental infrastructure constraints to be resolved - New infrastructure required to serve site. To be adopted under S38 and S104 agreements at appropriate time. Implementation to be adopted post site completion and standard LCC/AW maintenance periods.	Groundworks started early 2020, no dwellings commenced. Developer agrees with Council delivery projections. <b>The Council expects delivery of the site within the 5 year supply completions from 2020/21.</b>	<b>174</b>	No representations received during the Draft Annual Position Statement consultation.	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.	<b>174</b>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
APS030	S18/1840: Zone 9, Land to the North of Musselburgh Way, Elsea Park, PE10 OXY	Council's 5 Year Projections as at 1st April 2020: <b>63</b> . Projections based on similar delivery across the whole SUE (Elsea Park) as set out in trajectory confirmed at Local Plan Examination - altered to reflect current completions.	No. dwellings in the 5 year supply: 63. Delivery set out as discussed via phone (04/05/2020). Site under construction to be delivered by 2020/21. Unexpected circumstances Covid-19 delaying site delivery.	<b>The Council agrees with the trajectory submitted by the developer to include 63 units in the 5 year supply, with site completion by 2020/21</b>	<b>63</b>	<b>No representations received during the Draft Annual Position Statement consultation.</b>	<b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>63</b>
APS031	S18/1588: Land West of Sandown Drive and North of the Centre Zone 3, Elsea Park, Bourne, PE100WL	Council's 5 Year Projections as at 1st April 2020: <b>34</b> . Projections based on similar delivery across the whole SUE (Elsea Park) as set out in trajectory confirmed at Local Plan Examination.	No. dwellings in the 5 year supply: 34. Delivery set out as discussed via phone (04/05/2020). Site under construction to be delivered by 2020/21. Unexpected circumstances Covid-19 delaying site delivery.	Site under construction. <b>The Council agrees with the trajectory submitted by the developer to include 34 units in the 5 year supply, with site completion by 2020/21</b>	<b>34</b>	<b>No representations received during the Draft Annual Position Statement consultation.</b>	<b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>34</b>
APS032	<b>S16/1113: Barratt &amp; DWH Development, Grantham Phase 2, Barrowby Road, Grantham, NG31 8SE</b>	No. dwellings in the Local Plan 5 year supply: 55 Site part of SUE - Poplar Farm. Projections based on site of similar size and location as confirmed in Local Plan Examination – adjusted to reflect current completions. (103 units completed 2019.20 monitoring year, 220 total completed, 55 units outstanding, 53 units under construction).	No response from landowner/developer/agent. Email to confirm unable to respond due to current Covid-19 restrictions and furloughed staff - possible response at a later date.	No deliverability information provided by landowner/developers/agent, site has reserved matters permission and under construction. Delivery capped at 750 before delivery of Pennine Link Road. <b>The Council expects delivery of site within the 5 year supply completions from 2020/21. Delivery altered to reflect current situation with Covid-19. Lower delivery rate in year 1</b>	<b>55</b>	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC037)</b> Considers based upon the Council's own evidence only 10 homes should be included in the five year supply for Poplar Farm.	Site delivery of Poplar Farm is cautiously capped within the five year supply as certain delivery of 750 units before the implementation of infrastructure (Pennie Link Road). Therefore, the five year supply only includes the delivery of Poplar Farm to 750 including what has been delivered in previous years. The development is still under construction and therefore, the site has not stalled and there is a further delivery through granted Reserved Matters permissions before implementation of infrastructure is required, once this capped has been reached it would be accepted that the site will have stalled if the Pennie Link Road infrastructure has not been delivered. There are also continuing discussions with site promoters and developers with the Council on site delivery. The total delivery included within the 5 year supply has therefore been applied at a cautious approach before the implementation of infrastructure requirements. Given that the site is implemented and under construction, in review of continued engagement of the	<b>55</b>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
							site delivery the Council considers it reasonable to include the site within the 5 year supply, whilst capping total site delivery within the five year supply to 750. <b>No further action taken, trajectory remains the same as set out in the draft Annual Position Statement.</b>	
APS033	<b>S17:1619: Land Off Poplar Farm, Barrowby Road, Grantham, NG31 8SR,</b>	No. dwellings in the Local Plan 5 year supply: 49. Site part of SUE - Poplar Farm. Projections based on email dated 30/11/2018 and as set out in trajectory confirmed in Local Plan Examination – altered to reflect current completions.	No response from landowner/developer/agent. Email to confirm unable to respond due to current Covid-19 restrictions and furloughed staff - possible response at a later date.	No deliverability information provided by landowner/developers/agent, site has reserved matters permission and under construction. Delivery capped at 750 before delivery of Pennine Link Road. <b>The Council expects delivery of site within the 5 year supply completions from 2022/23.</b>	49	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC037)</b> Considers based upon the Council's own evidence only 10 homes should be included in the five year supply for Poplar Farm.	See response to APS032.	49
APS034	<b>S18/0829: Poplar Farm, Barrowby Road, Grantham, NG31 8AF</b>	No. dwellings in the Local Plan 5 year supply: 19. Site part of SUE -Poplar Farm. Delivery projections based on site of similar size and location as set out in trajectory confirmed at Local Plan Examination	No response from landowner/developer/agent. Email to confirm unable to respond due to current Covid-19 restrictions and furloughed staff - possible response at a later date.	No deliverability information provided by landowner/developers/agent, site has reserved matters permission and under construction. <b>Delivery capped at 750 before delivery of Pennine Link Road. The Council expects delivery of site within the 5 year supply , completions from 2024/25.</b>	24	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC037)</b> Considers based upon the Council's own evidence only 10 homes should be included in the five year supply for Poplar Farm.	See response to APS032.	24
APS035	<b>S16/2679: Poplar Farm, Barrowby Road, Grantham, NG31 8AF</b>	No. dwellings in the Local Plan 5 year supply: 74. Delivery Projections based on site of similar size and location as set out in previous trajectory confirmed at Local Plan Examination – Full site capacity not included in first 5 years due to SUE infrastructure constraints.	No response from landowner/developer/agent. Email to confirm unable to respond due to current Covid-19 restrictions and furloughed staff - possible response at a later date.	No deliverability information provided by landowner/developers/agent, site has reserved matters permission and under construction. Delivery capped at 750 before delivery of Pennine Link Road. <b>Site not included into the 5 year supply, completions from 25/26 as delivery capped at 750 before delivery of Pennine Link Road infrastructure.</b>	0	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC037)</b> Considers based upon the Council's own evidence only 10 homes should be included in the five year supply for Poplar Farm.	See response to APS032. In addition, deliverability information has now been provided by the developer, and notes that 121 plots are already completed, 17 more plots are forecasted to be completed by end of 2020, 14 plots are forecasted to be completed by 2021. Notes majority of infrastructure have been implemented; remaining infrastructure will be delivered in line with plot completion dates. All expected to be completed by end of 2021. <b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement</b>	0

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
APS036	S14/2003: Land at Tinwell Road, Stamford	Site Removed - Site Completed.	Site Removed - Site Completed.	Site Removed - Site Completed.	Site Complete	Site Complete	Site Complete	Site Complete
APS037	S17/0547: Land Between Empingham Road And Tinwell Road, Stamford	Council's 5 Year Projections as at 1st April 2020: <b>58</b> . Site Part of SUE - Exeter Fields. Delivery projections based on site of similar size as set out in trajectory confirmed at Local Plan examination – above altered from previous trajectory to reflect current completions. (94 completed 2019.20 monitoring year, 41 under construction, 17 not started, 58 outstanding).	Development nearing end - developer provided no projected delivery of outstanding units.	Development nearing end - developer provided no projected delivery of outstanding units. <b>The Council to include outstanding units into the 5 year housing land supply, site under construction with 58 units outstanding.</b>	58	No representations received during the Draft Annual Position Statement consultation.	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.	58
APS038	S15/1016: Phase 3, Empingham Road, Stamford, Lincolnshire, PE9 2	Site Removed - Site Completed.	Site Removed - Site Completed.	Site Removed - Site Completed.	Site Complete	Site Complete	Site Complete	Site Complete
<b>Local Plan Sites in Supply (inc. Allocations; Neighbourhood Plan; and Council Capital Programme)</b>								
APS039	<b>Local Plan Allocation LV-H5: Swinstead Road/Bourne Road, Corby Glen</b>	Council's 5 Year Projections as at 1 April 2020: <b>250</b> . Completions expected from 2020/21. Trajectory as set out in email from developer/landowner dated 14/11/2018 and 03/12/2018 and confirmed through Matters Statement and Local Plan Examination. No fundamental infrastructure constraints to be resolved. Site deemed deliverable through Local Plan Examination	Number of dwellings in 5 Year: Grimsthorpe & Drummond Castle Trust section of Site: <b>190</b> ; Larkfleet section of site: <b>68 (app. submitted S19/2235)</b> Both developers have taken an approach based on the predicted impact on Covid-19; and have considered any onsite infrastructure required, indicating dwelling completions to commence in 2021/22. Grimsthorpe & Drummond Castle Trust have agreed a Heads of Terms with housebuilder.	The Local Plan allocation is for 250 homes, however this is indicative. The site has no fundamental infrastructure constraints to be resolved. Both developers have taken Covid-19 into consideration when setting out trajectory. In total, the developers consider that the site could deliver 258 homes. A Full Planning Application (re. S19/2235) has been submitted by Larkfleet for part of the site (68 dwellings). Council has resumed Planning Committees online. The application has been taken to the Council officer working group, Design PAD. Numbers may be revised down slightly depending on negotiations on the final scheme as part of any planning application submitted.	250	<b>Ben Ward/ Permission Homes(Representation SKR.APS.016 Comment AC021)</b> Notes that the trajectory does not match with the deliverability	The site is comprised of two interests, a developer (Larkfleet) and the other a landowner with agreed Heads of Terms with a housebuilder. Both of which submitted detailed deliverability information. Both landowners/developers took an approach based on the predicted impact of Covid-19; and have considered any onsite infrastructure required. A full planning application has been submitted by Larkfleet for part of the site for 68 dwellings (S19/2235) which has been taken to the Council's officer working group, Design PAD. Deliverability information submitted included a trajectory of 68 dwellings to be completed	250

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
				<p>Council agrees with the trajectories submitted by the developer/agent, but retains 250 dwellings in supply (210 dwellings within 5 Year) due to negotiations as part of the planning application process.</p>		<p>information provided by the developer that suggests 16 completions in 21/22 and 32 and 20 in the two years following. Considers the projected completions from this site overly optimistic in light of the submitted evidence and contest this site.</p> <p><b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC038)</b>                      Considers 83 homes to contribute to the 5 year supply with G&amp;CD Trust contributing from 24/25 as a cautiously optimistic approach.</p>	<p>in 5 years, shifting the trajectory on a year from what was agreed at the Examination.</p> <p>Grimsthorpe &amp; Drummond Castle Trust have also shifted the trajectory on a year from what was agreed at Examination, with a modest completion of 15 dwellings in 2021/22 and another 135 in the 5 year period. In the explanatory text, the Trust highlights potential impact of Covid-19; and required infrastructure.</p> <p>For site LV-H5, the Local Plan has indicated a capacity of the site of 250 dwellings. Although both Larkfleet and the Trust have indicated 258 dwellings to be delivered, the Council has capped the trajectory at 250 but notes that this could increase depending on planning approval. This accounts for why the deliverability information does not match what was submitted in the deliverability questionnaire.</p> <p><b>No further action taken, trajectory remains the same as set out in the draft Annual Position Statement.</b></p>	
<p><b>APS040</b></p>	<p>Local Plan Allocation LV-H6: Easthorpe Road, Great Gonerby</p>	<p>Council's 5 Year Projections as at 1 April 2020: <b>46</b>. Completions expected from 2021/22. Trajectory as set out in email from developer/landowner dated 21/11/2018; and confirmed through Local Plan Examination and Matters Statement. No fundamental infrastructure constraints to be resolved. Site deemed deliverable through Local Plan Examination. Site deemed deliverable through Local Plan Examination</p>	<p>Site has Full Planning Permission with signed s106 (ref. S19/1138). Development is wholly affordable. Developer (affordable housing provider) has indicated completions from 2021/22, subject to return of construction following Covid-19, and indicates all dwellings to complete within the year. Site work has been delayed due to Covid-19 but works to trees and access</p>	<p>Site has Full Planning Permission (ref S19/1138) and no fundamental infrastructure constraints. Site is wholly affordable. The trajectory indicates site to complete in 2021/22 subject to the return of construction following Covid-19.</p> <p><b>Trajectory amended in consultation with developer: site completion expected in 2021/22.</b></p>	<p><b>46</b></p>	<p><b>No representations received during the Draft Annual Position Statement consultation.</b></p>	<p><b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b></p>	<p><b>46</b></p>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
			occurred prior to March 2020.					
APS041	Local Plan Allocation LV-H7 Main Road (South), Long Bennington	Council's 5 Year Projections as at 1 April 2020: <b>55</b> . Completions expected from 20/21. Estimated from sites of similar size and location. Trajectory confirmed through Local Plan Examination. No fundamental infrastructure constraints to be resolved. Site deemed deliverable through Local Plan Examination.	No. of dwellings in 5 Year Supply: <b>55</b> Completions expected from 21/22. Outline application to be submitted spring 2020, then the site will be marketed.	The site has no fundamental infrastructure constraints to be resolved. Outline application received in May 2020 (ref. S20/0775) 48 dwellings. Due to no extant permission, the developer has shifted the trajectory a year, with completions from 2021/22. Council Planning Committee has resumed online. <b>Council agrees to shift the trajectory a year with completions from 2021/22. Council has reduced delivery of site to 48 dwellings to reflect submitted application.</b>	48	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC039)</b> Considers 10 units identified for completions in 2021/22 might be delivered in 2024/25 and only 10 units should contribute to the supply not 48.	Outline planning application pending for 48 dwellings (S20/0775) with decision expected in September 2020 or sooner if possible. Site drainage and flooding work is being undertaken.  Once permission is received, the site will be sold prior to a reserved matters application.  The Council's trajectory set out completions to start 20/21 (as confirmed through the Local Plan Examination). Due to no extant Planning Permission, the landowner shifted the trajectory a year with development to commence and 10 dwellings to complete in 2021/22.  The Council agrees with the landowner's approach and considers that a modest 10 dwellings is deliverable within 2021/22  <b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	48
APS042	Local Plan Allocation LV-H8 Main Road (North), Long Bennington	Council's 5 Year Projections as at 1 April 2020: <b>30</b> Completions expected from 20/21. As set out in email from landowner/developer dated 29/11/2018. Trajectory confirmed through Local Plan Examination. No fundamental infrastructure constraints to be resolved. Site deemed deliverable through Local plan Examination.	No. of dwellings in 5 Year Supply: <b>50</b> Completions expected from 2021/22. Detailed application for to be submitted by July 2020 (all affordable). Developer has had pre-app discussions with the Council. Development will need to commence on site before March 2020 for grant funding purposes.	The site has no fundamental infrastructure constraints to be resolved. With no extant planning permission (expected July 2020, pre-app discussions have occurred) the developer has shifted the trajectory a year with completions from 2021/22. <b>The Council agrees to shift the trajectory a year, with completions from 2021/22; and to increase the density to 50 dwellings.</b>	50	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC040)</b> Considers 25 homes to be delivered in the five year supply to enable planning application to be determined and the commentary in the engagement response states the site will be built out over a two year period.	The Council's trajectory sets out completions to start 20/21 (as confirmed through the Local Plan Examination). The landowner has shifted the supply to completions from 21/22 and the Council has agreed with the approach.  Planning application to be submitted summer 2020.  Landowner confirms start on site by March 2021 for grant funding purposes.  Formal pre-application discussions with the Council are progressing but as standard practice, details of which are confidential.	50

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
							<p>Despite confirming site likely to be built out in 21/22, the developer does indicate in the supportive text of the deliverability questionnaire that the site will be built out in 2 years. As such the Council has amended the trajectory to 25 dwellings in 2021/22 and 25 in 2022/23</p> <p><b>The Council has spread the development over 2 years as indicated in the supportive text of the deliverability questionnaire.</b></p>	
APS043	Local Plan Allocation LV-H10 Thistleton Lane and Mill Lane, South Witham	<p>Council's 5 Year Projections as at 1 April 2020: <b>34</b> Completions expected from 2020/21. Trajectory as set out in deliverability questionnaire dated 12/11/2018, and email from developer dated 8/01/2019. Trajectory confirmed through Local Plan Examination. No fundamental infrastructure constraints to be resolved. Site deemed deliverable through Local Plan Examination</p>	<p>GD Padley section of site: <b>18</b> dwellings in 5 Year Supply, completions expected from 2021/22 Trajectory shifted a year from Local Plan due to short term extension to the life of the poultry farm at South Witham. Planning application yet to be submitted. Bullimores Sand and Gravel section of site: <b>16</b> dwellings in 5 year supply, completions expected from 2022/23. The layout of the adjacent residential site provides opportunity for service connections to be brought onto the site.</p>	<p>The site has no fundamental issues to be resolved. Due to a short term extension of the poultry farm, the GD Padley has shifted the trajectory a year. Bullimores Sand and Gravel have shifted the trajectory by 3 years with indication that a Planning application will be submitted within next 2 years. <b>The Council agrees with the shift in the trajectory, starting at 2021/22. As GD Padley provided trajectory for the entire site, the trajectory has been amended to take into account Bullimores return.</b></p>	34	<p><b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC041)</b> Considers that the site should not be relied upon in the five year supply.</p>	<p>The Council received deliverability information from both interests in the site which gives confidence that the landowners are keen to progress the site.</p> <p>GD Padley provided a trajectory for the entire site, taking a cautious approach and shifting the supply to commence in 2021. However, taking into account Bullimores Sand and Gravel's response which included a trajectory for their parcel alone (which indicates completions from 2022/23, the Council amended the trajectory with a modest 7 dwellings to be completed in 2021 and the site to be completed thereafter.</p> <p>It is noted that due to the site's location adjacent to residential development to the east, the layout provides an opportunity for service connections to be brought onto the site.</p> <p><b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b></p>	34

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
APS044	Local Plan Allocation LV-H11 Land off High Street, South Witham	Council's 5 Year Projections as at 1 April 2020: <b>31</b> Completions expected from 2020/21. Trajectory as set out in email from developer/landowner dated 14/11/2018. Trajectory confirmed through Matter Statement and Local Plan Examination. No fundamental infrastructure constraints to be resolved. Site deemed deliverable through Local Plan Examination.	No. of dwellings in 5 year supply: <b>31</b> Completions expected from 2022/23. Planning application not yet submitted and site not yet marketed.	The site has no fundamental infrastructure constraints to be resolved. Planning permission has yet to be sought and site has yet to be marketed, as such developer has shifted trajectory starting in 2020/23. <b>The Council agrees with shifting the trajectory starting in 2022/23</b>	<b>31</b>	<b>Jessica Herritty/ Aspbury Planning Ltd. on behalf of Lincoln Diocesan Trust and Board of Finance (Representation SKR.APS.002 Comment AC002).</b> Site remains deliverable albeit trajectory shifted to reflect landowners current position.  <b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC042)</b> Considers 10 homes than 31 homes as set out in the draft APS could at a cautiously optimistic approach could be built out in 2024/25.	The Councils initial trajectory showed completions to commence in 2020/21.  The landowner submitted deliverability information which shifted the trajectory with completions starting from 2022/23.  The Council considers that the landowner and the Council has taken an appropriate approach by shifting delivery to start later on in the 5 year period.  <b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>31</b>
APS045	Local Plan Allocation DEP-H1 Towngate West, Market Deeping	Council's 5 Year Projections as at 1 April 2020: <b>73</b> Completions expected from 2022/23. Delivery as set out in email from developer/landowner dated 20/11/2018. Trajectory confirmed through Matter Statement and Local Plan Examination. No fundamental infrastructure constraints to be resolved. Site deemed deliverable through Local Plan Examination	No. of dwellings in 5 year supply: <b>73</b> Position has not changed since Local Plan Examination. Completions expected from 2022/23. Outline permission expected to be prepared and submitted within the next 12 months.	The site has no fundamental infrastructure constraints to be resolved. Planning permission has yet to be sought, as such developer agrees that completions are likely to commence in 2022/23. <b>The Council agrees that the trajectory should be retained, commencing later on in the 5 year supply commencing from 2022/23</b>	<b>73</b>	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC043)</b> Considers that the site should not be relied upon in the five year supply.	An outline application is expected to be submitted in 2020/21  The Council and landowner have agreed to take a cautious approach with completions from 2022/23.  <b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>73</b>
APS046	Local Plan Allocation DEP-H2 Land off Linchfield Road, Market Deeping	Council's 5 Year Projections as at 1 April 2020: <b>130</b> Completions expected from 2022/23. The site will deliver 680 units across the plan period. Delivery as set out in email from developer/landowner dated 20/11/2018. Matter Statement received and trajectory confirmed through Local Plan Examination. No fundamental	No. of dwellings in 5 Year Supply: <b>130</b> Completions expected from 2022-23. Position has not changed from Local Plan Examination. Outline planning application to be submitted within next 12 months.	The site has no fundamental infrastructure constraints to be resolved. The developer does not consider that the position has changed since the Local Plan Examination. <b>The Council agrees that completions will likely come forward later on in the 5 year supply, commencing 2022/23</b>	<b>130</b>	<b>Ben Ward/Persimmon Homes (Representation SKR.APS.016 Comment AC022)</b> Considers submitted information of this site to be insufficient to demonstrate deliverability and falls short of presenting 'clear evidence' therefore the site should be discounted entirely.  <b>David Pendle/Marrons Planning on behalf of Larkfleet Homes</b>	This site will provide 35 dwellings which the developer indicated would commence completions from 2022/23 with a modest 20 dwellings, to then increase to 50 as the site gathers pace.  In the explanatory text the landowners explain that they are considering options for taking the site forward. However, the landowners anticipate that given the small size of the site and the nature of the proposed development, completions can	<b>130</b>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
		infrastructure constraints to be resolved. Site deemed deliverable through Local Plan Examination.				<b>(Representation SKR.APS.017 Comment AC044)</b> Considers that the site should not be relied upon in the five year supply.	be expected within 5 years. As agreed through the Local Plan Examination and stated in the accompanying 5 Year Housing Land Supply Statement (as at 1 April 2019), there are no significant infrastructure constraints which may hinder development.  <b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	
APS047	Local Plan Allocation GR3-H1 Spitalgate Heath, Grantham	Council's 5 Year Projections as at 2020: <b>275</b> Completions expected from 2022/23. The site will deliver 3,700 units across the plan period. Email from developer/landowner dated 16/11/2018. Site deemed deliverable as confirmed through the Local Plan Examination - trajectory takes a cautious approach in the first 5 years due to infrastructure constraints. Sites in the Southern Quadrant limited to 500 dwellings in 5 years supply as dependent on construction of Southern Relief Road	No. of dwellings in 5 year supply: <b>275</b> Completions expected from 2022/21. Developer confirms Council's trajectory. The position has not changed since adoption of the Local Plan. However, the trajectory is based on a number of assumptions: 1. Current Covid issues resolved by July 2020 and normal working and market conditions return i.e. there is no subsequent recession in the housing market 2. Lincolnshire County Council commence GSSR Phase 3 in July 2020, with a 27 months construction programme 3. Utility and service investigations currently being carried out by Hoare Lea on behalf of Grantham Southern Utilities Group prove that sufficient services are available, at reasonable timescales. Seeking to secure Planning Permission by August 2020. Work has	The developer does not consider that the position has changed since the Local Plan Examination but places a number of caveats on the trajectory dependent on Covid-19 and external stakeholders. <b>The Council agrees to retain the trajectory with completions expected from 2022/23. However, consultation responses on the draft APS will be considered and position changed if necessary.</b>	165	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC045)</b> Considers that the site should not be relied upon in the five year supply.	Site update, discussions with Development Control in July regarding site progression:  Landowner has entered into a PPA to cover the determination of the outline application (S14/2169) as well as collaborative drafting of overarching delivery, design and landscaping strategies that will be required by conditions. Lincolnshire County Council who will be a signatory to the s106 are now engaged in negotiations. The Planning application (resolution to approve subject to conditions and s106) will be taken back to committee in August, once the Heads of Terms are agreed.  Delivery is not dependent on Housing Infrastructure Fund. Lincolnshire County Council has confirmed that they will continue to fund the Grantham Southern Relief Road meaning that this key piece of infrastructure will still be delivered. Preparatory work has begun on phase 3 (final phase).  <b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	275

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
			commenced to clear planning conditions that must be satisfied before Reserved Matters Applications can be sought.					
APS048	Local Plan Allocation GR3-H2: Rectory Farm (Phase 2 North West Quadrant, Grantham)	Council's 5 Year Projections as at 1 April 2020: <b>300</b> Site will deliver 1150 units over the plan period. Completions expected from 2021/22. Deliverability form received dated 27/11/2018 for parcel ref. SKLP134; used as a guidance, delivery estimated for rest of site. Planning applications pending; and Planning Brief for part of the site (applications s16/2818 and s16/2819). Site deemed deliverable, and trajectory confirmed through Local Plan Examination.	No. of dwellings In 5 Year Supply: <b>240</b> Completions expected from 2022/23. The estimated projected completion figures above broadly reflect the current Barratt David Wilson annual completions on the adjoining Poplar Farm site, and assume that three developers will be operating at Rectory Farm. Planning Permission to be sought within 2 years. Integration with the adjacent Poplar Farm development is important to ensure comprehensive scheme. To be built in accordance with Planning Brief.	Due to the size of the site, integration with the existing adjacent scheme and yet to secure planning permission, the developer has shifted the trajectory with completions from 2022/23, and has reduced the delivery over 5 years to 240. Three planning applications pending: ref s16/2818 (OUT) - 817 dwellings; ref S16/2819 (FULL) - 220 dwellings; and ref S16/2816 (FULL) - 228 dwellings. Applications are due to be decided at Planning Committee (which has now resumed online) by the end of 2020. A Planning Brief has been prepared for Rectory Farm, Phase 2. Whilst the Local Plan indicates a total supply for the site of 1150 dwellings, the Planning applications total 1, 265. As the dwelling numbers of the Outline application may change at Reserved Matters stage, the Council has decided to retain 1,150 total dwellings in the supply. The trajectory broadly reflects the current Barratt David Wilson annual completions on the adjoining site. <b>The Council agrees with the developers trajectory, shifting completions from 2022/23, and the reduction in dwellings in 5 year supply to 240.</b>	240	<p><b>Stephen Short/ Escritt Barrell Golding on behalf of The Jenkinson Family Trust (Representation SKR.APS.008 Comment AC009)</b> Noting the amended projected annual completion numbers and confirms satisfaction with the material presented.</p> <p><b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC047)</b> Considers that the site should not be relied upon for the 5 year supply due to significant uncertainty around delivery and length of time that applications have been dormant.</p> <p><b>Georgina McCrae/Vistry and Jelson Homes (Representation SKR.APS.019 Comment AC060)</b> Delivery figures assumed: 60 in 22/23, 60 in 23/24 and 120 in 24/25. The 22/23 and 23/24 seem reasonable, however the 120 in 24/25 should be reduced to 90.</p>	David Barratt Wilson Homes and Vistry Homes (Jelson) have both positively engaged with the APS process. Taking into consideration both representations <b>the Council has reduced delivery in the 5<sup>th</sup> year of the supply to 105 dwellings.</b>	225

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
APS 049	Local Plan Allocation GR3-H4 Prince William of Gloucester Barracks	Council's 5 Year Projections as at 1 April 2020: <b>300</b> Completions expected from 2022/23 Total site delivery over plan period, and beyond: 4000. Full delivery of site is dependent on the construction of the Grantham Southern Relief Road. SoCG signed by MOD and Authority and delivery confirmed through Local Plan Examination. Sites in the Southern Quadrant are limited to 500 dwellings total in 5 years supply as dependent on construction of Southern Relief Road. Site deemed deliverable through Local Plan Examination.	No. of dwellings in Local Plan 5 Year Supply: <b>300</b> Completions expected from 2022/23. Position has not changed from Local Plan Examination. Barracks closure announced and Homes England on board. Development expected to commence in 2022 - subject to planning permission. Intending to submit planning application in 2021 with Homes England consultant's to commence work in 2020. Regular meetings with Council and Liaison with Lincolnshire County Council. Work on utilities and relief road ongoing. Landowner (Ministry of Defence) considers infrastructure provision achievable within timescales.	Ministry of Defence and Homes England working closely with the Council and Lincolnshire County Council to deliver the site. Southern Relief Road is essential to delivering the site. The trajectory therefore limits sites in the first 5 years to 500 dwellings in the Southern Quadrant. The site is yet to achieve Planning Permission which is due to be submitted in 2021. Delivery to start later on in the 5 year period. <b>Due to infrastructure requirements and timescales for submitting a Planning Application, the Council agrees with the proposed trajectory.</b>	<b>300</b>	<p><b>Brendon Dale/ Homes England (Representation SKR.APS.013 Comment AC014)</b> Not proposing any change in delivery timescales for the Prince William of Gloucester Barracks site and the housing delivery position has not changed since the Local Plan Examination.</p> <p><b>Ben Ward/ Persimmon Homes (Representation SKR.APS.016 Comment AC023)</b> Suggests that there is not sufficient evidence to demonstrate this site's deliverability and that it should be discounted from the deliverable supply.</p> <p><b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC045)</b> Considers that the site should not be relied upon in the five year supply.</p>	Homes England has responded to the Draft APS consultation confirming the expected delivery of 300 dwellings in the 5 years from 2022/23 onwards. Homes England also confirmed regular contact with the Council, Lincolnshire County Council and the DIO with the intention to submit a planning application in 2021.  Homes England have confirmed that the position has not changed since the Local Plan Examination. With regard to Covid-19, Homes England are progressing with sites to support the industry and supply through challenging times. As such, Homes England are not proposing any change in delivery timescale for the site.  The Council is expecting to have a clear understanding of the timetable for the submission of the pre-app and application in the summer 2020. A Planning Performance Agreement is expected to be signed at the time of submission of the pre-app.  <b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>300</b>
APS 050	Local Plan Allocation LV-H1 Wilsford Lane, North Ancaster	No of dwellings in Local Plan 5 year supply: <b>96</b> Completions from 21/22 Deliverability questionnaire received dated 12/11/2018. Further evidence of deliverability included in Local Plan Examination Matter Statement. Site deemed deliverable; site size and density increased at Examination. No fundamental infrastructure constraints to be resolved.	No. of dwellings in 5 year supply: <b>96</b> Completions from 21/22. Position has not changed from Local Plan Examination. Outline application to be submitted to the Council in summer 2020; site sold in 2021; delivery to commence 2022.	No fundamental infrastructure constraints to be resolved. Planning application to be submitted in 2020. Planning Committee has resumed online. Developer confirms Council's trajectory that development likely to commence in 21/22. <b>Council agrees with landowner that given indicative timescales, development likely to commence in 21/22</b>	<b>96</b>	<p><b>Ben Ward/ Persimmon Homes (Representation SKR.APS.016 Comment AC024)</b> Considers that there is no clear evidence of deliverability and this site should be discounted from the supply.</p> <p><b>David Pendle/Marrons Planning on behalf of Larkfleet Homes</b></p>	Since consultation on the draft APS, an Outline planning application for 96 dwellings has now been submitted to the Council (ref. S20/1169). The site is to be sold at the end of 2021, with delivery to start end of 2021. Site controlled by one landowner.  <b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>96</b>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
		Density decreased at Examination due to gateway location. Site deemed deliverable through Local Plan Examination.				<b>(Representation SKR.APS.017 Comment AC048)</b> Considers that the site should not be relied upon for the five year supply.		
APS 051	Local Plan Allocation LV-H2 Wilsford Lane (South) Ancaster	Council's 5 Year projections as at 1 April 2020: <b>35</b> Completions from 2022/23 Deliverability questionnaire received from developer/landowner in 2018. Further evidence of deliverability included in Examination Matter Statement. No fundamental infrastructure constraints to be resolved. Density decreased at Examination due to gateway location and heritage features to the south. Site deemed deliverable through Local Plan Examination.	No. of dwellings in 5 year supply: <b>35</b> Completions from 2022/23. Position has not changed from Local Plan Examination. Landowners considering options to take the site forward. However, given the size of the site and nature of the proposed development, completions expected within 5 years.	No fundamental infrastructure constraints to be resolved. As planning application not yet been sought, delivery is likely to commence later on in the 5 year period, from 2022/23. <b>Council agrees with developer's trajectory, with completions from 2022/23.</b>	<b>35</b>	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC049)</b> Considers that the site should not be relied upon for the five year supply.	As set out in the deliverability form, the landowner concurs with the Council's conclusion that the site is deliverable. As the landowner is considering options for taking the site forward, the Council and landowner have taken a cautious approach indicating completions to commence in 2022/23 with a modest 20 completions; and 15 completions in 2023/24.  Since submitting the deliverability information, the agent has contacted the Policy team and entered into informal pre-application discussions.  <b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>35</b>
APS 052	Local Plan Allocation LV-H3 Low Road, Barrowby	Council's 5 Year Projections as at 1 April 2020: <b>140</b> Completions from 21/22 Site to be progressed by 3 developers. Application approved on parcel SKLP36 (application ref S18/0093) and application pending on parcel SKLP250 (deliverability form received in November 2018). Parcel SKLP 270 to submit planning application within anticipated stat 2023/24. Entire site deemed deliverable through Local Plan Examination - density increased. No fundamental infrastructure constraints to be resolved. Local Plan Policy requires masterplan for entire site. Site	No. of dwellings in 5 Year Supply: <b>144</b> , comprising 3 developers: Persimmon: <b>83</b> dwellings, completions from 21/22. Current outline application submitted for up to 83 dwellings (ref. s19.1131). Reserved Matters to follow quickly with development expected to commence in early/mid 2021. Impact of Covid-19 currently unknown. Lindum: <b>49 dwellings</b> , completions from 2020/21 to complete in 2021/22 although this is Reserved Matters approval depending. Reserved Matters application going to committee in July. Due to	No fundamental infrastructure constraints to be resolved. Discussions on site wide masterplan taking place with Council. Lindum (49 dwellings) considers site could commence in 2020/21 and does not consider that Covid-19 will impact delivery due to funding in place. Reserved Matters application for the 49 dwellings due to be decided at committee in Summer 2020. Persimmon(83 dwellings) due to follow with completions from 2021/22 and Larkfleet (12 dwellings) to submit planning application following commencement of other two parcels. Whilst Lindum does not consider that development will be impacted by Covid-19 the Council is	<b>144</b>	<b>No representations received during the Draft Annual Position Statement consultation.</b>	RM for 49 affordable dwellings (recommended for approval) went to committee in July. Application minded for refusal as the masterplan for the whole site yet to be approved. The draft masterplan has been published for consultation which closes on 17 <sup>th</sup> July. The application will return to a later committee at a later date where reasons for refusal will be submitted. Nevertheless, discussions are taking place with Persimmon and Larkfleet on the wider development and the masterplan is progressing.  <b>The allocation is progressing and as such the trajectory remains the same as set out in the Draft Annual Position Statement.</b>	<b>144</b>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
		deemed deliverable through Local Plan Examination	funding already being secured. Lindum does not envisage that delivery will be delayed due to Covid-19. Larkfleet: <b>12 dwellings</b> , completions from 2024/25. Planning Application to be submitted in 2021/22 after Lindum and Persimmon have commenced. Larkfleet indicates that Covid-19 and resultant housing market will impact delivery.	taking a cautious approach shifting the commencement of the Lindum parcel to 2021/22. <b>Due to status of Planning Permissions and indicated impact of Covid-19, the Council agrees with the trajectories of Persimmon and Larkfleet. However, due to Covid-19 the Council is shifting Lindum's trajectory to 21/22.</b>				
APS 053	Local Plan Allocation LV-H4 Bourne Road, Colsterworth	Council's 5 Year Projections as at 1 April 2020: <b>70</b> Completions from 2022/23 Estimated delivery not contested through Examination. Outline application submitted for 70 dwellings, pending consideration (ref. s18/2379). Deemed deliverable as concluded through Local Plan Examination (Matter 9). No fundamental infrastructure constraints to be resolved.	Response from agent stating that they are taking advice on completing the deliverability form.	Council has not received completed form from agent/developer. Outline application (ref. s18/2379) is pending consideration whilst S106 agreement is in progress. Considering this, <b>the Council considers there to be no update of the trajectory position since the Local Plan Examination. Completions indicated to start in 2022/23.</b>	70	<b>No representations received during the Draft Annual Position Statement consultation.</b>	<b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	70
APS 054	Local Plan Allocation LV-H9 Folkingham Road, Morton	Council's 5 Year Projections as at 1 April 2020: <b>70</b> Completions from 2021/22 Estimated delivery from sites of similar size and location - not contested through Local Plan Examination. No fundamental infrastructure constraints to be resolved; site deemed deliverable through Examination.	No. of dwellings in 5 Year Supply: <b>70</b> Completions from 2021/22 Local Plan estimates considered realistic. The site may deliver an additional unit as there is a current planning application for 71 dwellings (ref. S.19/1784), decision anticipated in Summer 2020. Following approval, the site will be actively marketed. Landowner considers it likely, subject to a developer coming forward with Reserved Matters, that	No fundamental infrastructure constraints to be resolved. Outline (ref. S19/1784) for 71 dwellings to be decided in Summer 2020, with Reserved Matters to follow once a landowner comes forward. <b>Council agrees that completions could start in late 2021/22, Reserved Matters application depending. Council has adjusted site capacity as Planning Application includes an additional unit.</b>	71	<b>No representations received during the Draft Annual Position Statement consultation.</b>	July update, discussions with Development Control on progress with determining application. Further detail in relation to drainage strategy expected shortly. <b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	71

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
			completions could commence in 2021/22.					
APS 055	Local Plan Allocation LV-H12 Part of Elm Farm, Thurlby	Council's 5 Year Projections as at 1 April 2020: <b>40</b> Completions from 21/22 Delivery rate as set out in email dated 28/11/2018. Deemed deliverable through Local Plan Examination (Matter 9). No fundamental infrastructure constraints to be resolved.	No. of dwellings in Local Plan 5 Year Supply: <b>20</b> Completions from 2023/24. Due to Covid-19, the agent's client considers it prudent to allow a two year settlement period before being able to generate sales. If favourable circumstances allow then development could be accelerated.	Due to Covid-19 the landowner has taken a cautious approach and shifted the trajectory to commence in 2023/24 but has advised that development could be accelerated if favourable circumstances allow. <b>The Council agrees with the landowner and shifts the trajectory to commence in 2023/24.</b>	<b>20</b>	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC050)</b> Considers that the site should not be relied upon for the five year supply.	Due to Covid-19, the landowner and Council has agreed to take a cautious approach, shifting the trajectory with completions due to start in 2023/24 at a modest delivery of 10 dwellings per year.  As such, the Council removed 20 dwellings from the 5 year supply as set out in the draft APS.  <b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>20</b>
APS 056	Local Plan Allocation BRN1-H1 Manning Road Bourne	Council's 5 Year Projections as at 1 April 2020: <b>107</b> Completions from 21/22. Planning application submitted for 107 dwellings (application ref. S18/0904), not yet determined. Site de-allocated as employment use and allocated for housing. Site deemed deliverable and trajectory confirmed through Local Plan Examination. No fundamental infrastructure constraints to be resolved.	No. of dwellings in 5 Year Supply: <b>107</b> Completions from 21/22 but annual rate amended from Local Plan position. Site controlled by way of option agreement. Full planning application (ref. S18/0904) not yet determined. Developer indicates potential impact of Covid-19. Unlikely to purchase the site until mid-late 2021. The state of the market will dictate how quickly the site is taken forward. post planning permission.	Planning application (ref. S18/0904) yet to be determined. Planning Committee has now resumed online. Due to Covid-19, the developer takes a cautious approach to site delivery but maintains that the site is likely to deliver 107 completions in the 5 year period, from 21/22. <b>The Council agrees with the developer and has taken a cautious approach.</b>	<b>107</b>	<b>Ben Ward/ Persimmon Homes (Representation SKR.APS.016 Comment AC025)</b> Considers the delivery profile provided for the site to be unrealistic.	Site controlled by way of option agreement with the developer Larkfleet.  Deliverability Information has been submitted and signed by the developer, with consent from the landowner.  Full planning application pending, Planning Committee has now resumed online.  The developer has taken a cautious approach to site delivery but maintains that the site is likely to deliver 107 completions in the 5 year period.  <b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>107</b>
APS 057	Local Plan Allocation GR3-H3 Land Adjacent to Rectory Farm (Phase 3 Northwest Quadrant)	Council's 5 Year Projections as at 1 April 2020: <b>54</b> Estimated delivery rates. Site not included in 5 year supply as at 1 April 2019 and deemed developable at the Local Plan Examination.	No response from landowner/developer/agent	Site considered through Local Plan Examination likely to come forward from 2024/25. <b>Due to no contact from developers to the April 2020 consultation and no deliverability response received, the Council has shifted the site out of the 5 year supply, to commence 25/26.</b>	<b>0</b>	<b>No representations received during the Draft Annual Position Statement consultation.</b>	<b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>0</b>

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APS 058	Local Plan Allocation STM1-H1 Stamford North	Council's 5 Year Projections as at 1 April 2020: <b>40</b> Delivery set out in email from developers/landowners dated 30/11/2018. Site not included in 5 year supply as at 1 April 2019. due to cross-boundary development (including Quarry Farm, Rutland). Development Brief and Statement of Common Ground finalised as draft. Site deemed developable at Local Plan Examination.	No. of dwellings in 5 Year Supply: <b>100</b> Completions from 2023/24 Process of appointing a delivery partner is underway. It is anticipated that development will start onsite in 2022/23 and first dwellings will be completed during 2023. Technical work has begun towards an application submission. A Stamford North Infrastructure Delivery Plan has been prepared, which includes delivery of off-site infrastructure. Covid-19 impact deemed unlikely due to lead in time assumed to gain planning permission and start on site.	The Stamford North Development Brief is progressing with consultation anticipated in Autumn and adoption in early 2021 An Infrastructure Delivery Plan has been prepared which includes delivery of off-site infrastructure. Landowners consider Covid-19 unlikely to impact due to lead in time. The site is a cross-boundary development with Rutland County Council (Quarry Farm site). Whilst the developer of Quarry Farm considers completions at Quarry Farm are unlikely to come forward within 5 years, this does not hinder development of Stamford North which, given the phasing schedule and traffic work done so far can come forward before or alongside Quarry Farm. <b>The Council therefore agrees with the landowner's trajectory.</b>	<b>100</b>	<b>No representations received during the Draft Annual Position Statement consultation.</b>	<b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>100</b>
APS 059	Local Plan Allocation STM1 - H2: Stamford East and Brownfield Register Site	Council's 5 Year Projections as at 1 April 2020: <b>22</b> Completions from 24/25. Estimated delivery rates. Site not included in 5 year supply as at 1 April 2019 and deemed developable at the Local Plan Examination.	No. of dwellings in 5 Year Supply: <b>22</b> (eastern parcel of the site) Completions from 2022/23. Developer expected first dwellings to complete in 2022/23 and to be built out in 3 years. No response from parcel to the west of the site.	Brownfield Register Site. Whilst the eastern parcel developer predicts completions could occur from 2022/23, the developer is unsure of indicative delivery rate. As such, <b>the Council has retained the trajectory with completions from 2024/25. As the Council has not had a response from the western parcel of land, the remainder of the supply remains out of the 5 year period.</b>	<b>22</b>	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC051)</b> Considers that the site should not be relied upon for the five year supply.	Pre-application discussions have taken place with the Council and an indicative site plan has been produced, as well as discussions on the requirement to submit a masterplan for the allocation. The Council is encouraging developer/promoters on the allocated site to enter into a PPA.  Discussions with the agent regarding forthcoming submission of an ALDI store to the front of the site, including potentially entering into a PPA.  Whilst the landowner considered the site total of 162 could come forward from 2022 and be built out within the 5 year period (as stated in an email to the Council dated 28/04/2020), the Council has retained a cautious approach including the completion of a modest 22 dwellings in	<b>22</b>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
							<p>year 5. This is because the landowner was unsure as to an exact trajectory.</p> <p>The Council has also taken a cautious approach and not included the western parcel of land as no contact has been made with the landowner. Landowner was consulted on draft APS and has not disputed Council's position.</p> <p><b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b></p>	
APS 060	Local Plan Site: Quarry Farm (Rutland)	<p>Council's 5 Year Projections as at 1 April 2020: <b>50</b> Completions from 24/25. Developer/landowner estimated 2020/21 start as set out in email dated 30/11/2018. However, trajectory amended through Local Plan Examination and site not included in 5 year supply as at 1 April 2019 due to cross-boundary issues (site located in Rutland). Development Brief and Statement of Common Ground finalised as draft.</p>	<p>No. of dwellings in 5 Year Supply: <b>0</b> Completions indicated from 25/26. Planning application to be submitted end of 2020. Road upgrades and major service provision in the form of electricity supply required. Off-site infrastructure provision will also have a bearing. The developer indicates likely impact due to Covid-19.</p>	<p>Due to infrastructure provision and lead in times, developer expects completions from 2025/26. Planning application to be submitted in late 2020. <b>Council agrees with developer to take cautious approach and has shifted the supply out of the 5 year supply.</b></p>	<b>0</b>	<p><b>Rachel Armstrong/ Rutland County Council (Representation SKR.APS.014 comment AC015)</b></p> <p>Supports conclusion in Appendix 9 for site APS060 – Quarry Farm to take a cautious approach to the delivery to not include the site within the five year supply at this time</p>	<p>APS text has been amended to include further detail regarding Quarry Farm</p> <p><b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b></p>	<b>0</b>
APS 061	<b>Council's Capital Programme: Wellington Way, Market Deeping</b>	<p>Site in Council's Capital Programme and Housing Revenue Account. Feasibility work completed. Greenfield site.</p>	<p>No. of dwellings in 5 year supply: <b>11</b> Completions from 2022/23. Development set to commence from 2021/22 with completions in 2022/23. Feasibility work to commence and consultation to take place.</p>	<p><b>The site has yet to achieve planning permission. Completions are expected to start later on in the 5 year period</b></p>	<b>11</b>	<p><b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC053)</b></p> <p>There is no evidence of progress on site assessment, planning application or understanding of constraints or infrastructure provision for APS061. Considers 0 homes from the Councils Capital Programme can be considered capable of being delivered within five years.</p>	<p>Site update - online meeting with landowner on 17<sup>th</sup> July 2020:</p> <p>The site is expected to deliver a modest number of 11 affordable homes in 2022/23. Full application to be submitted by December 2020</p> <p>Positive pre-application discussions undertaken with Council. Feasibility work has been undertaken including ground investigations, topography and housing need and a layout devised.</p>	<b>11</b>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
							<b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	
APS 062	<b>Council's Capital Programme: Hugh Moore School, Grantham</b>	Council's 5 Year Projections as at 1 April 2020: <b>72</b> Completions from 21/22 Site in Council's Capital Programme and Housing Revenue Account. Affordable housing scheme in preparation. Site deemed deliverable through Local Plan Examination	No. of dwellings in 5 Year Supply: <b>60</b> Completions from 21/22. Site capacity reduced to 60. 100% affordable. SKDC owns development site. Public and Councillor consultation was set to take place in April 20 but this is on hold due to covid 19 pandemic. Considering Covid-19, planning application due to be submitted in 2020 with development expected to commence in 2021.	Whilst onsite infrastructure required, no fundamental infrastructure constraints to be resolved. The site is deemed deliverable through the Local plan and the site is within the Council's Capital Programme and Housing Revenue Account. <b>Considering Covid-19, the Council considers the site could come forward from late 2021 at a lower capacity of 60 dwellings.</b>	<b>60</b>	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC056)</b> Considers the site cannot be considered deliverable due to the lack of planning application and evidence. Considers 0 homes from the Councils Capital Programme can be considered capable of being delivered within five years.	Site update - online meeting with landowner on 17 <sup>th</sup> July 2020:  Feasibility work including ground investigations, topography and housing need has been undertaken. The landowner is considering options for progressing the site.  <b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>60</b>
APS 063	<b>Council's Capital Programme: Kesteven Road, Stamford and Brownfield Register Site</b>	Council's 5 Year Projections as at 1 April 2020: <b>23</b> Completions from 2022/23 Site in Council's Capital Programme and Housing Revenue Account. Feasibility work in progress. Site deemed deliverable through Local Plan Examination.	No. of dwellings in 5 Year Supply: <b>23</b> Completions from 2020/21 Feasibility work ongoing. Planning application to be submitted in 2020.	Brownfield Register site. Whilst the Local Plan indicated that the site would come forward in 2022/23, the landowner considers that the site will be brought forward with delivery from 2020/21. <b>As the site does not benefit from planning permission, and due to Covid-19, the Council is taking a cautious approach and shifting the landowners position by a year with completions from 2021/22.</b>	<b>23</b>	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC054)</b> There is no evidence of progress on site assessment, planning application or understanding of constraints or infrastructure provision for APS063. Considers 0 homes from the Councils Capital Programme can be considered capable of being delivered within five years.	Site update - online meeting with landowner on 17 <sup>th</sup> July 2020:  Feasibility work is progressing including ground investigations, topography and housing need. Landowner is considering options for progressing the site.  The Council and landowner has agreed to shift the landowner's original position by 1 year with completions from 2021/22.  <b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>23</b>
APS 064	<b>Council's Capital Programme: Shaw Road, Grantham</b>	Council's 5 Year Projections as at 1 April 2020: <b>12</b> Completions from 2022/23 Site in Council's Capital Programme and Housing Revenue Account. Site deemed deliverable through Local Plan Examination.	No. of dwellings in 5 Year Supply: <b>12</b> Completions from 2022/23 Feasibility work and consultation not yet commenced. Planning permission not yet sought.	The site does not yet benefit from planning permission and feasibility work and consultation has yet to take place. As such <b>the Council agrees with the Landowner that site completions are likely to come forward later on in the 5 year supply, from 2022/23.</b>	<b>12</b>	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017 Comment AC055)</b> There is no evidence of progress on site assessment, planning application or understanding of constraints or infrastructure provision for APS064. Considers 0 homes from the Councils Capital Programme can be considered	Site update - online meeting with landowner on 17 <sup>th</sup> July 2020:  Feasibility work is now progressing including ground investigations, topography and housing need.  Council agrees with landowner that a modest 12 affordable homes could come forward from 2022/23	<b>12</b>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2020

APS Site Reference	Site	Council's 5 Year Projections (April 2020)	Developer/Landowner/Agent Comments (April/May 2020) – see Appendix 1 for deliverability forms	Council's Response & Action Taken (May 2020)	Council's Draft APS 5 Year Supply (dwellings) (May 2020)	Draft APS/ Engagement Statement Representations Received from Developers & Stakeholders (June 2020) – see Appendix 2 for Representations received and see Appendix 3 for Full Representation summaries and Council's Response	Council's Response and Action Taken to Draft APS consultation (July 2020)	Council's Final APS 5 Year Supply (dwellings) (July 2020)
						capable of being delivered within five years.	<b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	
<b>APS 065</b>	<b>Council's Capital Programme: Beaufort Drive, Bourne</b>	Council's 5 Year Projections as at 1 April 2020: <b>20</b> Completions from 2020/21 Site in Council's Capital Programme and Housing Revenue Account. Partnership scheme for affordable homes with affordable housing provider.	No. of dwellings in 5 Year Supply: <b>20</b> Completions from 2021/22 Partnership scheme with an affordable housing provider. Planning Application pending consideration (ref. s19/2111). Covid-19 may impact delivery.	As planning permission has yet to be determined, and due to possible impact with Covid-19, <b>the Council has shifted completions a year to 2022/23</b>	<b>20</b>	<b>David Pendle/Marrons Planning on behalf of Larkfleet Homes (Representation SKR.APS.017)</b>  No direct comment on site but Marrons consider supply should not include Council Capital Programme sites.	Site update - online meeting with landowner on 17 <sup>th</sup> July 2020; and email from social housing provider:  The supply included in the deliverability questionnaire submitted by the landowner was incorrect. 30 dwellings will be delivered, not 20.  The Council has undertaken consultation with the landowner regarding all Capital Programme sites via an online meeting on 17 <sup>th</sup> July 2020. Whilst the landowner has multiple other sites in the Capital Programme, only the sites deemed deliverable have been included in the 5 year supply.  Developer has proven track record with delivery of multiple schemes across the district including 14 homes delivered in 2019/20. 3 small sites with planning permission, and 2 pending consideration.  <b>30 dwellings to be included in supply following discussions with landowner and social housing provider.</b>	<b>30</b>
<b>APS 066</b>	Bourne Neighbourhood Plan Allocation	Council's 5 Year Projections as at 1 April 2020: <b>40</b> Completions from 2023/24 Site for a minimum of 100 dwellings to be allocated through Neighbourhood Plan (Policy BRN1). Deemed deliverable through the Local Plan.	The Neighbourhood Plan Group is intending to undertake consultation on a Neighbourhood Plan draft Issues & objectives; with sites assessment to follow.	<b>As Neighbourhood Plan site(s) yet to be selected for allocation, the Council has shifted the allowance out of the 5 year supply.</b>	<b>0</b>	<b>No representations received during the Draft Annual Position Statement consultation.</b>	<b>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</b>	<b>0</b>

## Appendix 5: Draft APS Consultee List

### Appendix 5: Draft APS Consultation Consultee List

#### South Kesteven District Council Consultee List

*Please note this list does not include the names of individual private landowners and a number of consultees listed included multiple separate contacts.*

<b>Statutory &amp; General Consultee List</b>	The National Trust
Anglian Water	The Woodland Trust
Black Sluice IDB	Theatres Trust
Bourne Civic Society	Upper Witham Internal Drainage Board
Campaign to Protect Rural England	Welland & Deepings IDB
Central Lincolnshire JSPC	Western Power Distribution
Central Lincolnshire Local Plan team	<b>Agents and Developers</b>
Central Networks	Able Homes
CPRE	Anderson Group
E.ON Energy	Antony Aspbury
English Heritage	Barratt Homes
Environment Agency	Bidwells
Federation of Small Businesses	Burton & Co
Fire Lincolnshire	Bourne Neighbourhood Plan Group - Agent
Forestry Commission	Countryside
Greater Lincolnshire LEP	David Wilson Homes
Greater Lincolnshire Nature Partnership	EBG Property
Heritage Lincolnshire	Framptons Town Planning
Highways England	G W Padley
Historic England	Godfrey Payton
Homes and Communities Agency	Grace Machin
Homes England	GVA
InvestSK	Heaton Planning
Lincolnshire Gardens trust	Homes England
Lincolnshire PCC	HSSP Architects
Lincolnshire West Clinical Commissioning Group	Insight Town Planning
Lincolnshire Wildlife Trust	Invicta Developments
Mobile Operators Association	J C N Design
National Farmers Union	Jelson Homes
National Grid UK	John Dickie Associates
National Rail	Kier
Natural England	Lambert Smith Hampton
Network Rail	Larkfleet Homes
NHS Local Area Team	Lawrence Foote & Partners
Office of Rail Regulation	Linden Homes
Openreach	Lindum Group
PCT	Longhurst Group
Ragen Transforming Energy	Mike Sibthorp Planning
Ramblers Association	Ministry of Defence
Severn Trent Water	Mister Property Group
South West Lincolnshire Clinical Commissioning Group	NJL Consulting
Sport England	Nottingham Community Housing Association

## Appendix 5: Draft APS Consultee List

Stamford Chamber of Commerce	Pelham Architects
Plan-it-Design	Persimmon Homes
Phase 2 Planning	LCC Education
Planning and Design Group (P&DG) UK	LCC Footpath/ Right of way
Robert Doughty Consultancy	LCC Minerals and Waste
RS Design - Architect	LCC Planning Support
Savills	LCC Lead Local Flood Authority
Taylor Wimpey	LCC (Minerals and Waste)
Websters	LCC Highways
Wilson and Heath	<b>Registered Social Providers</b>
Wood Moore & Co	Accent Nene
<b>Neighbouring Authorities</b>	Axiom Housing Association
Cambridgeshire County Council	Cross Keys Homes
East Northamptonshire County Council	Derwent Living
Leicestershire County Council	East Midlands Housing Association
Lincoln City Council	LACE Housing Association
Lincolnshire County Council	LHA-ASRA Group Ltd
Melton Borough Council	Lincolnshire Housing Partnership
Newark & Sherwood District Council	Lincolnshire Rural Housing Association Ltd
North Kesteven District Council	Longhurst Group
Northamptonshire County Council	Minster (part of the Hyde Group)
Nottinghamshire County Council	Muir Group Housing Association
Peterborough City Council	Nottingham Community Housing Association
Rutland County Council	Places for People
South Holland District Council	Platform
West Lindsey District Council	Sanctuary Housing
<b>Lincolnshire County Council</b>	
LCC Bat Group	

## Links to Supporting Information/Evidence

- [South Kesteven Annual Position Statement Webpage](#)
- [Housing Land Supply and Delivery Planning Practice Guidance](#)
- [South Kesteven Local Plan \(adopted 30<sup>th</sup> January 2020\)](#)
- [South Kesteven Annual Position Statement Webpage](#)
- [Local Plan Regulation 19 Reponses \(Policy Order\)](#)
- [Local Plan Matters Statement Responses including:](#)
  - Matter Statement 6 Grantham: Housing Sites and Associated Infrastructure
  - Matter Statement 7 Stamford: Housing Sites and Associated Infrastructure
  - Matter 8 The Deepings: Housing Sites and Associated Infrastructure
  - Matter 9 Larger Villages: Housing Sites and Associated Infrastructure
  - Matter 10: Housing Land Supply (Housing supply information updated in August 2019)
- [Main Modifications Document and Responses \(Local Plan Policy Order\)](#)
- [5 Year Housing Land Supply Statements:](#)
  - 5 Year Housing Land Supply Statement 2019-2024
  - 5 Year Housing Land Supply Statement 2018-2023
- [Local Plan Examination Topic Papers:](#)
  - Topic Paper 1: Approach to Site Selection (superseded)
  - Topic Paper 2: Housing Land Supply (superseded)
  - Topic Paper 3: Infrastructure and Transport (superseded)