

Joint Meeting of the Environment and Rural and Communities Overview and Scrutiny Committees



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Wednesday, 10 December 2025 at 2.00 pm
Council Chamber - South Kesteven House, St. Peter's Hill,
Grantham. NG31 6PZ

Committee Members: Councillor Emma Baker, Councillor David Bellamy, Councillor Pam Bosworth, Councillor James Denniston, Councillor Barry Dobson, Councillor Ben Green, Councillor Tim Harrison, Councillor Gloria Johnson, Councillor Robert Leadenhamb, Councillor Bridget Ley, Councillor Nikki Manterfield, Councillor Paul Martin, Councillor Habib Rahman, Councillor Rhea Rayside, Councillor Max Sawyer, Councillor Lee Steptoe, Councillor Elvis Stooke and Councillor Sarah Trotter

Supplementary Paper

6. **Street Trading Policy: Appendix Four - Consultation Report** (Pages 3 - 21)
To review the Street Trading Policy, and consultation documents regarding any proposed changes to the existing Policy.
7. **Annual Infrastructure Funding Statement (2024-2025) and Section 106 Update (as of November 2025)** (Pages 23 - 85)
To provide an update on Section 106 planning obligations and review the content of the Infrastructure Funding Statement (2024-2025) before its publication.
8. **Planning Enforcement Update** (Pages 87 - 97)
To provide the Environment and Rural and Communities Overview and Scrutiny Committee with an overview of the Planning Enforcement function in the period 1 January 2024 – 31 December 2024, as well as a review of the current year

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01476 406080

Karen Bradford, Chief Executive
www.southkesteven.gov.uk

9. **2024/2025 Authority Monitoring Report** (Pages 99 - 197)
The annual publication of the Authority's Monitoring Report (AMR) is a statutory requirement for all Local Authorities. The AMR covers the period from 1 April 2024 to 31 March 2025 and reviews progress in preparing development plans and the extent to which South Kesteven District Council's policies have been put into effect.

10. **Update on Planning Performance - Major Planning Appeals** (Pages 199 - 206)
To provide the committee with an overview of Planning Appeal Performance in relation to Major planning applications.

Street Trading Licensing Policy Consultation Results Nov 2025



Deb Wyles
South Kesteven District Council
November 2025

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Purpose

1. The purpose of this report is to outline the results of a consultation carried out in respect of elements of South Kesteven District Council's Street Trading Licensing Policy.
2. The consultation was undertaken to ensure there was an opportunity for various stakeholders to comment on potential changes to parameters of the Street Trading Licensing Policy prior to its consideration for approval by the Council's Cabinet in January 2026.
3. Suspended on July 25, 2025, following reservations that some of the policy requirements were too onerous, and putting off traders from applying for licences, the consultation was live for two weeks and was structured to reflect areas of concern.

Scope

4. The scope of this consultation was focused on specific elements of South Kesteven's Street Trading Policy thought to make the application process more onerous for traders and enforcement more difficult to administer. They included: designation of the area where a licence to trade is required, the requirement to take photos of the pitch and vehicle being used, a requirement to obtain a street trading licence for a "one-off" event and the inclusion of mobile traders in the remit of the policy.
5. It also reflected the Council's obligations in other areas- particularly in relation to the promotion of road safety, public safety, the prevention of crime and disorder and public nuisance

Objectives

6. The objectives of the consultation were to:

- Raise awareness of the legislation that governs the provision of street trading
- Communicate the parameters of SKDC's Street Trading Policy
- Measure the degree of support or otherwise for potential changes to the Street Trading policy
- Clarify what stakeholders would like to see included in the Street Trading Policy
- Illustrate that feedback from licence holders, parish councils, residents and other stakeholders has been considered prior to any decision to approve the policy
- Inform the decision that will be taken by SKDC in respect of the policy
- Understand and be aware of the impact approving this policy may have on specific stakeholders

Timescales

7. Responding to the concern that the conditions outlined in SKDC's Street Trading policy were too stringent, the policy was suspended on 24 July 2025 for 6 months.
8. To fit in with the 6-month suspension, the following timescale was adhered to:
 - Preparation of consultation commissioning brief Sept 2025
 - A two-week consultation - 8 to 22 October 2025
 - Results presented to Licensing Committee - 25 November 2025
 - Recommendations presented to Rural and Communities Overview & Scrutiny Committee – 10 December 2025
 - Draft policy presented to Cabinet for approval - 15 January 2026

Stakeholders

9. The stakeholders were identified as follows:
 - Licence holders
 - The public
 - Local Businesses
 - District Councillors
 - Town and Parish Councils
 - The Chief Constable of Lincolnshire Police
 - Lincolnshire County Council
 - Lincolnshire Fire and Rescue
 - Other sections in SKDC including Environmental Health and Planning

Methodology

10. The table below identifies the method(s) that were thought to be the most appropriate for each of the stakeholder types:

Stakeholders	Method(s)	Details
Licence holders	Licence holders contacted by email and asked to complete an on-line survey.	Licence holders invited to participate in the consultation by either clicking on the web link or scanning the QR code.
Members of the public –	Members of the public made aware of the consultation through the following channels: Press release to the local media	Press release prepared promoting the consultation. Release included a web link to the survey and a QR code.

	<p>SKDC Social Media Channels</p> <p>SKDC website</p>	<p>Consultation promoted on SKDC's social media channels Facebook and X. Posts included a link to the survey.</p> <p>Webpage contained</p> <ul style="list-style-type: none"> • An explanation of why the existing Street Trading policy has been suspended • A section asking for their feedback and explaining how their feedback will be used • The current version of the Street Trading policy <p>Street Trading Policy Consultation also displayed on current consultations page</p>
Local Businesses	As above – promote consultation to local businesses at same time as promoting to public	Please see above for details
Town and Parish Councils & District Councillors	Contact all District Councillors, Town and Parish councils by email to ask them to complete a survey on-line.	HG contacted district councillors and Town and Parish Councils.
The Police – Chief Officer of Lincs Police and the Lincolnshire Police and Crime Commissioner	To contact the chief officer for Lincolnshire Police	HG contacted the chief officer for Lincolnshire Police and the Police and Crime Commissioner
Lincolnshire County Council		HG contacted LCC
Lincolnshire Fire and Rescue		HG contacted the chief officer for Lincolnshire Fire and Rescue
Other sections in SKDC	Environmental Health Planning	HG contacted Environmental Health and Planning sections of SKDC

Details

11. Further to concerns expressed by members of SKDC's Licensing Committee that the application process to become a street trader in South Kesteven was too onerous, respondents were asked for their opinion on various street trading policy parameters. These included: consent areas, consultation with specific consultees, timeframe for renewal, inclusion of mobile traders, consent for one-off events and if traders should be required to take photos of their location and vehicle/stall as part of the application process.

12. The survey¹ for Street Trading was structured to reflect these parameters and included:
 - **An introduction.** Respondents were informed about the consultation, why the Council needs their help and how their feedback will be used to inform the decision(s) that will be taken in respect of reviewing and approving the Street Trading Licensing Policy for 2026
 - **Where a street trading licence is required.** The whole of South Kesteven is currently an area where consent to trade is required. Respondents were asked if they agreed with this approach or if they would prefer specific areas to be designated. If they wanted specific areas to be areas where permission to trade is required which streets/ areas would they like to see designated?
 - **The Consultation Process.** When a street trading consent is applied for, SK currently consult specific consultees. These vary depending on where the street trader is intending to trade and could include Lincolnshire County Council (Highways) for example. Respondents were asked if they thought potential traders should contact identified consultees themselves or if they thought SKDC should do it.
 - **Timeframe for renewal.** Respondents were informed that street traders are currently required to submit a renewal application 6 weeks prior to the existing consent. They were asked if they thought this timeframe was too long, too short or about right. If they thought it was too long or short a time period, what did they think was acceptable?
 - **Who needs to apply.** Mobile traders (i.e. traders who do not wait in one location for more than 30 minutes) were included in the remit of the policy approved in 2022. Respondents were asked if they would like this to continue.
 - **Applying for a one-off consent.** Respondents were also asked if they thought it should be possible for someone organising a one-off event to apply for a one-off event consent (with one fee charged which would cover the whole event). The applicant would be the responsible person for the event, removing the need for individual street traders/stall holders needing to apply for individual consents. They were also asked if they thought there should be a limited number of stalls per event and if so, how many. Should the fee chargeable be structured on the number of street traders/stall holders at an event or one flat fee regardless of stall numbers?
 - **Taking photos of the street trading area (and the stall/vehicle).** Participants were informed that as part of the application process, the licensing team ask for photographs of the street trading area, and the stall or vehicle they are operating from. Respondents were asked if they would like to see this requirement removed from street trading applicants at charity events.

¹ Copy of Street Trading Survey attached at appendix one

- **Definition of a street.** A street is currently defined as “Any area that is 30 metres from the centre of any (or part of any) road, footway or other area to which the public have access without payment” in SKDC’s Street Trading Policy. Consultees were asked if they thought this should be removed and if not, why not.
- **Opportunity to comment.** Respondents were given the option to ask questions or make further observations about the proposal(s)
- Respondents were asked to supply their details so that they can be contacted in relation to their query
- A statement on how any personal data they supply will be treated
- A question to determine who they are responding as e.g., a mobile trader, a local business, a member of the public, a consultee etc
- A question to determine postcode sector
- A thank you and closing date

13. Although a press release was issued to promote the consultation in the local media, no articles appeared in either the Stamford Mercury, Grantham Journal or Lincs Online. The reason for this is not known. The consultation was however promoted on the Council’s social media channels and website during the consultation period and also appeared on the Grantham Matters² website on October 12, 2025. The Facebook posts during October reached 9,402 people, 18 interactions and 30 clicked on the link. There were 443 impressions on X and one share and one like.
14. The consultations closed on 22 October 2025. 74 responses were received. Eight of the responses to the Street Trading Consultation were received from individuals currently issued with a street or mobile trader’s licence (or thinking about applying for one).

The results

Section One - Where a street trading licence is required

15. Respondents were informed that the Council is currently required to licence all street traders operating in South Kesteven. This is because the whole district is designated as an area where consent to street trade is required. When asked if they agreed with this approach, or if they thought consent to trade on the street should be limited to certain areas, seven out of ten (51 or 71.8%) said that they thought a licence should be required for anyone wishing to trade on the street anywhere in South Kesteven. Just under three out of ten (20 or 28.2%) thought consent to trade should be limited to designated areas. This is illustrated in the graph overleaf:

² <https://granthammatters.co.uk/have-your-say-on-street-trading/>



16. When asked to specify which areas of the district they thought should be designated (if they thought a street trading licence should only be required in designated areas) town centres, public highways including laybys and specific streets were the options chosen most frequently as shown below:



17. When given the option to specify which streets in which areas, some respondents advocated for all streets in towns to be included to ensure fairness and reduce disputes. Others recommended only designating busy, built-up areas or places where trading could cause obstructions or health and safety issues.

“All streets anywhere in a town to give everyone a fair chance and stop people arguing”

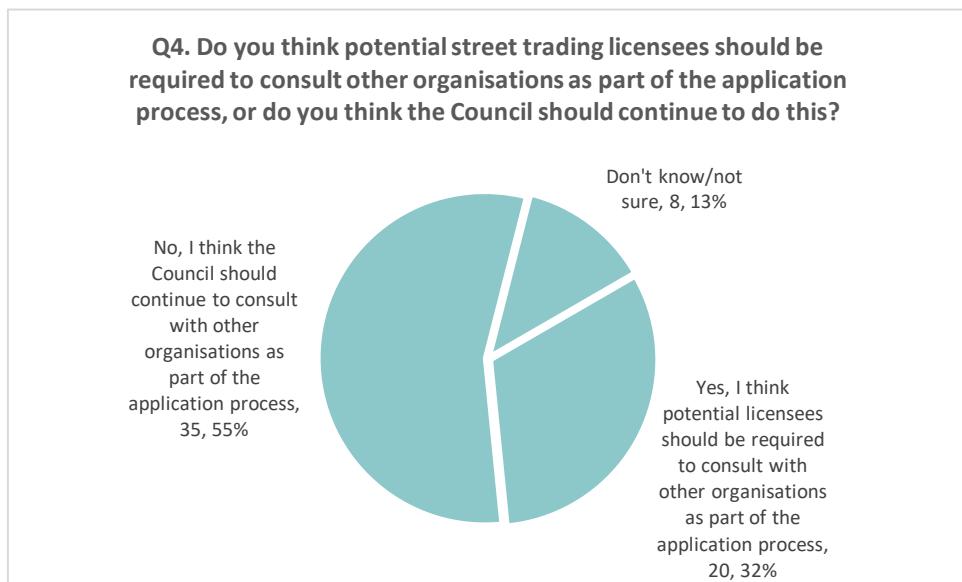
“Busy, built up areas where trading could cause a obstruction or nuisance for the public.”

Section Two – The Consultation Process

18. Respondents were then asked about the consultation process. When an application is received the Council may consult other organisations. These include Lincolnshire County Council Highways or Highways England (depending on the area of trading), Lincolnshire Police, Lincolnshire Fire & Rescue Service, relevant businesses in the location, Town and Parish Councils and other sections within the council e.g. Environmental Health Services.

19. Under the terms of the current policy, the Council is given ten working days (following receipt of the completed application form and all other required documentation) to undertake this consultation. In order to reduce the amount of time it takes to approve an application, SKDC is considering if applicants, as part of the application process, should be required to consult other organisations themselves.

20. When asked if potential street trading licensees should be required to consult other organisations as part of the application process, or if they thought the Council should continue to do so, just under a third (20 or 31.7%) thought this should be undertaken by the applicant. Over half (35 or 55.5%) thought that the Council should continue to consult with other organisations, as illustrated here:



21. When asked why they had chosen to answer in this way, the comments made by respondents focused on the role the Council has in maintaining standards and retaining control of the process.

“Council best placed for these consultations.”

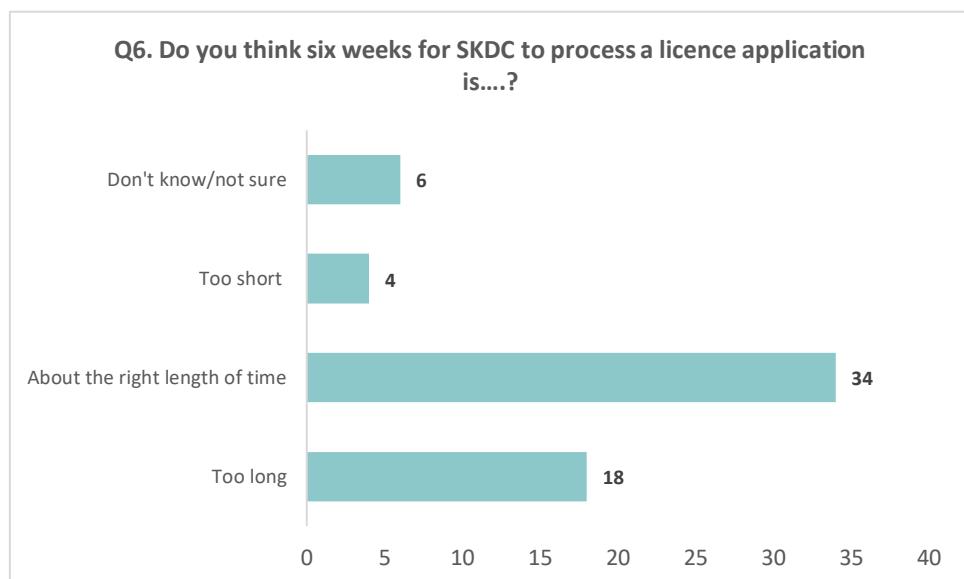
“To make sure it’s safe”

Some thought that asking individual traders to undertake this function may put them off applying, as shown below:

“It’s difficult enough for some people to register and apply for things as it is. I think it’s easier and more efficient for the council to consult with other organisations.”

Section Three – Renewing a Street Trading Consent

22. The third potential change to SKDC’s Street Trading Policy respondents were asked about is the timeframe for renewing a licence. Existing licence holders are currently required to submit their applications for renewal at least 6 weeks before their licence is due to expire. If a renewal application is not submitted before the existing consent expires, it could result in the location being allocated to another trader.
23. When asked if they thought six weeks to process a licence renewal was too long, about right or too short a timeframe, over half of those responding (34 or 54.8%) thought it was about right. Just under three in ten (18 or 29%) thought it was too long, as illustrated here:



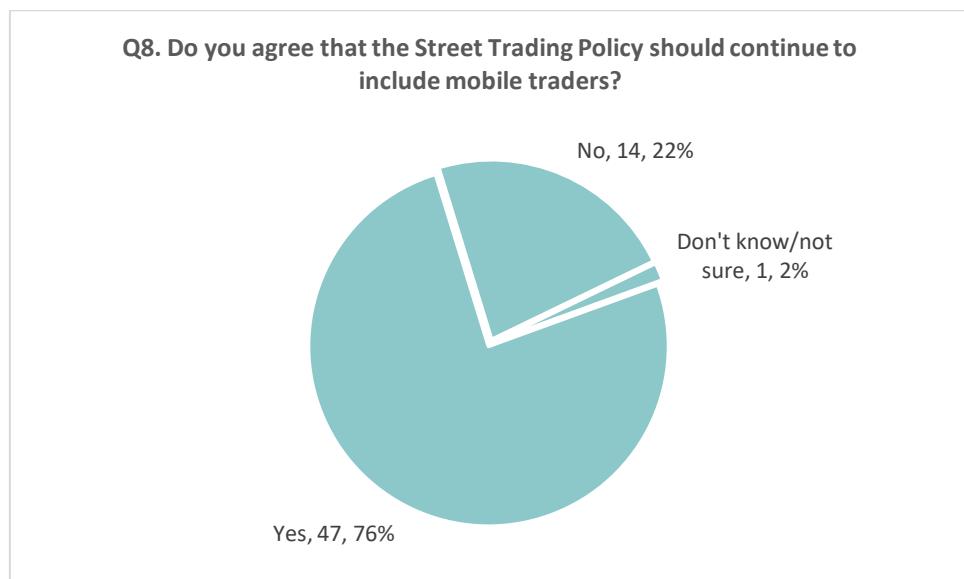
24. When asked to state what time frame they thought would be acceptable (if they thought the timeframe was either too short or too long) responses varied from one to six weeks. As one mobile trader said

“Sometimes you get a booking 1 week before the event, in which case this gives us no time to get a licence. I know that can’t be viable in all cases however maybe there should be a way to get a last-minute licence.”

25. The period suggested most often as an alternative was four weeks.

Section Four - Who needs to apply

26. The fourth parameter of SKDC’s Street Trader Policy respondents were asked for their views on related to the Council’s decision to extend the scope of who must apply to include mobile traders. Introduced during the last review of the policy in 2022/23, a mobile trader is defined by the Licensing Authority as someone who moves from location to location to ply their trade. Ice cream vans, mobile sandwich providers and hot food sellers (that do not have specific customers to whom they visit on a round³) are types of mobile trader.
27. When asked if the policy should continue to include mobile traders, three quarters of respondents (47 or 75.8%) said that they thought it should. Just over one in five (14 or 22.6%) said that it shouldn’t, as shown in the graph below:



28. When asked to explain why they had answered in this way, some said it was because it was important that all traders are subject to the same rules.

³ Mobile Traders that have a contract in place or a round agreed with customers are known as Roundsmen and do not need a mobile trading consent.

"Anyone trading on the street should need a licence, to keep things fair."

"Licensing is a way of controlling who trades and where. We can't have a free-for-all."

Section Five –Applying for a one-off event consent

29. Respondents were then asked if they would support the introduction of an option to apply for a one-off event consent (with one fee charged for the whole event), or not. This would cover all street traders attending that event. Under the terms of the current policy, street traders are required to apply for individual consents to trade. It makes no difference if they are trading on their own or are trading alongside other street traders and stalls selling goods.

30. Two thirds of respondents (41 or 68.3%) would support the introduction of a one-off event consent with one fee being charged to cover all street traders/stall holders selling goods, when asked. Ten respondents (16.7%) didn't support the proposal, and nine respondents (15%) didn't know.



31. Analysing the reasons why participants had chosen to answer in the way that they had revealed an appreciation of the difference it might make to those organising and attending events:

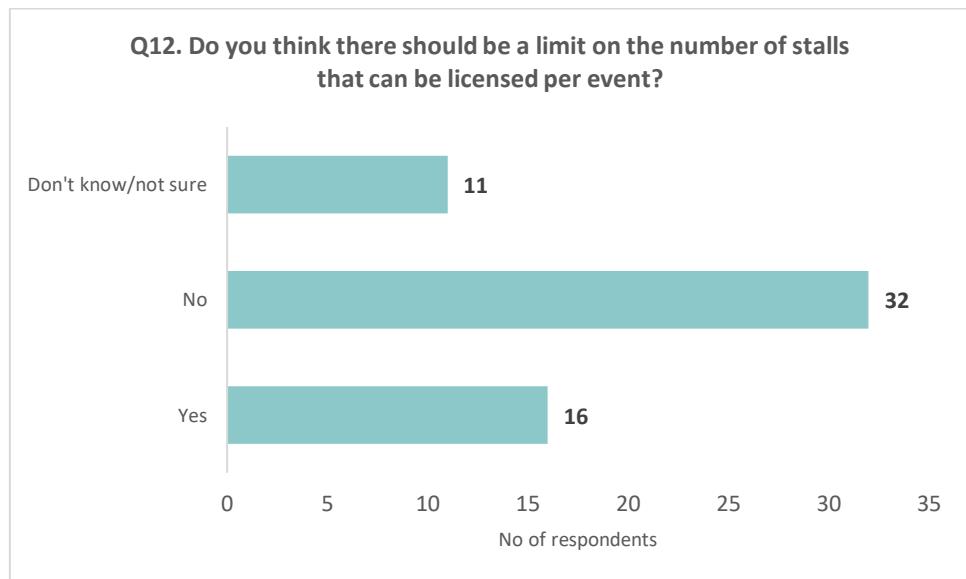
"It makes it easier for event organisers"

"Might encourage smaller organisations to come forward and take part if the cost was already covered."

A few didn't support the idea as illustrated here:

"Loss of control each vendor needs to be reviewed and approved."

32. The twelfth question on the survey asked respondents if they thought there should be a limit on the number of stalls that can be licensed per event. Just over half (32 or 54.2%) didn't think that there should be a limit. Just over a quarter (16 or 27.1%) thought that there should be, as illustrated in the graph below:



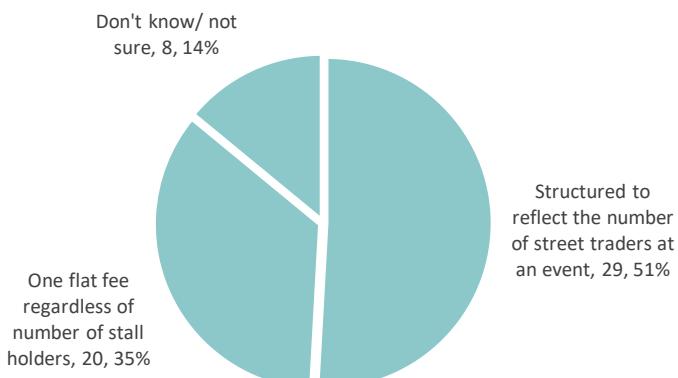
33. When asked what they thought the limit should be, most said it depended on the type of event, where it was being held and how many people are expected to attend.

"It should be event dependent"

"The number should reflect the area that is being used"

34. Respondents were then asked for their opinion how the fee for an event of this kind should be determined. Half of those who responded to this question (29 or 50.9%) thought that the fee should be structured to reflect the number of street traders at an event. Just over a third (20 or 35.1%) thought that there should be one flat fee regardless of the number of stall holders. Eight respondents (14.0%) didn't know.

Q14. Should the chargeable fee be structured to reflect the number of street traders/ stall holders at an event or one flat fee regardless of stall numbers?



35. The quotes below illustrate each side of the argument:

“Because a village event may only want 6 stalls whereas a bigger event in town may have 50. It is unfair to have a flat rate”

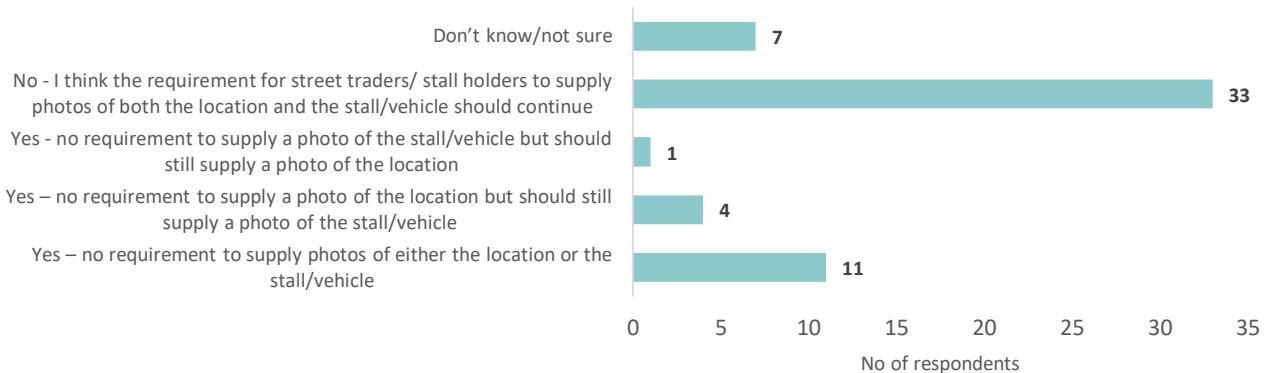
“It’s fair everyone should be charged the same”

Section Six – Taking photos of the street trading area

36. The sixth proposal respondents were asked for their opinion on was centred on the requirement in the policy for the street trader to take photos of the street trading location and the stall or vehicle they are operating from (at a charity event). This is to protect South Kesteven from street traders trading in inappropriate locations and from inappropriate stalls or vehicles.

37. When asked if the requirement to take photos of the street trading location and the stall or vehicle should be removed from street traders/stall holders trading at a charity event, three fifths of respondents (33 or 58.9%) made no distinction and thought that it shouldn't. A fifth of respondents (11 or 19.6%) didn't think it was necessary for traders to take photos if trading at a charity event, as illustrated overleaf:

Q16. Do you think the requirement to take photos of the street trading location and the stall or vehicle should be removed from street traders/stall holders trading at a charity event?



38. Respondents' comments illustrated why they had answered in the way that they had. Some thought that taking photos of both the location and the vehicle was an important part of the process and helped to maintain public safety and regulation compliance. Others argued for a flexible approach:

“Essential to ensure safety and suitability in any given surroundings just like a permanent frontage”

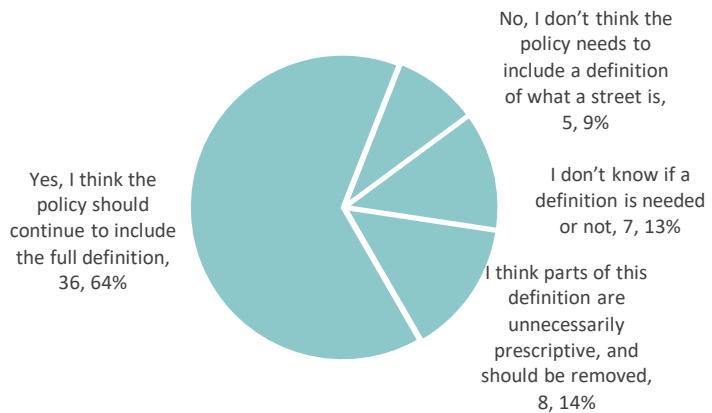
“We want to promote community effort not stifle it - don’t make the process too onerous”

Section Seven – The definition of a street

39. The seventh and final area SKDC asked respondents for their feedback on was if a definition of what a street is should be included in the Street Trading Policy. A street is currently defined as “any area that is 30 metres from the centre of any (or part of any) road, footway or other area to which the public have access without payment” in the policy.

40. When asked if they thought SKDC’s Street Trading Policy should continue to include a definition of a street and if they did, if there were any elements of this definition that thought were unnecessarily prescriptive, and should be removed, just under two thirds of respondents (36 or 64.3%) thought that it should, as illustrated overleaf:

Q18. Do you think SKDC's Street Trading Policy should continue to include a definition of a street? If yes, are there any elements of this definition that you think are unnecessarily prescriptive, and should be removed?



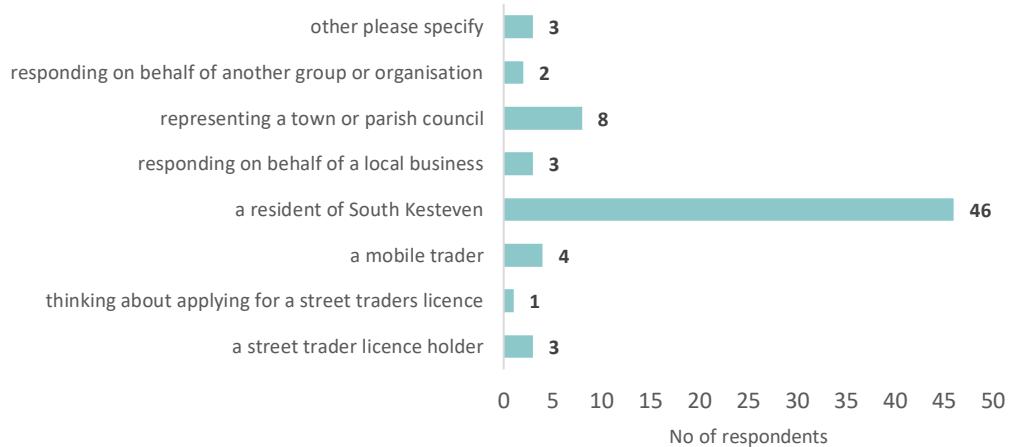
41. When asked which parts of the definition were unnecessarily prescriptive and should be removed, respondents used the opportunity to provide an explanation of why they had chosen to answer in the way that they had, rather than identify which elements should be removed. Their comments focused on the need for clear, simple, and unambiguous definitions of what constitutes a street as shown below:

“A street should be exactly that. One which is owned by LCC or highways including the footpath. Not private land.”

Section Eight – About you

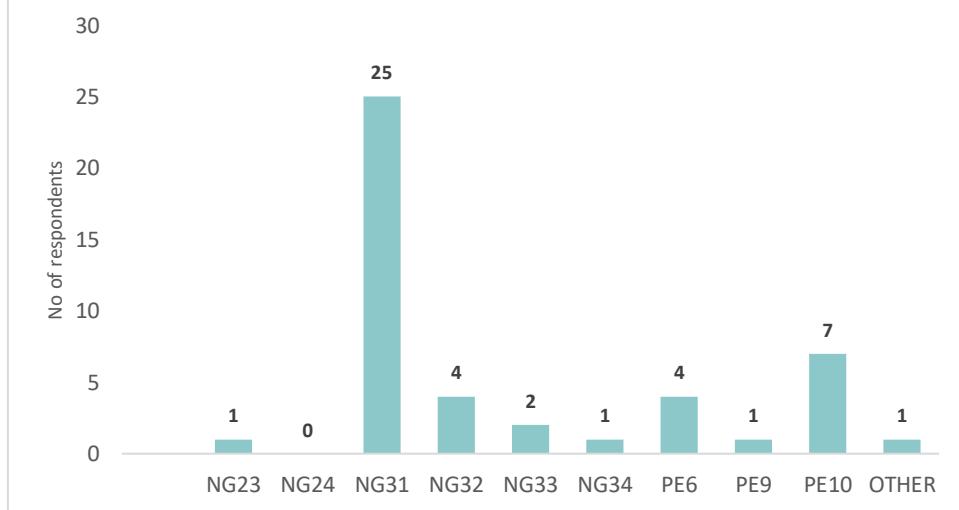
42. Most respondents (46 or 85.2%) were residents of the district, as illustrated in the graph overleaf. Four responses (7.4%) were received from mobile traders, with another four respondents (7.4%) stating that they either had a current street trading licence or were thinking of getting one. Eight responses (14.8%) were from town or parish councils:

Q20. Please tell us if you are....?



43. Feedback about the policy was received from across the district. Just over half (25 or 54.3%) were from those living in the Grantham area (NG31), as shown here:

Q21. Please tell us the first four digits of your postcode:



44. The final question on the survey asked respondents if they had any questions or wanted to comment on anything included in the survey. An analysis of the comments made by respondents revealed some had reservations about the policy – that it may have unintended negative consequences - especially for small businesses and community events. Respondents were concerned that a blanket approach and high fees could discourage participation, reduce profitability, and add unnecessary bureaucracy, as expressed in the quote overleaf:

“I am deeply concerned that this policy has not been fully thought through in terms of its likely impacts. ... If we inflict this licensing on the many small home based/artisan craft businesses that attend these events they simply won't come.”

“The fees are far too expensive now, when trying to provide a service to the public.”

45. Some offered constructive feedback on how the policy and how it's administered could be improved. Respondents suggested streamlining processes, making renewals easier for ongoing license holders, and ensuring requirements are not overly burdensome.

“We think there should be a way of renewing licenses for ongoing license holders, that doesn't require the whole process.”

Conclusion

46. Undertaking this consultation has been a worthwhile exercise. Most respondents support most of the parameters of SKDC's Street Trading Licensing Policy. There is, however, some evidence that some of the policy requirements are viewed by respondents as being overly prescriptive and expensive, which means some traders – particularly those operating at a more amateur level - are dissuaded from applying for a licence.

“Please make the policy to allow small community events to continue and remove over complicated and expensive requirements which are off putting for both stallholders and event organisers.”

47. It should be noted that, in contrast to the consultation undertaken in 2022, where no responses were received from mobile traders, four responses have been received from individuals currently operating as mobile traders. Three responses were from current street trade licence holders and one from an individual thinking about applying for a street trading licence. Perhaps not surprisingly they were keen to make the application process less onerous, with quicker turn-round times. Each thought six weeks to process a licence application was too long:

“Needs to be express, we are playing with peoples' livelihoods here.”

48. Some respondents used the free text options available in each section of the survey to comment on specific elements of the Street Trading Policy arguing that some conditions are too restrictive and could discourage street traders from taking part in community activities and events.

“over-regulation could stifle community engagement and vibrancy.”

“I also think expecting all stallholders to have a DBS check is completely ridiculous, the DBS check is designed to protect children and vulnerable people who are likely to have contact with people in a one-to-one setting not as part of a busy street market event.”

49. Some respondents called for a distinction to be made between regular commercial trading and occasional community activities, allowing the latter to proceed without excessive paperwork.

“The definition needs to change to allow local community events like Christmas events, fundays, car boots to continue without unduly onerous legislation, requirements and paperwork which discourages the organisers and participants.”

50. Members of SKDC's Licensing Committee, Rural and Communities Overview Scrutiny Committee and Cabinet are asked to note the results of this consultation.

Prepared by Deb Wyles
Communications and Consultation
November 2025

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SOUTH
KESTEVEN
DISTRICT
COUNCIL

Joint Meeting of the Environment Overview and Scrutiny Committee and Rural and Communities Overview and Scrutiny Committee

Wednesday, 10 December 2025

Report of Councillor Phil Dilks, Cabinet Member for Planning

Annual Infrastructure Funding Statement (2024-2025) and Section 106 Update (as of November 2025)

Report Author

Phil Jordan, Development Management & Enforcement Manager

phil.jordan@southkesteven.gov.uk

Purpose of Report

To provide an update on Section 106 planning obligations and review the content of the Infrastructure Funding Statement (2024-2025) before its publication.

Recommendations

The Committee is asked to:

1. Review the publication of the Infrastructure Funding Statement (Appendix A) before its publication
2. Note the service improvements relating to the publication of live S106 information on the Council's website

Decision Information

Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Connecting communities Sustainable South Kesteven Enabling economic opportunities Housing Effective council
Which wards are impacted?	(All Wards);

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 The expenditure relates to Section 106 (S106) funds specifically for the purpose of mitigating impacts from development. The parameters for expenditure, in particular the location and type of project that can be supported, are prescribed in the S106 agreement.
- 1.2 The report sets out the current status of the amount of S106 funds held by the Council. The Council is required to publish an annual Funding Statement each year which provides total transparency of the funds received and how they are distributed and utilised.

Completed by: David Scott – Assistant Director of Finance and deputy s151 officer

Legal and Governance

- 1.3 S106 agreements are secured under Section 106 of the Town and Country Planning Act 1990 (as amended) to support projects that mitigate the impact of development. The Council has an obligation to spend the funds in accordance with the terms of the agreement which are agreed prior to the grant of planning permission.

Completed by: James Welbourn, Democratic Services Manager

2. Background to the Report

- 2.1 The planning process supports the delivery of the Council's economic growth and sustainable neighbourhood ambitions as identified in the Corporate Plan (2024-2027). This includes housing and commercial development as identified in the Council's Local Plan. It is important to ensure planning delivers environments and developments which respond to the Council's climate change agenda, whilst providing sufficient and sustainable infrastructure to mitigate the impact of the development.
- 2.2 Planning obligations are legal agreements between developers and Local Authorities, used to mitigate the impacts of a proposed development where it is

not possible to do so by condition. Such agreements are legally binding and may include obligations to directly provide infrastructure or other mitigation, or to provide a contribution towards improvements. Obligations can also be used to restrict the use of the land in a particular way. Typically, these agreements are used to secure infrastructure such as affordable housing, highways improvements, education provision and leisure facilities such as open space and play parks.

- 2.3. When planning obligations are negotiated, it is necessary to ensure the Planning Authority consider the requirements of the Community Infrastructure Levy Regulations (2010) (CIL Regulations), the National Planning Policy Framework (NPPF) and the Local Plan.
- 2.4. Regulation 122 of the CIL Regulations sets out the three legal tests that must be complied with when entering into a planning obligation. Essentially, any obligation must be;
 - (a) Necessary to make the development acceptable in planning terms;
 - (b) Directly related to the development; and
 - (c) Fairly and reasonably related in scale and kind to the development.
- 2.5. The NPPF reiterates these tests and confirms planning obligations should only be used where it is not possible to address unacceptable impacts through a condition. All planning obligations are registered against the land and must be complied with by whoever develops/owns the land.
- 2.6. South Kesteven District Council's (SKDC) requirements for planning obligations are set out in the Council's Local Plan and the adopted Planning Obligations Supplementary Planning Document (June 2012) (SPD). Planning Officers will negotiate planning obligations based on policy requirements and to mitigate any adverse impacts of a development proposal
- 2.7. It is often the case that Lincolnshire County Council (LCC) will be a party to these agreements where the mitigation relates to highways and education, for example. In these cases, LCC can be responsible for monitoring and collecting contributions or ensuring on-site provision in relation to those obligations. In most other cases, SKDC is the accountable body for the collection and spending of any contributions or ensuring on-site delivery/general compliance with the Obligations. Any financial contributions collected must be spent in accordance with the terms set out in the agreement which was negotiated before planning permission was collected.
- 2.8. For other contributions, such as those collected on behalf of the National Health Service (NHS), the Council must wait for those bodies to identify suitable projects the contribution can be spent on before releasing the funds. This is because SKDC remains the accountable body and must be satisfied the contributions are being spent in accordance with the requirements of the legal agreement.

2.9. Financial contributions are usually subject to indexation, meaning the amount ultimately collected goes up or down according to the financial indexes. Additionally, there are usually penalty payments for overdue payments. Unspent contributions should be paid back to the developer and there will often be clauses within the planning obligation to this effect.

Publication of S106 register

2.10. During the past year work has progressed on a new database with a customer facing portal to ensure that planning obligations are more transparent. The Infrastructure Delivery Officer (IDO) has been working on new software (EXACOM) which has facilitated a public interface on the website for all S106 agreements and associated covenants.

2.11. The software can be used to view the S106 monies received and see how they are being allocated and managed. This database can be searched by using parameters such as the Planning reference, date, town or parish and is publicly available through the Council website.

2.12. The information is broken down to easily view secured S106 agreements, funds being requested from developers, and allocation of funds once an application has been received and remaining balance. This allows members of the public to access information in relation to all aspects of planning obligations.

Affordable Housing

2.13. The provision of affordable housing is secured through planning obligations. This can either be through on-site provision or a contribution towards the provision of affordable housing elsewhere.

2.14. Where a contribution has been secured, this can be used towards the provision of affordable housing including purchasing properties on the open market or towards capital projects to create affordable housing. The planning team work closely with housing colleagues regularly to discuss matters relating to the delivery of affordable housing including spending contributions held by the Council.

2.15. Table 17 in the Infrastructure Funding Statement (IFS) (**Page 19**) appended to this report identifies that in 2024/25 a closing balance of £1,372,413.16 was to be spent on the provision of affordable dwellings.

2.16. It should be noted that whilst the Council can deliver affordable housing itself, other organisations or registered providers are also responsible for providing affordable housing. Page 10 of the Infrastructure Funding Statement (IFS) highlights the 272 affordable housing delivered in the district during 2024/25 by the terms of S106 agreements.

Infrastructure Funding Statement

2.17. Local authorities are required to produce an Infrastructure Funding Statement (IFS) on an annual basis. The Community Infrastructure Levy Regulations 2010 (CIL Regulations) require that from the financial year 2019/2020 onwards, any local authority that has received developer obligation (either through Section 106 planning obligations or the Community Infrastructure Levy (CIL)) must publish an IFS by 31 December each year.

2.18. The Infrastructure Funding Statement report at **Appendix A** covers the financial year 1 April 2024 to 31 March 2025. This is the sixth Infrastructure Funding Statement produced by South Kesteven District Council. Members were last presented with an IFS (for 2023-2024) at the 9 December 2024 Environment Overview and Scrutiny Committee and Rural and Communities Overview and Scrutiny Committee.

2.20 The Infrastructure Funding Statement focuses on what has happened in the reported year. There are four main categories of data reported:

- Obligations which have been entered into the reported year;
- Money received in any year and not spent;
- Monies that have been allocated but not spent during the reported year;
- Money that has been spent during the reported year.

2.21 As identified in the IFS, the total funds held by SKDC on 31 March 2025 was £6,665,685.

2.22 The tables below set out the headline monetary and non-monetary figures, which are also included within the Infrastructure Funding Statement document at **Appendix A**.

Monetary Contributions	
Total money to be provided through planning obligations agreed in 2024/25	£7,002,264
Total money received through planning obligations in 2024/25	£2,326,544
Total money received through planning obligations (whenever agreed) spent in 2024/25	£3,750,788
The total amount of money (received under any planning obligations) which was allocated but not spent	£1,508,357.14

Non-Monetary Contributions	
Total number of affordable housing units to be provided through planning obligations agreed in 2024/25	272
Affordable Housing secured through new S106 agreements in 2024/25	281
Total number of school places for pupils to be provided through planning obligations agreed in 2024/25	<p>£3,422,793.00 to be provided through planning obligations agreed in 2024/25</p> <p>Number of school places is determined by the County Council.</p>

Policy Update

2.23 The Council Local plan is currently undergoing a review, and it is expected that the draft Plan will be submitted for examination by 12 December 2026. The Council's current Supplementary Planning Document (SPD) will be updated once the next local plan has been adopted although work on this will likely begin once the plan has been submitted for examination.

2.24 In the meantime, up-to-date evidence and information can be used to justify planning obligations and this will be carried out on a case-by-case basis. For example, as part of the local plan review, work has been commissioned to review the districts open space and leisure provision and demand. This will inform and update the requirements for new developments that are currently identified in the adopted local plan (2011-2036) and those proposed as part of the ongoing Local Plan review. Whilst it will be beneficial to update the SPD, the age of the document does not prevent the Council from securing infrastructure to meet the needs of any proposed developments.

2.25 The Levelling Up and Regeneration Act (LURA) 2023 has introduced amongst other things, an Infrastructure Levy (IL), this would replace the current CIL provisions. The new levy is intended to simplify and speed up the process based on a proportion of the development value of the land moving the system away from the current land value capture approach. This change will be introduced in phases and is likely to take 10 years to fully implement. Further details, including secondary legislation is expected and the Committee will be updated as appropriate.

3. Key Considerations

- 3.1. The preparation of an Annual Infrastructure Statement is a statutory requirement. There are no appropriate alternatives to noting the content of the document.

4. Other Options Considered

- 4.1 Effective monitoring of S106 obligations is not only good practice, it also ensures delivery of sustainable developments in accordance with the development plan and relevant planning permissions. The 'do nothing' option was therefore discounted.

5. Reasons for the Recommendations

- 5.1 Officers are undergoing a full review of the internal processes and practices to ensure greater transparency and to a robust process. Effective monitoring of planning obligations is important to ensure developments are appropriate mitigated, and the Council can achieve its sustainable growth ambitions. The preparation and publication of the Infrastructure Funding Statement is legislative requirement the Council must comply with.

6. Background Papers

- 6.1 Local Development Scheme 2024-2027, adopted by Cabinet on 11th June 2024 and available online at:

https://www.southkesteven.gov.uk/sites/default/files/2024-06/Local%20Development%20Scheme%202024-2027_0.pdf

- 6.2 *Section 106 Update and proposed administration and monitoring fees for Section 106 planning obligations Update Report* - Reported to Finance, Economic Development and Corporate Services Overview and Scrutiny Committee, published 20 February 2024 and available online at:

<https://moderngov.southkesteven.gov.uk/documents/s40906/S106%20Report.pdf>

- 6.3 SKDC Planning Obligations Supplementary Planning Document, available online at: [Planning Obligations Supplementary Planning Document: June 2012 \(southkesteven.gov.uk\)](https://southkesteven.gov.uk/Planning-Obligations-Supplementary-Planning-Document-June-2012)

6.4 Exacom Live interface for Section 106 monitoring and secured Section 106 agreements; [South Kesteven PFM - Home](#)

7. Appendices

Appendix A - Draft Infrastructure Funding Statement

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2024/25

Infrastructure Funding Statement



SOUTH
KESTEVEN
DISTRICT
COUNCIL

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Introduction

1.1 The Infrastructure Funding Statement (IFS) provides information on the monetary (and non-monetary) contributions secured through Section 106 (S106) from new developments for the provision of infrastructure to support development in South Kesteven.

1.2 The information included in this report is updated annually and published on South Kesteven's website. This allows for the most up to date information about developer contributions and any spend within the district to be readily available to the members of the public and other interested parties.

1.3 This report covers the financial year 1 April 2024- 31 March 2025

1.4 South Kesteven District Council (SKDC) seeks developer contributions through legal agreements known as S106 Agreements (also known as "planning obligations")

1.5 Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

1.6 A planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure. In some instances, obligations may require payments to be made to parish councils or other stakeholders.

1.7 Local Planning authority can also seek planning obligations to secure a proportion of affordable housing from residential developments.

1.8 The intention of the infrastructure funding statement is to give policy makers and communities insight into how developer contributions can support the local area. The publication also illustrates how Section 106 obligations are used towards the objectives of the South Kesteven Local Plan and Corporate Plan.

1.8 Section 278 Highways agreements – These are agreements used to fund infrastructure can also be made under Section 278 of the Highways Act 1980, which allow developers to make permanent alterations or improvements to a public highway as part of a planning approval. These agreements are agreed by Lincolnshire County Council and therefore not included in this IFS.

1.10 Community Infrastructure Levy (CIL) – This is a levy that Local Authorities can set on new developments to raise funds for infrastructure, facilities, and services. Currently, SKDC has not adopted this funding mechanism and uses S106 agreements and obligations to mitigate the impacts of development.

1.11 The Council has a duty to ensure that all planning contributions are used in a fair and transparent way, whilst meeting the terms set-out by the relevant S106 Agreement.



S106 process for off-site financial contributions

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- 2.1 During the planning process where it is determined that on-site infrastructure and/or affordable housing required by policy is not appropriate, the Council may request from developers a non-financial or financial contribution to meet these needs to be implemented/used outside of the development site, which is secured through a S106 obligation.
- 2.2 S106 Agreements are a legally binding agreement that is negotiated between the Council, the developer and other interested parties to mitigate the impacts of development on a site-specific basis.
- 2.3 S106 agreements are agreed as part of the approval process, where necessary, in respect of outline or detailed planning permissions (but not reserved matters). Payments are usually paid in instalments at specific agreed stages of the construction process (known as “trigger points”).
- 2.4 When the planning permission is granted, the S106 obligation is registered as a land charge which relates to the land subject of the agreement, obligating any future owners until the terms are met.
- 2.5 Once the S106 agreement has been signed, it is a legally binding obligation, but it will only be relevant once the development commences, and the trigger point is reached, such as commencement of development or prior to occupation.
- 2.6 The flow chart (Diagram 1) simplifies the Council's internal S106 procedure and illustrates the process the contributions will go through.
- 2.7 It is the responsibility of the Council's Infrastructure Delivery Officer to monitor all planning obligations which the Council is party to. Relevant stakeholders are notified, and every effort is made to make sure the contribution is used as per the clauses in the S106 agreements. However, it can be the case, that planning obligations are varied where they are no longer necessary because circumstances have changed to justify such a variation.
- 2.8 If there are any contributions not spent within the timeframes set out in the S106 agreement, these are required to be refunded in accordance with the details set out in the specific agreement.



The following diagram breaks down the process for financial obligations.

STEP 1

The infrastructure delivery officer (IDO) will work with developers to make sure that when trigger points are reached, payments are requested and when received held in the appropriate account by the Council.

STEP 2

payments will be allocated to the correct cost center when received in finance and marked against the relevant planning application to update the status of the obligation in question.

STEP 3

Stakeholders and relevant departments will be updated and made aware when contributions arrive and that they are waiting to be allocated to a project that meets the terms of the S106 agreement.

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STEP 4

Bids received for S106 contributions, are considered and assessed against the terms of the relevant S106 agreement. In some cases there can be multiple bids for the same funds and a decision is required regarding how the funding is apportioned.

STEP 5

Once an application is accepted and confirmed that it meets the criteria, this will be subject to the relevant internal decision making.

STEP 6

Payment will only be released on proof of works being completed and recorded to produce the infrastructure funding statement.

Diagram 1: S106 process for monetary obligations.



Monitoring fees

3.1 Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 which came into force on 1 September 2019, now allows local authorities charge a monitoring fee through Section 106 planning obligations.

3.2 This is to cover the cost of monitoring and reporting on delivery of that Section 106 obligation.

3.3 Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. Monitoring fees should not be sought retrospectively for historic agreements.

3.4 Authorities may decide to set fees using other methods. However, in all cases, monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring.

3.5 Authorities can charge a monitoring fee through section 106 planning obligations, to cover the cost of monitoring and reporting on delivery of that section 106 obligation.

3.6 These monitoring fees will be added to any new S106 agreements and considered to be proportionate and reasonable and reflect the actual cost of monitoring.

3.7 These will be reviewed on an annual basis and when the council receives the contribution when being triggered from a S106 it will be reported in the annual Infrastructure Funding statement.

3.8 The Council is required to monitor planning obligations and publish an annual Infrastructure Funding Statement. Updating the monitoring and administration fees that the Council charges will assist in recovering the associated costs and allow the Council to adequately resource the service. This will ensure that the Council is able to robustly monitor and enforce S106 agreements.

Table 1: Monitoring fees as agreed by full council 18th July 2024

	Fee 2024/25	Comment
Section 106 – Non-Financial Up to 1,000 dwellings or 5,000 sqm floorspace	£1,500	One-off fee for any Section 106 agreements with non-financial clauses. This will be reviewed on an annual basis and subject to indexation
Section 106 – Financial Up to 1,000 dwellings or 5,000 sqm floorspace	£1,500 minimum monitoring fee plus 5% of financial obligations	Monitoring fee capped at a maximum of £15,000 per agreement. This will be reviewed on an annual basis and subject to indexation
Section 106 agreements with over 1,000 dwellings or 5,000 sqm of non- residential floorspace	Variable, to be agreed on a case-by-case basis.	Each development over 1,000 dwellings or more than 5,000 sqm floorspace will be worked out on an individual basis based on the amount of monitoring work involved. Any agreed monitoring fee will be subject to indexation



Snapshot look at the S106 highlights 2024/25



281

Affordable housing
secured through new
S106 agreements
In 2024/25



291

Total affordable housing
units delivered through
S106 agreements
In 2024/25



£7,002,264

Contributions secured
through new S106
agreements signed
In 2024/25



£2,326,544

Total received in financial
contributions during
2024/25



£6,665,685

Remaining balance of
S106 contributions moving
into 2025/26



£3,750,788

Total spent in financial
contributions during
2024/25

**S17/1900 - South of Stowe Road,
Langtoft.**

The site is now nearing completion with all financial obligations met. Providing Over £166,000 to Education, Over £27,000 to off site play equipment and over £18,000 to health care.



S106 Public Facing Module

5.1 Access to data regarding developer contributions has now become more transparent here at SKDC. During 2024/25 we started with the implementation of new software provided by Exacom. It allows members of the public to interrogate all aspects of planning obligations in their varying states: pending, due, received, allocated and spent.

5.2 It can be used to view the S106 monies received and see how they are being allocated and managed. Our new public-facing online database makes it easier to explore this information. You can search for developer contributions by parish, ward, or Town and discover:

- Estimated S106 income from secured Agreements
- Contributions received to date
- Funds allocated to infrastructure projects as we receive the applications.
- Available balances for future projects

This tool is designed to support community awareness and accountability in infrastructure funding.

Travel Plan-Contributions: Spent

Source contains:

Source: Project 39: SK94/0125

Project Details

Service Owner: Lincolnshire County Council-Highways

Project: Name: Type: Total Allocated CIL: S106: Other: Grants & Loans:

Project 39: Infrastructure

SK94/0125

Source: Project 39: SK94/0125

Project Details

Service Owner: Lincolnshire County Council-Highways

Project: Name: Type: Total Allocated CIL: S106: Other: Grants & Loans:

Project 39: Infrastructure

SK94/0125

Travel Plan-Contributions: Collected

Application Number: App No: SK.94/0125

Service Owner: Lincolnshire County Council-Highways

Deeds Covenants

SK.94/0125: Details

App No: SK.94/0125

Address: Land Between West Road And South Road (Elsea Park), Bourne

Description: Residential and associated development, link road, estate roads, open space and landscaping

Ward: Bourne West Ward

Parish: Bourne Town Council

Town: Bourne

Select a filter to the left and enter your criteria here...

Potential	Due	Collected	Interest	Allocated
324,000.23	226,872.00	1,774,943.46	0.00	17,067.00
833,433.26	0.00	3,137,067.55	0.00	0.00
378,000.00	0.00	35,000.00	0.00	0.00
21,257.20	0.00	0.00	0.00	0.00
165,525.01	0.00	0.00	0.00	0.00
351,000.01	0.00	0.00	0.00	0.00
350,000.01	0.00	0.00	0.00	0.00

Section 106 Financial

Home S106 Applications

S106 Deed Signed Date Filter: 01 May 1970

Allocation: Cov Type: Ward: Parish: Town:

Allocation: Affordable Housing-Additional contribution, Affordable Housing-Contributions, Affordable Housing-Provision of Units (on site), Bio-Diversity-Contributions, Bus Services-Contributions, Bus Stops-Contributions, Parking Signage Contribution, Facility Facilities-Contributions, Facilities-Provision

Infrastructure Funding Statement 2024/25

Non-monetary contributions delivered 2024/25 – Affordable housing

6.1 Affordable housing delivered within 2024/25 is highlighted below. There was a mix of several types of affordable housing delivered throughout the district which totalled 291

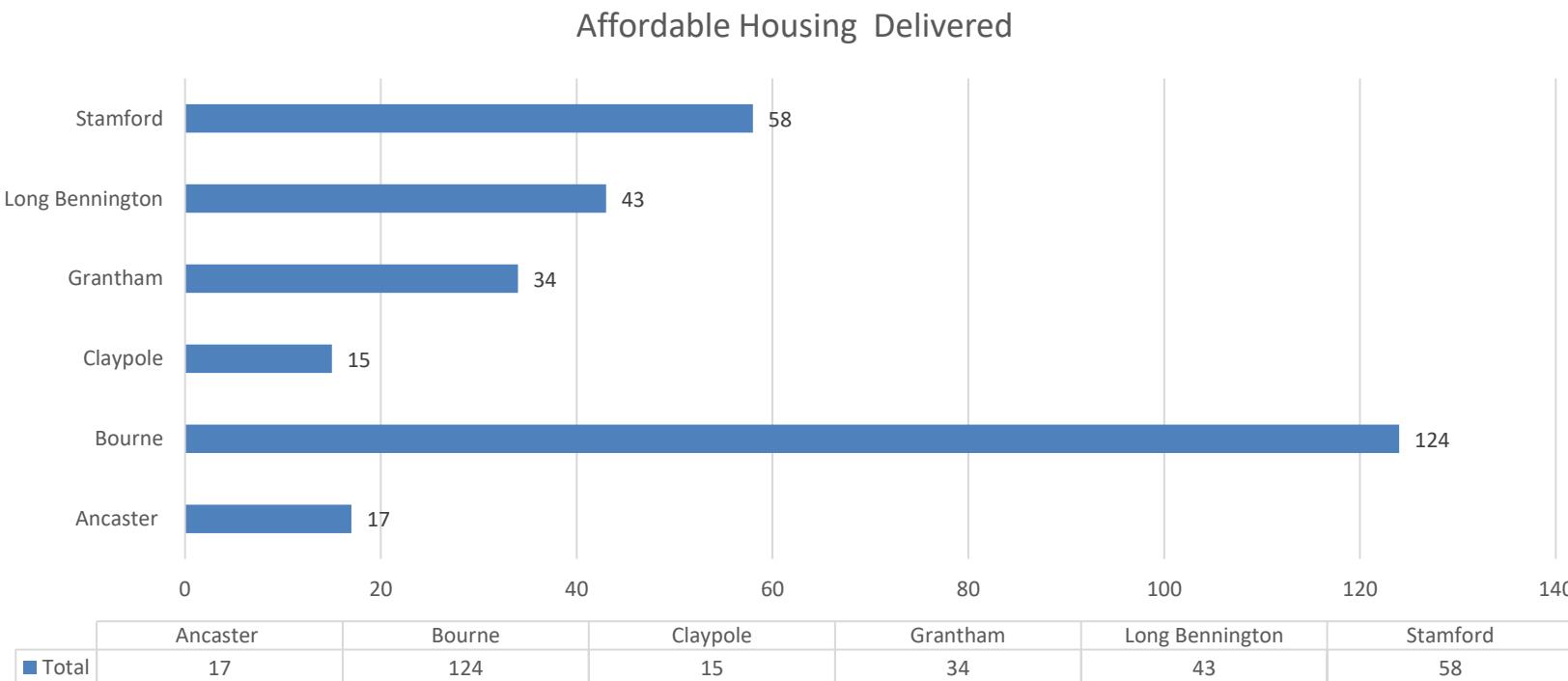


Diagram 2: Breakdown of where the affordable housing was delivered in 2024/25



S106 process for off-site financial contributions

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7.1 In 2024/25 approximately £2.3 million has been received in S106 Contributions, mostly in commuted sums towards, Education, health, and affordable housing. See table 3 for breakdown or Appendix 2 for more details.

Table 3: Total contributions received 2024/25	
Activity	Contributions received 2024/25
Affordable Housing	£ 283,518.31
CCTV & Public Art	£ 4,926.36
Community Facilities	£ 90,942.86
Green Area Maintenance	£ 87,559.06
Open Space & Leisure	£ 147,782.81
Monitoring	£ 46,040.77
Education	£ 1,395,809.90
Health	£ 219,117.14
Transport & Travel	£ 9,062.64
Fire & Safety	£ 6,784.00
Biodiversity	£ 35,000.00
	£ 2,326,543.85

7.2 Table 4 sets out S106 income and expenditure over the past 4 years. The Total expenditure for 2024/25 shows a significant increase from the previous years.

7.3 This reflects the increased expenditure during 2024/25 due to the receipts previously, the coming years should become more balanced.

Table 4: Snapshot from previous years		
S106 income and expenditure for the past 5 years		
Year	Received	Expenditure
2024/25	£ 2,326,543.85	£ 3,570,787.64
2023/24	£ 6,294,932.44	£ 1,813,300.79
2022/23	£ 1,001,936.78	£ 305,902.28
2021/22	£ 670,838.94	£ 927,463.09
2020/21	£ 3,136,309.11	£ -



S106 expenditure during 2024/25

- 8.1 During the financial year, no monies received under planning obligations were spent on repaying money borrowed. And no money was spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations.
- 8.2 S106 spending is focused on the delivery of infrastructure: affordable homes, open space, public transport improvements and other opportunities needed to support growth in and around the district.
- 8.3 This would be to maximise the benefits secured from development in line with the priorities set out in the adopted Local Plan (2011-2036) and the Planning Obligations Supplementary Planning Document (June 2012)

Contributions received from S08/1231 - Poplar Farm and S14/3571 - Sheep Wash Lane, Barrowby Road, totalling just over £1.9 million was sent to LCC to contribute towards the costs of building the school at Poplar Farm, in advance of receiving contributions.



S12/0864 – Empingham Road Stamford – Over 290,000 Was sent to Stamford Rugby Club for the refurbishment of the facilities or the local community.



Completion of works at the Long Benning play area. As the Final balance of just over £9,000 Was Sent to the local parish Council from S21/0655 Main Road Long Bennington.





S25/0016 – Boothby,
The first S106 secured for
Off Site Biodiversity net gain
units within SKDC.
Receiving £35,000 in
monitoring contributions as
this site will be supplying
units for a 30-year period.



Closing balances split into area

9.1 At the end of 2024/25, the closing balance held for S106 contributions received was £6,665,685. A portion of this is already committed to projects totalling £1,508,357.14.

9.2 Below the closing balance from 2024/25 is broken down into area and details how much per infrastructure type. It should be noted that, despite the categories being broad descriptions, the individual contributions are committed to specific locations and cannot be used for any other purpose unless a legal variation is agreed between all parties.

Table 5: Ancaster contributions

Ancaster		
Planning Reference	Infrastructure type	Balance
S20/1169 - Wilsford Lane Ancaster	Community Facilities	£66,313.20
S20/1169 - Wilsford Lane Ancaster	Education	£202,049.82
S20/1169 - Wilsford Lane Ancaster	Health	£74,433.21
S20/1169 - Wilsford Lane Ancaster	Transport & Travel	£5,862.94
Total		£348,659.17

Table 6: Barrowby contributions

Barrowby		
Planning Reference	Infrastructure type	Balance
S23/2175 - Low Road, Barrowby	Monitoring	£15,000.00
S18/0093 - Land to east of Low Road Barrowby	Fire & Safety	£891.56
S18/0093 - Land to east of Low Road Barrowby	Education	£126,278.99
Total		£142,170.55

Table 7: Boothby Contributions

Boothby		
Planning Reference	Infrastructure type	Balance
S25/0016 - Boothby Wildland	Bio-Diversity Net Gain	£35,532.73
Total		£35,532.73



Table 8: Bourne Contributions

Bourne		
Planning Reference	Infrastructure type	Balance
S18/0543 - Wherry's Lane Bourne	Affordable Housing	£96,236.77
S14/1684 - Southfield Business Park, Falcon Way Bourne	Open Spaces & Leisure	£18,534.99
S01/0773 - Exeter Street, Bourne	Open Spaces & Leisure	£60,000.00
S16/2285 - Land off Falcon Way Bourne	Open Spaces & Leisure	£16,641.10
S22/1240 - Phase 10B Elsea Park	Monitoring	£4,000.00
S18/0904 - Manning Road, Bourne	Education	£770,206.49
S18/0543 - Wherry's Lane Bourne	Health	£12,911.55
S20/1240 - Phase 10B Elsea Park	Health	£33,019.67
S18/0904 - Manning Road Bourne	Health	£54,410.38
Total		£1,065,960.95

Table 9: Colsterworth Contributions

Colsterworth		
Planning Reference	Infrastructure type	Balance
S18/2379 - Land West of A1 and North of Bourne Road Colsterworth	Education	£406,563.89
S18/2379 - Land West of A1 and North of Bourne Road Colsterworth	Health	£53,975.64
Total		£460,539.53

Table 10: Corby Glen contributions

Corby Glen		
Planning Reference	Infrastructure type	Balance
S19/223 - Land Adjacent Fire Station Of Bourne Road Corby Glen	Community Facilities	£25,934.08
S21/1841 - Land on South Side of Bourne Road and North of Swinstead Road Corby Glen	Community Facilities	£13,924.18
S18/0452 - Ferndale House Swinstead Road	Open Spaces & Leisure	£800.16
S18/0452 - Ferndale House Swinstead Road	Education	£67,156.24
S19/2235 - Land Adjacent Fire Station Of Bourne Road Corby Glen	Health	£53,590.21
S21/1841 - Land on the South of Bourne Road and North of Swinstead Road Corby Glen	Transport & Travel	£17,698.36
Total		£179,103.23

Table 11: Deeping St James Contributions

Deeping St James		
Planning Reference	Infrastructure type	Balance
S18/2111 - Alston Country homes - 153 Eastgate Deeping St James	Affordable Housing	£65,336.00
S18/2111 - Alston Country homes 153 Eastgate Deeping St James	Education	£8,055.94
S18/2111 - Alston Country homes - 153 Eastgate Deeping St James	Health	£1,877.46
Total		£75,269.40



Table 12: Grantham contributions

Grantham		
Planning Reference	Infrastructure type	Balance
S11/0967 - McCarthy Stone,	Affordable Housing	£29,090.65
S08/1231 - Poplar Farm	CCTV & Public Art	£4,926.36
S08/1231 - Poplar Farm	Community Facilities	£115,655.67
S08/1231 - Poplar Farm	Green Area	£388,548.70
S12/0484 - Land at Beacon Lane	Open Spaces	£18,500.00
S08/1231 - Poplar Farm	Monitoring	£6,696.00
S23/1240 - Somerby Hill Grantham	Monitoring	£15,000.00
S16/2816 - Land at rectory Farm	Monitoring	£10,494.19
S16/2819 - Land at rectory Farm	Monitoring	£10,494.19
S23/0785 - Land to the North of Longcliffe Road Grantham	Fire & Safety	£6,976.37
S17/1262 - Rioja Developments	Education	£22,912.15
S12/0484 - Land at Beacon Lane	Education	£24,563.23
S08/1231 - Poplar Farm	Health	£184,452.80
S23/0836 - 6-7 St Peters Hill	Health	£7,480.00
S21/2094 - Swinegate	Health	£5,500.00
S14/3571 - Sheep Wash Lane	Health	£190,077.29
S08/1231 - Poplar Farm	Transport & Travel	£41,917.13
S14/3571 - Sheep Wash Lane	Transport & Travel	£33,571.81
S14/3571 - Sheep Wash Lane	Transport & Travel	£82,978.72
S14/3571 - Sheep Wash Lane	Transport & Travel	£20,744.68
Total		£1,220,579.94

Table 13: Langtoft contributions

Langtoft		
Planning Reference	Infrastructure type	Balance
S17/1900 - Land to the South of Stowe Croft Road	Open Spaces & Leisure	£27,283.71
S17/1900 - Land to the South of Stowe Croft Road	Fire & Safety	£980.08
S17/1900 - Land to the South of Stowe Croft Road	Education	£172,077.66
S17/1900 - Land to the South of Stowe Croft Road	Health	£18,715.86
Total		£219,057.31

Table 14: Long Bennington Contributions

Long Bennington		
Planning Reference	Infrastructure type	Balance
S16/1451 - Land off main road, Long Bennington	Open Spaces & Leisure	£2,413.25
S16/1451 - Land off main road, Long Bennington	Open Spaces & Leisure	£11,250.00
S21/0655 - Main Road Long Bennington	Education	£114,641.18
S16/1451 - Main Road Long Bennington	Education	£82,544.24
S21/0655 - Main Road Long Bennington	Health	£31,470.22
Total		£242,318.89



Table 16: Stamford contributions

Stamford		
Planning Reference	Infrastructure type	Balance
S12/0438 - Radcliffe Rd Stamford	Affordable Housing	£290,627.51
S18/1207 - Land to the southeast side of Kettering Road Stamford	Affordable Housing	£368,644.36
S18/1207 - Land to the southeast side of Kettering Road Stamford	Affordable Housing	£200,000.00
S18/1207 - Land to the southeast side of Kettering Road Stamford	Affordable Housing	£63,431.33
S17/2496 - Uffington Road Stamford	Affordable Housing	£99,382.54
S21/0938 - Land at Uffington Road Retail Park Uffington Road Stamford	Community Facilities	£131,264.68
S17/2496 - Uffington Road Stamford	Green Area	£34,973.05
S12/0864 - Land between Empingham Road and Tinwells Road Stamford	Green Area Maintenance	£31,804.75
S12/0438 - Radcliffe Rd Stamford	Open Spaces	£12,613.42
S22/0683 - Land off Priory Road	Monitoring	£9,550.00
S22/1718 - Land to the North of Uffington Road Stamford	Monitoring	£1,096.52
S12/0864 - Land between Empingham Road and Tinwells Road Stamford	Monitoring	£10,000.00
S17/2496 - Uffington Road Stamford	Fire & Safety	£1,104.42
S12/0864 - Land between Empingham Road and Tinwells Road Stamford	Health	£243,808.89
S17/2496 - Uffington Road Stamford	Health	£22,781.13
S22/2105 - Land north of Uffington Road	Health	£1,370.94
S21/0938 - Land at Uffington Road Retail Park Uffington Road Stamford	Health	£158,864.45
S13/3167 - Land at Lincoln Road	Health	£11,775.56
S12/0864 - Between Empingham Road and Tinwells Road Stamford	Transport & Travel	£57,735.28
Total		£1,750,828.83



Table 15: Market Deeping contributions

Market Deeping		
Planning Reference	Infrastructure type	Balance
S17/1728 - The Towngate Inn, 3 Towngate East, Market Deeping	Affordable Housing	£159,664.00
S17/2466 - Land on the West side of Linchfield Road	Education	£689,486.71
S17/2466 - Land on the West side of Linchfield Road	Health	£76,514.07
Total		£925,664.78



S23/0785 – Land between Longcliffe Road And Belton Lane.
First occupation on track for Autumn 2025. which has secured contributions of over 3.6 million for education, £700,000 for transport and £260,000 for health. Along with providing green areas and 48 affordable homes.

Unspent S106 receipts held by the council

10.1 S106 receipts are held by South Kesteven District council. Often contributions need to be pooled together to accumulate enough funding to finance a project.

10.2 At the close of 20224/25 South Kesteven District Council had a balance of £6,665,685.31 in unspent Section 106 contributions

10.3 The deposits held will be spent on infrastructure and/or geographical area identified in the Section 106 Agreement which secures its payment. Officers are working to identify suitable projects that are in line with the Council's priorities and to also comply with the terms of the Section 106 Agreement.

10.4 The next table provides a snapshot of what makes up the closing figure. See Appendix 10 for a more comprehensive breakdown.

Table 17: Snapshot at closing balance for unspent contributions

Activity	Opening balance 2024/25
Affordable Housing	£ 1,372,413.16
CCTV & Public Art	£ 4,926.36
Community Facilities	£ 353,091.81
Green Area Maintenance	£ 455,326.50
Open Spaces & Leisure	£ 168,036.63
Monitoring	£ 82,330.90
Education	£ 2,686,536.54
Fire	£ 9,952.43
Health	£ 1,237,029.33
BNG	£35,532.73
Transport & Travel	£ 260,508.92

£ 6,665,685.31



Understanding the Infrastructure Funding Statement

10.1 This Statement has been produced to comply with the relevant regulations and fulfil the Government's requirements to provide a report of all money and planning obligations collected by South Kesteven District Council from developers for infrastructure during the financial Year 2024/25, along with details of all financial contributions that were spent by South Kesteven District Council over the same period.

10.2 The Infrastructure Funding Statement provides a summary of these matters, based on data that the District Council is required to produce for the Government.

10.3 This Statement lists each individual planning agreement on the following pages in the categories requested by the government. But this information can also be found within three spreadsheets which accompany the IFS.

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10.4 The Government requires local authorities to record and submit developer contribution data in line with the Government's data format. The IFS data is prepared in a specific digital format (using CSV files - a universally recognised file format for storing tabular data in plain text), so that it can be submitted to a 'digital hub' where Government will be able to aggregate data to allow national monitoring and analysis.

10.5 Developer contributions data is shown in 3 separate CSV files. The following links provide information on the three CSV files created for the Financial year 2024/25:

- South Kesteven District Council CSV File 1: developer agreements - Lists the S106 agreements entered within the financial year.
- South Kesteven District Council CSV File 2: developer agreement contributions - Lists the new contributions secured in S106 agreements signed in the financial year and identifies the relevant primary purpose.

- South Kesteven District Council CSV File 3: developer agreement transactions - Lists the transaction status of the individual contributions of the S106 agreements received/spent in the financial year.

10.6 The three files contain case specific details for the different agreements, contributions and transactions. The data can be found online on the Council's website.

10.7 The data is provided under the Open Government Licence details can be found using this link.

10.8 The CSV files refer to the following definitions:

- 'secured': the trigger clauses associated with the contribution have been met, meaning the developer is now required to pay all or part of the contribution
- 'received': the developer has paid all or part of the money due to the local planning authority
- 'allocated': the received money has been allocated to a team within the local planning authority, who will spend the money
- 'transferred': the received money has been transferred to an organisation outside the planning authority (for example another local authority) who will spend the money
- 'spent': the received money has been spent on the purpose specified in the section 106 agreement
- 'returned': the received money (or a portion of it) has been returned to the developer





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2024/25

Detailed section 106 obligation collections and spend figures



The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019

PART 10A - Reporting and monitoring on CIL and planning obligations

Annual infrastructure funding statements

121A (1) Subject to paragraph (2), no later than 31st December in each calendar year a contribution receiving authority must publish a document ("the annual infrastructure funding statement") which comprises the following-

- (a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) ("the infrastructure list").
- (b) a report about CIL, in relation to the previous financial year ("the reported year"), which includes the matters specified in paragraph 1 of Schedule 2 ("CIL report").
- (c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule ("section 106 report").

(2) The first annual infrastructure funding statement must be published by 31st December 2020.

(3) A contribution receiving authority must publish each annual infrastructure funding statement on its website.



14. Section 106 obligation collection and spend figures in 2024/25 (as per community infrastructure levy regulations [as amended in 2019] regulation 121A, schedule 2, section 3)

Table 18: Government requirements for an Infrastructure Funding Statement

Requirement ref number	Appendix Number	S106 reporting requirements	Totals
(a)	1	The total amount of money to be provided under any planning obligations which were entered into during the reported year.	£ 7,002,264.32
(b)	2	The total amount of money under any planning obligations which was received during the reported year.	£ 2,326,543.85
(c)	3	The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority:	£ 7,762,352.46
(d)	4	Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of-	Detailed in appendix 4
(d i)	4	In relation to affordable housing, the total number of units which will be provided;	281
(d ii)		In relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	For LCC to decide
(e)	5	The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£ 1,508,357.14
(f)	6	The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£ 3,570,787.64
(g)		In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;	Detailed in Appendix 5



Table 19: Government requirements for an Infrastructure Funding Statement – Part 2

Requirement ref number	Appendix Number	S106 reporting requirements	Totals
(h)	6	In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of-	Appendix 6
(h i)	6	The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	Appendix 6
(h ii)		The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£45,499.10
(h iii)		The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	0
(i)	7	The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held.	£ 6,665,685.31
	8	In relation to affordable housing, the total number of units provided in 2024/25.	291





S20/1169 – Land North Of Wilsford Lane, Ancaster.
Is now over 50% complete.
Majority of the monetary obligations have now been received for highways, health and community. Along with on site Affordable Housing.

Appendix 1; The total amount of money to be provided under any planning obligations which were entered into during the reported year.

Table 20: New S106 agreements entered into in 2024/25

Planning reference and details	Purpose of funding	Agreed contribution	Definition
S25/0016 - land at Kirkhill, Witherns and Ark Field at Boothby Wildland Limited	BNG	£ 35,000.00	Monitoring contribution for a 30-year period
S23/2175 - Land at Low Road Barrowby	First Homes	£1,950.00	Payment of £150 per completion of each First Home sale
	Community Facilities	£0.01	Payment of £184,884.35 If the Parish Council does not adopt other Community Land
	Highways	£255,132.00	Dedicated footway / cycleway on Low Road from the site to Dysart Road, Grantham
	Health	£115,000.00	To expand capacity at Swing bridge Surgery, The Welby Practice and St. Peter's Hill Surgery, or any other service
	Open Space	£123,759.23	To be used towards improving existing sports facilities within Barrowby
	Monitoring Fee	£15,000.00	Monitoring of the Development
	Health	£7,920.00	For the purposes of expansion in capacity through remodeling/changes to layout or extension to existing facilities within the K2 Healthcare Grantham and Rural Primary Care Network
S23/2033 - Land to 41 Westgate Grantham	Highways	£10,000.00	Towards improvements to Grantham town Centre in terms of provision and condition of open spaces, green spaces, planting, seating, and public amenities in accordance with the Grantham Transport Strategy (December 2022)
	Monitoring Fee	£2,396.00	Monitoring of the Development
	Health	£13,200.00	Expansion in capacity through remodeling/changes to layout or extension to existing facilities within the K2 Grantham & Rural Primary Care Network (PCN) at Long Bennington Medical Centre and/or The Welby Practice.
S23/2004 - Land Known as Meadow View Marshall Way Foston			



Appendix 1; The total amount of money to be provided under any planning obligations which were entered into during the reported year.

Table 20: New S106 agreements entered into in 2024/25 – Part 2

Planning reference and details	Purpose of funding	Agreed contribution	Definition
S23/1240 - Somerby Hill Grantham	First Homes	£ 300.00	Payment of £150 per completion of each First Home sale
	Health	£65,000.00	Expanding healthcare capacity at St John's Medical Centre and/or St Peter's Hill Surgery and/or Vine House Surgery and/or Harrowby Lane Surgery and/or Market Cross Surgery
	Cycleway	£300,000.00	Cycleway improvements on Somerby Hill/ Bridge End Road
	Highways	£ 500,000.00	Towards junction improvements at Gainsborough Corner/Harrowby Lane
	Bus Service	£60,000.00	Towards Bus service improvements capable of serving the development
	Open Space	£ 173,887.56	Towards enhancing sports facilities within the Grantham Area
	Monitoring Fee	£ 15,000.00	Monitoring of the Development
S23/1124 - Land North of South Heath Lane Fulbeck Grantham	First Homes	£ 300.00	Payment of £150 per completion of each First Home sale
	Bus Service	£ 150,000.00	Towards providing a bus service to serve the Development in the evening hours
	Community Facilities	£ 91,600.00	Towards the community centre to be provided at Poplar Farm
	Education	£ 3,422,793.00	Primary Education Contribution towards Poplar Farm Primary School Secondary and Sixth Form Education Contribution towards expanding capacity in the Grantham
	First Homes	£ 4,500.00	Payment of £150 per completion of each First Home sale
	Health	£ 264,000.00	Expansion within capacity through changes to facilities within the K2 Grantham and Rural Primary Care Network
	Highways	£1,140,400.00	Towards the delivery of the Grantham Southern Relief Road
S23/1023 - Rectory Farm, Grantham Phase 2	Highways	£72,000.00	Towards the provision of a signalised pedestrian crossing on Barrowby Road between Rectory Farm and Poplar Farm
	Monitoring Fee	£10,000.00	Monitoring of the Development



Appendix 1; The total amount of money to be provided under any planning obligations which were entered into during the reported year.

Table 20: New S106 agreements entered into in 2024/25 – Part 3

Planning reference and details	Purpose of funding	Agreed contribution	Definition
S22/2308 - Larch Close Grantham	Highways	£ 10,000.00	Towards the implementation of a public realm improvements package as part of the Grantham Transport Strategy
	Health	£ 13,860.00	Expansion in capacity through remodelling/changes to layout or extension to existing facilities within the " K2. Healthcare Grantham & Rural Primary Care Network (PCN) at Swingbridge Surgery, Vine House Surgery, St Peter's Hill Surgery and/or St John's Medical Centre.
S22/1718 - Belton Street / Gas Lane, Stamford	First Homes	£ 150.00	Payment of £150 per completion of each First Home sale
	Monitoring Fee	£ 1,096.52	Monitoring of the Development
S22/2105 - Land north of Uffington Road, Stamford	Highways	£ 15,000.00	Towards the Active Travel Scheme for the Leisure Cycle Route around Stamford and for secure cycle storage in the town centre and for signs and lines and additional cycling infrastructure.
	Highways	£1,800.00	To achieve double yellow lines on Gas Street Stamford and the provision of a residential permit parking scheme on Gas Street
	Health	£ 9,900.00	Expansion in capacity through remodeling/changes to layout or extension to existing facilities within the Four Counties and K2 Healthcare Grantham Primary Care Networks (PCNs) at Lakeside Healthcare at Stamford and/or The Glenside Country Practice.
	Health	£ 1,320.00	provision of healthcare facilities at Lakeside Healthcare, Stamford and/or Glenside Country Practice, Castle Bytham
		£ 7,002,264.32	



Appendix 2; The total amount of money under any planning obligations which was received during the reported year.

Table 21: Received monetary contributions in 2024/25- Part 1

Date received	Planning reference	Purpose of the S106 Contribution	Received 2024/25	Contribution expiry date
Affordable Housing				
31/03/2025	S18/1207 - Land to the southeast side of Kettering Road Stamford	Affordable housing within Stamford	£200,000.00	31/03/2030
04/02/2025	S18/1207 - Land to the southeast side of Kettering Road Stamford	Affordable housing within Stamford	£63,431.33	04/02/2030
08/04/2024	S17/2496 - Uffington Road Stamford	Stamford or anywhere in the council area.	£ 20,086.98	08/04/2029
CCTV & Public Art				
01/07/2024	S08/1231 - Poplar Farm, Grantham	CCTV and public art on land	£ 4,926.36	5 Years after final instalment
Community Facilities				
12/02/2025	S20/1169 - Wilsford Lane Ancaster	Expansion at the Ancaster Village Hall/ or Ancaster Playing Field and Pavillion serving the development	£ 65,939.26	12/02/2030
01/07/2024	S08/1231 - Poplar Farm, Grantham	Provision of community hall on community hall land	£ 25,003.60	5 Years after final instalment
Green Area Maintenance				
01/07/2024	S08/1231 - Poplar Farm, Grantham	Play and drainage equipment	£87,559.06	5 Years after final instalment
Open Space & Leisure				
14/02/2025	S18/0904 - Manning Road, Bourne	Provisions or upgrade of new or existing facilities to enhance Abbey Lawn Open Space	£ 45,499.10	01/02/2035
03/02/2025	S01/0773 - Exeter Street Bourne	Providing and installing equipment on the LEAP and maintaining the Open Space	£ 60,000.00	03/02/2035
10/04/2024	S02/1670 - Former Quarry Farm Brickworks, Little Casterton Road,	From the adoption of open space for maintenance	£ 5,000.00	10/04/2029
04/12/2024	S17/1900 - Land to the South of Stowe Croft Road	To be spent on play areas in Langtoft	£27,283.71	04/12/2029
04/06/2024	S06/1206 - Eastgate, Bourne	Upgrade play equipment in Bourne	£10,000.00	No date given



Table 21: Received monetary contributions in 2024/25 – Part 2

Date received	Planning reference	Purpose of the S106 Contribution	Received 2024/25	Contribution expiry date
Monitoring				
12/04/2024	S22/1240 - Land at Phase 10B Elsea Park	Monitoring costs	£4,000.00	19/04/2034
22/05/2024	S22/0683 - Land off Priory Road, Stamford	Monitoring costs	£9,550.00	22/05/2034
07/01/2025	S23/1240 - Somerby Hill, Grantham	Monitoring Costs	£15,000.00	07/01/2029
21/01/2025	S23/2175 - Low Road, Barrowby	Monitoring costs	£15,000.00	21/01/2030
07/06/2024	S22/1718 - Land to the North of Uffington Road Stamford	Monitoring costs	£1,096.52	07/06/2034
01/07/2024	S08/1231 - Poplar Farm, Grantham	Monitoring costs	£1,394.25	5 Years after final instalment
Fire & Safety				
09/08/2024	S23/0785 - Land to the North of Longcliffe Road Grantham	Installation of five hydrants within the Development	£6,784.00	09/08/2029
Education				
21/06/2024	S17/1900 - Land to the South of Stowe Croft Road	Secondary and Sixth form towards the reprovision of sports facilities at the Deepings Secondary School	£ 166,335.66	21/06/2029
01/07/2024	S08/1231 - Poplar Farm, Grantham	Provision of extra places for early years and/or secondary education in Grantham	£223,824.01	5 Years after final instalment
12/02/2025	S20/1169 - Wilsford Lane Ancaster	Towards the additional capacity at Ancaster Primary School, Capacity for Secondary and Sixth form at Sleaford Secondary School.	£200,910.42	12/02/2030
14/02/2025	S18/0904 - Manning Road, Bourne	Education Contribution solely for the extension of a primary and secondary school in Bourne	£762,739.81	14/02/2035
14/08/2024	S12/0484 - Land at Beacon Lane Grantham	To be used for the provision of additional capacity at existing or new Grantham schools east of the East Coast Mainline	£ 42,000.00	14/08/2029



Table 21: Received monetary contributions in 2024/25 – Part 3

Date received	Planning reference	Purpose of the S106 Contribution	Received 2024/25	Contribution expiry date
Health				
19/04/2024	S22/1240 - Land at Phase 10B Elsea Park	To the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the South Lincs	£31,680.00	19/04/2034
12/02/2025	S20/1169 - Wilsford Lane Ancaster	More efficient practice space for Caythorpe and Ancaster GP Surgerys administration and dispensing functions serving the development	£74,013.45	12/02/2030
21/05/2024	S22/2105 - Land north of Uffington Road, Stamford	Provision of healthcare facilities at Lakeside Healthcare, Stamford and/or Glenside Country Practice, Castle Bytham	£1,320.00	21/05/2034
14/02/2025	S18/0904 - Manning Road, Bourne	Apply the Health Contribution solely for the purposes of increasing capacity within Bourne;	£54,136.73	14/02/2030
21/06/2024	S17/1900 - Land to the South of Stowe Croft Road	to be used towards upgrading health facilities at the Deepings Practice (or such the Development as NHS England may determine) alternative provision serving	£18,091.34	21/06/2029
01/07/2024	S08/1231 - Poplar Farm, Grantham	Construction of primary health care facilities by way of doctor's surgery or medical centre on the health care land	£ 39,875.62	5 Years after final instalment
Transport & Travel				
01/07/2024	S08/1231 - Poplar Farm, Grantham	local public transport servicing the land	£ 9,062.64	5 Years after final instalment
Bio-Diversity				
31/10/2024	S25/0016 - Boothby	Monitoring of site for 30 years	£ 35,000.00	31/10/2054
£2,326,543.85				

Appendix 3; the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority.

Table 22: Received monetary contributions at any time prior to 2024/25 – Part 1

Planning Reference	Purpose of the contribution	Opening balance 2024/25
Affordable Housing		
S11/0967 - McCarthy Stone, Grantham	Affordable housing within Grantham	£29,090.65
S10/2106 - Land to the rear 45-49 Harrowby Lane	Affordable housing within Grantham	£177,000.00
S12/0438 - Radcliffe Rd Stamford	Affordable Housing in Stamford then the villages in the vicinity of Stamford then finally within any area of the District.	£290,627.51
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	Affordable housing in Market Deeping then southern area of the district then within district	£134,037.26
S17/2496 - Uffington Road Stamford	To be used towards affordable housing in Stamford.	£79,295.56
S18/1207 - Land off Main Road, Long Bennington	Affordable housing within the administrative area of the council - Grantham	£368,644.36
S16/1451 - Land off Main Road Long Bennington	Affordable housing within the administrative area of the council - Grantham	£684,000.00
S18/2111 - Alston Country homes - 153 Eastgate Deeping St James	Affordable housing within Deeping St James then anywhere within the administrative area.	£149,051.13
S17/1728 - The Towngate Inn, 3 Towngate East, Market Deeping	Affordable housing in Market Deeping then southern area of the district then lastly any area.	£159,664.00
S18/0543 - Wherry's Lane Bourne	Provision for Affordable housing in Bourne.	£96,236.77
CCTV & Public Art		
S08/1231 - Poplar Farm	CCTV and public art on land, may use all or part for the management of the community hall	£16,518.72
Community Facilities		
S21/0938 - Land at Uffington Road Retail Park Uffington Road Stamford	Towards restoration of Stamford Town Hall cellars to house part of the museum and/either contribute to the construction costs of a new scout headquarters/community hall on Emmpingham Road	£125,612.13
S19/2235 - Land Adjacent Fire Station Of Bourne Road, Corby Glen	towards improvements and enhancements to the Community/Village Hall in Corby Glen serving the Development	£47,303.27
S21/1841 - Land on South Side of Bourne Road and North of Swinstead Road Corby Glen	To be used by the Parish Council towards local community projects including improvements to community halls, infrastructure improvements and open spaces	£29,355.71
S08/1231 - Poplar Farm	Provision of community hall on community hall land provided.	£85,948.97



Appendix 3; the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority.

Table 22: Received monetary contributions at any time prior to 2024/25 – Part 2

Planning Reference	Purpose of the contribution	Opening balance 2024/25
Green Area Maintenance		
S17/2496 - Uffington Road Stamford	To be used to improve Uffington Road Playing fields and any other open space or childrens play facilities serving the development	£34,973.05
S08/1231 - Poplar Farm	Play equipment and drainage equipment maintenance on site.	£300,989.64
S12/0864 - Land between Empingham Road and Tinwells Road Stamford	Provision,enhancement or upgrade of the existing sports facilities at Empingham Road Playing field.	£31,804.75
Open Spaces & Leisure		
S12/0864 - Land between Empingham Road and Tinwells Road Stamford	Costs for maintaining adopted green area, in the area of the development.	£193,345.02
S21/0655 - Main Road Long, Bennington	Upgrade play equipment solely for the purposes of the provision or upgrade of the children's play facilities at Long Bennington playing fields or such other relevant project as mitigating the development	£9,277.87
S16/1451 - Land off Main Road Long Bennington	Towards the provision/improvement of existing Long Bennington Playingfield/other public space/childrens play equipment off site in Long Bennington	£2,413.25
S18/0452 - Ferndale House Swinstead Road	Play equipment at corby glen	£17,540.16
S16/1451 - Land off Main Road Long Bennington	Towards the provision/improvement of existing Long Bennington Playingfield/other public space/childrens play equipment off site in Long Bennington	£11,250.00
S12/0438 - Radcliffe Rd Stamford	For the play area with existing play equipment on the recreation ground in Stamford.	£12,614.13
S16/2285 - Land off Falcon Way, Bourne	Towards play equipment at Well Head Fields South Road Bourne	£16,641.10
S14/1684 - Southfield Business Park, Falcon Way	Towards the cost of provision or upgrade of play equipment in Bourne Area	£18,534.99
S12/0864 - Empingham Road, Stamford	Costs for maintaining adopted green area in the area.	£6,685.32
S12/0864 - Empingham Road, Stamford	Indexation for the Green area off site contribution in Stamford	£88,556.45
S12/0864 - Empingham Road, Stamford	Indexation for the Green area off site contribution in Stamford	£9,303.31



Appendix 3; the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority.

Table 22: Received monetary contributions at any time prior to 2024/25 – Part 3

Planning Reference	Purpose of the contribution	Opening balance 2024/25
Fire and safety		
S17/2496 - Uffington Road Stamford	Fire Hydrant to serve the development	£1,056.86
S17/1900 - Land to the South of Stowe Croft Road	Fire Hydrant to serve the development	£937.88
S18/0093 - Land to east of Low Road Barrowby	Means the sum of £800 payable for the provision of a fire hydrant to serve the Development	£853.17
Monitoring		
S08/1231 - Poplar Farm	Admin costs for monitoring the S106	£5,301.75
S12/0864 - Empingham Road, Stamford	Admin costs for monitoring the S106	£10,000.00
S16/2816 - Land at rectory Farm Grantham	Admin costs for monitoring the S106	£10,494.19
S16/2819 - Land at rectory Farm Grantham	Admin costs for monitoring the S106	£10,494.19
Education		
S08/1231 - Poplar Farm	Provision of extra places for early years and/or secondary education in Grantham.	£122,992.36
S16/1451 - Land off Main Road Long Bennington	To be used towards providing educational facilities for Priory Ruskin Academy	£82,544.24
S21/0655 - Main Road Long, Bennington	Apply the secondary education contribution and apply Sixth form education contribution soley towards providing additional capacity in Grantham	£109,704.48
S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	Additional classrooms for 60 places at proposed Barrowbygate school Poplar farm	£1,630,987.94
S18/0093 - Land to east of Low Road Barrowby	Towards an extension to Walton Secondary School comprising 2 additional classrooms (for secondary and sixth form)	£120,841.14
S18/2379 - Land West of A1 and North of Bourne Road, Colsterworth	Towards the additional classrooms and facilities at Colsterworth and Corby Glen Primary Schools and Walton Girls School	£389,056.35
S17/2466 - Land off Linchfield Road Deeping St James	Primary education to be spent towards expanding Market Deeping Community Primary school Secondary education and Sixth form to be spent towards the re-provision of sporting facilities at Deepings secondary school.	£659,795.89
S17/1262 - Rioja Developments	Grantham college - Retail and leisure skills acadamy to help secure a job	£22,912.15
S18/2111 - 153 Eastgate Deeping St James	To use towards the sporting facilities at the Deepings Secondary School.	£7,709.03
S18/0452 - Ferndale House Swinstead Road	One additional classroom at Charles Reed Acadamy	£64,264.34



Appendix 3; the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority.

Table 22: Received monetary contributions at any time prior to 2024/25 – Part 4

Planning Reference	Purpose of the contribution	Opening balance 2024/25
Health		
S08/1231 - Poplar Farm	Construction of primary health care facilities by way of doctor's surgery or medical centre on the health care land.	£137,076.46
S17/2496 - Uffington Road Stamford	To be spent towards healthcare facilities at Lakeside healthcare Stamford and/or redeveloping Stamford Hospital Site	£21,800.12
S18/2379 - Land West of A1 and North of Bourne Road, Colsterworth	Extension and upgrade to Glenside Country GP Practice in Corby Glen	£51,651.33
S21/0655 - Main Road Long, Bennington	To be used to provide NHS facilities at Long Bennington surgery to mitigate the development	£30,115.04
S17/2466 - Land off Linchfield Road Deepings St James	To be spent towards improvements of the Deepings surgery	£73,219.21
S21/0938 - Land at Uffington Road Retail Park Uffington Road Stamford	To be spent towards healthcare facilities at Lakeside healthcare Stamford and/or Glenside Country practice castle Bytham	£152,023.40
S13/3167 - Land at Lincoln Road Stamford	Improve facilities within the Stamford area	£11,268.48
S19/2235 - Land Adjacent Fire Station Of Bourne Road, Corby Glen	Towards Market Cross Surgery	£51,282.50
S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	Extension of Vine Street Surgery in Grantham	£181,892.14
S23/0836 - 6-7 St Peters Hill Grantham	Remodeling changes to existing facilities at St Johns Medical Centre, St Peters Hill surgery, vine house surgery, Harrowby land surgery	£7,480.00
S12/0864 - Empingham Road, Stamford	Providing and extending, improving or altering health facilities within Stamford, arising from the development.	£233,309.95
S18/0543 - Wherry's Lane Bourne	To be used towards improvements to the Hereward Medical centre Bourne	£12,355.55
S18/2111 - Alston Country homes - 153 Eastgate Deepings St James	Improving patient access to medical and pharmaceutical dispensing services at the Deepings Medical Centre.	£1,796.61
S21/2094 - Swinegate	Improvement of main GP surgeries in Grantham.	£5,500.00



Appendix 3; the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority.

Table 22: Received monetary contributions at any time prior to 2024/25 – Part 5

Planning Reference	Purpose of the contribution	Opening balance 2024/25
Transport & Travel		
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	For making of any necessary traffic regulation order in proximity to access points of the development	£2,577.64
S20/1169 - Wilsford Lane, Ancaster	Towards making the speed limit 30mph and installation of weight limit to Wilsford Lane Ancaster	£5,610.47
S08/1231 - Poplar Farm	Local public transport servicing the land	£31,149.95
S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	Provision of Bus Shelters on Barrowby Road to Serve development,	£27,659.57
S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	To be used towards Dysart/Barrowby gate Junction	£82,978.72
S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	Contribution to providing new public transport links from development to Grantham	£20,744.68
S21/1841 - Land on South Side of Bourne Road and North of Swinstead Road Corby Glen	Contribution towards traffic regulation order to move 30mph speed limit on the A151 Bourne Road and the B1176 Swinstead Road, Contribution towards travel plan and towards footpath improvement works on the corner of Moreleys Lane	£16,936.23
S12/0864 - Empingham Road, Stamford	Temporary bus service and then remainder traffic signal	£112,061.08
S17/2466 - Land off Linchfield Road Deeping St James	For the provision of two bus shelters at the locations of the Bus stop Works and future maintenance of the bus shelters on Linchfield road.	£15,602.29
		£7,762,352.46



Appendix 4; summary details of any non-monetary contributions to be provided under planning obligations which was entered into during the reported year

Table 23: Non-monetary obligation secured in new S106 agreements during 2024/25

Planning reference	Purpose of funding	Agreed non- monetary contribution
S23/2175 - Land at Low Road Barrowby	Affordable Housing	53 Dwellings
S23/1240 - Somerby Hill Grantham	Affordable Housing	75 Dwellings
S23/1124 - Land North of South Heath Lane Fulbeck Grantham	Affordable Housing	7 Dwellings
S23/1023 - Rectory Farm, Grantham Phase 2	Affordable Housing	120 Dwellings
	On site	Open space
S22/2308 - Larch Close Grantham	Affordable Housing	21 Dwellings
S22/1718 - Belton Street / Gas Lane, Stamford	Affordable Housing	5 Dwellings



Appendix 5; the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure.

(Accrued interest is added in line with the terms of each individual S106 agreement).

Table 24: Allocated contributions but not spent in 2024/25 – part 1

Planning Ref	S106 terms for spend of contribution	Balance	Reason for Spend
Affordable Housing			
S11/0967 - McCarthy Stone, Grantham	Affordable housing within Grantham	£29,090.65	New builds within Grantham
S17/1728 - The Towngate Inn, 3 Towngate East, Market Deeping	Affordable Housing priority Market Deeping then southern area of the district then lastly any area	£159,664.00	New build within Market Deeping
S18/2111 - Alston Country homes - 153 Eastgate Deeping St James	Affordable Housing within Deeping St James or towards the provision anywhere within SKDC.	£412,821.00	New build within Market Deeping
Community Facilities			
S19/2235 - Land Adjacent Fire Station Of Bourne Road Corby Glen	Towards improvements and enhancements to the Community/Village Hall in Corby Glen serving the Development.	£17,022.67	Remaining balance from approved spend
Open Spaces & Leisure			
S14/1684 - Southfield Business Park, Falcon Way Bourne	Towards the cost of provision or upgrade of play equipment in Bourne Area	£18,534.99	Enhance Wellhead Playing Fields Play Area
S18/1557 - Land at the Grantham Church High School, Queensway	Enhance outdoor children and young persons' equipped play space at the Harrowby Lane playing fields	£26,784.00	Replacing of 3 pieces of play equipment at Harrowby Lane Playing fields park
S18/1557 - Land at the Grantham Church High School, Queensway	Enhance outdoor sports space at the Harrowby Lane playing fields in lieu of an on-site provision	£69,126.00	Installation of new sports equipment at Harrowby Lane Playing Fields
S16/2285 - Land off Falcon Way, Bourne	Towards play equipment at Well Head Fields South Road Bourne	£16,641.10	Enhance Wellhead Playing Fields Play Area
S12/0864 - Land between Empingham Road and Tinwells Road Stamford	Costs for maintaining adopted green area in the area of the development.	£297,890.10	Stamford Rugby club looking to use funds to improve facilities.



Appendix 5; the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure.

(Accrued interest is added in line with the terms of each individual S106 agreement).

Table 24: Allocated contributions but not spent in 2024/25 – part 2

Planning Ref	S106 terms for spend of contribution	Balance	Reason for Spend
Monitoring			
S08/1231 - Poplar Farm	Admin costs for monitoring the S106	£12,864.55	SKDC investing in the software to monitor and manage the S106 obligations
S22/0683 - Land Off Priory Road, Stamford	Admin costs for monitoring the S106	£9,550.00	
S22/1240 - Land at Phase 10B Elsea Park	Admin costs for monitoring the S106	£4,000.00	
S23/1240 - Somerby Hill Grantham	Admin costs for monitoring the S106	£15,000.00	
S23/2175 - Low Road Barrowby	Admin costs for monitoring the S106	£14,059.87	
S16/2816 - Land at rectory Farm Grantham	Admin costs for monitoring the S106	£10,494.19	
S16/2819 - Land at rectory Farm Grantham	Admin costs for monitoring the S106	£10,494.19	
Health			
S20/1169 - Wilsford Lane Ancaster	More efficient practice space for Caythorpe and Ancaster GP Surgerys administration and dispensing	£74,433.21	Refurbishment work to Caythorpe & Ancaster Medical Practice
S18/2379 - Land West of A1 and North of Bourne Road, Colsterworth	Extension and upgrade to Glenside Country GP Practice in Corby Glen	£47,992.08	Refurbishment work to Glenside Country Practice
Education			
S17/2466 - Land off Linchfield Road Deeping St James	Primary education to be spent towards expanding Market Deeping Community Primary school	£261,894.54	LCC making a claim works have been completed in 218/19 under planning ref: S17/1927
£1,508,357.14			



Appendix 6; the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend).

Table 25: Spent contributions during 2024/25 – Part 1

Planning reference	Purpose of Contribution	Spent	Purpose of spend during 2024/25
Affordable Housing			
S10/2106 - Land to the rear 45-49 Harrowby Lane	Towards the provision of off-site affordable housing in priority of Grantham	£177,000.00	Purchase of Affordable Housing in Grantham
S17/1728 - Towngate Inn, 3 Towngate East, Market Deeping	Affordable Housing priority Market Deeping	£134,037.26	Purchase of Affordable Housing in Market Deeping
S16/1451 - Land to the southeast side of Kettering Road, Stamford	Affordable Housing within the administrative area of the council - Grantham	£684,000.00	Purchase of Affordable Housing in Grantham
S18/2111 - Alston Country homes - 153 Eastgate Deeping St James	Affordable Housing within Deeping St James or to be used anywhere within the administrative area.	£83,715.13	Purchase of Affordable Housing in Market Deeping
CCTV & Public Art			
S08/1231 - Poplar Farm, Grantham	CCTV and public art on land	£16,518.72	Towards modernisation of CCTV.
Community Facilities			
S19/2235 - Land Adjacent Fire Station Of Bourne Road, Corby Glen	Towards improvements and enhancements to the Community/Village Hall in Corby Glen	£ 22,485.97	Spend on projects within Corby Glen
S21/1841 - Land on South Side of Bourne Road and North of Swinstead Road Corby Glen	Towards local community projects including improvements to community halls, infrastructure improvements and open spaces	£16,031.14	Spend on projects within Corby Glen
Open Space & Leisure			
S12/0864 - Empingham Road Stamford	For the costs of the provision of, enhancement to, or upgrade of existing sports facilities at Empingham road playing field.	£193,345.35	Stamford Rugby Club Improvements
S21/0655 - Main Road Long bennington	Upgrade play equipment solely for the purposes of the provision or the children's play facilities	£ 9,073.27	Play Area in Long Bennington
S12/0864 - Empingham Road Stamford	Costs for maintaining adopted green area in the area	£88,556.79	Stamford Rugby Club Improvements
S12/0864 - Empingham Road Stamford	For the costs of the provision of, enhancement to, or upgrade of existing sports facilities	£ 6,685.32	Stamford Rugby Club Improvements



Appendix 6; the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend).

Table 25: Spent contributions during 2024/25 – Part 2

Planning reference	Purpose of Contribution	Spent	Purpose of spend during 2024/25
Open Space & Leisure			
S12/0864 - Empingham Road Stamford	For the costs of the provision of, enhancement to, or upgrade of existing sports facilities	£9,303.35	Stamford Rugby Club Improvements
S18/0452 - Swinstead Road	Upgrade play equipment at Corby glen	£16,740.00	Spend in Corby Glen play area
S18/0904 - Manning Road, Bourne	Provisions or upgrade of new or existing facilities to enhance Abbey Lawn Open Space	£ 45,499.10	Repayment of Loan for Skate park
S02/1670 - Quarry Farm Brickworks, Little Casterton Road, Stamford	From the adoption of open space for maintenance	£ 5,000.00	Moved to Maintenance Budget
S06/1206 - Eastgate, Bourne	Upgrade play equipment in Bourne	£10,000.00	Upgrade equipment at Dyke playing field
Education			
S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	Additional classrooms for 60 places at proposed Barrowbygate school - Poplar farm	£1,630,987.94	LCC claimed to reimburse for the school on Poplar farm being built.
S08/1231 - Poplar Farm, Grantham	A contribution thereto and the provision of extra places for early years and/or secondary education in Grantham.	£122,992.36	LCC claimed to reimburse for the school on Poplar farm being built.
S08/1231 - Poplar Farm, Grantham	A contribution thereto and the provision of extra places for early years and/or secondary education in Grantham.	£223,824.01	LCC claimed to reimburse for the school on Poplar farm being built.
Transport & Travel			
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	To be used towards consultation on the making of any necessary traffic regulation order in proximity to access points of the development	£ 2,577.64	LCC claimed for traffic regulation order in proximity to the access points to the development
S12/0864 - Empingham Road Stamford	Towards the installation of a microprocessor optimised vehicle actuation ("MOVA") system at Scotgate traffic signals junction	£56,812.00	LCC claimed for traffic signalling at Scotgate Junction Stamford
S17/2466 - Land on the West side of Linchfield Road	£10k for the provision of two bus shelters at the locations of the Bus stop Works, £3450 for future maintenance of the bus shelters on Linchfield road.	£ 15,602.29	Paid to Deeping Parish Council for Bus stop instalations
£3,570,787.64			



Appendix 7; The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

Table 26: Closing balance at the end of 2024/25 – Part 1

Planning Reference	Date received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2024/25	Revised closing balance	Expiry date
Affordable Housing					
S11/0967 - McCarthy Stone, Grantham	13/02/2015	Affordable housing within Grantham		£29,090.65	No date given
S12/0438 - Radcliffe Rd Stamford	01/12/2017	Affordable Housing in Stamford then the villages in the vicinity or the District.		£290,627.51	01/12/2027
S18/1207 - Land to the Southeast side of Kettering Road Stamford	01/12/2023	Affordable housing within Stamford		£368,644.36	04/02/2030
S18/1207 - Land to the Southeast side of Kettering Road Stamford	31/03/2025	Affordable housing within Stamford		£200,000.00	31/03/2030
S18/1207 - Land to the Southeast side of Kettering Road Stamford	04/02/2025	Affordable housing within Stamford		£63,431.33	04/02/2030
S17/2496 - Uffington Road Stamford	12/12/2023	Affordable Housing firstly in Stamford or anywhere in the council area.		£99,382.54	08/04/2029
S17/1728 - The Towngate Inn, 3 Towngate East, Market Deeping	22/11/2022	Affordable Housing priority Market Deeping then southern area of the district then lastly any area		£159,664.00	22/11/2027
S18/2111 - Alston Country homes - 153 Eastgate Deeping St James	27/07/2022	Affordable Housing within Deeping St James or provision anywhere within SKDC.		£65,336.00	27/07/2027
S18/0543 - Wherry's Lane Bourne	03/05/2022	Provision for Affordable Housing in Bourne		£96,236.77	13/12/2026
CCTV & Public Art					
S08/1231 - Poplar Farm	22/03/2024	CCTV and public art on land, may use all or part for the management of the community hall		£4,926.36	5 Years after final instalment
Community Facilities					
S21/0938 - Land at Uffington Road Retail Park Uffington Road Stamford	12/12/2023	For the restoration of Stamford Town Hall cellars and/either contribute to the construction of scout headquarters/community hall.	£5,652.55	£131,264.68	12/12/2033
S08/1231 - Poplar Farm	22/03/2024	Provision for community hall on community hall land.	£4,703.10	£115,655.67	5 Years after final instalment



Appendix 7; The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

Table 26: Closing balance at the end of 2024/25 – Part 2

Planning Reference	Date received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2024/25	Revised closing balance	Expiry date
Community Facilities					
S19/223 - Land Adjacent Fire Station Of Bourne Road Corby Glen	23/02/2024	Towards improvements and enhancements to the Community/Village Hall in Corby Glen serving the Development.	£1,116.78	£25,934.08	23/02/2029
S20/1169 - Wilsford Lane Ancaster	12/02/2025	Community facility improvements and expansion at the Village Hall/ or Playing Field and Pavillion	£373.94	£66,313.20	12/02/2030
S21/1841 - Land on South Side of Bourne Road and North of Swinstead Road Corby Geln	11/03/2024	Towards local community projects including improvements to community halls, infrastructure improvements and open spaces.	£599.61	£13,924.18	11/03/2034
Green Area Maintenance					
S17/2496 - Uffington Road Stamford	04/10/2023	To improve Uffington Road Playing fields/open space or play facilities serving development.		£34,973.05	04/10/2028
S08/1231 - Poplar Farm	22/03/2024	Play equipment and drainage equipment.		£388,548.70	5 Years after final instalment
S12/0864 - Land between Empingham Road and Tinwells Road Stamford	14/07/2021	Provision,enhancement or upgrade of the existing sports facilities at Empingham Road Playing field.		£31,804.75	14/07/2026
Open Spaces & Leisure					
S17/1900 - Land to the South of Stowe Croft Road	04/12/2024	To be spent on play areas in Langtoft		£27,283.71	04/12/2029
S16/1451 - Land off main road, Long Bennington	09/06/2023	For provision/improvement of existing Playing field/other public space/children's play equipment.		£2,413.25	09/06/2028
S12/0438 - Radcliffe Rd Stamford	08/05/2017	Improvements or upgrade play area on existing play equipment recreation ground Stamford		£12,613.42	08/05/2027
S14/1684 - Southfield Business Park, Falcon Way Bourne	16/08/2021	Towards the cost of provision or upgrade of play equipment in Bourne Area		£18,534.99	16/08/2026
S12/0484 - Land at Beacon Lane Grantham	14/08/2024	Future maintenance of green adopted space		£18,500.00	16/08/2026



Appendix 7; The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

Table 26: Closing balance at the end of 2024/25 – Part 3

Planning Reference	Date received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2024/25	Revised closing balance	Expiry date
Open Spaces & Leisure					
S01/0773 - Exeter Street, Bourne	03/02/2025	Providing and installing equipment on the LEAP and maintaining the Open Space		£60,000.00	03/02/2035
S16/2285 - Land off Falcon Way Bourne	28/12/2023	Towards play equipment at Well Head Fields South Road Bourne		£16,641.10	28/12/2028
S18/0452 - Ferndale House Swinstead Road	12/04/2023	For play equipment at Corby Glen.		£800.16	12/04/2028
S16/1451 - Land off main road, Long Bennington	09/06/2023	Towards the provision/improvement of existing Long Bennington Playingfield/other public space/childrens play equipment off site		£11,250.00	09/06/2028
Monitoring					
S08/1231 - Poplar Farm	22/03/2024	Admin costs for monitoring the S106		£6,696.00	5 Years after final instalment
S22/1240 - Phase 10B Elsea Park	19/04/2024	Admin costs for monitoring the S106		£4,000.00	19/04/2034
S22/0683 - Land off Priory Road Stamford	22/05/2024	Admin costs for monitoring the S106		£9,550.00	22/05/2034
S23/1240 - Somerby Hill Grantham	07/01/2025	Admin costs for monitoring the S106		£15,000.00	07/01/2030
S23/2175 - Low Road, Barrowby	21/01/2025	Admin costs for monitoring the S106		£15,000.00	21/01/2030
S22/1718 - Land to the North of Uffington Road Stamford	08/06/2024	Admin costs for monitoring the S106		£1,096.52	07/06/2034
S12/0864 - Land between Empingham Road and Tinwells Road Stamford	05/07/2016	Admin costs for monitoring the S106		£10,000.00	05/07/2026
S16/2816 - Land at rectory Farm Grantham	06/11/2023	Admin costs for monitoring the S106		£10,494.19	06/11/2033
S16/2819 - Land at rectory Farm Grantham	28/12/2022	Admin costs for monitoring the S106		£10,494.19	28/12/2032



Appendix 7; The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

Table 26: Closing balance at the end of 2024/25 – Part 4

Planning Reference	Date received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2024/25	Revised closing balance	Expiry date
Fire & Safety					
S17/2496 - Uffington Road Stamford	04/10/2023	Fire Hydrant to serve the development	£47.56	£1,104.42	03/10/2028
S23/0785 - Land to the North of Longcliffe Road Grantham	09/08/2024	Installation of five hydrants within the Development	£192.37	£6,976.37	09/08/2029
S17/1900 - Land to the South of Stowe Croft Road	08/02/2024	Fire Hydrant to serve the development	£42.20	£980.08	08/02/2029
S18/0093 - Land to east of Low Road Barrowby	28/03/2024	Fire Hydrant to serve the development	£38.39	£891.56	28/03/2029
Education					
S21/0655 - Main Road Long Bennington	22/09/2023	Providing additional secondary and Sixth Form education capacity in Grantham	£4,936.70	£114,641.18	22/09/2033
S17/1262 - Rioja Developments	16/08/2021	Grantham college Retail and leisure skills acadamy to help secure a job.		£22,912.15	16/08/2031
S16/1451 - Main Road Long Bennington	22/09/2023	To be used towards providing educational facilities for Priory Ruskin Academy.		£82,544.24	22/09/2028
S17/2466 - Land on the West side of Linchfield Road	05/01/2024	Primary education to be spent towards the expansion of Market Deeping Community Primary school Secondary and Sixth form education	£29,690.82	£689,486.71	05/01/2029
S18/2379 - Land West of A1 and North of Bourne Road Colsterworth	17/10/2023	Towards the additional classrooms and facilities at Colsterworth and Corby Glen Primary Schools and Walton Girls School, Grantham.	£17,507.54	£406,563.89	17/10/2028
S18/2111 - Alston Country homes 153 Eastgate Deeping St James	27/07/2022	To use towards the sporting facilities at the Deepings Secondary School.	£346.91	£8,055.94	27/07/2027
S18/0452 - Ferndale House Swinstead Road	23/03/2023	One additional classroom at Charles Reed Acadamy	£2,891.90	£67,156.24	23/03/2028



Appendix 7; The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

Table 26: Closing balance at the end of 2024/25 – Part 5

Planning Reference	Date received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2024/25	Revised closing balance	Expiry date
Education					
S18/0904 - Manning Road, Bourne	14/02/2025	Education Contribution solely for the extension of a primary and secondary school in Bourne	£7,466.68	£770,206.49	14/02/2035
S12/0484 - Land at Beacon Lane Grantham	14/08/2024	Additional capacity at existing or new Grantham schools east of the East Coast Mainline	£1,063.23	£24,563.23	14/08/2029
S20/1169 - Wilsford Lane Ancaster	12/02/2025	Ancaster Primary School, Capacity for Secondary and Sixth form at Sleaford Secondary School.	£1,139.40	£202,049.82	12/02/2030
S17/1900 - Land to the South of Stowe Croft Road	21/06/2024	Secondary and Sixth form towards sports facilities at the Deepings Secondary School	£5,742.00	£172,077.66	21/06/2029
S18/0093 - Land to east of Low Road Barrowby	28/03/2024	Towards an extension to Walton Secondary School comprising 2 additional classrooms	£5,437.85	£126,278.99	28/03/2029
Health					
S08/1231 - Poplar Farm	22/03/2024	Construction of primary health care facilities by way of doctor's surgery or medical centre.	£7,500.72	£184,452.80	5 Years after final instalment
S12/0864 - Land between Empingham Road and Tinwells	23/01/2020	Extending/improving or altering health facilities within Stamford arising from the development.	£10,498.94	£243,808.89	23/01/2030
S18/0543 - Wherry's Lane Bourne	14/12/2021	To be used towards improvements to the Hereward Medical centre Bourne	£556.00	£12,911.55	14/12/2026
S17/2496 - Uffington Road Stamford	01/11/2023	Healthcare facilities at Lakeside healthcare Stamford and/or Stamford Hospital Site	£981.01	£22,781.13	01/11/2028
S18/2379 - Land West of A1 and North of Bourne Road Colsterworth	17/10/2023	Extension and upgrade to Glenside Country GP Practice in Corby Glen	£2,324.31	£53,975.64	17/10/2028
S21/0655 - Main Road Long Bennington	16/10/2023	To be used to provide NHS facilities at Long Bennington surgery to mitigate the development	£1,355.18	£31,470.22	16/10/2033
S17/2466 - Land on the West side of Linchfield Road	05/01/2024	To be spent towards improvements of the Deepings surgery	£3,294.86	£76,514.07	05/01/2029
S20/1240 - Phase 10B Elsea Park	19/04/2024	layout or extension to existing facilities within the South Lincs	£1,339.67	£33,019.67	19/04/2034
S20/1169 - Wilsford Lane Ancaster	12/02/2025	Caythorpe and Ancaster GP Surgery's administration and dispensing functions	£419.76	£74,433.21	12/02/2030



Appendix 7; The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

Table 26: Closing balance at the end of 2024/25 – Part 6

Planning Reference	Date received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2024/25	Revised closing balance	Expiry date
Health					
S17/1900 - Land to the South of Stowe Croft Road	21/06/2024	Upgrading health facilities at the Deepings Practice (or such the Development as NHS England may determine) alternative provision serving development	£624.52	£18,715.86	21/06/2029
S22/2105 - Land north of Uffington Road, Stamford	21/05/2024	Provision of healthcare facilities at Lakeside Healthcare, Stamford and/or Glenside Country Practice, Castle Bytham	£50.94	£1,370.94	21/05/2034
S18/0904 - Manning Road Bourne	14/02/2025	Apply the Health Contribution solely for the purposes of increasing capacity within Bourne	£273.65	£54,410.38	14/02/2030
S21/0938 - Land at Uffington Road Retail Park Uffington Road	12/12/2023	At Lakeside healthcare stamford and/or Glenside Country practice castle Bytham	£6,841.05	£158,864.45	12/12/2033
S23/0836 - 6-7 St Peters Hill Grantham	11/09/2023	Remodelling changes to existing facilities at Healthcare Grantham Primary network at St Johns Medical Centre, St peters hill surgery,Vine house surgery, Harrowby Land surgery.		£7,480.00	11/09/2028
S13/3167 - Land at Lincoln Road Stamford	22/11/2023	Improve facilities within the Stamford area	£507.08	£11,775.56	22/11/2028
S18/2111 - Alston Country homes 153 Eastgate Deeping St James	27/07/2022	Improving patient access to medical and pharmaceutical dispensing services at the Deepings Medical Centre.	£80.85	£1,877.46	27/07/2027
S21/2094 - Swinegate	07/03/2022	Improvement of main medical services in Grantham.		£5,500.00	07/03/2027
S14/3571 - Land to east of Sheep Wash Lane,south of Barrowby Road	05/02/2024	Extension of Vine Street Surgery in Grantham	£8,185.15	£190,077.29	05/02/2029
S19/2235 - Adjacent Fire Station Of Bourne Road Corby Glen	23/02/2024	Towards Market Cross Surgery	£2,307.71	£53,590.21	23/02/2029



Appendix 7; The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

Table 26: Closing balance at the end of 2024/25 – Part 7

Planning Reference	Date received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2024/25	Revised closing balance	Expiry date
Transport & Travel					
S08/1231 - Poplar Farm	22/03/2024	Local public transport servicing the land.	£1,704.54	£41,917.13	5 Years
S20/1169 - Wilsford Lane Ancaster	27/10/2023	Towards making the speed limit 30mph and installation of weight limit to Wilsford Lane Ancaster	£252.47	£5,862.94	27/10/2028
S12/0864 - Between Empingham Road and Tinwells Road Stamford	26/03/2021	Temporary bus service and then remainder traffic signal	£2,486.20	£57,735.28	26/06/2026
S21/1841 - Land on the South of Bourne Road and North of Swinstead Road Corby Glen	21/11/2023	Contribution towards travel plan, footpath improvement works and traffic regulation order to move 30mph speed limit on the A151 Bourne Road and the B1176 Swinstead Road.	£762.13	£17,698.36	21/11/2028
S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	05/02/2024	Provision of Bus Shelters on Barrowby Road to Serve development.	£1,445.68	£33,571.81	05/02/2029
S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	05/02/2024	To be used towards Dysart/Barrowby gate Junction	£3,573.25	£82,978.72	05/02/2029
S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	05/02/2024	Contribution to providing new public transport links from development to grantham	£893.31	£20,744.68	05/02/2029
Bio-Diversity Net Gain					
S25/0016 - Boothy Wildland	31/10/2024	Monitoring for a 30-year period	£634.33	£35,532.73	01/11/2054
£147,882.84 £6,665,685.31					



Appendix 8: in relation to affordable housing, the total number of units provided.

Table 27: Breakdown of Affordable housing delivered in 2024/25

Location	Affordable Rent	Shared Ownership	Rent to Buy	Total
Ancaster	13	4		17
Bourne	70	32	22	124
Claypole	7	8		15
Grantham	21	13		34
Long Bennington	29	14		43
Stamford	12	46		58
Total	152	117	22	291

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Affordable Housing - includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It can be a new-build property or a private sector property that has been purchased for use as an affordable home.

Affordable Rent - is a rent charged up to 80% of the market levels within the local area, offered by Registered Housing Providers to households whose needs are not met by the market.

Social Rent - houses are owned by Local Authorities and Registered Providers for which guideline target rents are determined through the national rent regime.

Shared Ownership - Allows buyers to purchase a share of a property (25% to 75%) and pay rent on the remaining share. It provides intermediate tenancy for households which would not otherwise be able to afford home ownership. The supply of new shared ownership properties has increased in recent years, making up an increasing proportion of new homes for affordable home ownership.



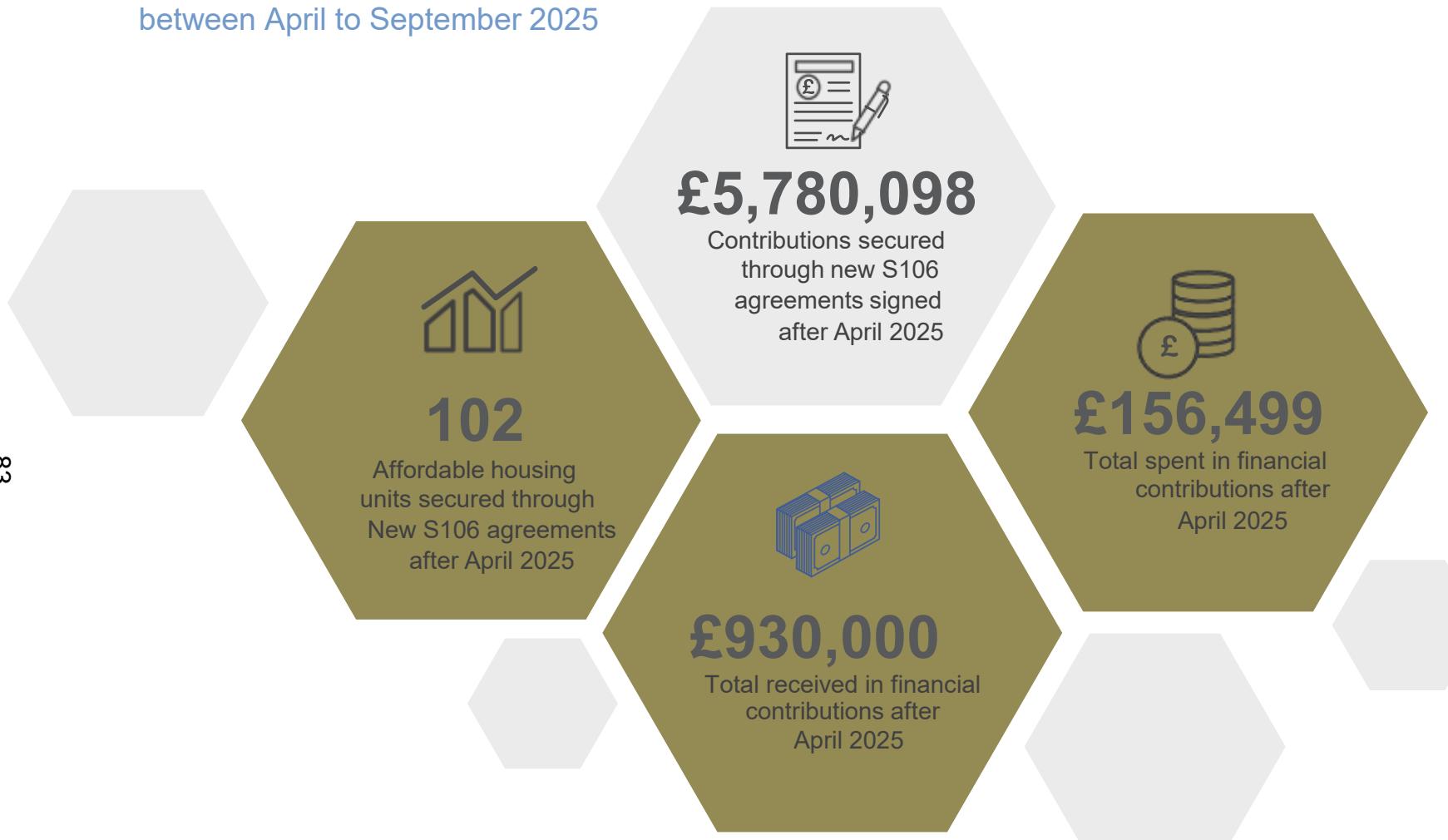


**S21/1841 - Swinstead Road
Corby Glen, Further
development has been made on
site. That will provide 60
affordable homes as well as
monetary contributions for
education, health, highways and
community.**

Snapshot of 2025/26

This is a quick look at what has happened so far between April to September 2025

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Alternative formats and languages

To ensure all residents of South Kesteven have access to our information material, our information is available in a range of different languages and formats, including large print, Braille, audio tape and computer disc.

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communications@southkesteven.gov.uk

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8

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Nepali / Nepalese:

यदि तपाईंलाई यो कागजातलाई आफ्नो भाषामा
अनुवाद गर्न आवश्यक छ भने कृपया माथिको
विवरणहरू प्रयोग गरेर हामीलाई सम्पर्क गर्नुहोस्



Contact Details

South Kesteven District Council

 01476 40 60 80

 www.southkesteven.gov.uk



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SOUTH
KESTEVEN
DISTRICT
COUNCIL

Joint Meeting of the Environment and Rural and Communities Overview and Scrutiny Committee

Wednesday, 10 December 2025

Councillor Phil Dilks - Cabinet Member
for Planning

Planning Enforcement Update

Report Author

Phil Jordan, Development Management & Enforcement Manager

 phil.jordan@southkesteven.gov.uk

Purpose of Report

To provide the Environment and Rural and Communities Overview and Scrutiny Committee with an overview of the Planning Enforcement function in the period 1 January 2024 – 31 December 2024, as well as a review of the current year

Recommendations

The Committee is asked to note the contents of this report

Decision Information

Does the report contain any exempt or confidential information not for publication?

No

What are the relevant corporate priorities?

Connecting communities
Sustainable South Kesteven
Enabling economic opportunities
Housing
Effective council

Which wards are impacted?

(All Wards);

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 There are no financial implications arising from this report.

Completed by: David Scott – Assistant Director of Finance

Legal and Governance

- 1.2 The report is for noting and there are no governance matters for consideration. There are delegations in the Council's constitution that allow planning enforcement activities to be carried out by the planning team.

Completed by: James Welbourn, Democratic Services Manager

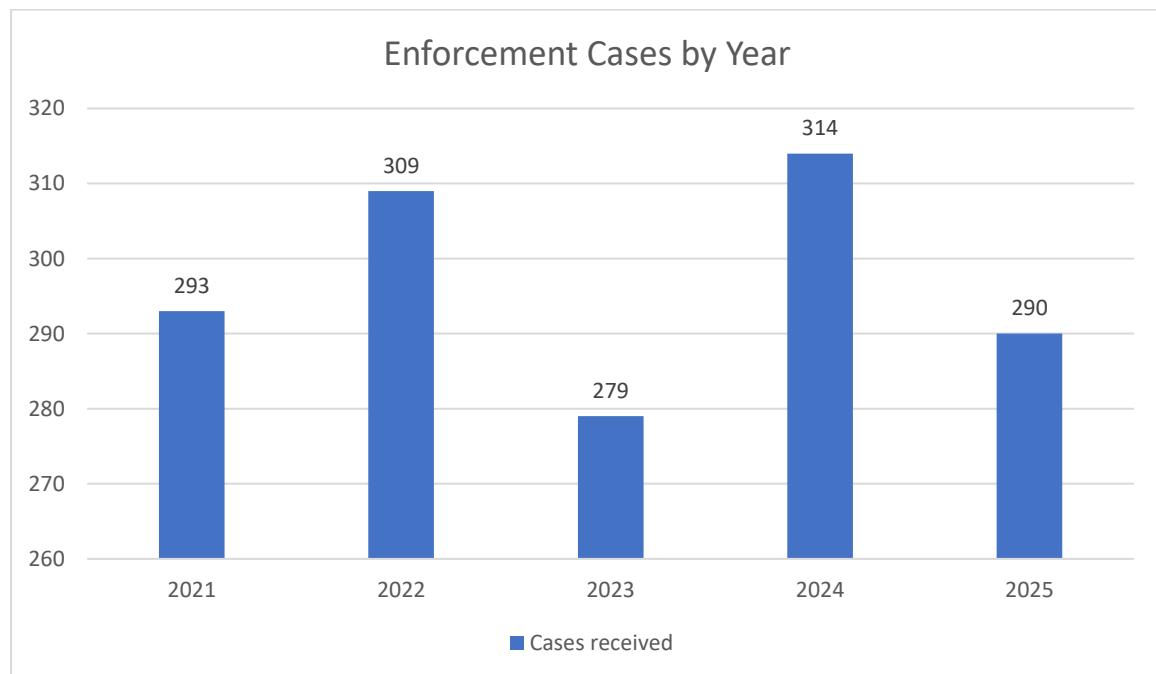
2. Background to the Report

- 2.1 The planning process supports the delivery of the Council's economic growth and sustainable neighbourhood ambitions as identified in the Corporate Plan (2024-2027). Effective planning enforcement is important to tackle breaches of planning control that would otherwise have an unacceptable impact on the amenity of the area. It is also important to maintain the integrity of the wider planning system.
- 2.2 The Council has a duty to investigate enquiries relating to unauthorised developments, this includes building and engineering works and changes of uses, that may have been carried out with or without consent.
- 2.3 There are a range of enforcement powers that are available to the Council, however whether the Council takes any formal enforcement action is a discretionary matter. When considering taking any formal action the Council must consider if it is expedient to do so having had regard to the Development Plan and any other material considerations. It is also necessary to weigh up whether or not taking Enforcement Action is in the public interest.
- 2.4 Taking Enforcement action should be regarded as a last resort and many breaches of planning control can be resolved without formal action being taken. For example, retrospective planning permission can be obtained, the breach ceases or is remedied through negotiation.

- 2.5. Often the Council will receive complaints regarding alleged breaches of planning control that involve other services within the Council or other organisations. Where this happens the Planning Enforcement team will work with the other officers or organisations. This may mean that the Planning Enforcement team take the lead on a matter, or they may assist in the process. It can often be the case that different legislation and associated enforcement powers may be more effective than Planning Enforcement powers.
- 2.6. Councillors are often the public face of the Council and Member involvement in planning matters is crucial in maintaining an effective enforcement service. This report has been prepared to provide an overview of the enforcement function since January 2025, including a review of the previous year.
- 2.7. It should be noted that whilst serving Enforcement Notices can be high profile, what often gets overlooked is the amount of work involved in resolving other issues where informal action has resulted in the breach ceasing or being regularised. It is important that Members understand the overall number of service requests and how these are dealt with.

New Enforcement Cases

- 2.8. Once an enforcement enquiry has been received, a case will be entered into the enforcement database and an acknowledgement letter sent to the enquirer. Officers will carry out a site inspection and make an initial assessment of the situation before providing the enquirer with a further update and idea of the proposed course of action.



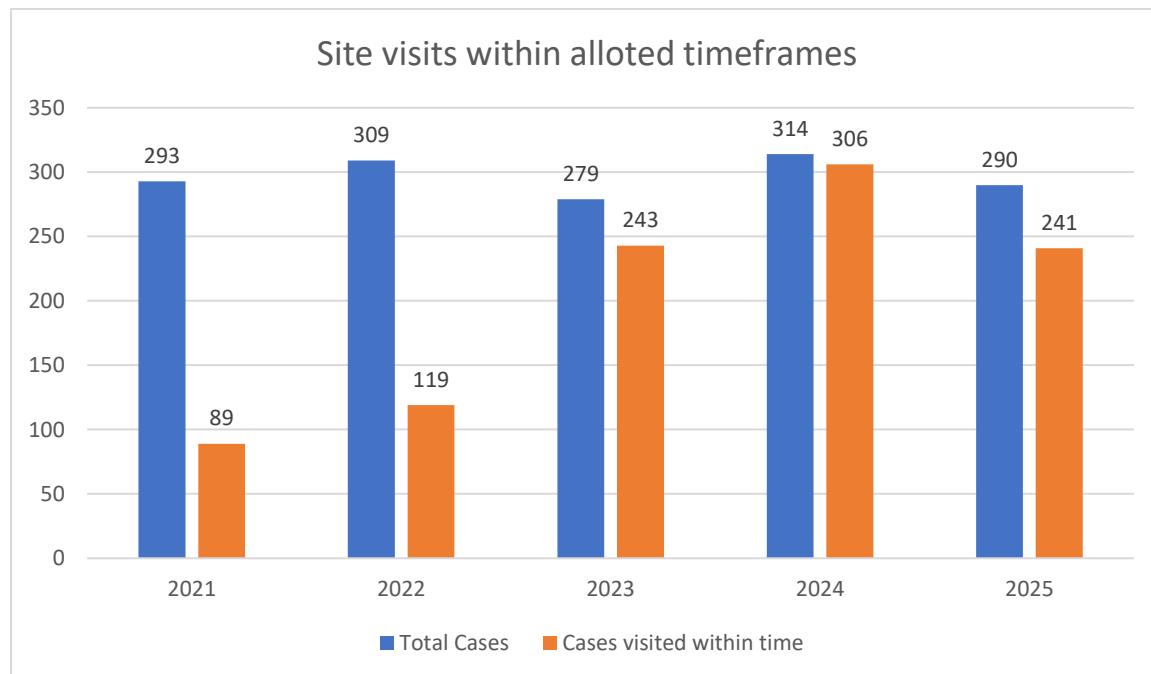
2.10 At the time of this report (10 November), 290 cases have been received in 2025, which is slightly higher than the previous year.

2.11 In the year of 2024 The Council had a total of 314 enforcement cases.

2.12 Following the initial investigation steps, enforcement cases can take varying amounts of time to resolve. In some instances, retrospective planning applications may be requested, or the developer may agree to remedy any breach of planning control voluntarily. In addition, where further, formal action may be warranted, there can be many legal stages that we need to go through which can take some time.

Response to Cases and Action Times

2.13 When a request to investigate an alleged breach of planning control is received, officers will prioritise the case in accordance with the Council's Enforcement Policy. For example, an allegation about ongoing works to a Listed Building or protected tree are treated as High Priority cases and a site visit will be carried out as soon as possible. For other cases the initial site visit will be carried out within the ten working days set out in the Council's Enforcement Policy.

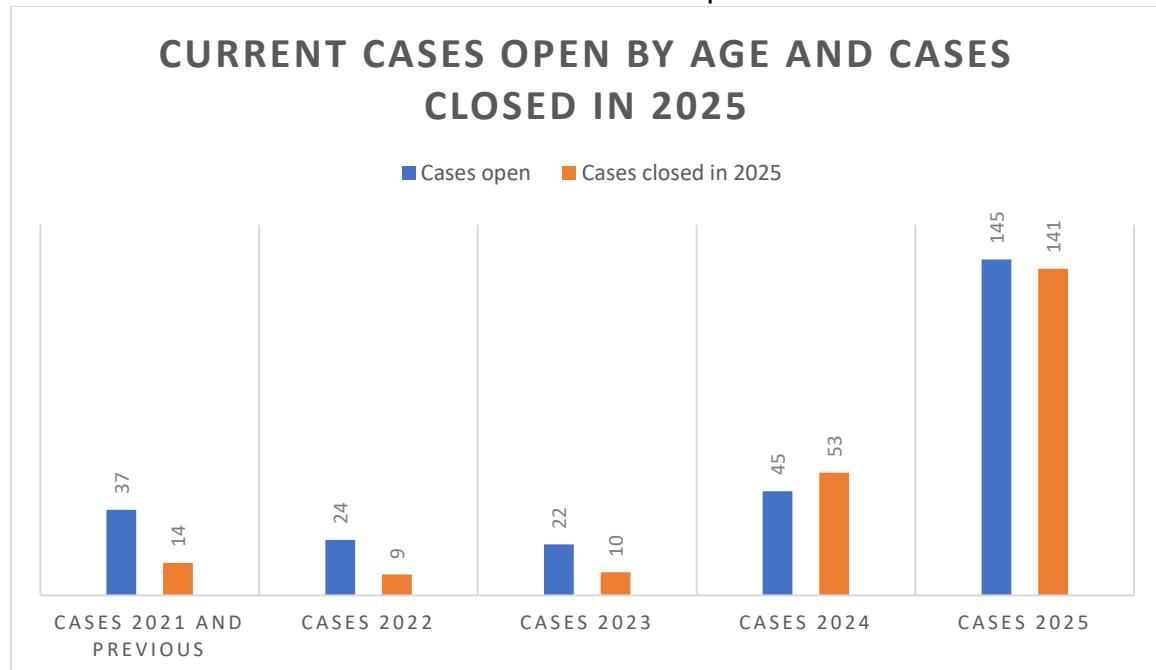


2.14 Once the enforcement team reached full staffing capacity in September 2023, the Enforcement team achieved 99% of site visits within time for the last four months of 2023 and achieved 97.5% of site visits within time for 2024.

2.15 The Enforcement Team has experienced some staffing pressures in 2025, with an officer leaving in March as well as a period of prolonged staff sickness between

June and August. During this period, only 28% of site visits within time were completed, with only one officer working. Temporary measurements have since been put in place and a more permanent solution agreed, which is now subject to a formal recruitment process.

2.16 From September, (with three working officers) visits have improved again and 95% of the initial site visits have been completed within time.

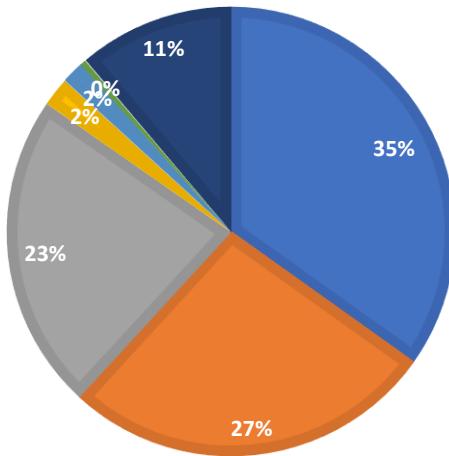


2.17 Once the initial investigation has been completed, officers will decide how to progress the case and inform the enquirer of the intended next steps. Cases are closed for a variety of reasons and the graph and table below shows those cases that have been closed between the 1 January 2025 and 10 November 2025 and the reason for them being closed. In this time 290 cases have been received and 227 have been closed.

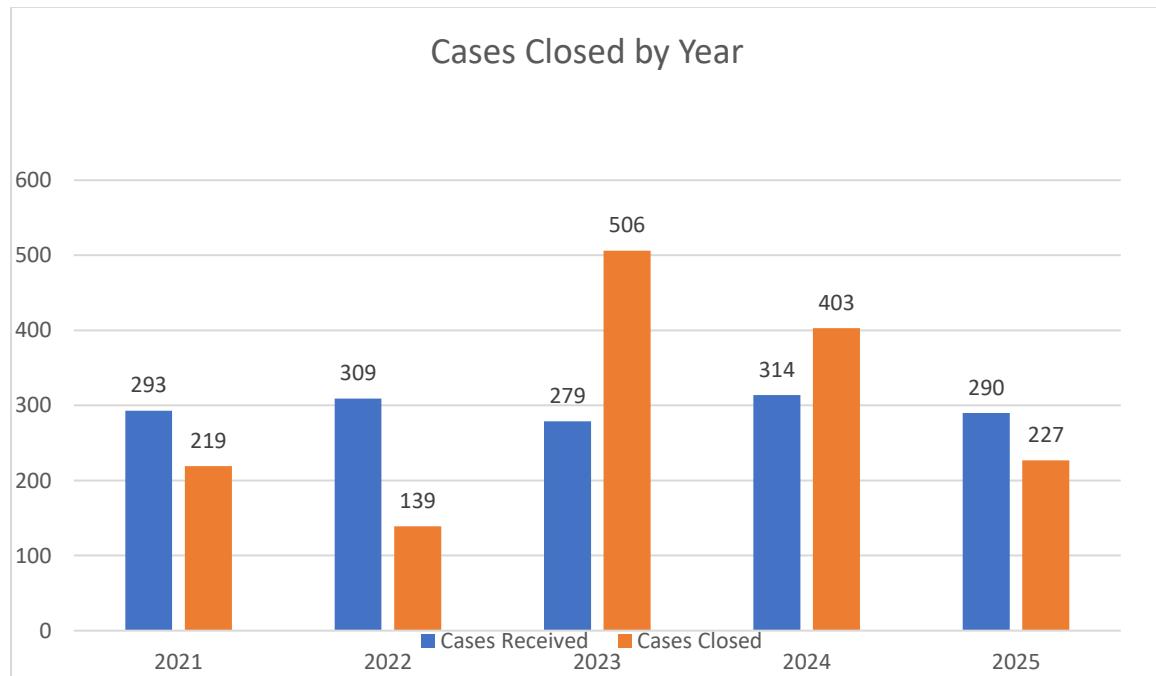
2.18 In the previous year more cases were closed than opened. In 2025 the Enforcement Team has been operating with 3 officers for around 4 months, 2 officers around 4 months and 1 officer for 3 months. These periods when there were pressures on resources is the likely cause for the reduction in case closures this year.

CASES CLOSED BY REASON JANUARY 2025- NOVEMBER 2025

- No breach
- Remedied voluntarily
- Not expedient
- Other
- Planning permission granted
- Immune from enforcement action
- Complied with Notice



2.19 The graph below shows the total number of cases received each year, as well as the number of cases closed from that year (Up to 10 November 2025 in 2025).



2.20 For 2025, the Enforcement Team has opened more cases than have been closed and the overall number of outstanding cases has been decreasing.

- January 2023, there were 545 active enforcement cases,
- 1 June 2023, there were 419 active enforcement cases,
- 8 April 2024 there were 267 active enforcement cases,
- October 2024, there were 235 active enforcement cases,
- 11 February 2025, there were 216 active enforcement cases,
- 10 November 2025, there were 273 active enforcement cases.

2.21 For a full team of three officers, there is a current average case load of around 91 cases at this time. This is a high case load and illustrates the pressures on the Council's Planning Enforcement function. The currently desired case load for each officer would be around 50 cases, which for a team of three would mean a total case load of 150 cases.

Formal Enforcement Action

2.22 There are a range of formal enforcement options open to the Council when considering enforcement action including the following:

Enforcement Notice
 Breach of Condition Notice
 Planning Enforcement Order
 Stop Notice
 Temporary Stop Notice
 Injunction
 Section 215 Notice (Untidy Land)
 Listed Building Enforcement Notices

2.23 Formal action including the service of an Enforcement Notice should only be taken where the Council is satisfied that there appears to be a breach of planning control and it is expedient to do so. In deciding whether to issue the Council has to take into account the provisions of the Development Plan and any other material considerations. Generally taking such action should be treated as a last resort where negotiations to remedy the issue have failed. There will of course be instances where negotiation is not appropriate.

2.24 Whilst Enforcement Notices are a powerful tool, the fact that an Authority may not have served a large number of notices doesn't mean that it is failing to manage or deal with unauthorised development or works within its area.

2.25 In the year of 2025 to date (10 November 2025), the Council has served the following:

Enforcement Notice:

ENF20/0044 – Carlby Hawes Wood, Stamford Road, Witham On The Hill – An Enforcement Notice was served on the land to prevent the material change of use of woodland and buildings to a residential use in the open countryside. The notice

comes into effect in January 2026 and has resulted in a planning application which seeks to address the current breach.

Enforcement Cases of Note, Enforcement Appeals and Prosecutions

2.25 **ENF23/0083** – Valley Lane Long Bennington – The owner of the Land was prosecuted for non-compliance with the Enforcement Notice in January 2025.

2.26 **ENF20/0143** - Land Adjacent To 34 Haddon Road, Stamford – The owner of the Land was prosecuted for non-compliance with the Enforcement Notice in January 2025. Following this the Enforcement Team has worked with the owner to secure compliance with the Notice.



Before



After (Land seeded for Grass)

ENF22/00079 – 15 Vine Street, Grantham – A Section 215 Notice was served on the property due to its poor condition having a negative effect on the amenity of the surrounding area. The property is now occupied and the Notice has been complied with. Further informal action is being taken with regards to the adverts on the Listed Building.



April 2023



August 2024



September 2025

High Hedge Notice:

ENF23/0009 - 27 Swallow Hill, Thurlby– A high hedge notice was served requiring a hedge to be lowered which was complied with by the owner within time, but an appeal has been received and is currently being reviewed by the Planning

Inspectorate. The Planning Inspectorate varied the Notice to further reduce the hedges height to 6 metres. This has now been complied with.

3. Key Considerations

- 3.1. The report is for noting and highlights the work that the planning enforcement team has carried out since 2025.

4. Other Options Considered

- 4.1 The report is for noting therefore there are no other options considered.

5. Reasons for the Recommendations

- 5.1. It is important that work of the enforcement team are monitored and reported to the Committee for scrutiny.

6. Background Papers

SKDC Development Management Enforcement Policy: [Microsoft Word - AMENDED PLANNING ENFORCEMENT POLICY - FINAL VERSION FEB 2017.doc](#)

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SOUTH
KESTEVEN
DISTRICT
COUNCIL

Joint Meeting of the Environment Overview and Scrutiny Committee and Rural and Communities Overview and Scrutiny Committee

Wednesday, 10 December 2025

Report of Councillor Phil Dilks, Cabinet
Member for Planning

2024/2025 Authority Monitoring Report

Report Author

Jessica Morris, Interim Planning Policy Manager

jessica.morris@southkestevn.gov.uk

Purpose of Report

The annual publication of the Authority's Monitoring Report (AMR) is a statutory requirement for all Local Authorities. The AMR covers the period from 1 April 2024 to 31 March 2025 and reviews progress in preparing development plans and the extent to which South Kesteven District Council's policies have been put into effect.

Recommendations

The Committee is asked to:

1. Endorse the 2024-2025 Authority Monitoring Report (Appendix A) and accompanying Summary Report (Appendix B) and agree to publication on the Council's website.

Decision Information

Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Connecting communities Sustainable South Kesteven Enabling economic opportunities Housing Effective council
Which wards are impacted?	(All Wards);

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 There are no direct financial implications arising from the report or the AMR which is prepared in house and monitors the effectiveness of existing policies.

Completed by: David Scott – Assistant Director of Finance and deputy s151 officer

Legal and Governance

- 1.2 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulation 2012 requires local planning authorities to publish an AMR annually.

Completed by: James Welbourn, Democratic Services Manager

2. Background to the Report

- 2.1 The Council's Vision is to be "a thriving District to live in, work and visit". The Local Plan and the planning service have a key role to play in realising this vision. The Local Plan is important in terms of delivering the aims of the Corporate Plan (2024-2027) relating to housing, the environment, sustainable development, and the economy.
- 2.2 There is a statutory requirement for the Council to publish up-to-date information which has been collected for monitoring purposes and report on the progress against the Local Development Scheme. The requirements are set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The requirements include:
 - Assessing progress of any Local Plan and supplementary planning documents against the timetable and milestones set out in the Local Development Scheme (LDS).
 - Assessing the extent to which Local Plan policies are being implemented

- Number of completed dwellings, including affordable completions
- Details and progress of Neighbourhood Plans being prepared
- Information relating to Community Infrastructure Levy (CIL) receipts and expenditure, where CIL charge has been introduced and;
- Details information relating to co-operation under the Duty to Co-operate (Section 33A).

2.3. The annual publication of an Authority Monitoring Report (AMR) is considered appropriate for meeting the requirements. It is good practice to produce an AMR annually to both monitor the Local Plan and aid decision-making when assessing planning applications. The 2024/2025 AMR (**Appendix A**) is the fifth monitoring report published since the adoption of the South Kesteven Local Plan in January 2020. The AMR monitors the period 1 April 2024 to 31 March 2025.

2.4. The AMR includes information on the implementation of the Local Development Scheme, the Local Plan Review, Supplementary Planning Documents, Neighbourhood Plans, and information relating to co-operation under the Duty to Cooperate.

2.5. Data monitoring performance against Local Plan policies has been collected and is reported within the AMR. This includes data on housing, employment, natural and built environments, renewable energy, town centres, infrastructure and developer contributions and community facilities.

2.6. The AMR provides a baseline which can be built upon as the policies within the Local Plan take effect. Many of the targets within the Monitoring and Implementation Framework appendix to the Local Plan are to be achieved over the Local Plan period (2011-2036). Therefore, by its very nature, the one year's monitoring does not provide a true reflection of performance of all Local Plan policies.

2.7. The data collected in the AMR provides context to inform the review of the Local Plan.

2.8. The AMR also reports progress on the timetable and milestones for the preparation of Planning Policy documents including the progress towards the Local Plan Review.

Headline Monitoring Results

2.9. Detailed below are six headline monitoring results taken from the AMR covering: the Local Development Scheme, housing delivery, affordable housing delivery, Neighbourhood Plans, Duty to Cooperate and Local Plan Policy performance.

Local Development Scheme

- 2.10. The Local Development Scheme (LDS) is a project plan which sets out the timetable to produce new or revised development plan documents which will form the Council's Local Development Plan.
- 2.11. The Council is reviewing the current Local Plan (2011-2036) adopted in January 2020 in line with the most recent LDS. The review process began in April 2020. An 'Issues and Options' consultation was undertaken in October 2020. A Call for Sites was launched at the same time to establish the availability of land for development within the district. In accordance with the LDS published in May 2023 a Regulation 18 Draft Local Plan was published for consultation in February 2024 for a period of 8 weeks.
- 2.12. The May 2023 LDS was updated in June 2024 to reflect delays following the Regulation 18 Draft Local Plan consultation. The consultation attracted a positive response rate with over 2,400 responses received, to ensure that each comment is considered carefully, the LDS was revised to allow the Council to process representations and incorporate any necessary changes into the Pre-Submission Local Plan before consultation.
- 2.13. The most recent LDS was approved in February 2025 and was updated to reflect delays to plan production following the updated National Planning Policy Framework which was published in December 2024. The revised timetable takes account of this and includes an additional Regulation 18 consultation on the Draft Local Plan, focussing on additional housing and mixed-use site allocations, undertaken in July - August 2025. The Council is considering all representations received on the recent consultation and a Statement of Consultation will be published.
- 2.14. The Council is continuing to progress with the Local Plan Review, with the next consultation on the Regulation 19 Pre-Submission Local Plan in 2026.

Housing Delivery

- 2.15. A total of 683 new homes (net) were completed between 1 April 2024 and 31 March 2025, against the requirement of 895 homes. Completions in the four market towns (Grantham, Stamford, Bourne, and The Deepings) accounted for 70% of all completions. Grantham accounted for 18% of all completions.
- 2.16. A mixture of house types was delivered. A greater number of semi-detached and detached homes were delivered, with 3-bedroomed homes the most prominent size of housing.
- 2.17. A five-year housing land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against a housing

requirement set out in adopted strategic policies, or against a local housing need figure. The council's five-year housing land supply assessment for 2024-2029 concluded that South Kesteven District Council can demonstrate a housing land supply of 4.07 years. Consequently, the Council has a shortfall of 872 dwellings against its five-year housing requirement.

Affordable Housing Delivery

- 2.18. Of the 683 homes delivered, 291 affordable homes were completed, which accounts for 42.6% of the total completions. 74% of affordable completions were in the market towns and 21% in Large Villages. All completed units were on qualifying sites delivering at least 30% affordable housing or 20% in the urban area of Grantham, meeting the Local Plan target.
- 2.19. Affordable Housing includes affordable rented, social rented and intermediate housing (e.g. shared ownership and First Homes) provided to specified eligible households whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Intermediate Housing is also known as affordable home ownership.

Neighbourhood Plans

- 2.20. Neighbourhood Plans set out a vision for an area and should contain planning policies for the use and development of land. Within the monitoring period, the Great Gonerby Neighbourhood Plan Area was formally designated.
- 2.21. A map showing the full coverage of designated areas, and areas with 'made' i.e. adopted Neighbourhood Plans is reflected within the AMR. The Council continues to work with neighbourhood planning groups and other areas in developing neighbourhood plans.

Duty to Cooperate

- 2.22. Under the 2011 Localism Act and the National Planning Policy Framework (NPPF), local planning authorities have a legal Duty to Cooperate with other local planning authorities and organisations to seek to address strategic planning matters which are driven by larger than local issues likely to have an impact beyond their immediate Local Plan area. The Duty to Cooperate is the mechanism for ensuring the right issues are addressed, in the right way, and with the right partners to maximise the effectiveness of policy and plan-making.
- 2.23. The Council continues to fulfil the Duty to Cooperate with neighbouring authorities and other bodies, including consulting neighbouring authorities, prescribed bodies and stakeholders as the new Local Plan emerges. Cooperation includes responding to neighbouring authorities' consultations, and discussions regarding local planning and any cross-boundary developments.

2.24. During this monitoring period, the Council engaged on key strategic matters including the Stamford North Joint Strategic Planning Board, Greater Lincolnshire Nature Recovery Strategy, the emerging Peterborough City Council's Local Plan, Greater Lincolnshire Gypsy & Traveller Accommodation Assessment and the delivery of Biodiversity Net Gain and the South Lincolnshire Reservoir.

Local Plan Policy Performance

2.24 The AMR concludes, the current Local Plan is generally performing well, however there are targets which have not been met, such as meeting the updated Local Housing Need as calculated by the Government's Standard Method, and the provision of a five-year Housing Supply. Through the review of the Local Plan, the Council seeks to tackle the under provision.

2.25. The South Kesteven Local Plan (2011-2036) was adopted in January 2020 and is more than five years old. The housing need is therefore calculated using the Government's Standard Method calculation, which identified a Local Housing Need of 895 dwellings per year (as of December 2024). Regarding housing completions, the delivery of 683 dwellings (2024/25) does not meet the target of 895 dwellings per annum, so there is a shortfall of housing delivery for this monitoring period.

2.26. The Council has a housing land supply of 4.07 years. Consequently, the Council has a shortfall against its five-year housing land supply requirement. The Local Plan Review seeks to allocate sufficient development land to meet the Council's housing requirement for the new plan period, up to 2043. This will help ensure the Council can meet the five-year housing land supply.

3. Key Considerations

3.1. Publication of monitoring reports is a statutory requirement which must be published on-line as soon as they become available to enable the public to be informed of the monitoring information collated. It is for this reason the 'do nothing' option was discounted.

4. Other Options Considered

4.1 As publication of the AMR is a regulatory requirement, there are no feasible alternatives to publishing the document. The AMR is a factual report which provides clarity around progress on the delivery of the Local Plan's objectives and policies. The AMR will help to ensure the emerging Local Plan's policies are fit for purpose.

5. Reasons for the Recommendations

- 5.1. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulation 2012 requires Local Planning Authorities to publish an AMR.

6. Background Papers

- 6.1 The Localism Act 2011, published online and available via:
<https://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>
- 6.2 South Kesteven District Council Local Plan 2011-2036 Monitoring and Implementation Framework, published January 2020 and available online at:
https://www.southkesteven.gov.uk/sites/default/files/2023-08/Appendix_4_Local_Plan_Monitoring_and_Implementation_Framework.pdf

7. Appendices

Appendix A: Authority Monitoring Report (1 April 2024 to 31 March 2025)

Appendix B: Authority Monitoring Report (1 April 2024 to 31 March 2025) Summary Report

Authority Monitoring Report Summary

December 2025



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Introduction and Background

The Council annually publishes an Authority Monitoring Report (AMR). The AMR monitors progress on local plan preparation and performance of adopted Local Plan policies over a specific time period.

The latest AMR covers the monitoring period from 1st April 2024 to 31st March 2025.

The AMR is prepared by the Planning Policy Team, who are responsible for the development and implementation of the South Kesteven District Local Plan and the Local Plan Review.

This document summarises some of the reported data covered within the Authority Monitoring Report.

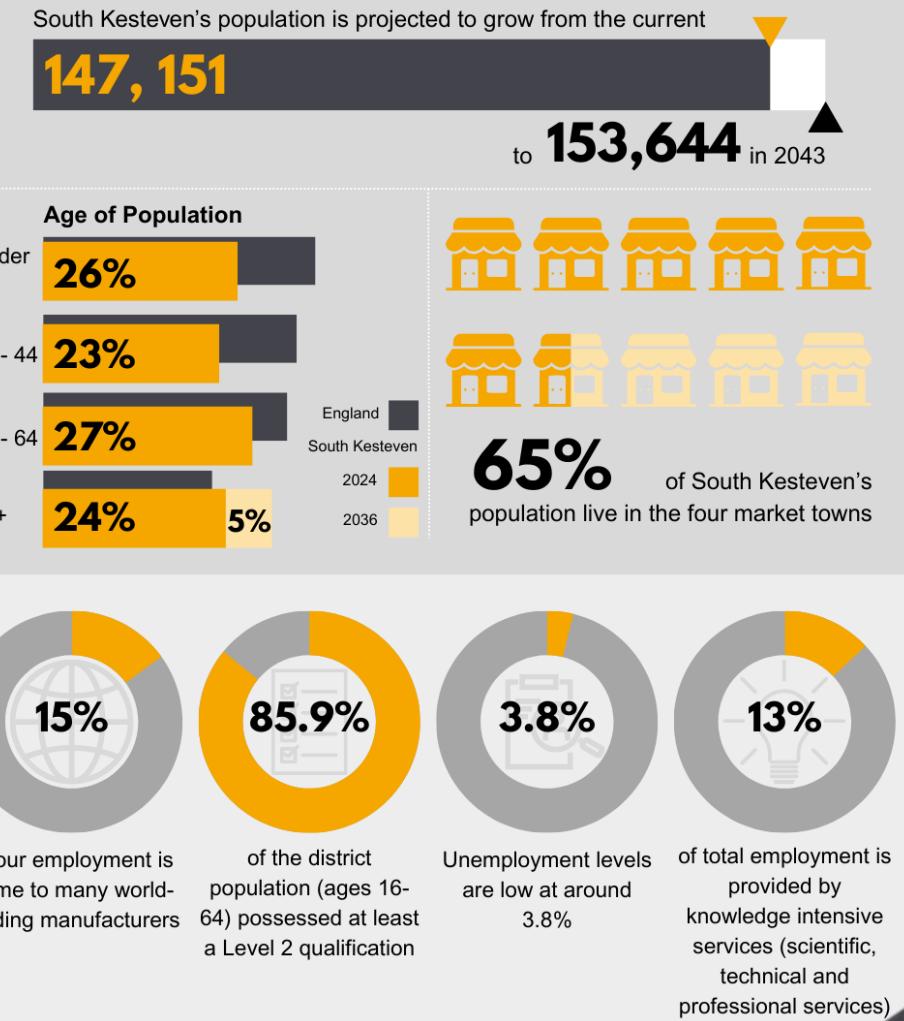
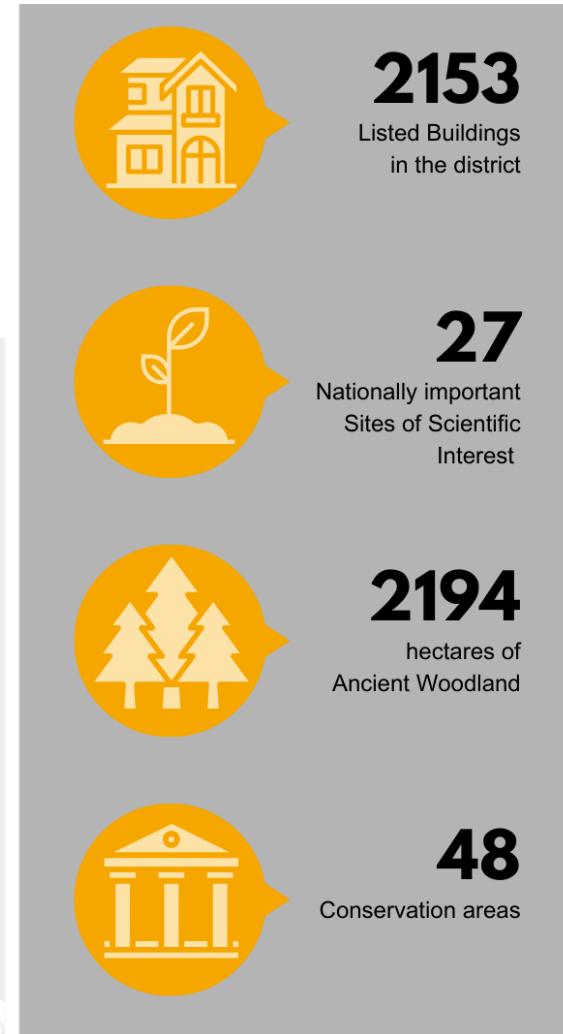
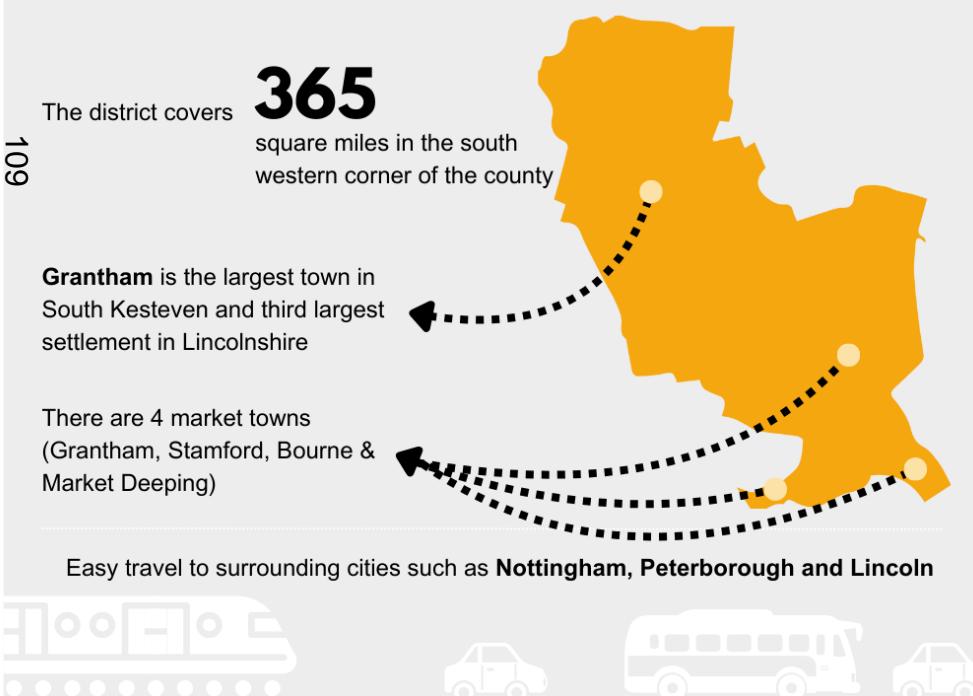
Contents of the Authority Monitoring Report

We must publish an AMR in line with regulations which covers six topics below:

Topic	Summary of Contents
Local Development Scheme	Progress of the Local Plan Review and planning policy documents.
Local Plan Policy	Monitoring and implementation of the policies set out in the adopted Local Plan.
Housing	Monitoring of new housing.
Neighbourhood Planning	An update on Neighbourhood Development Plans.
Duty to Co-operate	Summary of the work undertaken by the Council and surrounding Local Authorities to address the strategic planning issues relevant to the area.
Community Infrastructure Levy (CIL)	The Council has not introduced CIL. The amount of expenditure spend on infrastructure is subject to a separate annual report – see Infrastructure Funding Statement.



Snapshot of the District



Local Development Scheme

The Local Development Scheme sets out the timetable for the Local Plan Review. The Council is making good progress on the review in line with the current timetable.

Local Plan Review Stage	Proposed Date	Actual Progress
Commencement of Document preparation	April 2020	Completed: April 2020
Issues and Options + Call for Sites Consultation (Regulation 18)	October 2020	Completed: 12th October – 23rd November 2020
Draft Consultation on Local Plan Review (Regulation 18)	Winter 2023/24	Completed: 29th February - 25th April 2024
Draft Local Plan Focussing on Additional Sites Consultation (Regulation 18)	June – July 2025	Completed: 3rd July - 28th August 2025
Pre Submission Consultation (Regulation 19)	January – February 2026	
Submission to the Secretary of State (Regulation 22)	November 2026	
Public Examination (Regulation 24)	November 2026 – October 2027	
Inspector's Report (Regulation 25)	October 2027	
Adoption (Regulation 26)	November 2027	



Local Plan Policy

The AMR sets out data based on appeal decisions to monitor policies in the Local Plan relating to:

- Employment
- Protecting and Enhancing Natural and Built Environments
- The Built Environment
- Renewable Energy Generation
- Grantham's Historic Environment
- Town Centres
- Infrastructure and Developer Contributions
- Protecting Existing Community Facilities and Providing New Facilities.

All policies in the adopted Local Plan are being implemented. The AMR concludes that the policies in the Local Plan are generally performing well.

Appeal Monitoring

Policy	Dismissed*	Allowed**	Total
DE1 – Promoting Good Quality Design	13	2	15
SP1	0	2	2
SP2 – Settlement Hierarchy	4	0	4
SP3 – Infill Development	5	0	5
SP4	1	1	2
SP5	4	2	6
SP6	2	0	2
EN2	1	0	1
EN5	2	0	2
EN6 – The Historic Environment	8	0	8
E5	1	0	1
H2	0	1	1
ID2	1	0	1
RE1	0	2	2
SD1	2	0	2
Total	44	10	54

* number of planning appeals dismissed when citing policy

** number of planning appeals allowed when citing policy



Housing in South Kesteven

In South Kesteven there is a requirement for 16,125 new homes to be built between 2011 and 2036 to meet the needs of the district. This means 650 new homes need to be built each year. However, as the Local Plan is now 5 years old, the updated Local Housing Need is identified as 895 dwellings a year (as of December 2024).

Land for new homes has been identified in the Local Plan. The majority of new housing will be built within the four main towns (Grantham, Stamford, Bourne, the Deepings) and Larger Villages to meet the required housing target.

During this monitoring period:



Housing Land Supply

The Government requires local authorities to identify land for development to meet five years of the housing requirement.

The land available for development is made up of:

- Small sites
- Windfall Allowance
- Large sites (10 or more homes)
- Local Plan allocations; and
- Council Capital Programmes.

The Council has a deliverable housing supply of land in the district available for development equivalent to 4.07 years, so there's a shortfall of 827 dwellings.



Housing Delivery Test

The Housing Delivery Test was introduced by the Government to ensure that local authorities are accountable for their role in delivering new homes.

The Housing Delivery Test is a calculation that looks at the delivery of homes and the need of new homes in the district across three years. There are consequences if the council fails to meet 75%, 85% and 95% of their housing targets.



Meeting all Housing Needs

Development proposals must consider providing an appropriate mix of house types, such as number of bedrooms so a mix of housing types are available within the district. The recommended percentage of housing types is set out in the Local Plan. For this monitoring year:



3 bedroom
homes were the
most prominent
size of new
homes built



**Semi-detached
and detached**
homes were the
most prominent
type of home built

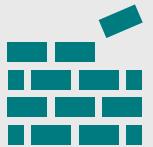
113

Custom and Self Build Housing

The Council keeps a register of people and associations who wish to build their own home in the district. The Council is also required to grant permission for enough plots to meet the demand of those on the register. In total:



**222 individuals
and 3 groups on
the Self and
Custom Build
Register**



**11 plots for
custom and self
build housing
have been
approved**

The Local Plan also requires that all large housing schemes of 400 or more provides 2% of the total housing for self build homes. No schemes meeting this criteria were approved during this monitoring period.

Gypsies and Travellers, and Travelling Showpeople

There is currently an identified need for 32 Gypsy and Traveller residential pitches and 9 plots for Travelling Showpeople. This is in addition to the existing Gypsy, Traveller, and Travelling Showpeople plots in the district.

During this monitoring period, an additional 7 pitches (refused in April 2024), were then allowed at appeal (March 2025).

The Council also undertakes a twice-yearly count to record the number of caravans on both authorised and unauthorised sites and submits the data to the Government as required.

- During the summer count there was a total of 54 caravans on authorised sites and 20 on unauthorised.
- During the winter count there was a total of 78 caravans on authorised sites and 8 on unauthorised. With 10 permanent pitches recorded for Travelling Showpeople.

The provision of Gypsy, Traveller and Travelling Showpeople accommodation is being informed by evidence which has been commissioned as part of the Local Plan Review and is currently being updated.



Affordable Housing

Affordable housing should be provided on sites with planning permission for 10 or more homes or if the size of the site is greater than 0.5 hectares.

Where affordable housing is to be provided, up to 30% of the sites total capacity should be affordable (or 20% if within the urban area of Grantham).

14 Affordable Housing Monitoring

Of the 683 new homes built in the monitoring period, 291 were for affordable housing and allocated to the following different types of affordable housing:

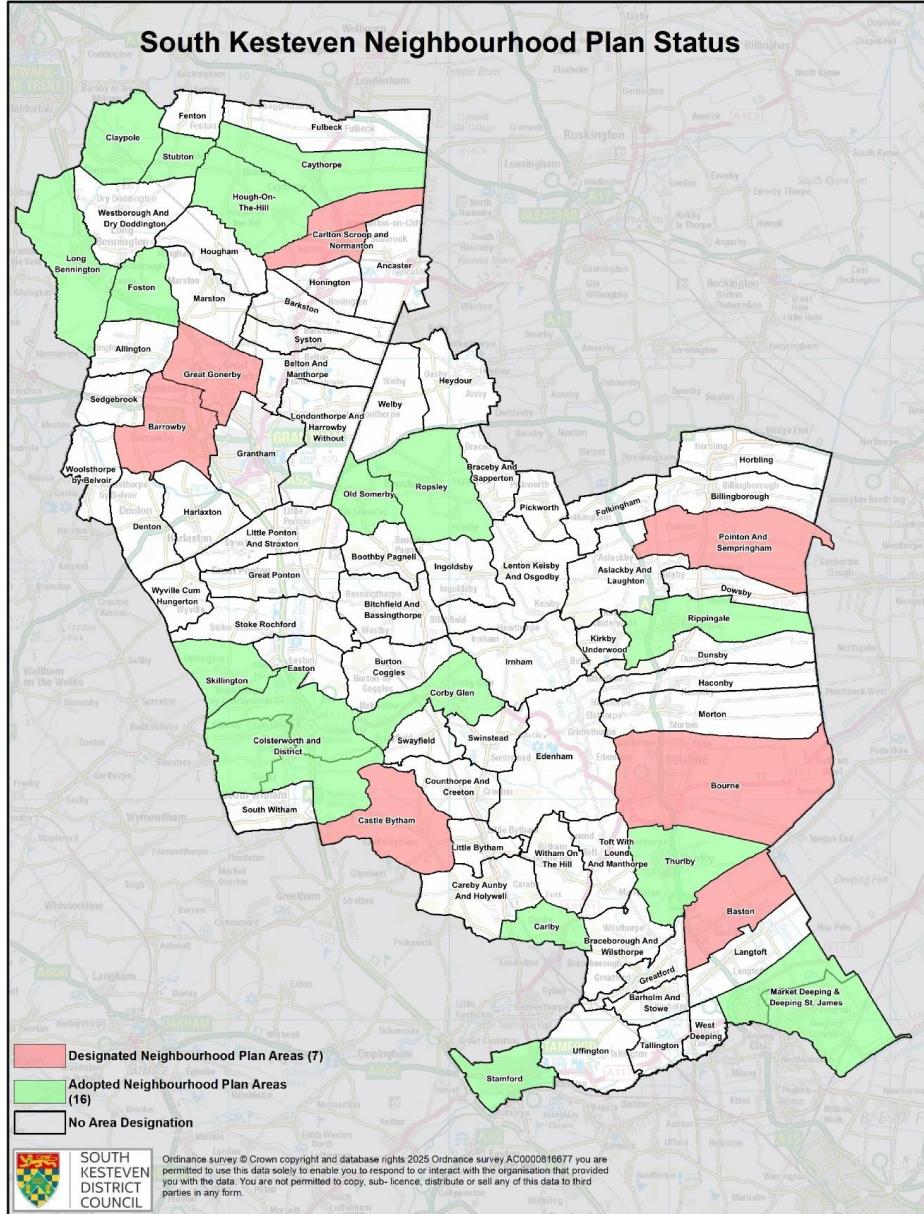
Type	Total
Social Rent	10
Affordable Rent	145
Shared ownership	114
Rent to Buy	22

Definitions of Affordable Housing

Affordable Housing is housing made available to people who cannot otherwise afford housing (owner occupied/mortgage or rented) available on the open market. Typically, this includes:

- **Rented Housing** – where rent is below the current market rate for a private sector rented property of similar size and quality;
- **Starter Homes** – where new homes are available to first time buyers at a discount;
- **Discounted Housing** – where the home is sold at a discount of at least 20% below local market rate; and
- **Other affordable routes to home ownership** – a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale and rent to buy.





Neighbourhood Planning

Neighbourhood planning provides communities with the ability to directly shape their local area and the development within it. Neighbourhood Plans are led by a qualifying body such as a Parish or Town Council or a Neighbourhood Forum. Neighbourhood Plans contain a vision, aims, proposals and planning policies for improving, conserving and enhancing the areas in which they cover.

A total of 23 Neighbourhood Plans have been designated and 16 Neighbourhood Plans have been made within South Kesteven.

The below Neighbourhood Area was formally designated in this monitoring period:

- **Great Gonaby**

Duty to Cooperate

The Duty to Cooperate, introduced through the Localism Act (2011) requires local planning authorities to work with other neighbouring authorities and other prescribed bodies on preparing development plan documents.

16

During this monitoring period, the Council has undertaken the following:

- Working with infrastructure providers and stakeholders to produce the Local Plan's evidence base.
- Responding to neighbouring authorities' consultations and meeting regarding Local Plans and cross boundary developments, particularly in regards to Peterborough City Council's emerging Local Plan.
- Collaborating with the Wildlife Trust and Greater Lincolnshire Nature Partnership on the delivery of Biodiversity Net Gain.
- Held a Strategic Planning Board Meeting including councillors and officers of both South Kesteven District Council and Rutland County Council
- Collaborating with other authorities in Greater Lincolnshire on the Greater Lincolnshire Nature Recovery Strategy and Greater Lincolnshire Gypsy & Traveller Accommodation Assessment and the delivery of the South Lincolnshire Reservoir.



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Future Monitoring

The Council will continue to monitor and report the requirements set by regulations and performance of the Local Plan annually.

11 Future AMRs will be published in line with any future national policy and guidance.





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SOUTH KESTEVEN DISTRICT COUNCIL

Authority Monitoring Report

1ST APRIL 2024 — 31ST MARCH 2025

DECEMBER 2025

Executive Summary

The Planning and Compulsory Purchase Act 2004 introduced the requirement for local planning authorities to produce an Annual Monitoring Report in order to monitor policy implementation and progress made against the Local Development Scheme.

Authority Monitoring Reports (formally known as Annual Monitoring Reports) are an important tool to monitor the implementation of the Council's Local Development Scheme. Previous Government guidance on monitoring indicators has been revoked and superseded by new Planning Regulations. Although these regulations prescribe certain information that these Authority Monitoring Reports need to contain, there is significant scope for the Local Planning Authority (LPA) to determine what indicators to include.

The most recent Authority Monitoring Report was published in 2024 which was the fourth Authority Monitoring Report since the adoption of the Local Plan (January 2020). This is the fifth Authority Monitoring Report prepared since the adoption of the Local Plan and monitors the development plan over the period 1st April 2024 – 31st March 2025.

This Authority Monitoring Report also reports upon the list of indicators contained within the Monitoring and Implementation Framework at Appendix 4 of the adopted Local Plan.

The following summarises the key findings of the report:

- 683 new homes were completed (net), including 291 affordable homes.
- 70% of all completions were within the four main market towns. Grantham accounted for 18% of all completions (120 dwellings).
- As of base date 1 April 2024, South Kesteven has a fixed 5 year housing land supply of 3,827 dwellings equivalent to 4.07 years supply;
- Great Gonerby Neighbourhood Plan Area was formally designated.
- There was a total of 33 planning decisions of which 17 were dismissed and 16 were allowed at appeal.
- Regulation 18 was published for consultation, and a further Regulation 18 consultation on Proposed Housing and Mixed-Use Site Allocations was undertaken to account for an increase in housing targets following the December 2024 National Planning Policy Framework (NPPF). The next stage of the Local Plan Review will be published for consultation in January/February 2026.





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1 Introduction

Overview

- 1.1 This is the fifth Authority Monitoring Report (AMR) of South Kesteven District Council's since the adoption of the Local Plan (2011-2036) in January 2020. It provides information on the progression of preparing Planning Policy documents and the performance monitoring information for the period 1st April 2024 – 31st March 2025.
- 1.2 The AMR is the main mechanism for assessing the performance and progress of the Local Plan. Review and monitoring are key aspects of the Local Plan process and should be undertaken on a continuous basis. Reporting the outcome of this monitoring provides an effective mechanism for assessing the overall performance of the Planning Policy Framework and ensures that the findings are used directly in review of policy when necessary.

Requirements of the Authority Monitoring Report

- 1.3 South Kesteven District Council is required, by the Localism Act 2011 to produce and publish an AMR annually. The general requirements of what must be covered by the AMR are set out in Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012. These include:

Assessing progress of any Local Plan and supplementary planning documents against the timetable and milestones set out in the Local Development Scheme (LDS),

Assessing the extent to which Local Plan policies are being implemented,

Number of completed dwellings, including affordable completions,

Details and progress of Neighbourhood Plans being prepared,

Information relating to Community Infrastructure Levy (CIL) receipts and expenditure, where CIL charge has been introduced and;

Detailed information relating to co-operation under the Duty to Co-operate (Section 33A).

Content





- 1.4 The AMR is divided into four sections: Introduction, Profile of South Kesteven, AMR Requirements, and the Local Plan Monitoring Indicators.
- 1.5 Section 2 presents contextual information on the profile of South Kesteven. Section 3 sets out the requirements of the AMR including information on the Review of the Local Plan, Duty to Cooperate, Neighbourhood Planning, and Brownfield Register. Section 4 provides context information and sets out assessment of the monitoring information for each of the Monitoring Indicators set out in the Monitoring and Implementation Appendix of the Local Plan.
- 1.6 Cross reference between the Monitoring Implementation Framework and the report can be found in Appendix 1 which highlights where the information for each indicator can be found in the report.
- 1.7 A Glossary has been included (Appendix 2) to provide a brief explanation of the main technical terms within the report.
- 1.8 The planning decisions for the monitoring year are included at Appendix 3.



2 South Kesteven Profile

Overall Context

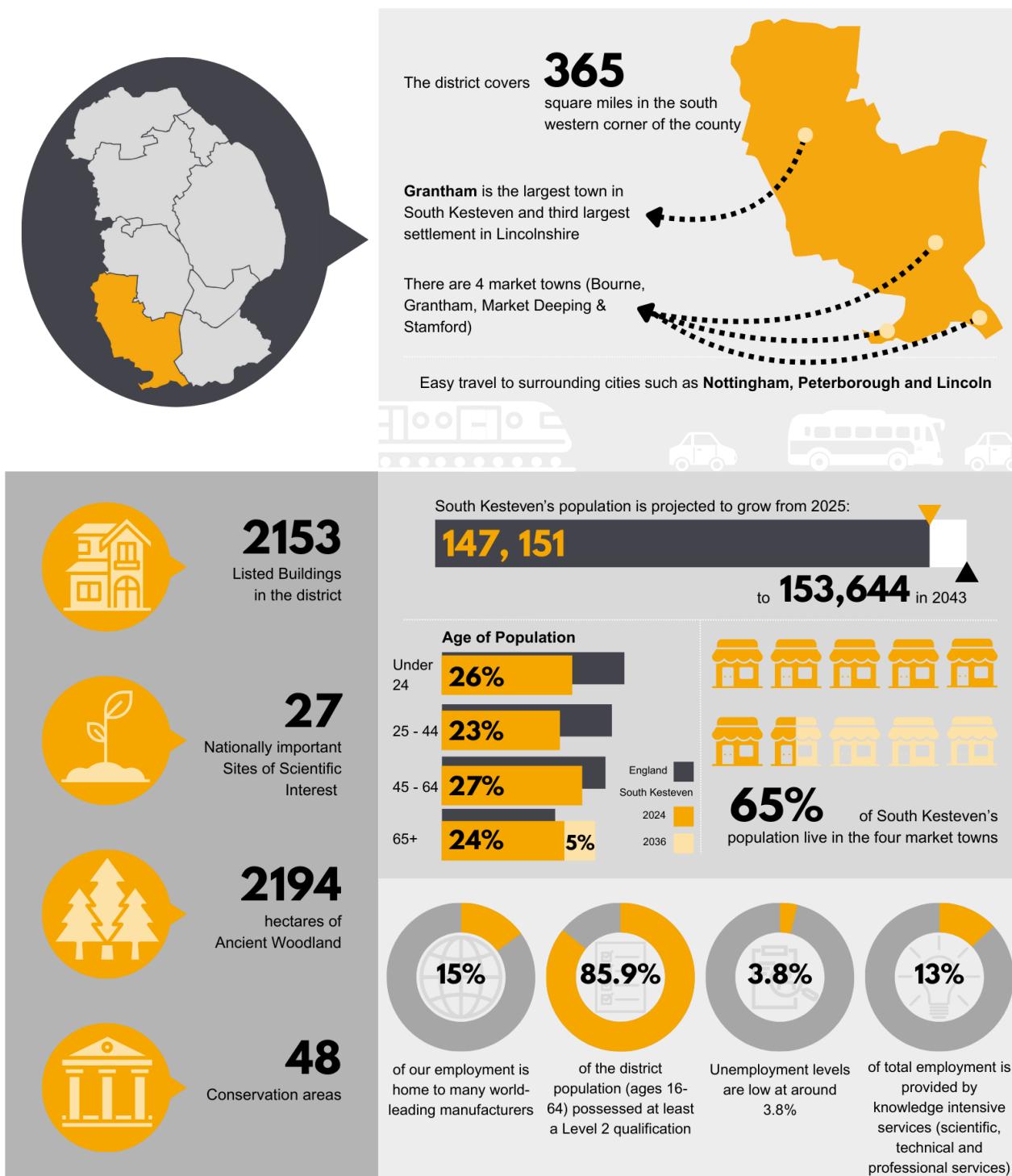


Figure 1: District Profile (Source: [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/) / [Population estimates for England and Wales - Office for National Statistics / Population projections - Office for National Statistics / Subnational population projections for England - Office for National Statistics\(ons.gov.uk\)](https://www.ons.gov.uk/))





- 2.1 A detailed portrait of South Kesteven including data on population, households, economy, and education can be found within the State of District Report.

- 2.2 The State of District¹ report is a review of the performance of South Kesteven against key socio-economic indicators. The report uses the latest available statistics, providing an up to date, balanced, objective and comprehensive description of the society and economic performance of the district. The most recent published report (2023) can be found on the Council's website.



Location

2.3 South Kesteven is one of seven districts located in Lincolnshire. It is situated in the southwest corner of Lincolnshire and covers an area of 365 square miles. The district includes the four market towns Grantham, Stamford, Bourne, and Market Deeping. There are 15 larger villages (as identified in the adopted Local Plan), and many smaller villages, and hamlets. The majority of the population reside in the four market towns. Combined these towns are home to 65% of the district's population.



Figure 2: South Kesteven in Geographical Context





Population

2.4 There is an estimated population of 147,151 in South Kesteven according to the Office of National Statistics latest mid-year population release (July 2025 for mid-2024). There is a slightly higher ratio of women to men in the district (76,101 to 71,050). The population consists of 62,850 separate households (2021 census).

2.5 The population has increased by 9.71% since 2011 (134,125 to 147,151). This is slightly higher than the overall increased for England (8.63%) although lower than the trend for East Midlands as a whole (10%). Since the 2021 Census, the population has increased by 2.4%.

2.6 The population of the district is projected to grow, reaching 153,644 by the end of the Local Plan period in 2036.



3 Authority Monitoring Report Local Planning Regulations

Local Development Scheme

3.1 This section considers whether the timetable and milestones of the preparation of documents listed in the Local Development Scheme (LDS) is being met, as required by Section 34(1) of the 2012 Regulation. The AMR covers the period 1st April 2024 to 31st March 2025 and the information below reflects this monitoring period. Up to date progress on the preparation of the Local Plan Review can be found on the Councils website ([Local Plan Review | South Kesteven District Council](#))

3.2 The LDS is a project plan to inform the community and others what strategic planning documents are being prepared over the next three years. It identifies key milestones in their preparation, including the stages where documents will be made available for consultation.

Local Plan

3.3 The Council is currently reviewing the Local Plan adopted in January 2020. The Inspector's final report on the current Local Plan (2011-2036) committed the Council to undertake an early review of the Local Plan, with submission to be anticipated by the end of December 2023. The review process started in April 2020. The revised timetable takes account of necessary changes to the Local Development Scheme over the review period.

3.4 The Issues and Options consultation ran for 6 weeks between 12th October and 23rd November 2020. This was the first opportunity for the local community to become involved in the preparation of the review of the Local Plan as it set out in the scope of the review and key issues and options to be considered within the review. Alongside the Issues and Options consultation, a Call for Sites was launched to establish what land is available for development within the district. This process closed in September 2022.

3.5 The LDS published in May 2023 indicated that a Draft Local Plan would be published in Winter 2023/2024 for consultation in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.



3.6 In conformity with the 2023 Local Development Scheme, the Draft Local Plan consultation ran for a period of 8 weeks between February and April 2024. This stage of the Local Plan Review process was a second Regulation 18 which consulted the public and stakeholders on a full draft Local Plan including: the district's development needs; which policies the Council intends to amend; sites received through the Call for Sites exercise which was launched in 2020; and proposed new policies. An additional Call for Sites for Gypsy and Traveller and Travelling Showpeople accommodation was launched at the same time targeted at our Gypsy & Traveller community and landowners.

3.7 The Regulation 18 Draft Local Plan consultation attracted a positive response rate with over 2,400 responses received, including responses from the public and stakeholders. To ensure that each comment is considered carefully, the Local Development Scheme was revised in June 2024 to allow the Council to process representations and incorporate any necessary changes into the Pre-Submission Local Plan before consultation.

3.8 The most recent LDS was approved in February 2025² and was updated to reflect delays to plan production following the updated National Planning Policy Framework which was published in December 2024. As part of the transition period, the government has stated that Local Planning Authorities must submit Local Plans for examination no later than December 2026 to be adopted under the existing legal framework. The revised timetable takes account of this, and the inclusion of a third Regulation 18 consultation on Draft Local Plan focusing on additional sites which consults the public and stakeholders on allocated sites for development and associated policies.

3.9 The key milestones and timescales of the Local Plan preparation included in the most recent LDS are set out below in Table 1:





Table 1: Local Plan key milestones and timescales

Local Plan Review Stage	Proposed Date	Actual Progress
Commencement of Document preparation	April 2020	Completed: April 2020
Issues and Options + Call for Sites Consultation (Regulation 18)	October 2020	Completed: 12th October – 23rd November 2020
Draft Consultation on Local Plan Review (Regulation 18)	Winter 2023/24	Completed: 29th February - 25th April 2024
Draft Local Plan Focusing on Additional Sites Consultation (Regulation 18)	June – July 2025	Completed: 3rd July - 28th August 2025
Pre Submission Consultation (Regulation 19)	January – February 2026	
Submission to the Secretary of State (Regulation 22)	November 2026	
Public Examination (Regulation 24)	November 2026 – October 2027	
Inspector's Report (Regulation 25)	October 2027	
Adoption (Regulation 26)	November 2027	

3.10 The AMR should identify any Supplementary Planning Documents (SPD) that have been adopted in the relevant monitoring period. The Supplementary Planning Documents being prepared are as follows:



Design Code

3.11 The Council is preparing a design code, in accordance with the National Design Code and required by the Levelling Up and Regeneration Bill. The design code will set out simple, concise, illustrated design requirements which provide specific detailed parameters for the entire district. It is anticipated that the design code will be adopted in 2025.

3.12 Further information on the Design Code can be found on our website –
www.southkesteven.gov.uk/designcode

3.13 The adopted Supplementary Planning Documents are listed below.

Statement of Community Involvement

3.14 The Council's Statement of Community Involvement (SCI)³ was adopted on 12th October 2021. The Statement of Community Involvement is currently being reviewed, to be published alongside the Regulation 19 Draft Local Plan.

3.15 The SCI outlines how organisations and individuals can be involved in both the plan making process and consideration of planning applications. The document sets out the standards, methodology, and arrangements on how the Council will consult and report back to those engaged in the process.

Adopted Development Plan Documents at Time of Publication of AMR

Local Plan 2011-2036

3.16 The Local Plan (2011-2036)⁴ (Adopted 31st January 2020). This document sets out the vision, objectives, spatial strategy, policies and allocated sites for development in South Kesteven up to 2036. It applies to the whole administrative area of SKDC.

Other Plans: Lincolnshire Minerals and Waste Local Plan (June 2016)

3.17 Lincolnshire County Council are responsible for the production, monitoring and review of the [Minerals and Waste Local Plan](#) (LMWLP). The LMWLP is made up of two parts: the Core Strategy and Development Management Policies (adopted June 2016), and the Site Locations (adopted December 2017). These documents include key principles to guide future winning and working of minerals and waste management. The LMWLP also sets out the development



³ [Statement of Community Involvement | South Kesteven District Council](#)

⁴ [The South Kesteven Local Plan | South Kesteven District Council](#)

criteria, specific proposals, and policies for the provision of land for minerals and waste development in the county up to 2031.

3.18 Lincolnshire County Council are preparing a new minerals and waste Local Plan for Lincolnshire. The new plan will replace both parts of the adopted LMWLP. The preferred approach to the LMWLP was published for consultation between July and September 2024. Further information including the timetable for updating the LMWLP can be found at the link below –

<https://www.lincolnshire.gov.uk/planning/minerals-waste/2>

Supplementary Planning Documents

3.19 Supplementary Planning Documents (SPD) provide more detailed guidance on how a particular policy should be implemented or site developed.

3.20 The following SPDs accompany the adopted South Kesteven Local Plan:

- Planning Obligations (adopted June 2012)
- Rectory Farm Supplementary Planning Document (adopted November 2021)
- Design Guidelines for Rutland and South Kesteven (adopted November 2021)

Neighbourhood Planning

3.21 Neighbourhood planning provides communities with the ability to directly shape their local area and the development within it. Neighbourhood Plans are led by a qualifying body such as a Parish or Town Council or a Neighbourhood Forum. Neighbourhood Plans contain a vision, aims, proposals and planning policies for improving, conserving and enhancing the areas in which they cover.

3.22 Following the introduction of Neighbourhood Planning with the Localism Act 2011, 23 Neighbourhood Areas have been designated, and 16 Neighbourhood Plans have been made within South Kesteven.

3.23 During this monitoring period, one Neighbourhood Area was formally designated by South Kesteven District Council (Great Gonerby).

3.24 Table 2 below, shows the latest position for Neighbourhood Planning in South Kesteven.





Table 2: South Kesteven Neighbourhood Plan Areas Status

Area	Date of Designation	Current Status
Barrowby	12/06/2017	Area Designated
Baston	24/06/2013	Area Designated
Bourne	23/06/2015	Area Designated
Carlby	23/09/2016	Made (11/03/2019)
Carlton Scroop and Normanton	13/10/2016	Area Designated
Castle Bytham	04/10/2019	Area Designated
Caythorpe and Frieston	25/06/2020	Made (18/05/2023)
Claypole	20/03/2014	Made (23/11/2023)
Colsterworth and District	15/02/2013	Made (05/09/2017)
Corby Glen	24/01/2017	Made (29/02/2024)
Foston	15/02/2013	Made (05/06/2017)
Great Gonerby	03/06/2024	Area Designated
Hough on the Hill	08/01/2012	Made (03/07/2015)
Long Bennington	06/11/2012	Made (19/07/2017)
Old Somerby	15/08/2016	Made (29/06/2021)
Pointon and Sempringham	19/12/2016	Area Designated
Rippingale	23/09/2016	Made (18/05/2023)
Ropsley and District	13/10/2016	Made (29/06/2021)
Skillington	18/06/2015	Made (05/09/2017)
Stamford	30/03/2016	Made (25/07/2022)
Stubton	15/02/2013	Made (03/07/2015)
The Deepings	31/03/2016	Made (29/06/2021)
Thurlby	18/09/2014	Made (11/03/2019)



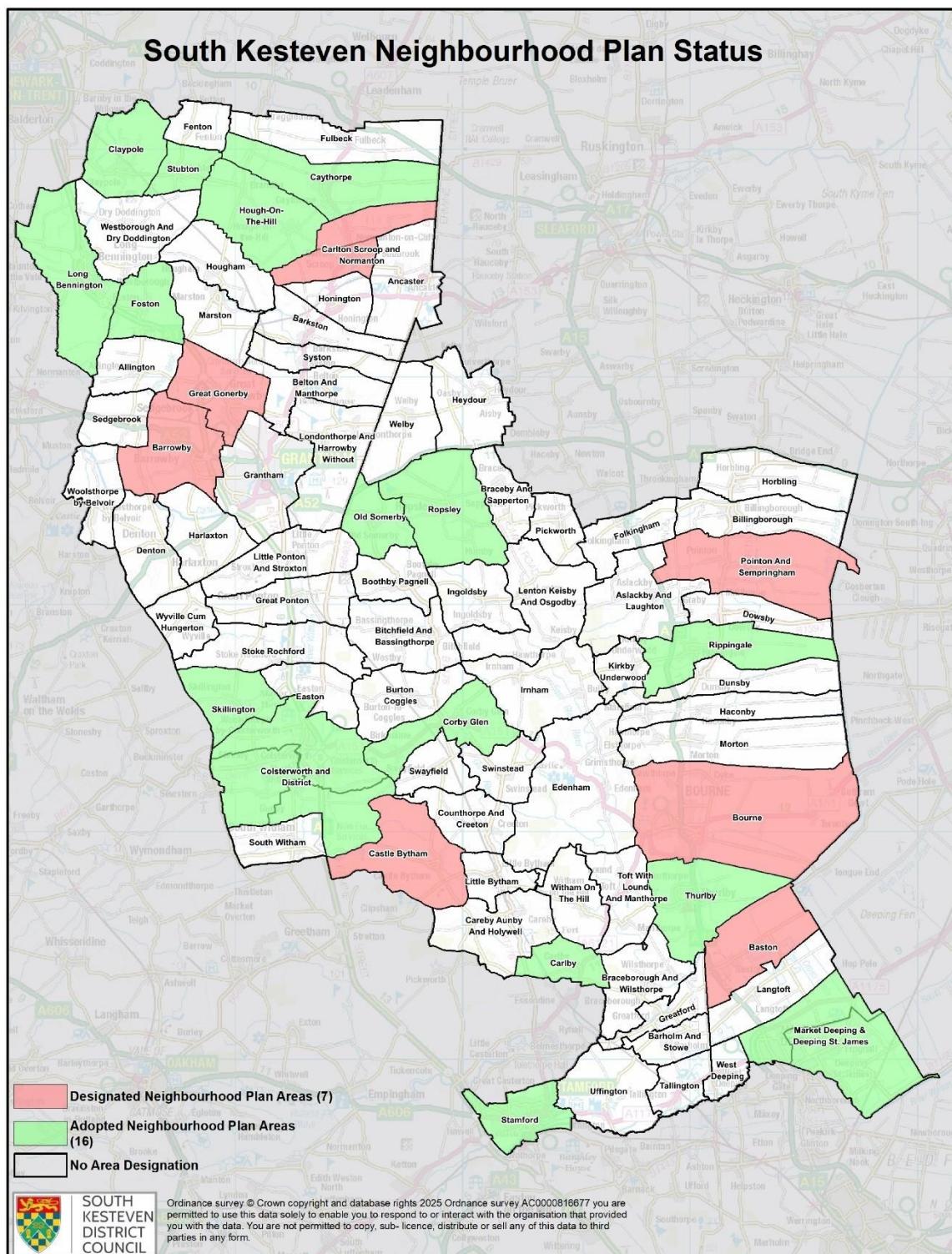


Figure 3: Current Neighbourhood Plan Status Map across South Kesteven District

3.25 Details of Neighbourhood Plans being prepared in South Kesteven and the stage they have reached are available on the neighbourhood planning webpage on the Council's website⁵.





Duty to Cooperate

3.26 The Duty to Cooperate, introduced through the Localism Act (2011) requires local planning authorities to work with other neighbouring authorities and other prescribed bodies on preparing development plan documents.

3.27 South Kesteven, has been involved in and has undertaken a range of strategic planning matters, including meetings and consultations with neighbouring authorities adjoining the boundary of the district and within the Peterborough sub-regional Housing Market Area (HMA).

3.28 During this monitoring period, the Council has undertaken the following:

- A South Kesteven District Council and Rutland County Council Joint Strategic Planning Board Meeting was held on 12 May 2025 with Councillors and officers (Planning and Education) of both South Kesteven District Council and Rutland County Council in attendance. Other stakeholders including the health and highways authorities attend board meetings when required. Minutes of the meetings are published on the Rutland and South Kesteven Council websites. [Stamford North Joint Strategic Planning Board | South Kesteven District Council](#)
- Collaborating with other authorities in Greater Lincolnshire and the Greater Lincolnshire Nature Partnership to produce a Greater Lincolnshire Nature Recovery Strategy
- A Duty to Cooperate meeting was held with South Kesteven District Council and Peterborough City Council to discuss the emerging Local Plans. Discussions were focused on Peterborough's proposed allocation to the south of The Deepings, within Peterborough's administrative boundary. The Council will continue to cooperate with Peterborough City Council on the emerging Local Plans.
- The Council responded to Peterborough City Council's consultation on the Regulation 18 Draft Peterborough Local Plan.
- The Council is collaborating with the other Councils in Greater Lincolnshire to produce a Greater Lincolnshire Gypsy & Traveller Accommodation Assessment which will assess the district wide accommodation needs for Gypsy, Traveller & Travelling Showpeople and explore how that need can be met. The creation of Negotiated Stopping Places will also be considered.



- Housing supply projections are shared with Anglian Water and National Grid (NGED) annually to feed into their energy and water infrastructure management plans to ensure that planned future development in the emerging Local Plan is taken into consideration and supported by future investment.
- The Council is working with infrastructure providers and stakeholders to produce the Local Plan's evidence base, including: Strategic Flood Risk Assessment and Water Cycle Study: Anglian Water, Local Lead Flood Authority, Environment Agency; Play Pitch Strategy: Sport England and local and national sports organisations ;Infrastructure Delivery Plan: Lincolnshire County Council education and highways and Lincolnshire Integrated Care Board, Anglian Water and NGED; Strategic Highways Assessment: Lincolnshire County Council Highways and National Highways; Biodiversity & Geodiversity Mapping: Greater Lincolnshire Nature Partnership, Wildlife Trust
- The Council is collaborating with the Wildlife Trust and Greater Lincolnshire Nature Partnership on the delivery of Biodiversity Net Gain. A suite of guidance documents and checklists for use by South Kesteven Officers, Members, landowners and developers are being produced by the Wildlife Trust.
- The Council is a stakeholder in the delivery of the South Lincolnshire Reservoir which will be located just north of the border in North Kesteven District, however, associated infrastructure including pipelines is proposed to be located within South Kesteven Districted. The Council continues to liaise with Anglian Water, North Kesteven District Council and other relevant stakeholders on the delivery of the reservoir.

3.29 Throughout the review of the Local Plan, the Council will continue to engage in the context of the Duty to Cooperate with neighbouring authorities and other organisations, some of the key partners are: Local Authorities within the sub-regional Peterborough HMA, Environment Agency, Lincolnshire County Council, Historic England, Natural England, Highways England, Network Rail, Upper Witham Internal Drainage Board, NHS Local Area Team, National Grid UK (NGED), Greater Lincolnshire Nature Partnership, Anglian Water, Lincolnshire Wildlife Trust, Severn Trent Water.

3.30 The Council intends to submit the New Local Plan to the Secretary of State by November 2026, and this will be accompanied by a full Duty to Cooperate Statement.





Community Infrastructure Levy

3.31 The Community Infrastructure Levy (CIL) legislation was introduced in April 2010 and this allows local authorities to levy a charge to raise contributions from developers to help pay for strategic infrastructure that is needed as a result of development. It is intended to supplement other funding streams to ensure that new development infrastructure can be provided to support local growth and to give councils and communities more choice and flexibility in how they fund infrastructure.

3.32 Currently, SKDC has not adopted this funding mechanism and uses S106 agreements and obligations to mitigate the impacts of development. The Council intends to update the current Planning Obligations Supplementary Planning Document (June 2012) once the Government's decision on a new National Infrastructure Levy has been published.

Brownfield Register

3.33 The Council is required to prepare and publish annually a Brownfield Land Register. This provides information on brownfield (previously developed) land that is suitable for housing. The inclusion of a site on the Brownfield Land Register is required to meet certain assessment criteria set out in Regulations.

3.34 The Register can consist of two parts;

- Part 1 is a list of all Brownfield sites considered to be appropriate for residential development
- Part 2 is made up of sites which have been taken forward from Part 1 of the Register and given Planning Permission in Principle

3.35 There are 20 sites on Part 1 of the Register, there are currently no sites in Part 2 of the register.

Implementation of Policy

3.36 The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 34) require the AMR to identify any policies in a Local Plan that are not being



implemented and explain the reasons why. There are no policies in the current Local Plan that are not being implemented. All policies remain part of the Development Plan



4 Monitoring

Housing in South Kesteven

- 4.1 The Strategic Housing Market Assessment (SHMA) update (2017) established an Objectively Assessed Need (OAN) for South Kesteven of 16,125 dwellings from 2011 to 2036, which equates to 650 new homes (uplifted from 625 from 2016 per annum).
- 4.2 The South Kesteven Local Plan (2011-2036) was adopted in January 2020 and is more than five years old. The housing need is therefore calculated using the Government's Standard Method calculation, which identifies a Local Housing Need of 895 dwellings a year (as of December 2025), an uplift of 245 dwellings per annum.
- 4.3 A total of 689 dwellings were completed within the monitoring period (with a net completion figure of 683 dwellings).

Table 3: Dwelling Completions

Gross Dwelling Completions	2024/25
Gross completions	689
Demolitions and losses to other uses	6
Net dwelling completions	683

- 4.4 The net cumulative and annual completions since 2011/12 monitoring period have been set out in Table 4.

Table 4: Net Housing Delivery from 1st April 2011 to 1st April 2025

Year	Annual Target	Units Delivered (net completions)	Cumulative total since start of the plan period
2011/12	625	494	494
2012/13	625	497	991
2013/14	625	541	1532
2014/15	625	652	2184
2015/16	625	495	2679
2016/17	650	454	3133
2017/18	650	428	3561
2018/19	650	676	4237
2019/20	650	729	4966
2020/21	650	446	5412
2021/22	650	485	5897
2022/23	650	642	6539
2023/24	650	575	7114
2024/25	895	683	7797
Survey Year (2012-2016)		269	8066
District Total		8066	



4.5 A physical survey was undertaken in 2015/16 of all outstanding commitments. This was considered necessary as a number of sites (particularly small sites) were known to have been completed but still featured on the commitment list as sites under construction but not completed. As a result of the survey the sites are now counted as completions (Survey Year (2012-2016)). However, the actual year of completion cannot be confirmed.



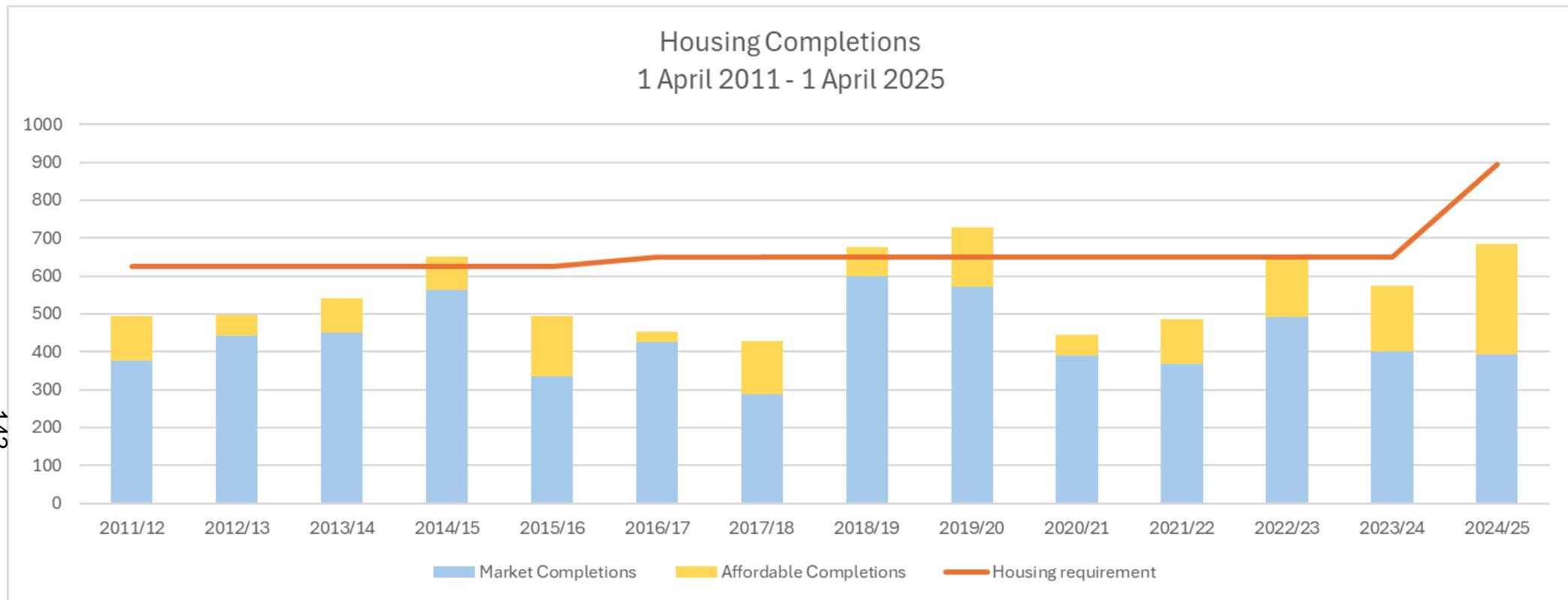


Figure 4: Housing Completions (1 April 2011 - 1 April 2025)





Table 5: Completion by Settlement Designation (2024/25)

Settlement	Settlement Designation	2024/25
Aisby	Smaller Village	0
Allington	Smaller Village	0
Ancaster	Larger Village	37
Aslackby And Laughton	Smaller Village	0
Barholm and Stowe	Smaller Village	0
Barkston	Larger Village	0
Barrowby	Larger Village	0
Baston	Larger Village	1
Billingborough	Larger Village	0
Boothby Pagnell	Smaller Village	1
Bourne	Market Town	252
Braceborough	Smaller Village	0
Boothby Pagnell	Smaller Village	0
Burton Coggles	Smaller Village	0
Carlby	Smaller Village	0
Carlton Scroop	Smaller Village	0
Castle Bytham	Smaller Village	1
Caythorpe and Frieston	Larger Village	8
Claypole	Smaller Village	22
Colsterworth	Larger Village	3
Corby Glen	Larger Village	51 (-1 loss)
Deeping St. James	Market Town	3
Denton	Smaller Village	0
Dowsby	Smaller Village	0
Dry Doddington	Smaller Village	0
Dunsby	Smaller Village	2
Dyke	Smaller Village	0
Edenham	Smaller Village	0
Folkingham	Smaller Village	0
Foston	Smaller Village	0
Frogmire	Smaller Village	0
Fulbeck	Smaller Village	0
Grantham	Market Town	120
Great Gonerby	Larger Village	0
Great Ponton	Smaller Village	0
Greatford	Smaller Village	3
Haconby	Smaller Village	0
Hanthorpe	Smaller Village	0
Harlaxton	Larger Village	1
Horbling	Smaller Village	0
Hougham	Smaller Village	0
Hough-On-The-Hill	Smaller Village	1
Ingoldsby	Smaller Village	0
Irnham	Smaller Village	0
Kirby Underwood	Smaller Village	0
Langtoft	Larger Village	8
Lenton	Smaller Village	0
Lound	Countryside	1
Little Bytham	Smaller Village	0





Settlement	Settlement Designation	2024/25
Long Bennington	Larger Village	50
Manthorpe (Bourne)	Smaller Village	0
Market Deeping	Market Town	9
Marston	Smaller Village	2
Morton	Larger Village	1
North Witham	Smaller Village	0
Oasby	Smaller Village	0
Old Somerby	Smaller Village	6
Pickworth	Smaller Village	1
Pointon And Sempringham	Smaller Village	1
Rippingale	Smaller Village	1
Ropsley	Smaller Village	2
Sedgebrook	Smaller Village	0
Skillington	Smaller Village	0
South Witham	Larger Village	0
Stamford	Market Town	97 (-5 loss)
Stubton	Smaller Village	0
Sudbrook	Smaller Village	0
Swayfield	Smaller Village	0
Swinstead	Smaller Village	0
Syston	Smaller Village	0
Thurlby and Northorpe	Larger Village	1
Toft	Smaller Village	2
Twenty	Smaller Village	1
Tallington	Smaller Village	0
Uffington	Smaller Village	0
Welby	Smaller Village	0
West Deeping	Smaller Village	0
Westborough	Smaller Village	0
Witham on the Hill	Smaller Village	0
Woolsthorpe By Belvoir	Smaller Village	0
Woolsthorpe By Colsterworth	Smaller Village	0
Total		683



Number and Percentage of dwellings completed by location in accordance with Policy SP2. (Policy SP1, Policy SP2, Policy H1)

4.6 The Local Plan identifies land to provide 53% of housing in Grantham, 18% in Stamford, 7% in Bourne, 8% in the Deepings, and 14% in the villages across the plan period (2011-2036). The breakdown of completions per year by location and with the overall completed percentage by settlement since 2011 is set out in Table 6. Completion trends across the plan period are illustrated in Figure 5 and Figure 6.

Table 6: Annual Housing Completions by Location and total percentage completed by settlement

Settlement	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Survey Year	Total	Percentage completed by settlement
Grantham	145	107	221	224	185	72	150	217	230	123	156	95	93	120	58	2196	27.23%
Stamford	78	82	41	38	32	141	71	161	187	74	9	11	56	92	27	1100	13.64%
Bourne	129	154	149	216	149	136	121	240	200	89	124	259	236	252	45	2499	30.98%
The Deepings	60	82	42	131	68	40	14	15	37	85	83	117	24	12	29	839	10.4%
Larger Villages	56	55	58	32	55	44	41	29	61	25	88	122	137	160	68	1031	12.78%
Smaller Villages	26	17	30	11	6	21	31	14	12	47	26	34	28	46	42	391	4.85%
Other Settlements	0	0	0	0	0	0	0	0	2	3	-1	4	1	1	0	10	0.12%
Total	494	497	541	652	495	454	428	676	729	446	485	642	575	683	269	8066	100%



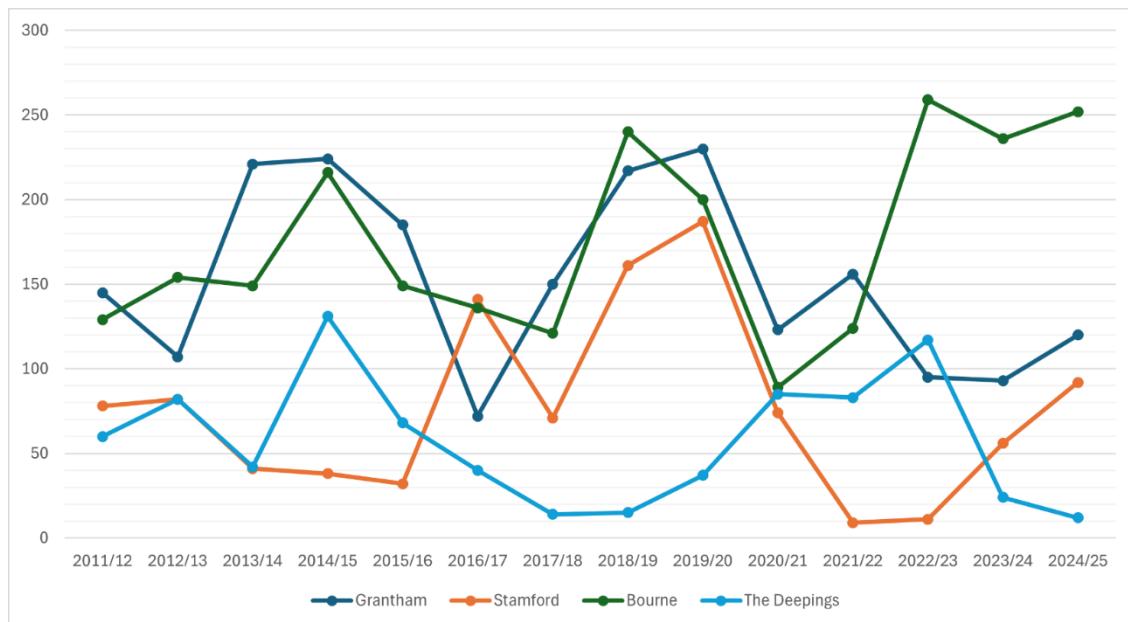


Figure 5: Completions Trends in Market Towns (not including Survey Year (2012-2016))

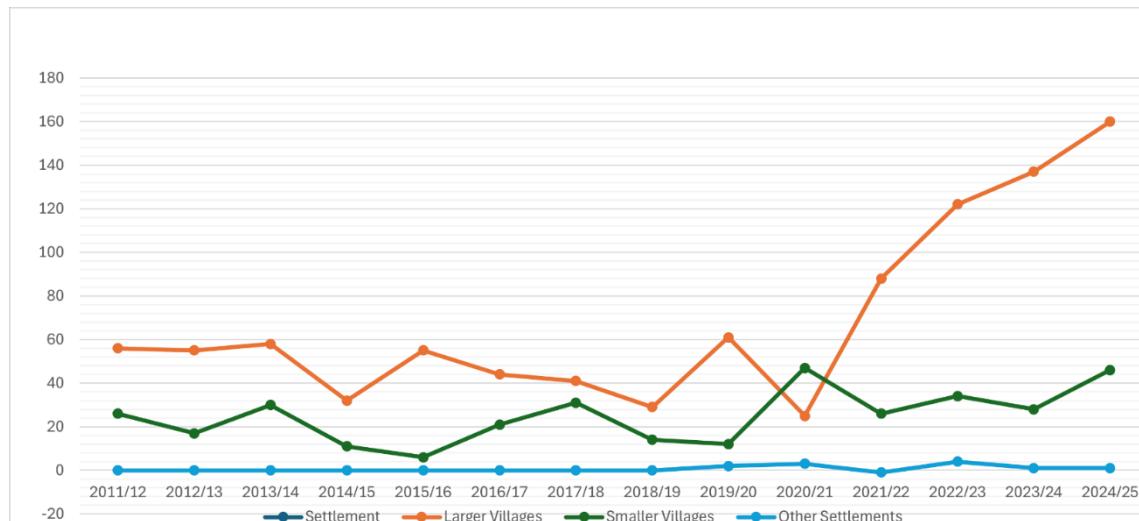


Figure 6: Completion Trends in Villages and Other Settlements (not including Survey Year (2012-16))

Please note other settlements are those not listed in Policy SP2 of the Local Plan (2011-2036) – data only available since 2019/20.

4.7 During this monitoring period completions in the four main towns accounted for 70% of all completions, with completions in Grantham accounting for 18% of all completions.

4.8 Please note the other settlements category was included as a category to reflect settlement designations in Policy SP2 – Settlement Hierarchy following the adoption of the Local Plan (2020). Previously, all settlements which were not a Market Town or Local Service Centre (now known as Larger Villages) were included into the category of Smaller Villages.





Lapsed Sites (Policy H1)

4.9 Sites are removed from a list of housing commitments when the planning application has expired (usually three years from the decision date) without implementation, commencement, or any additional planning permission. This year, 34 small sites (1-9 dwellings) permissions set out in Table 8 were not implemented and expired by 31st March 2025.

Table 7: Lapsed Sites

Year	Lapsed Sites	
	Small Sites	Large Sites
2020/21	14	0
2021/22	17	2
2022/23	15	0
2023/24	28	0
2024/25	34	0

Table 8: Lapsed Sites 2024/2025

Reference	Address	Units
S21/2064	Land Adjacent To 13 Folkingham Road, Billingborough, NG34 0NT	1
S20/2018	17 Churchill Avenue, Bourne, PE10 9QA	1
S21/1424	Church Farm Barns, Manor Road, Burton Coggles, Lincolnshire, NG33 4JP	1
S19/2208	The Old Quarry, Station Road, Castle Bytham	2
S20/0286	The Old Quarry, Station Road, Castle Bytham	2
S21/1598	Rear Of , 36 Station Road, Castle Bytham, Lincolnshire, NG33 4SB	1
S21/1068	3 St Johns Drive, Corby Glen, Lincolnshire, NG33 4NG	1
S21/2043	1 Station Road, Corby Glen, NG33 4NW	1
S21/1519	69 Horsegate, Deeping St James, PE6 8EW	1
S21/0570	Manor Farm Cottages, Harston Road, Denton, Lincolnshire, NG32 1LN	1
S21/2203	Land Adj 18 Chapel Lane, Folkingham, NG34 0SL	2
S21/2493	Land To South East Of, 3 Low Farm Drive, Folkingham	1
S17/0506	Spittlegate Farm , Gorse Lane, Grantham, NG31 7UF	5
S21/0558	Appleacre , 41 Beacon Lane, Grantham, NG31 9DN	1
S21/1645	111 Dudley Road, Grantham, NG31 9AD	1
S21/1728	53 Grantley Street, Grantham, NG31 6BW	6
S21/2377	85A Harrowby Lane, Grantham, NG31 9LN	1
S21/0717	The Hare And Hounds , 2 West Road, Haconby, PE10 0UZ	1
S20/0878	Ladyhayes, Aslackby Road, Kirkby Underwood, Lincolnshire, PE10 0SL	1
S21/1211	Willow Tree Farm, Aslackby Road, Kirkby Underwood, Lincolnshire, PE10 0SL	3
S21/1413	The Corn Drier, Toll Bar Road, Marston, Lincolnshire, NG32 2HT	1
S21/1223	Farmyard, Village Street, Millthorpe, NG34 0LD	2
S21/1236	The Sticks, 59 Haconby Lane, Morton, PE10 0NP	1
S21/2412	Land To The North Of Morton North Drove, Lincolnshire, PE10 0XJ	3
S21/0279	The Old Mill, Grinders Lane, Rippingale, Lincolnshire, PE10 0SZ	4
S18/1376	Blenheim Court, 51 Scotgate, Stamford, PE9 2YQ	9





Reference	Address	Units
S19/2239	62 High Street, Stamford, PE9 2AW	3
S20/0081	62 High Street, Stamford, PE9 2AW	2
S21/0777	2 All Saints Street, Stamford, PE9 2PA	3
S21/2077	1 Maiden Lane, Stamford, PE9 2AZ	1
S21/2286	22 The Green, Thurlby, PE10 0HB	1
S21/0140	3 Station Road, Twenty, Lincolnshire, PE10 0AZ	1
S21/0365	Barlows Farm, Sedgebrook Road, Woolsthorpe By Belvoir, NG32 1NX	4
S21/1381	The Old Chapel, Chapel Hill, Woolsthorpe-By-Belvoir, Lincs, NG32 1NG	1
Total		70

Loss of Housing (Policy H1)

4.10 The total number of demolitions or loss of residential housing during this monitoring period is 6 which has been calculated against the total completions. To avoid double counting, sites where demolitions are part of a larger site demolitions are deducted and not accounted for. Similarly, any replacement dwellings have not been counted.

4.11 The loss of the six residential units during this monitoring period was a result of change of use and conversion of existing buildings, as detailed below:

- S23/0079 Change of use from residential property to dental practice
- S23/1267 Change of use from residential to holiday let
- S23/2092 Retrospective change of use from residential to office
- S21/0273 Internal and external alterations and conversion of 4 No. bed-sits into 2 No. one-bedroom flats
- 23/13468/INSWK Conversion of two dwellings to form a single dwelling





Housing Allocation Completions

Table 9: Housing Allocations against number of commitments and completions

Policy Code	Settlement	Location	Commitments	Completions
GR3-H1	Grantham	Spitalgate Heath – Garden Village	0	0
GR3-H2	Grantham	Rectory Farm (Phase 2 North West Quadrant)	448	17
GR3-H3	Grantham	Rectory Farm (Phase 3 North West Quadrant)	0	0
GR3-H4	Grantham	Prince William of Gloucester Barracks	0	0
STM1-H1	Stamford	Stamford North	0	0
STM1-H2	Stamford	Stamford East	200	139
DEP1-H1	The Deepings	Towngate West	0	0
DEP1-H2	The Deepings	Land off Linchfield Road	0	0
BRN1-H1	Bourne	Manning Road	121	108
BRN1	Bourne	Bourne Neighbourhood Planning Group	0	0
LV-H1	Ancaster	Wilsford Lane (North)	96	50
LV-H2	Ancaster	Wilsford Lane (South)	0	0
LV-H3	Barrowby	Low Road	224	49
LV-H4	Colsterworth	Bourne Road	70	12
LV-H5	Corby Glen	Swinstead Road/ Bourne Road	199	103
LV-H6	Great Gonerby	Easthorpe Road	46	46
LV-H7	Long Bennington	Main Road (South)	50	0
LV-H8	Long Bennington	Main Road (North)	43	43
LV-H9	Morton	Folkingham Road	71	0
LV-H10	South Witham	Thistleton Lane and Mill Lane	0	0
LV-H11	South Witham	Land North of High Street	0	0
LV-H12	Thurlby	Part of Elm Farm Yard	0	0
Total			1,568	567

*Commitments include Outline and/ or Reserved Matters approvals for all or part of the site.





Affordable Housing Contributions (Policy H2)

4.12 Affordable Housing is defined by National Planning Policy Framework (Annex 2) as follows; a detailed definition is included within the glossary of this report:

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following categories:

- a) *Affordable housing for rent: the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent or is at least 20% below local market rent.*
- b) *Starter homes are new homes available to purchase by qualifying first time buyers only and to be sold at a discount of at least 20% of the market value.*
- c) *Discounted market sales housing: is that sold at a discount of at least 20% below local market value. [This includes First Homes and is also known as intermediate housing].*
- d) *Other affordable routes to home ownership: housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. [This includes Shared Ownership and Rent to Buy and is also known as intermediate housing].*

4.13 The Local Plan Policy H2 requires that all sites of 11 or more dwellings (or greater than 1000m² gross floorspace) should make provision for affordable housing. This is superseded by the National Planning Policy Framework (updated in 2018) in that it is applicable to sites of 10 or more or greater than 0.5 Hectares. Where affordable housing is provided on site, up to 30% of total capacity of the scheme should be affordable or 20% in the urban area of Grantham as defined on the Local Plan Policies Map.

4.14 Between 1st April 2024 and 31st March 2025 there were 291 affordable housing completions. All affordable dwelling completions accounted for 42.6% of the total number of housing completions during the AMR year, 74% of affordable completions were in the market towns, 21% in Larger Villages and 5% in Smaller Villages. All completed units were on sites that delivered at least 30% affordable housing or 20% in the Grantham Urban Area, meeting the Local Plan Target.

4.15 Regarding social housing for rent, SKDC operates a Choice Based lettings allocations scheme. The scheme sets out who qualifies for social housing, and how the Council decides who should have priority for any properties that are available.





4.16 South Kesteven, like many areas nationally, is facing increasing demand for social housing that far outstrips supply. This allocation scheme offers households on the housing register some choice in bidding for a home while giving reasonable preference to those in the greatest housing need. When applicants qualify for the housing register, they are assigned a band which reflects the level of housing need.

4.17 Applicants are then able to express an interest or 'bid' on any properties they are eligible to be considered for. These bids are then ordered by the bandings assigned and the property is then usually offered to the applicant in the highest band with the longest waiting time in that band.

4.18 Accommodation allocated through this scheme includes properties owned and managed by the Council and properties owned and managed by housing associations.

Table 10: Affordable Housing Completions by Tenure and Locations

Location	Social Rent	Affordable Rent	Shared Ownership	Rent to Buy	Total
Grantham	-	21	13	-	34
Stamford	-	12	46	-	58
Bourne	-	70	32	22	124
The Deepings	-	-	-	-	0
Larger Villages	-	42	18	-	60
Smaller Villages	10	-	5	-	15
Total	10	145	114	22	291



Table 11: Annual Affordable Housing Completions (2011-2025)

Settlement	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	Total
Grantham	9	0	0	27	78	8	53	0	76	3	37	34	49	34	374
Stamford	0	14	0	11	20	14	51	23	58	28	2	5	29	58	255
Bourne	27	12	25	24	17	0	30	36	22	0	7	8	25	124	233
The Deepings	65	5	29	23	30	0	0	0	0	25	24	31	6	0	238
Larger villages	16	25	27	4	15	6	0	12	2	0	46	73	66	60	292
Smaller villages	0	0	10	0	0	0	5	7	0	0	0	0	0	15	22
District Total	117	56	91	89	160	28	139	78	158	56	116	151	175	291	1705





Housing Land Supply

4.19 The National Planning Policy Framework requires Local Planning Authorities to identify a five-year supply of deliverable sites available for housing.

4.20 South Kesteven has an identifiable and deliverable housing supply of 3,827 homes expected to be delivered in five years, between 1 April 2024 and 31 March 2029. This equates to a housing land supply of 4.07 years. This is made up of the following:

Table 12: 5 Year Housing Land Supply

Supply	Total
Small Sites with planning permission, including under construction	655
Windfall Allowance expected to contribute to the supply in later years (2024/2- 2026/27)	90
Large sites with Planning Permission not under-construction	325
Large Sites Under-construction	529
Sustainable Urban Extensions with Planning Permission	642
Local Plan Allocations (Deliverable Sites)	1545
Council Capital Programme	41
Total	3827

4.21 The South Kesteven Local Plan (2011-2036) was adopted in January 2020 and is more than five years old. The housing need is therefore calculated using the Government's Standard Method calculation, which identifies a Local Housing Need of 895 dwellings a year.

4.22 The Housing Delivery Test published in December 2024 for South Kesteven is 95%. As such a 5% buffer has been applied to the five year supply requirement. The five year housing land supply for South Kesteven District Council is set out below.

Table 13: 5 Year Housing Land Supply Calculation

a	Annual Local Housing Need	895
b	Basic five-year housing requirement (a*5)	4475
c	5% Buffer	224
d	Total five-year housing requirement (b+c)	4699
e	Five year housing supply at 1 April 2024	3827
f	Difference between requirement and supply (d-e)	-872
g	Five year housing land supply result ((e/d)*5)	4.07

4.23 Consequently, the Council has a shortfall of 872 dwellings against its five year housing requirement. For the purposes of dealing with planning applications and appeals, it is therefore



considered that there is 4.07 years of deliverable housing supply in South Kesteven (base date 1 April 2024).

4.24 Further information on the Five Year Housing Land Supply can be found on the Councils website⁶.

[Self-build and Custom Housebuilding Register \(Policy H3\)](#)

4.25 From April 2016, the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a number of obligations on all relevant authorities. This includes keeping a register of all individuals and associations of individuals who wish to acquire serviced plots of land to build their own homes in the authority's area. Local Authorities are to have regard to those registers in carrying out their planning, housing, land disposal and regeneration functions.

4.26 Local Authorities are also required to grant permissions for sufficient plots of land to meet the demand, as demonstrated by the Register, arising in each base period. The authority has three years from the end of each base period within which to grant permissions for the equivalent number of plots suitable for self-build and custom housebuilding as there are entries for that base period.

4.27 The Self-build and Custom Housebuilding Register is split into the relevant 'base periods'. Base Period 1 ran April 2016 – 30th October 2016, every subsequent base period is from 31st October to 30th October. The most recent base period ran from 31st October 2023 to 30th October 2024 inclusive.

4.28 Table 14 below sets out the total number of individuals and groups registered on the Self-build and Custom Housebuilding Register, per base period as of 30th October 2024. 222 entries are for individuals, there are also 3 groups on the Register with a total of 11 plots within the groups.





Table 14: Number of Self-build and Custom Housebuilding Individuals/Groups registered by base period

Base Period	Number of individuals on register	Number of groups on register	Total plots within Groups
April 2016 – 30th October 2016	17	0	0
31st October 2016 – 30 October 2017	39	0	0
31st October 2017 – 30th October 2018	32	0	0
31st October 2018 – 30th October 2019	22	0	0
31st October 2019 – 30th October 2020	25	1	5
31st October 2020 – 30th October 2021	47	1	3
31st October 2021 – 30th October 2022	14	1	3
31st October 2022 – 30th October 2023	8	0	0
31st October 2023 – 30th October 2024	18	0	0
Total	222	3	11

4.29 All entries on the Register entered interests in the number of bedrooms. Table 15 sets out the number of people on the Register per base period, against the number of beds which would be required in a self-build and custom home. The overall preferred preference is 4 bedoomed homes, 25 entries were undecided.

Table 15: Number of Individuals/Groups on the Register per base period, against the number of beds required

Base Period	Number on register	Number of Bedrooms						
		1	2	3	4	5+	Undecided	
April 2016 - 30 th October 2016	17	0	2	4	9	1	1	
31 st October 2016- 30 October 2017	39	1	3	13	14	6	2	
31 st October 2017 – 30 th October 2018	32	0	0	9	15	4	4	
31 st October 2018 – 30 th October 2019	22	1	2	4	9	3	3	
31 st October 2019 – 30 th October 2020	25	0	3	6	9	4	4	
31st October 2020 – 30th October 2021	47	0	3	9	17	13	5	
31st October 2021 – 30th October 2022	14	0	0	4	9	1	1	
31st October 2022 – 30th October 2023	8	0	0	4	3	1	0	
31st October 2023 – 30th October 2024	18	0	1	4	7	1	5	
Total	222	2	14	57	92	34	25	





4.30 Section 2A of the Housing and Planning Act 2015 requires Local Authorities to grant planning permission for enough serviced plots of land for self-build and custom housebuilding in each base period. The obligation to give suitable development permission is determined by reference to individual base periods, the most recent ran from 31st October 2021- 30th October 2024 inclusive.

4.31 Eleven dwellings specifically identified as self-build plots have been granted planning permission, against the requirement of 233.

Table 16: Base Period against permissions required

Base Period	Number of individuals/groups on register	3 year period within which the requirement must be met	Permissions granted to meet the requirements*
April 2016 – 30th October 2016	17	31st October 2016 – 30th October 2019	-
31st October 2016 – 30 October 2017	39	31st October 2017 – 30th October 2020	6
31st October 2017 – 30th October 2018	32	31st October 2018 – 30th October 2021	1
31st October 2018 – 30th October 2019	22	31st October 2019 – 30th October 2022	1
31st October 2019 – 30th October 2020	25 (& 1 group (5 plots))	31st October 2020 – 30th October 2023	-
31st October 2020 – 30th October 2021	47 (& 1 group (3 plots))	31st October 2021 – 30th October 2024	-
31st October 2021 – 30th October 2022	14 (& 1 group (3 plots))	31st October 2022 – 30th October 2025	-
31st October 2022 – 30th October 2023	8	31st October 2023 – 30th October 2026	-
31st October 2023 – 30th October 2024	18	31st October 2024-30th October 2027	3
Total	222 (& 3 groups (11 plots))	-	11

4.32 Please note monitoring is not currently available for single plots which may have come forward as custom/self build housing within this base period.



4.33 Taking into account planning permissions specifically indicating Self-build and Custom Housebuilding the Council does not at present have enough sustainable permissions in respect of plots to meet the demand for Self-build and Custom housing arising over the first or second base periods.

4.34 Policy H3 Self and Custom Build requires the provision of 2% of Self-Build and Custom housing on large housing schemes of 400 or more units. No sites meeting this criteria were approved during this monitoring period.

4.35 The Council will continue to monitor the number of self-build and custom housing, however it must be considered that not all self-build and custom housing will be identified as such on planning applications.

4.36 The Register is publicised on the Council's website, where individuals or groups can apply to be included on the Register⁷.



Meeting all Housing Needs (Policy H4)

4.37 The National Planning Policy Framework requires an appropriate mix of house types to be provided on development sites taking account of the findings of the Strategic Housing Market Assessment (SHMA). The SHMA (2014) recommends that housing provision in South Kesteven should be monitored against the broad mix of market and affordable provision over the period to 2036 as shown in Table 17 below.

Table 17: SHMA Recommended Housing Types

Type	Number of Bedrooms			
	1	2	3	4+
Market	0-5%	30-35%	45-50%	15-20%
Affordable	20-25%	40-45%	23-30%	5-10%

4.38 Table 18 indicates that a mix of house types have been provided in the district this AMR year. 3 bedoomed homes are the most prominent size of housing delivered in the district. Table 19 below, shows that a greater value of Semi-detached and Detached homes were delivered this monitoring period.

Table 18: Dwelling Completion by Bedroom Size

Size of Housing	Market		Affordable		Total	
	Number	%	Number	%	Number	%
1 bedroom	15	3.77%	19	6.53%	34	3.83%
2 bedroom	65	16.33%	113	38.83%	178	23.82%
3 bedroom	165	41.46%	117	40.21%	282	44.7%
4+ bedroom	153	38.44%	42	14.43%	195	27.65%
Total	398	100.00%	291	100.00%	689	100.00%
% in tenure	57.76%		42.24%		100.00%	

Table 19: Dwelling Completions by House Type

Type	House Type			
	Semi Detached	Detached	Terrace	Flats/ Maisonettes
Market	139	208	19	31
Affordable	176	34	77	4
Total	315	242	96	35





Gypsies and Travellers (Policy H5) and Travelling Showpeople (Policy H6)

4.39 In November 2015, SKDC and Rutland County Council commissioned an updated Gypsy and Traveller Accommodation Assessment (GTAA). The GTAA quantified the accommodation and housing related needs of Gypsies and Travellers (including Travelling Showpeople) for the period 2016-2036. For South Kesteven there is an identified need for 32 Gypsy and Traveller residential pitches and 9 plots for Travelling Showpeople during the plan period.

4.40 During this monitoring period, an additional 7 pitches in Marshall Way, Foston, (refused in April 2024), were then allowed at appeal (March 2025).

4.41 Table 20 shows the cumulative totals of Gypsy and Travellers and Travelling Showpeople completed pitches since 2011/12.

Table 20: Cumulative Completed Gypsy and Traveller and Travelling Showpeople pitches/plots

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Gypsy and Travellers														
Permanent Planning Permission	36	36	46	46	46	49	49	49	51	52	52	52	52	65
Temporary Planning Permission	0	0	0	0	0	0	0	0	0	0	0	3	3	3
Caravans on travellers own land 'tolerated'	NK *	NK *	NK *	NK *	NK *	NK *	3	3	3	3	3	19	19	8
Travelling Showpeople														
Travelling Showpeople Plots	13	13	13	13	13	13	13	13	13	13	13	10	10	10

*NK= Not Known

4.42 Table 21 shows the total number of Gypsy and Travellers and Travelling Showpeople plots/ pitches counted during 2024/2025 Traveller Caravan Counts. The Traveller Caravan Count is a twice-yearly count recording the number of caravans on both authorised and unauthorised sites across England which is submitted to Government.





Table 21: Gypsy and Traveller and Travelling Showpeople 2024/2025 Counts

Location	Unauthorised Sites without planning permission own land	Privately funded with planning permission		Socially rented
	Tolerated	Temporary	Permanent	
Gypsy and Travellers – 2024 Summer Count				
Grantham	1	-	19	21
Fulbeck	-	-	13	-
Foston	11	-	-	-
Carlton Scroop	-	1	-	-
Long Bennington	8	-	-	-
Gypsy and Travellers – 2025 Winter Count				
Grantham	-	-	21	21
Fulbeck	-	-	11	-
Foston	-	-	12	-
Carlton Scroop	-	3	-	-
Long Bennington	8	-	10	-
Travelling Showpeople – 2025 Winter Count				
Honington	-	-	10	-

4.43 SKDC commissioned consultants in 2020 to review the Gypsy and Traveller Study. This study is currently being updated. The updated evidence base will inform the review of the Local Plan by assessing the need and updating the requirement given the shortfall in provision through the current plan.





Housing Delivery Test

4.44 The Housing Delivery Test (HDT) was introduced by the Ministry of Housing, Communities and Local Government (MHCLG) in 2018 to ensure the local authorities and other stakeholders are held accountable for their role in ensuring new homes are delivered.

4.45 The HDT assesses the number of homes built in local authority areas over the previous three years and compares these against local housing requirements. There are planning policy consequences if a local authority does not score 95% or more. As such where a local authority fails to meet:

- 95% of their housing targets they need to prepare an Action Plan which sets out the causes of under delivery and identifies actions to increase and maintain future housing delivery.
- 85% of the housing targets requires the authority to apply a 20% buffer to the 5 year housing land supply
- 75% of their housing targets are placed in a category of 'presumption in favour of sustainable development'

4.46 These consequences apply concurrently (for example a score of 85% requires an Action Plan and 20% buffer) and until a subsequent HDT measurement is published.

4.47 The latest results published were in December 2024 for the 2023 HDT. The Council scored 95% and passed the HDT with no consequences.

4.48 The calculation for the 2023 HDT is based upon the following in Table 22 which reflects a reduction in the 'Number of Homes Required' due to Covid-19. The Government reduced the number of homes required to reflect disruption to local planning authority planning services and the construction industry.

Table 22: Housing Delivery Test

Year				
	2020/21	2021/22	2022/23	Total
Number of Homes Delivered	525	485	642	1652
Number of Homes Required	434 (Reduced Requirement)	650	650	1734
Housing Delivery Test 2023 Measurement				95%





4.49 Previous HDT results are detailed in Table 23 below.

Table 23: Housing Delivery Test Results

Year	Result	Consequences
2022	99%	None
2021	110%	None
2020	99%	None
2019	82%	20% buffer and Action Plan
2018	81%	20% buffer and Action Plan

Economic Prosperity

4.50 The Employment Land Study produced in 2015 provides information on projections over the Plan Period (2011-2036). The Employment Land Study was updated in 2024 as part of the Local Plan Review and is currently being reviewed for projections over the updated Plan Period (2023-2043). Any further monitoring information will be published when available.

4.51 The Local Plan includes a number of Strategic Employment Sites and Employment Allocations which are due to be delivered over the Plan period. The current status of the allocations can be found in Table 24.

Table 24: New employment on Policy E1, E2 and E3 committed or completed by use class

Policy Code	New employment committed	Amount of other employment generating uses committed
E1: GR-SE1 Grantham Southern Gateway Employment Opportunity	Development South Of Tollemache Road (S21/1057): Outline application for Class B2 (General Industrial) and Class B8 (Storage and Distribution) with associated Class E(g)(i) office floorspace	Designer Outlet Village (S17/1262): Phase 1 - 20,479 sqm (GEA (A1, A3) Storage (1,267sqm) Phase 2 – 12,550sqm (GEA) (A1, A3) Storage (2,228sqm) hotel (s,778sqm).
	KING31 (S17/1045): Development of land for commercial units (B1, B2 and B8) a22nd associated access road and turning head, comprising of 5,313 sqm.	





	Spittlegate Level (S23/1504): Use of land for industrial purposes - Use Class E(g)(ii), B2 (General Industrial), B8 (Storage and Distribution) with associated Class E(g)(i) (RM) – 82,880sqm	
New employment committed or completed		
E2: ST-SE1 Exeter Fields, Empingham Road, Stamford	No relevant applications.	
E2: BO-SE1 Land South of Spalding Road, Bourne	No relevant applications.	
E2: DEP-SE1 Extension to Northfields Industrial Estate, Market Deeping	No relevant applications.	
E2: RBP-E1 Roseland Business Park	Outline planning commitments (S18/2384, S18/2385, S18/2386 and S18/2387): B1/B2/B8 use comprising a total of 27,336.6sqm additional industrial floor space to existing Roseland Business Park site.	
E3: ST-E1 Land East of Ryhall Road, Stamford	No relevant applications	
E3: BO-E1 Adjacent to A151 Raymond Mays Ways, Bourne	Currently in residential use	
E3: DEP1-E1 Land Fronting Peterborough Road, Market Deeping	No relevant applications	
E3: GR-E1 Prince William of Gloucester Barracks, Grantham	No relevant applications	

4.52 During this monitoring period:

Protection of Existing Employment Sites (Policy E4)

- No applications were refused and then supported at appeal when citing Policy E4.

Expansion of Existing Businesses (Policy E5)

- No applications were refused and then supported at appeal when citing Policy E5.

Loss of Employment Land and Buildings to Non-Employment Uses (Policy E6)

- No applications were refused and then supported at appeal when citing Policy E6.

Rural Economy (Policy E7)

- No applications were refused and then supported at appeal when citing Policy E7.

Other Employment Proposals (Policy E8)

- No applications were refused and then supported at appeal when citing Policy E8.

Visitor Economy (Policy E9)

- No applications were refused and then supported at appeal when citing Policy E9.





Protecting and Enhancing the Natural and Built Environments

Landscape Character (Policy EN1)

4.53 The district can be divided into four National Landscape areas, and further subdivided into seven Landscape Areas, each with its own distinctive characteristics. Policy EN1 ensures that development is appropriate to the character and significant natural historic and cultural attributes and features of the landscape.

4.54 During this monitoring period, there were no applications refused and supported at appeal when citing Policy EN1 (see Appendix 3).

Protecting Biodiversity and Geodiversity (Policy EN2)

4.55 South Kesteven has a variety of nature reserves and protected sites, and we want to minimise the impact of biodiversity and wildlife, to ensure there is no impact on nature consideration interests from developments.

4.56 Local Wildlife Sites and Local Geological Sites are sites selected by the Greater Lincolnshire Nature Partnership (GLNP) (a group of partnership organisations and individuals affiliated to the Greater Lincolnshire Biodiversity Partnership). Local Wildlife Sites have no statutory protection but are recognised as a material consideration.

4.57 In South Kesteven, there are 241 Local sites, of these 229 are Local Wildlife Sites and 12 are Local Geological Sites. The proportion of local sites where positive conservation management is being achieved is a proxy measure of local biodiversity and is used by central government to assess the performance of local authorities. 43% of sites within South Kesteven are in positive conservation management.

4.58 All nature sites currently present within South Kesteven can be found in Table 25 below.

Table 25: Nature Sites

Designation	Number of Sites
Nature 2000 (Special Areas of Conservation)	2
Sites of Special Scientific Interest (SSSI)	27
National Nature Reserves (NNRs)	None
Local Wildlife Sites (LWS)	229
Sites of Nature Conservation Interests (SNCI)	64
Local Geological Sites (LGS)	12
Regionally Important Geological and Geomorphological Sites (RIGs)	4

4.59 During this monitoring period, there were no applications refused and supported at appeal when citing Policy EN2.



Green infrastructure (Policy EN3)

4.60 The Council is working to ensure the promotion of green infrastructure, prioritising proposals that contribute to net gain and enhancement of green infrastructure. Developments should ensure that existing and new green infrastructure is considered and integrated.

4.61 During this monitoring period, there were no applications refused and supported at appeal relating to Green Infrastructure networks (Policy EN3).

Pollution Control (Policy EN4)

4.62 The National Planning Policy Framework sets out the need for local authorities to consider the impact of new development on noise, air, and light pollution, to ensure that new developments do not harm existing and future residents, or the natural environment.

4.63 There were no developments refused and supported at appeal relating to Pollution Control (Policy EN4).

Reducing the Risk of Flooding (Policy EN5)

4.64 Development should be located in the lowest areas of flood risk, in accordance with the South Kesteven Strategic Flood Risk Assessment. During this monitoring period, there were no developments refused and then supported at appeal when citing Policy EN5, relating to the water environment and flood risk management. Furthermore, no applications were approved contrary to Environment Agency advice on flooding and water quality ground.

The Historic Environment (Policy EN6)

4.65 The Council seeks to protect and enhance heritage assets and their setting in keeping with the policies in the National Planning Policy Framework. To date a number of conservation area appraisals have been produced and 48 conservation areas declared.

4.66 The district has the following designated heritage assets:

**2153**Listed Buildings
in the district**92**Scheduled
Monuments**9**Historic Parks and
Gardens**48**

Conservation areas





4.67 During this monitoring period, 8 applications were dismissed at appeal when citing Policy EN6 relating to the Historic Environment. Furthermore, no applications were refused and then supported at appeal when citing Policy EN6 (see Appendix 3).

Protecting and Enhancing Grantham Canal (Policy EN7)

4.68 The Local Plan requires future development proposals to both protect and enhance the 33-mile-long Grantham Canal that runs through the district. There were no developments refused and supported at appeal relating to the protection and enhancement of the Grantham Canal (Policy EN7).

Sustainable Transport in Grantham

Sustainable Transport in Grantham (Policy GR2)

4.69 The growth of Grantham requires an efficient transport network which enables services and facilities to be accessible to all, whilst also helping to reduce congestion and minimise the environmental impact of transport, particularly through the town centre.

4.70 During this monitoring period, the monetary and non-monetary contributions to be provided under any planning obligations which were entered into, towards the necessary transport improvements and delivery of the objectives of the Grantham Transport Strategy are detailed in Table 26 below.

Table 26: Sustainable Transport in Grantham

Planning Reference	Contribution	Comments
S23/2175 Land Low Road, Barrowby	£255,132.00	Dedicated footway/cycleway on Low Road on the site at Dysart Road, Grantham
S23/2033 Land to 41 Westgate, Grantham	£10,000.00	Towards improvements of Grantham town centre in terms of provision and condition of open spaces, green spaces, planting, seating, and public amenities in accordance with the Grantham Transport Strategy December 2022.
S23/1240 Somerby Hill, Grantham	£300,000.00	Cycleway improvement on Somerby Hill/ Bridge End Road
	£60,000.00	Bus services improvements capable of serving the development
	£500,000.00	Highways towards the improvements at Gainsborough Corner/Harrowby Lane.





Planning Reference	Contribution	Comments
S22/2308 Larch Close, Grantham	£10,000.00	Towards the implementation of a public realm improvement package as part of the Grantham Transport Strategy December 2022.
S23/1023 Rectory Farm Phase 2, Grantham	£150,000.00	Towards providing a bus service to serve the development in evening hours.
	£1,140,400.00	Towards the delivery of the Grantham Southern Relief Road (GSRR).
	£72,000.00	Towards the provision of a signalised pedestrian crossing on Barrowby Road between Rectory Farm and Poplar Farm.



Other Planning Policies

4.71 The number of planning applications supported and dismissed at appeal citing the remaining policies are detailed in Table 27 below.

Table 27: Planning applications supported and dismissed at appeal by policy (See appendix 3)

Policy Code	Policy	Description	Planning applications citing this policy during this monitoring period	
			Dismissed at appeal	Refused and then allowed at appeal
The Built Environment				
DE1	Promoting Good Quality Design	The Council wants to ensure high quality design is achieved throughout the district, and plan positively for the achievement of high quality and inclusive design for all development.	13	2
SB1	Sustainable Building	Planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability, and providing resilience to climate change. The Local Plan expects development proposals to mitigate against and adapt to climate change, to comply with national and contribute to local targets on reducing carbon emissions and energy.	0	0
OS1	Open Space	The Local Plan sets out the standards to be used to ensure the availability of adequate open space for all areas, to ensure adequate provision for each type of open space, based on existing and future needs.	0	0
Renewable Energy Generation				
RE1	Renewable Energy Generation	The Council is the responsible local planning authority for renewable and low carbon development. Proposals for renewable energy generation will be supported subject to	0	2





Policy Code	Policy	Description	Planning applications citing this policy during this monitoring period	
			Dismissed at appeal	Refused and then allowed at appeal
		meeting criteria in Policy RE1 and the accompanying Renewable Energy Appendix to the Local Plan.		
Grantham's Historic Environment				
GR1	Protecting and Enhancing the Setting of Belton House and Park	Belton House and its Historic Park and Garden are nationally, and internationally significant heritage assets located in close proximity to the northern edge of Grantham. Protecting and enhancing the setting, to the extent defined in the adopted Belton House and Park Study, is important in maintaining its significance as a heritage asset.	0	0
Town Centres				
GR4	Grantham Town Centre Policy	South Kesteven has four main market towns: Grantham, Stamford, Bourne, and The Deepings (including Market Deeping and Deeping St James). Grantham is the largest town and the second largest settlement in Lincolnshire. The Local plan Town Centre policies seek to encourage retail proposals that support the roles of the four market towns within the district.	0	0
STM2	Stamford Town Centre Policy		0	0
BRN2	Bourne Town Centre Policy		0	0
DEP2	Market Deeping Town Centre Policy		0	0
Infrastructure and Developer Contributions				
ID1	Infrastructure for Growth	Sustainable growth in South Kesteven will need to be supported by the provision of appropriate new and upgraded infrastructure in order to ensure the best possible impact on the economic and environmental well-being of the district.	0	0
ID2	Transport and Strategic Transport Infrastructure		1	0





Policy Code	Policy	Description	Planning applications citing this policy during this monitoring period	
			Dismissed at appeal	Refused and then allowed at appeal
ID3	Broadband and Communications Infrastructure		0	0
Protecting Existing Community Facilities and Providing New Facilities				
SP6	Community Services and Facilities	The on-going provision of local services and facilities is of critical importance to the sustainability of the district's towns and villages	2	0
Other Planning Policies				
SD1	The Principles of Sustainable Development	Development proposals in South Kesteven are expected to minimise the impact on climate change and contribute towards creating a strong, stable and more diverse economy	2	0
SP3	Infill Development	In all settlements defined in Policy SP2, infill development, which is in accordance with all other relevant Local Planning policies, will be supported where it meets the criterion of Policy SP3.	5	0
SP4	Development on the edge of Settlements	Development on the edge of settlements, as defined in Policy SP2, which are in accordance with all other relevant Local Planning policies, will be supported where it meets the criterion of Policy SP4	1	1
SP5	Development in the Open Countryside	Development in the open countryside will be limited to that which has an essential need to be located outside of the existing built form of a settlement	4	2



5 Conclusion

- 5.1 This is the fifth AMR since the adoption of the Local Plan (2011-2036). This AMR reports the requirements set by the Regulations and the performance against the monitoring indicators set out within the Local Plan. The Council will continue to monitor performance of the planning policies and decisions to measure its effectiveness which will be used throughout the review of the Local Plan.
- 5.2 Future AMRs will be published annually in line with any future national policy and guidance.



Appendix 1: Local Plan Monitoring and Implementation Framework

The key below shows the status of each target against the indicator monitored in the report and is highlighted in the table below. The table below also sets out where the information for each indicator can be found in the report.

Key (Target)
Fully met
Partially met
Not met
No target/ data available at this time

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Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
SD1: The Principles of Sustainable Development in South Kesteven	The number of applications refused planning permission due to non-compliance with Policy SD1 and supported at appeal.	To ensure sustainable development is achieved	44	Table 27



Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
SP1: Spatial Strategy	Number and percentage of dwellings completed, by location, in accordance with Policy SP2: Settlement Hierarchy.	Majority of housing to be delivered in Grantham, and then as per the Settlement Hierarchy as defined in Policy SP2.	20	Table 6
SP2: Settlement Hierarchy	See Indicator for policy SP1	See Target for Policy SP1	20	Table 6
SP3: Infill Development	The number of applications refused planning permission contrary to Policy SP3, and supported at appeal.	No applications refused planning permission, contrary to Policy SP3, supported at appeal.	44	Table 27
SP4: Development on the Edge of Settlements	The number of applications refused planning permission contrary to Policy SP4, and supported at appeal.	No applications refused planning permission, contrary to Policy SP4, supported at appeal.	45	Table 27
SP5: Development in the Open Countryside	The number of applications refused planning permission contrary to Policy SP5, and supported at appeal.	No applications refused planning permission, contrary to Policy SP5, supported at appeal.	45	Table 27

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph	
174	H1: Housing Allocations	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver 895 dwellings per annum to meet the required need over the plan period	16	Table 3 – 4
		Number of lapsed sites per annum across all sites (allocations and windfall)	To monitor the number of lapsed sites and removal of such sites from housing supply commitments.	22	Para. 4.8
		Number of demolitions per annum across all sites (allocations and windfall)	To monitor the number of demolitions and removal of such sites from housing supply commitments.	23	Para 4.9
		Loss of residential to other use classes (no. of dwellings) across all sites (allocations and windfall)	No net loss of residential to other uses.	23	Para.4.10
H2: Affordable Housing Contributions	Proportion of housing completions on qualifying sites that are affordable.	30% of total housing completions on all eligible sites. (20% in urban area of Grantham.)	25	Para. 4.13	
H3: Self and Custom Build Housing	Total number of individuals/ families and groups registered on	At least 2% of self and custom build plots permitted on sites with 400 or more units.	32	Para. 4.33	

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
	<p>the Self-build and Custom build Housing Register.</p> <p>Number of specifically stated self-build plots permitted as part of planning application on sites of 400 or more units.</p>			
H4: Meeting All Housing Needs	Number of varying housing types, as identified in Policy H4, permitted and completed, by location – including specialist housing	Delivery of a suitable range and mix of house types which are appropriate to their locations and local needs.	32	Table 17 – 19. Para 4.36
H5: Gypsies and Travellers	Number of approved gypsy and traveller pitches from development control, planning policy records.	<p>Meet the assessed needs of gypsies and travellers according to the SKDC and RC GTAA (2015).</p> <p>No unauthorised encampments per annum.</p>	35	Table 21
H6: Travelling Showpeople	Number of approved pitches from development control and planning policy records.	Meet needs identified in accordance with the SKDC and RC GTAA.	35	Table 21

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
SP6: Community Services and Facilities	Number & type of services and facilities lost in South Kesteven by location.	No net loss of facilities to ensure community facilities are provided to meet local needs.	44	Table 27
E1: Grantham Southern Gateway Strategy Employment Opportunity	Amount of new employment land committed or completed (by use class) on the Grantham Southern Gateway site in accordance with Policy E1.	Development of Strategic Employment Site within the plan period.	37	Table 24
	Amount of other employment generating uses committed or completed on the Grantham Southern Gateway site in accordance with Policy E1.			
E2: Strategic Employment Sites	Amount of new employment land (m ² /ha) committed or completed on Strategic Employment Sites as defined in Policy E2.	Development of Strategic Employment Sites within the plan period.	37	Table 24
E3: Employment Allocations	Amount of new employment land (m ² /ha) committed or completed on allocated Employment Sites as defined in policy E3.	Development of Employment land allocations within the plan period.	38	Table 24

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
E4: Protection of Existing Employment Sites	Amount of land lost (m ² /ha) from existing employment sites as defined in policy E4.	No loss of Existing Employment sites as defined in policy E4	38	Para.4.51
E5: Expansion of Existing Businesses	Amount of new employment land permitted or completed (m ² /ha) resulting in the expansion of an existing building	Net expansion of existing businesses, where appropriate.	38	Para.4.51
E6: Loss of Employment Land and Buildings to Non-Employment Uses	Amount of employment land and buildings lost (m ² /ha) to non-employment uses.	No loss of Existing Employment sites as defined in policy E6	38	Para.4.51
E7: Rural Economy	Amount of rural employment land (m ² /ha) permitted for the uses defined in Policy E7, by location.	No rural development permitted contrary to Policy E7.	38	Para.4.51
	Number of applications supported at appeal when citing this policy within reason for refusal			

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
E8: Other Employment Proposals	Amount of employment land (m ² /ha) permitted for the uses defined in Policy E8, by location.	No employment proposals permitted contrary to Policy E8.	38	Para.4.51
	Number of applications supported at appeal when citing this policy within reason for refusal			
E9: Visitor Economy	Number of new or improved (or committed) visitor economy type facilities by location.	No development proposals permitted contrary to Policy E9.	38	Para.4.51
	Number of applications supported at appeal when citing this policy within reason for refusal			
EN1: Landscape Character	Number of applications supported at appeal when citing this policy within reason for refusal	No applications approved contrary to Policy EN1 and supported at appeal. To ensure that development is appropriate to the character and significant natural historic and cultural attributes and features of the landscape.	39	Para. 4.53
EN2: Protecting Biodiversity and Geodiversity	Change in areas of biodiversity importance including: <ul style="list-style-type: none"> Wildlife sites 	No net loss of designated wildlife sites or protected species.	39	Table 25

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
	<ul style="list-style-type: none"> • Candidate/potential Local Wildlife Sites • Protected species record 			
	Number of applications supported at appeal when citing this policy within reason for refusal	No applications to be allowed which impact on nature consideration interests to ensure development minimises the impact of biodiversity and wildlife.	40	Para. 4.58
EN3: Green Infrastructure	Number of applications refused planning permission contrary to EN3 and supported at appeal	No applications approved contrary to Policy EN3 or supported at appeal.	40	Para. 4.60
EN4: Pollution Control	Number of applications refused planning permission contrary to EN4 and supported at appeal	No applications approved which would on its own, or cumulatively lead to unacceptable levels of pollution.	40	Para. 4.62
EN5: Reducing the Risk of Flooding	Number of planning permissions approved contrary to Environment Agency advice on flooding and water quality grounds	No applications to be allowed contrary to Environment Agency advice.	40	Para. 4.63
EN6: The Historic Environment	Number of applications refused in accordance with Policy EN6 and supported at appeal.	No applications approved contrary to Policy EN6 or supported at appeal.	41	Para. 4.66

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
EN7: Protection and Enhancing Grantham Canal	Applications permitted or completed that are designed to develop the canal's recreational, nature conservation, heritage and tourism appeal.	To enhance the Grantham Canal.	<i>Data not available at this time.</i>	
	Number of applications refused in accordance with Policy EN7 and supported at appeal	To protect the alignment of the Grantham Canal as shown on the Policies Map.	41	Para. 4.67
DE1: Promoting Good Quality Design	Number of applications refused in accordance with Policy DE1 and supported at appeal	No applications approved contrary to Policy DE1 or supported at appeal.	43	Table 27
	Percentage of new dwellings on sites of 10 dwellings or more being developed as 'Accessible and Adaptable' in line with the optional standards set out in Part M4(2) of the Building Regulations.	10% of new dwellings on sites of 10 dwellings or more to be developed as 'Accessible and Adaptable' in line with the optional standards as set out in Part M4(2) of the Building Regulations.	<i>Data not available at this time.</i>	
SB1: Sustainable Building	Number of applications refused in accordance with Policy SB1 and supported at appeal	All development proposals will be expected to mitigate against and adapt to climate change.	43	Table 27

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
OS1: Open Space	Number of applications refused in accordance with Policy OS1 and supported at appeal.	No net loss.	43	Table 27
RE1: Renewable Energy Generation	Number of applications refused in accordance with Policy RE1 and supported at appeal	No applications approved contrary to Policy RE1 or supported at appeal.	43	Table 27
GR1: Protecting and Enhancing the Setting of Belton House and Park	Number of applications refused in accordance with Policy GR:1 and supported at appeal.	No planning permission granted which impacts (negatively) on the setting of Belton House and Park.	43	Table 27
GR2: Sustainable Transport in Grantham	Contributions to necessary transport improvements and the delivery of the objectives of the Grantham Transport Strategy by appropriate development as defined in Policy GR2 either directly or indirectly through developer contributions	100% of eligible development to make necessary transport improvements and deliver the objectives of the Grantham Transport Strategy.	41	Table 26. Para. 4.69
GR3-H1: Spitalgate Heath – Garden Village (Southern Quadrant), Grantham	Number of housing commitments and completions each year, against the trajectory.	Deliver a total of 2000 homes by 2036.	24	Table 9

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
GR3-H2: Rectory Farm (phase 2 North West Quadrant), Grantham	Number of housing commitments and completions each year, against the trajectory.	Deliver a total of 1150 homes by 2036.	24	Table 9
GR3-H3: Land adjacent to Rectory Farm (Phase 3 North West Quadrant), Grantham	Number of housing commitments and completions each year, against the trajectory.	Deliver a total of 404 homes by 2036.	24	Table 9
GR3-H5: Prince William of Gloucester Barracks, Grantham	Number of housing commitments and completions each year, against the trajectory.	Deliver a total of 1775 homes by 2036.	24	Table 9
GR4: Grantham Town Centre	Total amount of floor space completed (m ²) by type for uses set out in Policy GR4, within the Town Centre Boundary as defined on the proposals map.	80% of A1 retail uses to be located within the Primary Shopping Frontages	<i>Data not available at this time.</i>	
	The number of applications refused planning permission due to non-compliance with Policy GR4 and supported at appeal.	100% of new retail development to be located within the existing town centre.	44	Table 27

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
STM1-H1: Stamford North, Stamford	Number of housing commitments and completions each year, against the trajectory.	Deliver a total of 1300 homes by 2036.	24	Table 9
STM1-H2: Stamford East, Stamford	Number of housing commitments and completions each year, against the trajectory.	Deliver a total of 162 homes by 2036.	24	Table 9
STM2: Stamford Town Centre Policy	Total amount of floor space completed m ² by type for uses set out in Policy STM2, within the Town Centre Boundary as defined on the proposals map.	80% of A1 retail uses to be located within the Primary Shopping Frontages. 80% of Secondary Shopping Frontage to be complementary uses.	<i>Data not available at this time.</i>	
	The number of applications refused planning permission due to non-compliance with Policy STM2 and supported at appeal.	100% of new retail development to be located within the existing town centre.	44	Table 27
BRN1: Bourne Housing Need	Bourne Neighbourhood Plan group to allocate land sufficient to deliver 100 new additional homes over the Local Plan period within the first five years of the Local Plan being adopted.	To meet Bourne's Housing Need within the plan period.	24	Table 9

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
BRN1-H1: Manning Road, Bourne	Housing commitments and completions each year.	Deliver a total of 107 homes by 2036.	24	Table 9
BRN2: Bourne Town Centre Policy	Total amount of floor space completed (m ²) by type for uses set out in Policy BRN2	80% of A1 retail uses to be located within the Primary Shopping Frontages 80% of Secondary Shopping Frontage to be complementary uses.	<i>Data not available at this time.</i>	
	The number of applications refused planning permission due to non-compliance with Policy BRN2 and supported at appeal.	100% of new retail development to be located within the existing town centre.	44	Table 27
DEP1-H1: Towngate West, The Deepings	Housing commitments and completions each year	Deliver a total of 73 homes by 2036.	24	Table 9
DEP1-H2: Linchfield Road, The Deepings	Housing Commitments and completions each year.	Deliver a total of 680 homes by 2036	24	Table 9

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
DEP2: Market Deeping Town Centre Policy	Total amount of floor space completed (m ²) by type for uses set out in Policy DEP2	80% of A1 retail uses to be located within the Primary Shopping Frontages 80% of Secondary Shopping Frontage to be complementary uses.	<i>Data not available at this time.</i>	
	The number of applications refused planning permission due to non-compliance with Policy DEP2 and supported at appeal.	100% of new retail development to be located within the existing town centre	44	Table 27
LV-H1: Wilsford Lane, Ancaster	Housing commitments and completions each year	Deliver a total of 96 homes by 2036.	24	Table 9
LV-H2: Wilsford Lane, Ancaster	Housing commitments and completions each year	Deliver a total of 35 homes by 2036.	24	Table 9
LV-H3: Low Road, Barrowby	Housing commitments and completions each year	Deliver a total of 270 new dwellings by 2036.	24	Table 9
LV-H4: Bourne Road, Colsterworth	Housing commitments and completions each year	Deliver a total of 70 homes by 2036.	24	Table 9
LV-H5: Swinstead Road/Bourne Road, Corby Glen	Housing commitments and completions each year	Deliver a total of 250 homes by 2036.	24	Table 9

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
LV-H6: Easthorpe Road, Great Gonerby	Housing commitments and completions each year	Deliver a total of 45 homes by 2036.	24	Table 9
LV-H7: Main Road (South), Long Bennington	Housing commitments and completions each year	Deliver a total of 55 homes by 2036.	24	Table 9
LV-H8: Main Road (North), Long Bennington	Housing commitments and completions each year	Deliver a total of 30 homes by 2036.	24	Table 9
LV-H9: Folkingham Road, Morton	Housing commitments and completions each year	Deliver a total of 70 homes by 2036.	24	Table 9
LV-H10: Thistleton Lane and Mill Lane, South Witham	Housing commitments and completions each year	Deliver a total of 34 homes by 2036.	24	Table 9
LV-H11: Land North of High Street, South Witham	Housing commitments and completions each year	Deliver a total of 31 homes by 2036.	24	Table 9
LV-H12: Part of Elm Farm Yard, Thurlby	Housing commitments and completions each year	Deliver a total of 50 homes by 2036.	24	Table 9
ID1: Infrastructure for Growth	The number of applications subject to a viability assessment refused planning permission due	No applications subject to a viability assessment that are refused planning	44	Table 27

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
	to insufficient infrastructure capacity or provision, contrary to Policy ID1, and supported at appeal.	permission, contrary to Policy ID1, to be supported at appeal.		
ID2: Transport and Strategic Transport Infrastructure	The number of applications refused planning permission due to not providing an appropriate parking/design statement, or transport statement or transport assessment and travel plan, in accordance with Policy ID2, and supported at appeal.	Every major development permitted is supported by an appropriate Travel Plan/ Transport assessment or the like, in accordance with the Policy.	44	Table 27
ID3: Broadband and Communications Infrastructure	The number of applications refused planning permission due to Policy ID3, and supported at appeal.	100% of new development proposals provide FFTP or cabling from cabinet to edge of property to enable sufficient availability of broadband and communications infrastructure.	44	Table 27
Policy M1: Review of the Local Plan	Commence review of Local Plan from April 2020	To commence review of Local Plan from April 2020	8	Table 1

Appendix 2: Glossary

Affordable Housing (as defined in Annex 2 Glossary of the National Planning Policy Framework	<p>Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions</p> <ul style="list-style-type: none"> a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used. c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
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	This definition should be read in conjunction with relevant policy contained in the Affordable Homes Update Written Ministerial Statement published on 24 May 2021
Authority Monitoring Report (AMR)	The AMR assessed the progress towards the implementation of the LDS and the extent to which planning policies are being successfully implemented.
Community Infrastructure Levy (CIL)	A Levy allowing Local Authorities to raise funds from owners or developers of land undertaking new building projects in their area. Will largely replace Section 106 Agreements.
Core Strategy	Superseded DPD.
Development Plan Document (DPD)	Spatial planning document that is subject to independent public examination. Can cover a range of issues and will set out main spatial strategy, policies and proposals of the Council.
Duty to Cooperate	A duty on local planning authorities and other bodies to cooperate with each other to address strategic issues relevant to their areas.
Examination	All DPDs are subject to examination before a Planning Inspector to consider the soundness of the DPD.
Local Development Scheme (LDS)	Rolling three year project plan for preparation of Local Development Documents
Local Plan (2011-2036)	Long term spatial strategy and vision for area including key strategic policies and proposals to deliver that vision.
Localism Act 2011	Contains provisions to reform aspects of the planning system: including abolition of Regional Strategies, introduction of duty to cooperate and Neighbourhood Planning, changes to way Local Plans are prepared, planning enforcement and pre application consultation
National Planning Policy Framework (NPPF)	Comprehensive document covering all national planning policy. Issued by the Government in March 2012.
Neighbourhood Planning	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area.
Previously Developed Land (PDL)	Land that has been previously developed, or occupied by a permanent structure, but excludes agricultural or forestry buildings. Also known as Brownfield Land.
Statement of Community Involvement (SCI)	Sets out approach to involving community in preparation, alteration and review of plan making and in consideration of major planning applications.

Strategic Housing Market Assessment (SHMA)	An objective assessment of the full need for market and affordable housing within a housing market area.
Supplementary Planning Document (SPD)	Documents that add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or issues. SPDs are capable of being a material consideration in planning decisions but do not form part of the Statutory Development Plan.
Town and Country Planning (Local Planning) (England) Regulations 2012	Regulations setting out the requirements for the operation of the Local Planning system.

Appendix 3: Appeal Monitoring

Reference	Site Address	Proposal	Reasons for refusal	Appeal Decision	Decision Date
<u>S23/0511</u>	Washdyke Farm, Billingborough Road, Folkingham, Lincolnshire NG34 0EZ	Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of 27 megawatts (MW), including mounting system, inverters, underground cabling, stock proof fencing, CCTV, internal access tracks and associated infrastructure, landscaping and environmental enhancements for a temporary period of 40 years.	Policy RE1 Policy SP1 Policy DE1	Appeal Allowed with Conditions	23 April 2024
<u>S23/0745</u>	Virginia Cottage, Uffington Road, Stamford, Lincolnshire PE9 2EX	Demolition of existing dwelling and replace with 3 dwellings.	Policy DE1 Policy SD1 Policy SP2 Policy SP3 Policy ID2	Appeal Dismissed	07 May 2024
<u>S22/2073</u>	The Gables, Honington Road, Barkston, Lincolnshire NG32 2NG	Residential development comprising the erection of four detached dwellings and renovation/enlargement of existing dwelling.	Policy SP2 Policy SP3 Policy DE1	Appeal Dismissed	07 May 2024
<u>S23/1526</u>	38 Corby Road, Swayfield, Lincolnshire NG33 4LQ	Alterations to retrospective boundary treatment / means of enclosure.	N/A	Appeal Allowed with Conditions	07 May 2024

Reference	Site Address	Proposal	Reasons for refusal	Appeal Decision	Decision Date
<u>S23/1411</u>	14 Westgate, Grantham, Lincolnshire NG31 6LT	Retrospective permission to paint the exterior of the shop.	Policy DE1 Policy EN6	Withdrawn Appeal	16 May 2024
<u>S23/0118</u>	Land To The South Of Dove House, Barkston Road, Marston, Lincolnshire NG32 2HN	Erection of a dwelling (Re-submission of S21/2165).	Policy SP3 Policy EN6 Policy DE1	Appeal Dismissed	17 May 2024
<u>S23/0387</u>	3 Milking Nook Drove, Bourne, Lincolnshire PE10 0AX	Outline planning permission with all matters reserved for the erection of a dwelling and garage (re-submission of S22/1204).	Policy EN5 Policy SP2 Policy SP5 Policy DE1	Appeal Dismissed	24 May 2024
<u>S23/1600</u>	16 Haddon Road, Stamford, Lincolnshire PE9 2UW	Change of use of land to residential garden with new short-term holiday let with associated landscaping and 1.8m boundary fencing.	Policy DE1	Withdrawn Appeal	25 June 2024
<u>S23/1124</u>	Land North Of South Heath Lane, Fulbeck, Lincolnshire	Erection of 9(no) dwellings, comprising 7(no) affordable dwellings and (2no) open market dwellings; formation of new private drives and associated hard landscaping to provide access from South Heath Lane (Revised submission of S21/1974).	Policy H2	Appeal Allowed with Conditions	01 July 2024
<u>S23/1582</u>	Nevin, 20 Tinwell Road, Stamford, Lincolnshire PE9 2QQ	Change of use from annexe to independent dwelling.	Policy DE1 Policy EN6 Policy SP2 Policy SP3	Appeal Dismissed	11 July 2024

Reference	Site Address	Proposal	Reasons for refusal	Appeal Decision	Decision Date
<u>S23/1942</u>	Land At Holywell Road, Castle Bytham NG33 4SL	Erection of a single dwelling.	N/A	Appeal Allowed with Conditions	12 July 2024
<u>S23/2278</u>	Lilac House, Casthorpe Road, Barrowby, Lincolnshire NG32 1DP	Demolition of existing garage and construction of new two storey extension including garaging, gym, bedrooms, home office and erection of boundary wall and gates.	N/A	Appeal Allowed with Conditions	16 July 2024
<u>S22/2160</u>	Hall Farm, Church Lane, Londonthorpe, Lincolnshire NG31 9RX	Erection of replacement conservatory.	Policy DE1 Policy EN6	Appeal Dismissed	31 July 2024
<u>S22/2162</u>	Hall Farm, Church Lane, Londonthorpe, Lincolnshire NG31 9RX	Erection of replacement conservatory.	Policy DE1 Policy EN6	Appeal Dismissed	31 July 2024
<u>S23/1718</u>	11 Green Lane, Dry Doddington, Lincolnshire NG23 5HY	Change of use of ancillary annexe (Bramblewood Barn) to form a separate independent dwelling from Bramblewood House.	N/A	Appeal Allowed	29 August 2024
<u>S23/1671</u>	Land South Of Tinwell Road, Stamford PE9 2JL	Installation of 16(no) bay electric vehicle charging station with ancillary seating area and toilet facilities, and associated soft landscaping and infrastructure works (Revised submission of S23/0469).	Policy SP4 Policy SP5	Appeal Allowed with Conditions	06 September 2024

Reference	Site Address	Proposal	Reasons for refusal	Appeal Decision	Decision Date
<u>S23/2158</u>	52 Saltersford Road, Grantham, Lincolnshire NG31 7HG	Proposed change of use of a residential dwellinghouse (Use Class C3) to a children's care home (Use Class C2).	N/A	Appeal Allowed with Conditions	14 October 2024
<u>S24/0086</u>	19 Rosedale Drive, Grantham, Lincolnshire NG31 8PY	Porch to front elevation and first floor side extension.	Policy DE1	Appeal Allowed with Conditions	18 October 2024
<u>S23/1513</u>	Arches, Church Lane, Londonthorpe, Lincolnshire NG31 9RX	Construction of dwelling and conversion of existing outbuilding to garage and garden store. Removal of greenhouse.	Policy SP5 Policy SD1	Appeal Dismissed	14 November 2024
<u>S23/2099</u>	33 High Street, South Witham, Lincolnshire NG33 5QB	Demolition of existing outbuilding, erection of 1.5 storey annexe with adjoining car port.	Policy EN6 Policy DE1	Appeal Dismissed	27 November 2024
<u>S24/0192</u>	Music Block Stamford Girls High School, 44 High Street, St Martins, Stamford, Lincolnshire	Change of Use from Class F1 (school) to C3(a) Residential, internal alterations to Listed Building to form two dwellings (one 3-bed and one 4-bed).	Policy SP6	Appeal Dismissed	10 December 2024
<u>S23/0883</u>	Caravan At 26 Chapel Street, Haconby, Lincolnshire PE10 0UL	Conversion of existing stock shed into self-contained residential single storey dwelling with detached double garage to replace the existing mobile home on the site and change of use of land to residential garden.	Policy SP3 Policy DE1 Policy SP4	Appeal Dismissed	16 December 2024

Reference	Site Address	Proposal	Reasons for refusal	Appeal Decision	Decision Date
S23/2057	Land At Hards Lane, Frognall, Peterborough PE6 8RP	Proposed change of use of existing agricultural hard surfaced land to open storage.	N/A	Appeal Allowed with Conditions	18 December 2024
S24/0688	Brownes Hospital, Broad Street, Stamford, Lincolnshire PE9 1PF	Cladding to lightwell.	Policy DE1 Policy EN6	Appeal Dismissed	20 December 2024
S24/0356	Pine Hill Farm, Main Street, Carlton Scoop, Lincolnshire NG32 3AU	Traditional general purpose agricultural building for farming activity.	N/A	Appeal Allowed	23 December 2024
S24/0360	Land West Of Church Lane, Welby, Lincolnshire	Installation of solar farm comprising ground mounted solar photovoltaic panels, including mounting systems, inverters, underground cabling, stock proof fencing, CCTV, internal access tracks, electrical substation and associated infrastructure for a temporary period of 40 years.	Policy SP1 Policy RE1	Appeal Allowed with Conditions	15 January 2025
S24/0065	Castlegate House Rest Home, 49 Castlegate, Grantham, Lincolnshire NG31 6SN	Change of use of former nursing home (Use Class C2) to a 25-bedroom home of multiple occupancy for up to 35 people (Use Class Sui Generis).	Policy SP6 Policy DE1 Policy EN6	Appeal Dismissed	21 January 2025
S24/1214	Castlegate House Rest Home, 49 Castlegate, Grantham, Lincolnshire NG31 6SN	Change of use of former nursing home (Use Class C2) to a 25-bedroom home of multiple occupancy for up to 35 people (Use Class Sui Generis).	Policy EN6	Appeal Dismissed	21 January 2025

Reference	Site Address	Proposal	Reasons for refusal	Appeal Decision	Decision Date
S23/2315	10 High Road, Manthorpe, Lincolnshire NG31 8NF	Erection of detached timber frame carport/garage and the conversion of the existing detached outbuilding to form a residential annexe.	N/A	Appeal Allowed with Conditions	23 January 2025
S23/1913	Land Adjacent To Wildwood, Nightingale Lane, Aisby, Lincolnshire NG32 3NE	Demolition of existing barn and erection of a detached dwelling, detached storage building and formation of a re-wilding zone.	Policy SP5 Policy DE1	Appeal Dismissed	31 January 2025
S24/0561	Barrowby Post Office, 5 High Road, Barrowby, Lincolnshire NG32 1BH	Section 73 application to vary condition 4 (materials) of S23/1162 (Change of use from commercial to residential. Converting the Old Post Office back to a residential dwelling, including internal and external alterations).	N/A	Appeal Allowed with Conditions	31 January 2025
S24/0140	Land At Rectory Farm, Barrowby Road	Section 73 application to vary Condition 24 (Off-site highways works) of planning permission S16/2816.	N/A	Appeal Allowed with Conditions	07 February 2025
S23/1525	Fifth Drove Farm, South Fen Road, Bourne, Lincolnshire, South Kesteven PE10 0DN	Retrospective application for static caravan on site (barn was granted permission S15/1512/FULL in 2015).	Policy SP5 Policy EN5	Appeal Dismissed	04 March 2025
S24/0853	Barn Opposite Access Road To Potter's Hill Farm, Morkery Lane, Castle Bytham, Lincolnshire	Change of use of an agricultural building to a single dwellinghouse under Class Q(a) of the GPDO.	N/A	Appeal Dismissed	12 March 2025

Reference	Site Address	Proposal	Reasons for refusal	Appeal Decision	Decision Date
S22/1853	The Willows Residential Care Home, 74 Station Street, Rippingale, Lincolnshire PE10 0SX	Erection of a new detached building and extension to existing care home. Resubmission of S20/1103.	Policy E5 Policy DE1 Policy EN2	Appeal Dismissed	14 March 2025
S23/2004	Meadow View, Marshall Way, Foston, Lincs NG32 2LQ	Change of use from agricultural land to use as a residential caravan site for 1 gypsy / traveller family group on 7 pitches, comprising of 10 touring caravans and 10 static caravans, erection of 10 utility buildings and 7 stable blocks with ancillary paddock land; formation of new access, hardstanding for parking and the installation of a package sewage treatment plant. (Resubmission of S22/1022).	Policy SP5	Appeal Allowed with Conditions	24 March 2025

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SOUTH
KESTEVEN
DISTRICT
COUNCIL

Joint Meeting of the Environment Overview and Scrutiny Committee and Rural and Communities Overview and Scrutiny Committee

Wednesday, 10 December 2025

Report of Councillor Phil Dilks, Cabinet Member for Planning

Update on Planning Performance - Major Planning Appeals

Report Author

Emma Whittaker, Assistant Director (Planning & Growth)

emma.whittaker@southkesteven.gov.uk

Purpose of Report

To provide the committee with an overview of Planning Appeal Performance in relation to Major planning applications.

Recommendations

The Committee is asked to:

1. Note the contents of the report
2. Agree to receive information about lessons learnt from appeal decisions
3. Agree to the scheduling of additional training for the Planning Committee.

Decision Information

Does the report contain any exempt or confidential information not for publication? No

What are the relevant corporate priorities? Effective council

Which wards are impacted? (All Wards);

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

- 1.1 The costs associated with dealing with planning appeals must be absorbed by the Council including any costs awarded by the Inspectorate for "unreasonable behaviour". Special measures designation has a further potential financial consequence for the Council which could result in reduced planning fee income for the Council. It is therefore important that all decisions are robust and justified on planning grounds.

Completed by: David Scott – Assistant Director of Finance and deputy s151 officer

Legal and Governance

- 1.2 The Government monitors the quality of decision making associated with planning applications. Where a Council fails to meet the minimum standards, it may be designated as underperforming with special measures applied. It is therefore important that performance at appeal is monitored, and all decisions are clearly and properly justified on planning grounds.

Completed by: James Welbourn, Democratic Services Manager

Risk and Mitigation

- 1.3 There is both a financial and reputational risk to the Council if it is designated as being in special measures by Government. This needs to be carefully managed and all planning decisions should be clearly justified on planning grounds. There is a further risk to resources including staff retention and morale if the Council is designated.

Completed by: Tracey Elliott, Governance & Risk Officer

2. Background to the Report

- 2.1 The Planning Service plays a key role in delivering many of the ambitions in the Corporate Plan (2024-2027) including Enabling Economic Opportunity and facilitating the delivery of housing to meet the needs of our residents. The Corporate Plan also sets out our ambition to be an Effective Council and in doing

so we will seek to continuously improve our service delivery and customer experience.

- 2.2. The Council has a statutory duty, as the Local Planning Authority (LPA), to determine planning applications that are submitted to it. The Council will also deal with other planning related applications/consents, and these make up a significant proportion of the workload. Such applications include Certificate of Lawful Development, Prior approval applications, non-material minor amendments, tree works applications, pre-application advice requests and consultations from other organisations.
- 2.3. The Council's decisions on planning applications and other related applications can be appealed to the Planning Inspectorate. This can include appeals against a refusal of planning permission, against a condition imposed by the Council or where the Council has failed to determine an application (non-determination appeals). MHCLG monitors the quality of decision-making by reviewing performance on appeals. This report provides an update on the appeals performance (the quality of decision-making) in relation to Major applications. To allow appeals to progress through the appeals process, there is a lag in reporting periods.
- 2.4. MHCLG has published its criteria for improving planning performance across England and this sets out the four measures of planning performance:
 - The speed of determining applications for major development,
 - The quality of decisions made by the authority on applications for major development,
 - The speed of determining applications for non-major development,
 - The quality of decisions made by the authority on applications for non-major development.
- 2.5. Councils that fail to meet the minimum thresholds for performance can be designated as underperforming and taken into "special measures". Where a Council is in "special measures" the applicant/developer has the option to make an application directly to the Planning Inspectorate, bypassing the Council. In these circumstances, the planning application fee is paid to the Planning Inspectorate however the Council would still be required to provide a substantive response on the application as a consultee.
- 2.6. A Council can be in special measures in relation to major applications and/or non-major applications. If a Council is in special measures for major applications, non-major applications will still be determined by the local authority and vice versa.
- 2.7. The speed of decision making in both major and non-major categories are reported separately through the Council's KPI reports and in both cases the

Council is performing above national minimum thresholds. In relation to the quality of decision-making for non-major applications, the last reported measure is 1.2% which is under the minimum threshold.

2.8. Major planning applications are defined by legislation and include proposals that fall into the following categories:

- Dwellings - 10+ dwellings or cover a site area of 0.5ha+
- Offices/Retail & Distribution/Light Industry -cover over 1,000m² or floor space or a site area of 1ha+
- General Retail Distribution and Servicing – 1,000m²+ or floor space or site area of 1ha+
- Gypsy and Traveller sites – 10+ pitches
- All other major developments – all other uses, whether in a use class or sui generis uses – 1,000m²

2.9. For the quality of decision making, the minimum threshold for performance is currently 10% although MHCLG has consulted on lowering the threshold to 5%.

Quality of Decision Making

Measure and type of application	Threshold	SKDC performance July 2022 to June 2024	SKDC performance October 2022 to September 2024	SKDC performance January 2022 to December 2024	Indicative SKDC performance April 2023 to March 2025*
Quality of decisions of Major Development	10%	2.6%	4.8%	4.8%	6.8%
Quality of decisions of non-Major Development	10%	0.9%	1.2%	1.0%	

* Incomplete data as there are still outstanding appeals including two Major appeals where a decision has not been issued

2.10. For period January 2022 to December 2024, 124 Major planning applications have been determined. Eight of these decisions have been appealed with six being allowed and 2 dismissed. The performance measure is therefore 4.8% (6/124). Over the two-year period, 75% of all Major appeals were allowed. Nationally, the average number of applications allowed on appeal is, on average between 28-30%.

2.11. Looking forwards, the data is not complete because there are two major planning application appeals where we are waiting for a decision. However, it is possible to forecast the minimum performance achieved based on the available information. If both of the outstanding appeals are dismissed by the Planning Inspectorate,

then the Council's performance measure would be 6.8%. In the worst-case scenario where both appeals are allowed, the measure would increase to 9%. In both cases, the measure is below the current threshold for special measures. However, if MHCLG lowers the threshold to 5% then the Council would be at risk of being designated as being in special measures.

- 2.12. The details of the performance against each of the appeals is detailed in **Appendix A** to this report.
- 2.13. Whilst the Council is currently performing within the national measure for quality of decision-making, it is necessary to review and reflect on appeal decisions including any lessons learnt.

3. Key Considerations

- 3.1. It is understood that local residents often object to development proposals and will make strong representations to the planning committee. This can place pressure on the Committee to refuse applications that are recommended for approval.
- 3.2. It is important that any decision made by the Council, regardless of decision-maker, is based on the planning merits of the particular proposal. Decisions should be made in accordance with the Development Plan policies unless material considerations indicate otherwise. Where applications are refused, especially against officer recommendations, the Council must be able to robustly defend these decisions should they be appealed. Where there are technical grounds for refusal on for example highways matters, the Council will need to provide evidence to justify its decision.
- 3.3. There are costs associated with defending planning appeals. It is expected that each of the appeal parties will meet their own expenses in respect of any planning appeal. For simple appeals being heard by written representations, this will be officer time. However, for more complex appeals that are held via informal hearings or public inquiries, there can be other associated costs including those for legal representation. Costs can also be awarded by the Inspector against any party for unreasonable behaviour. The Council can be considered to behave unreasonably where reasons for refusal do not stand up to scrutiny causing avoidable delay. It is therefore important that reasons for refusal are justified and where they are based on technical evidence e.g. highways impacts that they are evidence-led.
- 3.4. The Council is still predicted to be under the current designation for special measures in relation to Major planning appeals. However, due to the overall numbers of major planning applications determined by the Council each year, all overturned decisions by the Inspectorate can significantly impact the overall

performance. It should be noted that MHCLG has consulted on lowering the threshold for designation to 5%, in which case the Council would be at risk of being placed in special measures.

- 3.5. Where a Council is underperforming and is formally designated in special measures, applicants are able to apply for both pre-application advice and/or planning permission directly to the Planning Inspectorate. The Council would still have a statutory duty to provide information to the Planning Inspectorate, carry out the statutory notifications and provide a formal response as a statutory consultee itself. Where applications are made directly to the Planning Inspectorate, the Council would not receive the associated planning fee.
- 3.6. In light of the current predicted performance, it is important that the Council takes preventative measures to improve the quality of decision-making and avoid being designated. All planning appeal decisions are circulated to Councillors however it is recommended that these are circulated to the Committee with commentary about key learning points. This will support Councillors in understanding reasons why appeals have been allowed or dismissed by the Planning Inspectorate.
- 3.7. The Council already provides mandatory annual planning committee training however a further programme of bitesized training sessions will be established picking up on some of the necessary learnings from appeals. The Council's performance will continue to be monitored.

4. Other Options Considered

- 4.1. It is important to continue to monitor performance and to take pre-emptive measures to ensure that the quality of decision making in relation to Major planning applications improves.
- 4.2. No other options were therefore considered.

5. Reasons for the Recommendations

- 5.1. It is important to monitor the quality of decision-making and to ensure that the quality of decisions made by the Council for Major planning applications improves.

6. Background Papers

- 6.1. MHCLG (2024) "Improving Planning Performance, Criteria for Designation" - [Criteria Document 2024](#)

