

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



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Monday, 9 December 2024 at 10.00 am
Council Chamber - South Kesteven House, St. Peter's Hill,
Grantham. NG31 6PZ

Committee Members: Councillor Emma Baker, Councillor Harrish Bisnauthsing, Councillor Pam Byrd, Councillor Steven Cunnington, Councillor James Denniston, Councillor Richard Dixon-Warren, Richard Dixon-Warren, Councillor Barry Dobson, Councillor Gloria Johnson, Councillor Robert Leadenham, Councillor Nikki Manterfield, Councillor Paul Martin, Councillor Habibur Rahman, Councillor Ian Selby, Councillor Vanessa Smith, Councillor Peter Stephens, Vacancy (Alliance SK), Councillor Mark Whittington and Councillor Paul Wood

Agenda

1. **Election of Chairman**
2. **Election of Vice-Chairman**
3. **Public Speaking**
The Council welcomes engagement from members of the public. To speak at this meeting, please register no later than 24 hours prior to the date of the meeting via democracy@southkesteven.gov.uk.
4. **Apologies for absence**
5. **Disclosure of interests**
Members are asked to disclose any interests in matters for consideration at the meeting.

6. **Background Presentation about Planning Policy/strategic planning**
Verbal report.
7. **Annual Infrastructure Funding Statement (2023-2024) and Section 106 Update (as of November 2024)**
To provide an update on Section 106 planning obligations and review the content of the Infrastructure Funding Statement (2023-2024) before its publication.
8. **Revisions and Amendments to Planning Applications and Extensions of Time Procedure for Planning Applications**
To seek feedback on the proposed “Revisions and Amendments to Planning Applications and Extensions of Time” procedure and to recommend to Cabinet that the procedure is adopted.
9. **2023/2024 Authority Monitoring Report** (Pages 83 - 162)
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 2023 to 31 March 2024 and reviews progress in preparing development plans and the extent to which South Kesteven District Council’s policies have been put into effect.
10. **Any other business which the Chairman, by reason of special circumstances, decides is urgent**



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

Monday, 9 December 2024

Report of Cabinet Member for Planning, Councillor Phil Dilks

Annual Infrastructure Funding Statement (2023-2024) and Section 106 Update (as of November 2024)

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 (2023-2024) before its publication.

Recommendations

It is recommended that the Joint Environment and Rural & Communities Committee:

1. **Reviews the Infrastructure Funding Statement (Appendix A) prior to publication.**

Decision Information

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

What are the relevant corporate priorities? **Connecting communities**

Which wards are impacted?	Sustainable South Kesteven Enabling economic opportunities Housing Effective council (All Wards);
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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: Paul Sutton Interim Head of Finance (Deputy s151)

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: Mandy Braithwaite, Legal Executive

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, 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 will 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. 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.

Infrastructure Delivery Officer

- 2.9. The past year has seen the Infrastructure Delivery Officer (IDO) commence monitoring and recording obligations as well as liaising with stakeholders to ensure any financial contributions are appropriately spent. Processes have been introduced to make sure all receipts and expenditure of contributions can be robustly monitored. These were subject to an internal audit in April 2024 which found the processes to be sound, with only one recommendation relating to the monitoring of interest on monies held. A further process to allow monitoring of interest has subsequently been introduced.
- 2.10. Currently the Infrastructure Delivery Officer (IDO) is working with the Assistant Director of Planning & Growth, Development Management and Enforcement Officers to further review the current processes and practices to identify opportunities for improvement. Clarity around authorising the release of funds to a third party e.g. NHS or Town/Parish Council and what level information is required to support a bid from the third party, are areas which have already been identified for improvement.
- 2.11. The Council has amended its administration and monitoring charges for the work undertaken to monitor planning obligations on a cost recovery basis; these monitoring fees are now being included in new S106 agreements.

Affordable Housing

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

- 2.13. Where a contribution has been secured, this can be used towards the provision of affordable housing including purchasing property on the open market or on 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.
- 2.14. Table 15 in the Infrastructure Funding Statement (IFS) (**Page 17 of Appendix 1**) appended to this report identifies that in 2023/24 a closing balance of £2,167,647.24 to be spent on the provision of affordable dwellings.
- 2.15. 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. On Page 7 of the Infrastructure Funding Statement (IFS) highlights the 175 affordable housing delivered in the district during 2023/24 by the terms of S106 agreements.

Infrastructure Funding Statement

- 2.16. 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.
- 2.17. The Infrastructure Funding Statement report at **Appendix A** covers the financial year 1 April 2023 to 31 March 2024. This is the fifth Infrastructure Funding Statement produced by South Kesteven District Council. Members were last presented with an IFS (for 2022-2023) at the 7 December 2023 Planning Committee.
- 2.18. The regulations set out the Infrastructure Funding Statement should comprise of:
 - 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.
 - b) A CIL report, in relation to the previous financial year, which includes matters specified within the regulations.
 - c) A planning obligations report, in relation to the reported year, which includes matters specified within the regulations. This is referred to as the 'Section 106 report'.

2.19. South Kesteven District Council has not adopted the Community Infrastructure Levy (CIL) funding mechanism and seeks developer contributions through legal agreements known as S106 Agreements (also known as “planning obligations”). Therefore, the IFS only sets out information on the monetary (and non-monetary) contributions sought through Section 106 Agreements.

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 2024 was £7,762,352.46.

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 2023/24	£582,433.00
Total money received through planning obligations in 2023/2024	£6,294,932.44
Total money received through planning obligations (whenever agreed) spent in 2023/2024	£1,813,300.79
The total amount of money (received under any planning obligations) which was allocated but not spent	£800,754.76

Non-Monetary Contributions	
Total Number of affordable housing units to be provided through planning obligations agreed in 2023/2024	175
Affordable Housing secured through new S106 agreements in 2023/2024	48

Total number of school places for pupils to be provided through planning obligations agreed in 2023/2024	£288,723.00 to be provided through planning obligations agreed in 2023/24 Number of school places is determined by the County Council.
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Policy Update

2.22 The Council Local plan is currently undergoing a review and it is expected that the draft Plan will be submitted for examination in Summer (June) 2025; it is anticipated that it will be adopted the following year. 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.

2.23 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

2.24 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 Funding Statement is a statutory requirement and based on factual information for the requisite time period. 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. Effective monitoring of planning obligations is important to ensure the impacts of new developments are appropriately 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. Consultation

- 6.1. Consultation has not been carried out on the Infrastructure Funding Statement due to it being a factual, monitoring report.

7. Background Papers

- 7.1. 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
- 7.2. *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>
- 7.3. SKDC Planning Obligations Supplementary Planning Document, available online at: [Planning Obligations Supplementary Planning Document: June 2012 \(southkesteven.gov.uk\)](https://www.southkesteven.gov.uk/planning-obligations-supplementary-planning-document-june-2012)

8. Appendices

- 8.1. **Appendix 1:** Draft Infrastructure Funding Statement

A photograph of a modern residential complex. In the foreground, there is a playground with wooden structures, metal slides, and climbing equipment. The houses in the background are made of light-colored brick with dark roofs and multiple windows. The sky is clear and blue.

2023/24

Infrastructure Funding Statement



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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 2023 - 31 March 2024

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

1

- 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.

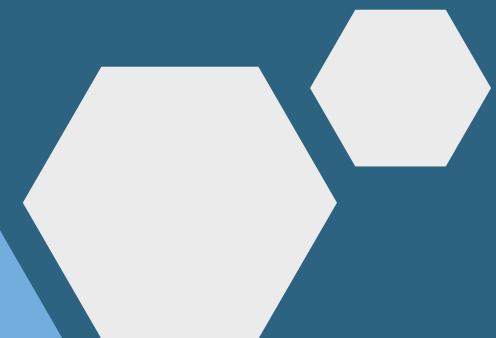
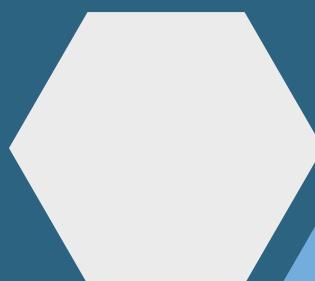
3.8 The Council is required to monitor planning obligations and publish an annual Infrastructure Funding Statement. Updating the monitoring and administration fees that the Council charges will assist in recovering the associated costs and allow the Council to adequately resource the service. This will 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 2023/2024	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 2023/24





S17/2496 – Completion of residential development with 41 dwellings and associated work. Providing 21 Affordable housing units and monetary contributions for Health, Fire and Green areas.

Non-monetary contributions delivered 2023/24 – Affordable housing

5.1 Affordable housing delivered within 2023/24 is highlighted below. There was a mix of several types of affordable housing delivered throughout the district which totalled 175

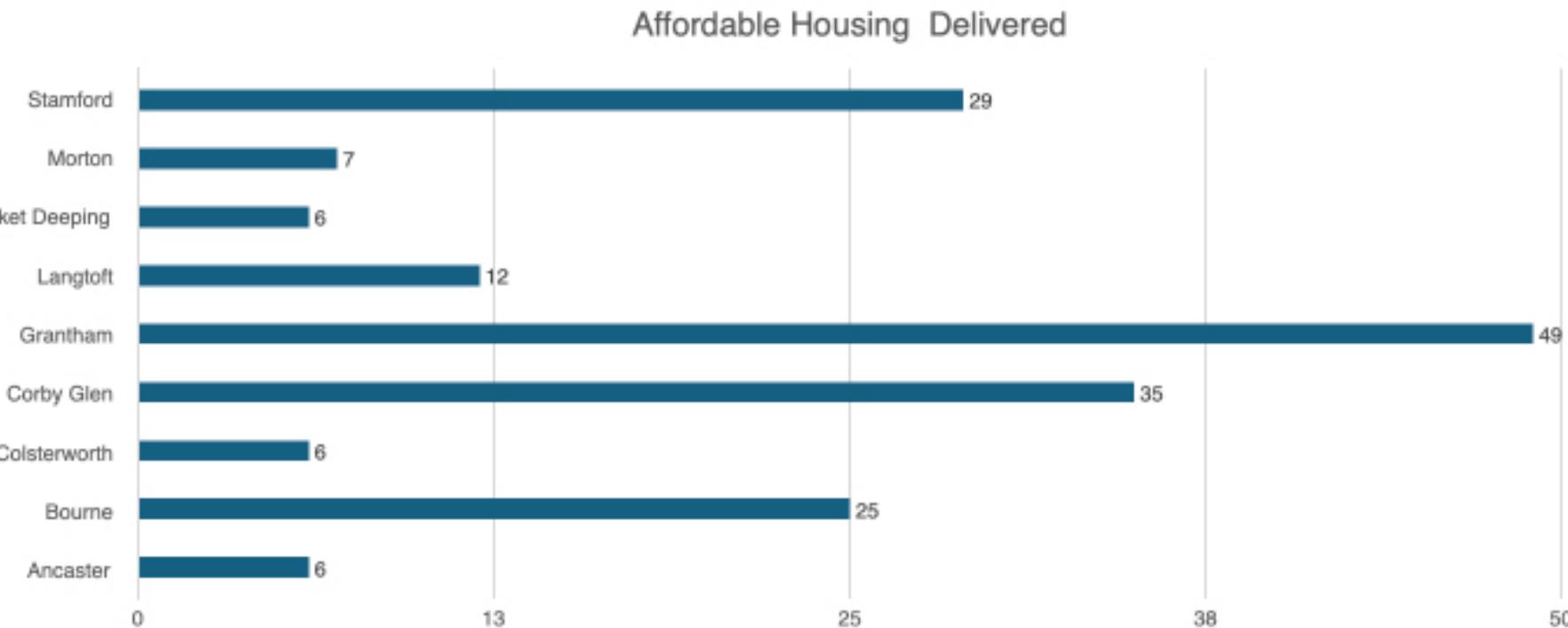


Diagram 2: Breakdown of where the affordable housing was delivered in 2023/24



S106 process for off-site financial contributions

In 2023/24 approximately £6.2 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.

- 6.1 Table 4 sets out S106 income and expenditure over the past 4 years. The total received and expenditure for 2023/24 shows a significant increase from previous years.
- 6.2 This reflects the fact that the Infrastructure Delivery Officer was created in the current financial year and has ensured that a number of historic obligations are now complied with.

Table 3: Total contributions received 2023/24

Activity	Contributions received 2023/24
Affordable Housing	£442,423.56
CCTV & Public Art	£8,610.97
Community Facilities	£243,977.53
Green Area Maintenance	£188,243.50
Open Spaces & Leisure	£73,256.90
Monitoring	£2,370.36
Education	£4,516,337.63
Health	£645,182.05
Transport & Travel	£169,669.46
Fire & Safety	£4,860.47
	£6,294,932.44

Table 4: Snapshot from previous years

S106 income and expenditure for the past 4 years

Year	Received	Expenditure
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 2023/24

7.1 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.

7.2 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.

7.3 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)



S17/1728 – Towntgate Inn Market Deeping - £13,275 was sent to the NHS to part fund the reconfiguration of the clinical treatment spaces at The Deepings Practice.



Work started on renewing play equipment at Long Benning and a deposit was released so works could commence. Funds from S21/0655 - Main Road Long Bennington for £17,360.



Contributions received from S08/1231 - Poplar Farm and S14/3571 - Sheep Wash Lane, Barrowby Road, totalling just over £1.3 million were sent to LCC to contribute towards the costs of building the school at Poplar Farm, in advance of receiving contributions.





**S19/2235 – Corby Glen site,
provided open play area
with retained trees. Also
completing 20 Affordable
housing, contributions paid
from community, education
and health received in
2023/24.**

Closing balances split into area

8.1 At the end of 2023/24, the closing balance held for S106 contributions received was £7,762,352.46. A portion of this is already committed to projects totalling £2,402,264.28.

8.2 Below this is broken down into area and showing how much there is 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	Transport & Travel	£5,610.47
Total		£5,610.47

Table 6: Colsterworth contributions

Colsterworth		
Planning Reference	Infrastructure type	Balance
S18/2379 - A1 and North of Bourne Road	Education	£389,056.35
S18/2379 - A1 and North of Bourne Road	Health	£51,651.33
Total		£440,707.68

Table 7: Deeping St James contributions

Deeping St James		
Planning Reference	Infrastructure type	Balance
S18/2111 - Eastgate	Affordable Housing	£149,051.13
S17/2466 - West side of Linchfield Road	Education	£659,795.89
S18/2111 - Eastgate	Education	£7,709.03
S17/2466 - West side of Linchfield Road	Health	£73,219.21
S18/2111 - Eastgate	Health	£1,796.61
S17/2466 - Linchfield Road	Transport & Travel	£15,602.29
Total		£907,174.16

Table 8: Langtoft contributions

Langtoft		
Planning Reference	Infrastructure type	Balance
S17/1900 - South of Stowe Croft Road	Fire & Safety	£937.88
Total		£937.88



Table 9: Market Deeping Contributions

Market Deeping		
Planning Reference	Infrastructure type	Balance
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	Affordable Housing	£293,701.26
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	Transport & Travel	£2,577.64
Total		£296,278.90

Table 10: Bourne contributions

Bourne		
Planning Reference	Infrastructure type	Balance
S18/0543 - Wherry's Lane	Affordable Housing	£96,236.77
S14/1684 - Southfield Business Park, Falcon Way	Open Spaces & Leisure	£18,534.99
S16/2285 - Falcon Way	Open Spaces & Leisure	£16,641.10
S18/0543 - Wherry's Lane	Health	£12,355.55
Total		£143,768.41

Table 11: Grantham contributions

Grantham		
Planning Reference	Infrastructure type	Balance
S11/0967 - McCarthy Stone	Affordable Housing	£29,090.65
S10/2106 - Land to the rear 45-49 Harrowby Lane	Affordable Housing	£177,000.00
S08/1231 - Poplar Farm	CCTV & Public Art	£16,518.72
S08/1231 - Poplar Farm	Community Facilities	£85,948.97
S08/1231 - Poplar Farm	Green Area Maintenance	£300,989.64
S18/0093 - Low Road Barrowby	Fire & Safety	£853.17
S17/1262 - Rioja Developments	Education	£22,912.15
S14/3571 - south of Barrowby Road	Education	£1,630,987.94
S08/1231 - Poplar Farm	Education	£122,992.36
S18/0093 - Land to east of Low Road Barrowby	Education	£120,841.14
S23/0836 - 6-7 St Peters Hill	Health	£7,480.00
S21/2094 - Swinegate	Health	£5,500.00
S14/3571 - south of Barrowby Road	Health	£181,892.14
S08/1231 - Poplar Farm	Health	£137,076.46
S14/3571 - south of Barrowby Road	Transport & Travel	£131,382.97
S08/1231 - Poplar Farm	Transport & Travel	£31,149.95
Total		£3,002,616.26



Table 12: Stamford contributions

Stamford		
Planning Reference	Infrastructure type	Balance
S12/0438 - Radcliffe Road	Affordable Housing	£290,627.51
S18/1207 - Land to the southeast side of Kettering Road Stamford	Affordable Housing	£368,644.36
S17/2496 - Uffington Road	Affordable Housing	£79,295.56
S21/0938 - Land at Uffington Road Retail Park Uffington Road Stamford	Community Facilities	£125,612.13
S17/2496 - Uffington Road	Green Area Maintenance	£34,973.05
S12/0864 - Empingham Road and Tinwell Road	Green Area Maintenance	£31,804.75
S12/0864 - Empingham Road and Tinwell Road	Open Spaces & Leisure	£297,890.10
S12/0438 - Radcliffe Road	Open Spaces & Leisure	£12,614.13
S17/2496 - Uffington Road Stamford	Fire & Safety	£1,056.86
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	Health	£233,309.95
S17/2496 - Uffington Road	Health	£21,800.12
S21/0938 - Land at Uffington Road Retail Park Uffington Road Stamford	Health	£152,023.40
S13/3167 - Land at Lincoln Road Stamford	Health	£11,268.48
S12/0864 - Empingham Road and Tinwell Road	Transport & Travel	£112,061.08
Total		£1,772,981.48

Table 13: Long Bennington contributions

Long Bennington		
Planning Reference	Infrastructure type	Balance
S16/1451 - Main Road	Affordable Housing	£684,000.00
S21/0655 - Main Road	Open Spaces & Leisure	£9,277.87
S16/1451 - Main Road	Open Spaces & Leisure	£13,663.25
S21/0655 - Main Road	Education	£109,704.48
S16/1451 - Main Road	Education	£82,544.24
S21/0655 - Main Road	Health	£30,115.04
Total		£929,304.88

Table 14: Corby Glen contributions

Corby Glen		
Planning Reference	Infrastructure type	Balance
S19/2235 - Bourne Road	Community Facilities	£47,303.27
S21/1841 - Bourne Road and North Swinstead Road	Community Facilities	£29,355.71
S18/0452 - Ferndale House Swinstead Road	Open Spaces & Leisure	£17,540.16
S18/0452 - Ferndale House Swinstead Road	Education	£64,264.34
S19/2235 - Bourne Road	Health	£51,282.50
S21/1841 - Bourne Road and North Swinstead Road	Transport & Travel	£16,936.23
Total		£226,682.21





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S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road, settled all their monetary contributions in 2023/204. Over 2.6 million for education, £131, 000 for transport and £180,000 for health. Along with providing green areas, tree lined streets and affordable housing.

Unspent S106 receipts held by the council

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

9.2 At the close of 2023/24 South Kesteven District Council had a balance of £7,762,352.46 in unspent Section 106 contributions

9.3 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.

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

Table 15: Snapshot at closing balance for unspent contributions

Activity	Closing balance 2023/24
Affordable Housing	£2,167,647.24
CCTV & Public Art	£16,518.72
Community Facilities	£288,220.08
Green Area Maintenance	£367,767.44
Open Spaces & Leisure	£386,161.60
Monitoring	£36,290.13
Education	£3,210,807.92
Fire	£2,847.91
Health	£970,770.79
Transport & Travel	£315,320.63
£7,762,352.46	



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 2023/24, 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.

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 2023/24:

- 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



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.



9. Section 106 obligation collection and spend figures in 2023/24 (as per community infrastructure levy regulations [as amended in 2019] regulation 121A, schedule 2, section 3)

Table 16: 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;	£582,433.00
(b)	2	The total amount of money under any planning obligations which was received during the reported year;	£6,294,932.44
(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;	£3,594,581.75
(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—	2 items
(d i)	4	in relation to affordable housing, the total number of units which will be provided;	48
(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 as Education authority
(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;	£800,754.76
(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);	£1,813,300.79
(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 16: Government requirements for an Infrastructure Funding Statement – Part 2

Requirement ref number	Appendix number	S106 Reporting Requirements	Totals
(h)	-	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 -	Detailed in appendix 6
(h i)	-	the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	Detailed in 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);	0
(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.	£7,762,352.46
	8	in relation to affordable housing, the total number of units provided in 2023/24;	175





S22/1240 – Elsea Park 10b in Bourne, has now commenced. This will provide 48 Affordable housing units, monetary contributions for education and health. Along with onsite public open space with play area.

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

Table 17: New S106 agreements entered into in 2023/24

Planning reference and details	Purpose of funding	Agreed contribution	Comments
S22/0683 - Land off Priory Road Stamford	Monitoring	£9,550.00	Monitoring fee paid to the council to monitor the development.
	Affordable Housing	£166,225.25	For the provision of affordable housing with the district of South Kesteven
	Health	£24,774.75	Towards expanding healthcare capacity at the Four Counties, Grantham and Primary Care Network at Lakeside Healthcare, and the Stamford and the Glenside Country Practice
S22/1240 - Land at Phase 10B Elsea Park Welland Drive	Monitoring	£4,000.00	Monitoring fee paid to the council to monitor the development.
	Primary Education	£110,202.00	To provide education provision at either Bourne Westfield Primary Academy/Bourne Elsea Park CofE Primary Academy or Bourne Abbey CofE Primary Academy
	Secondary Education	£153,018.00	To provide Education provision in the Bourne Secondary Planning Area.
	Sixth Form Education	£25,503.00	To provide Education provision in the Bourne Sixth Form Planning Area.
	Health	£31,680.00	For the expansion in capacity through remodelling/ expanding or improving existing facilities within the South Lincs & Rural and Four Counties Primary Care Networks at Bourne Medical Practice and/or Hereward Group Practice.
S22/2086 - Land to east of the Deepings Shopping Centre, Godsey Lane, Market Deeping	Transport	£40,000.00	To be used in the vicinity of the development to promote sustainable travel, including signs and line scheme at Godsey Lane.
	Transport	£10,000.00	To be used in the vicinity of the development to promote sustainable travel, including signs and line scheme at Godsey Lane.
S23/0836 - 6-7 St Peter's Hill Grantham	Health	£7,480.00	Construction of primary health care facilities via doctor's surgery or medical centre on the health care land.
		£582,433.00	



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

Table 18: Received monetary contributions in 2023/24

Date received	Planning reference	Purpose of the S106 Contribution	Received 2023/24	Contribution expiry date
Affordable Housing				
01/12/2023	S18/1207 - Land to the southeast side of Kettering Road Stamford	Supply of Affordable Housing within Stamford	£363,128.00	01/12/2028
12/12/2023	S17/2496 - Uffington Road Stamford	Affordable Housing supplied firstly in Stamford or anywhere in the council area.	£79,295.56	11/12/2028
CCTV & Public Art				
22/03/2024	S08/1231 - Poplar Farm, Grantham	CCTV and public art on land, may use all or part for the management of the community hall.	£8,610.97	5 Years after final instalment
Community Facilities				
12/12/2023	S21/0938 - Land at Uffington Road Retail Park Uffington Road Stamford	For the restoration of Stamford Town Hall cellars and/either contribute to the construction of scout headquarters/community hall.	£123,790.21	11/12/2033
23/02/2024	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.	£47,099.21	23/02/2029
11/03/2024	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	£29,308.22	11/03/2034
22/03/2024	S08/1231 - Poplar Farm	Provision of community hall on community hall land	£43,779.89	5 Years after final instalment



Table 18: Received monetary contributions in 2023/24 continued...

Date received	Planning reference	Purpose of the S106 Contribution	Received 2023/24	Contribution expiry date
Green Area Maintenance				
04/10/2023	S17/2496 - Uffington Road Stamford	To improve Uffington Road Playing fields/open space or play facilities serving development	£34,973.05	03/10/2028
22/03/2024	S08/1231 - Poplar Farm	Play equipment and drainage equipment	£153,270.45	5 Years after final instalment
Open Spaces & Leisure				
15/10/2023	S21/0655 - Main Road Long Bennington	To be used to upgrade play equipment of the children's play facilities at Long Bennington playing fields for the development	£26,434.25	15/10/2033
09/06/2023	S16/1451 - Land off main road, Long Bennington	For provision/improvement of existing Long Bennington Playing field/other public space/children's play equipment.	£2,413.25	08/06/2028
28/12/2023	S16/2285 - Land off Falcon Way Bourne	Towards play equipment at Well Head Fields South Road Bourne	£16,419.40	28/12/2028
12/04/2023	S18/0452 - Ferndale House Swinstead Road	Play equipment at Corby Glen	£16,740.00	11/04/2028
09/06/2023	S16/1451 - Land off main road, Long Bennington	Towards the provision/improvement of existing Long Bennington Playing field/other public space/children's play equipment off site in Long Bennington	£11,250.00	08/06/2028
Monitoring				
22/03/2024	S08/1231 - Poplar Farm	Admin costs for monitoring the S106	£2,370.36	5 Years after final instalment



Table 18: Received monetary contributions in 2023/24 continued...

Date received	Planning reference	Purpose of the S106 Contribution	Received 2023/24	Contribution expiry date
Fire & Safety				
04/10/2023	S17/2496 - Uffington Road Stamford	Fire Hydrant to serve the development	£1,056.86	03/10/2028
17/10/2023	S18/2379 - Land West of A1 and North of Bourne Road Colsterworth	Fire hydrant to serve the development x2	£2,019.10	16/10/2033
08/02/2024	S17/1900 - Land to the South of Stowe Croft Road	Fire Hydrant to serve the development	£931.34	08/02/2029
28/03/2024	S18/0093 - Land to east of Low Road Barrowby	Fire hydrant to serve the development	£853.17	28/03/2029
Education				
22/09/2023	S21/0655 - Main Road Long Bennington	Providing additional secondary education capacity in Grantham and Sixth form education providing additional sixth form capacity in Grantham.	£107,285.28	21/09/2033
22/09/2023	S16/1451 - Main Road Long Bennington	Towards providing educational facilities for Priory Ruskin Academy.	£82,544.24	22/09/2028
05/01/2024	S17/2466 - Land on the West side of Linchfield Road	Primary education - towards the expansion of Market Deeping Community Primary School, Secondary and Sixth form education - to be spent towards sporting facilities at Deepings Secondary school	£652,222.16	05/01/2028
17/10/2023	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, Grantham, or the provision of such other Primary, secondary and sixth form educational facilities the development.	£389,056.35	16/10/2033



Table 18: Received monetary contributions in 2023/24 continued...

Date received	Planning reference	Purpose of the S106 Contribution	Received 2023/24	Contribution expiry date
Education				
05/02/2024	S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	Additional classrooms, sixty places at proposed Barrowbygate school Poplar farm	£995,744.68	05/02/2029
05/02/2024	S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	Provide an additional three classrooms and teaching block and additional library accommodation and facilities at West Grantham academy and a 3-classroom teaching block and additional sports facilities at Walton girl's school.	£1,619,616.08	05/02/2029
22/03/2024	S08/1231 - Poplar Farm	Provision of extra places for early years and/or secondary education in Grantham.	£117,200.39	8 Years
28/03/2024	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).	£99,302.11	28/03/2029
28/03/2024	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).	£21,539.03	28/03/2029
15/12/2023	S16/0112 - Land north of Towngate East / south of Northfield Road, Market Deeping	Mix of Primary and secondary contributions for Market Deeping community Primary School and The Deepings school	£380,853.31	15/12/2028 - Sent Direct to LCC
30/11/2023	S19/0740 - Land at Bourne Road, Morton	Sum for expansion of a secondary school in Bourne.	£50,974.00	30/11/3033 - Sent Direct to LCC



Table 18: Received monetary contributions in 2023/24 continued...

Date received	Planning reference	Purpose of the S106 Contribution	Received 2023/24	Contribution expiry date
Health				
01/11/2023	S17/2496 - Uffington Road Stamford	For healthcare facilities at Lakeside healthcare Stamford and/or redeveloping Stamford Hospital Site	£21,800.12	01/11/2028
17/10/2023	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	16/10/2033
16/10/2023	S21/0655 - Main Road Long Bennington	To be used to provide NHS facilities at Long Bennington surgery to mitigate the development.	£29,450.94	15/10/2033
05/01/2024	S17/2466 - Land on the West side of Linchfield Road	To be spent towards improvements of the Deepings surgery.	£72,378.73	05/01/2028
12/12/2023	S21/0938 - Land at Uffington Road Retail Park Uffington Road Stamford	For healthcare facilities at Lakeside healthcare Stamford and/or Glenside Country practice Castle Bytham.	£149,818.41	11/12/2033
11/09/2023	S23/0836 - 6-7 St Peters Hill Grantham	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	10/09/2028
22/11/2023	S13/3167 - Land at Lincoln Road Stamford	Improve facilities within the Stamford area.	£11,268.48	No expiry date
05/02/2024	S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	Extension of Vine Street Surgery in Grantham.	£180,478.72	05/02/2029
23/02/2024	S19/2235 - Land Adjacent Fire Station of Bourne Road Corby Glen	Towards Market Cross Surgery.	£51,061.27	23/02/2029
22/03/2024	S08/1231 - Poplar Farm	Construction of primary health care facilities by way of doctor's surgery or medical centre.	£69,794.05	5 Years after final instalment



Table 18: Received monetary contributions in 2023/24 continued...

Date received	Planning reference	Purpose of the S106 Contribution	Received 2023/24	Contribution expiry date
Transport & Travel				
27/10/2023	S20/1169 - Wilsford Lane Ancaster	Towards making the speed limit 30mph and installation of weight limit to Wilsford Lane Ancaster	£5,610.47	27/10/2028
21/11/2023	S21/1841 - Land on the South 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	£16,795.62	21/11/2033
05/02/2024	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	05/02/2029
05/02/2024	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	05/02/2029
05/02/2024	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	05/02/2029
22/03/2024	S08/1231 - Poplar Farm, Barrowby Road Grantham	Local public transport servicing the land	£15,880.40	5 Years
£6,294,932.44				



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 19: Received monetary contributions at any time prior to 2023/24

Planning reference	Purpose of the contribution	Opening balance 2023/24
Affordable Housing		
S15/0030 - Marshall's Yard, Stamford	To be used towards affordable housing in Stamford.	£5,803.92
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
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.	£142,032.00
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.	£91,704.78
Digital Infrastructure		
S05/0220 - Land at Springfield Rd, Impress Metal Packaging Ltd - Grantham	Cost incurred by the council in implementing CCTV in the Vicinity of the land.	£9,283.79



Table 19: Received monetary contributions at any time prior to 2023/24 continued...

Planning reference	Purpose of the contribution	Opening balance 2023/24
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	£7,528.71
Community Facilities		
S00/0843 - Land North of Springfield Road	Car parking provided on Springfield Road for maintaining areas.	£45,000.00
S08/1231 - Poplar Farm	Provision of community hall on community hall land provided.	£38,121.56
Green Area Maintenance		
S05/1288 - Land East Churchfield Close, Deeping St James	Play equipment maintenance contribution on site.	£9,209.72
S02/1169 - Persimmon Homes - Springfield Road, Grantham	Installation and maintenance of play equipment in space provided on development.	£3,681.33
S08/1231 - Poplar Farm	Play equipment and drainage equipment maintenance on site.	£133,544.96
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	Provision, enhancement or upgrade of the existing sports facilities at Empingham Road Playing field.	£30,307.00
Open Spaces & Leisure		
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	For the costs of the provision of, enhancement to, or upgrade of existing sports facilities at Empingham road playing field.	£184,240.00
S99/1156 - Land off Manthorpe Road Grantham	Play equipment contribution and maintenance off site contribution	£4,112.60



Table 19: Received monetary contributions at any time prior to 2023/24 continued...

Planning reference	Purpose of the contribution	Opening balance 2023/24
Open Spaces & Leisure		
S09/2245 - Caunt Road, Grantham	Improvement of Open space in the vicinity of the development.	£426.50
S14/3208 - High St Billingborough	Upgrade or provision of existing public open space and/or play equipment in Billingborough.	£5,831.00
S12/0438 - Radcliffe Rd Stamford	For the play area with existing play equipment on the recreation ground in Stamford.	£12,614.13
S13/2586 - Land at Belvoir Close, Stamford	Provision or enhancement or upgrade of existing play facilities in Stamford	£9,586.40
S14/1684 - Southfield Business Park, Falcon Way Bourne	Towards the cost of provision or upgrade of play equipment in Bourne Area	£17,662.14
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.	£78,960.00
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.	£31,309.73
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.	£9,303.31
Monitoring		
S08/1231 - Poplar Farm	Admin costs for monitoring the S106	£2,210.80
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	£10,000.00
S16/2819 - Land at rectory Farm Grantham	Admin costs for monitoring the S106	£10,000.00



Table 19: Received monetary contributions at any time prior to 2023/24 continued...

Planning reference	Purpose of the contribution	Opening balance 2023/24
Education		
S12/0864 - Empingham Road, Stamford	Contribution towards Primary, Secondary and sixth form schools within Stamford.	£330,532.96
S17/1262 - Rioja Developments	Grantham college - Retail and leisure skills academy to help secure a job	£22,912.15
S18/2111 - Alston Country homes - 153 Eastgate Deeping St James	To use towards the sporting facilities at the Deepings Secondary School.	£7,346.00
S18/0452 - Ferndale House Swinstead Road	One additional classroom at Charles reed Academy.	£61,238.00
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.	£60,827.19
S12/0864 - Empingham Road, Stamford	Providing and extending, improving or altering health facilities within Stamford, arising from the development.	£222,322.90
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	For improving facilities at the Deepings Medical Practice	£13,275.87
S18/0543 - Wherry's Lane Bourne	To be used towards improvements to the Hereward Medical centre Bourne	£11,773.70
S18/2111 - Alston Country homes - 153 Eastgate Deeping St James	Improving patient access to medical and pharmaceutical dispensing services at the Deepings Medical Centre.	£1,712.00
S21/2094 - Swinegate	Improvement of main GP surgeries in Grantham.	£5,500.00



Table 19: Received monetary contributions at any time prior to 2023/24 continued...

Planning reference	Purpose of the contribution	Opening balance 2023/24
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
S08/1231 - Poplar Farm	Local public transport servicing the land	£13,802.63
S12/0864 - Empingham Road, Stamford	Temporary bus service and then remainder traffic signal	£106,783.89
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
		£3,594,581.75



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

Table 20: Non-monetary obligation secured in new S106 agreements during 2023/24

Planning reference and details	Purpose of funding	Agreed non-monetary contribution	Comments
S22/1240 - Land at Phase 10B Elsea Park Welland Drive	Affordable Housing	48 Dwellings	To secure 48 dwellings on the development as Affordable Housing.
	Open Spaces	On site	Open space to be provided on site no less than 125 sqm per person (no more than 6000 sqm in total), to include 310 sqm of equipped children's area.



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 21: Allocated contributions but not spent in 2023/24

Planning Ref	S106 terms for spend of contribution	Balance including interest 2023/24	Comment
Transport & Travel			
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	Affordable housing in Market Deeping then southern area of the district then within district.	£293,701.26	SKDC investing in affordable housing within Market Deeping.
Community Facilities			
S19/2235 - Land Adjacent Fire Station of Bourne Road Corby Glen	Improvements and enhancements to the Community/Village Hall serving the Development.	£47,303.27	Bids currently in for use of the funds.
Open Spaces & Leisure			
S12/0864 - Empingham Road and Tinwell Road Stamford	For the costs of the provision of, enhancement to, or upgrade of existing sports facilities at Empingham Road playing field.	£297,890.10	Stamford Rugby club looking to use funds to improve facilities.
Monitoring			
S08/1231 - Poplar Farm	Admin costs for monitoring the S106	£2,437.20	SKDC investing in the software to monitor and manage the S106 obligations
S12/0864 - Empingham Road and	Monitoring costs	£10,494.19	
S16/2816 - Land at rectory	Monitoring costs	£10,494.19	
S16/2819 - Land at rectory	Monitoring costs	£10,494.19	
S08/1231 - Poplar Farm	Admin costs for monitoring the S106	£2,370.36	



Table 21: Allocated contributions but not spent in 2023/24 continued...

Planning Ref	S106 terms for spend of contribution	Balance including interest 2023/24	Comment
Education			
S08/1231 - Poplar Farm	Provision of extra places for early years and/or secondary education in Grantham.	£122,992.36	LCC claiming for Poplar Farm School.
Affordable Housing			
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	LCC making a claim due to road alterations already being in place.
£800,754.76			



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 22: Spent contributions during 2023/24

Planning reference	To be used for	Spent	Purpose of spend during 2023/24
Affordable Housing			
S15/0030 - Marshall's Yard, Stamford	To be used towards affordable housing in Stamford.	£5,803.92	Remaining balance used to purchase Affordable Housing in Stamford, allocated to expenses for
Digital Infrastructure			
S05/0220 - Land at Springfield Rd, Impress Metal Packaging Ltd - Grantham	Cost incurred by the council in implementing CCTV in the Vicinity of the land	£9,283.79	Remaining balance allocated to spend for modernisation of CCTV.
Community Facilities			
S00/0843 - Land North of Springfield Road	Car parking provided on Springfield Road said amount for maintaining areas.	£45,000.00	Moved to budget holder for maintenance.
Green Area Maintenance			
S05/1288 - Land East Churchfield Close, Deeping St James	Play equipment maintenance contribution on site.	£9,209.72	Allocated to maintenance budget
S02/1169 - Persimmon Homes - Springfield Road, Grantham	Installation and maintenance of play equipment in space provided on development.	£3,681.33	Moved to maintenance budget
Open Spaces & Leisure			
S99/1156 - Land off Manthorpe Road Grantham	Play equipment contribution and for maintenance.	£4,112.60	Moved to maintenance budget
S09/2245 - Caunt Road, Grantham	Improvement of OS in the vicinity of the land	£426.50	Moved to maintenance budget



Table 22: Spent contributions during 2023/24 continued...

Planning reference	To be used for	Spent	Purpose of spend during 2023/24
Open Spaces & Leisure			
S13/2586 - Land at Belvoir Close, Stamford	Provision or enhancement or upgrade of existing play facilities in Stamford	£9,586.40	Used for enhancing of the play area of the Stamford Recreation Ground
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.	£18,949.21	Spent by Stamford Football club as agreed by cabinet decision 15 June 2021
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.	£1,002.00	Spent by Stamford indoor bowls as agreed by cabinet decision 15 June 2021
S14/3208 - High St Billingborough	Upgrade or provision of existing public open space and/or play equipment in Billingborough	£5,831.00	Upgrade of play equipment at Billingborough Playing fields
S21/0655 - Main Road Long Bennington	To be used to upgrade play equipment of the children's play facilities at Long Bennington playing fields for the development	£17,360.98	Upgrade of play equipment at Long Bennington
Fire & Safety			
S18/2379 - Land West of A1 and North of Bourne Road Colsterworth	Fire hydrant to serve the development x2	£2,019.10	Fire hydrant provision for the development
Education			
S12/0864 - Empingham Road, Stamford	Contribution towards Primary, Secondary and sixth form schools within Stamford.	£330,532.96	LCC spent for the purpose of the construction of classrooms to Malcolm Sargent Primary School & Stamford Welland Secondary
S08/1231 - Poplar Farm	Provision of extra places for early years and/or secondary education in Grantham.	£341,480.73	LCC claimed to reimburse for the school on Poplar farm being built.



Table 22: Spent contributions during 2023/24 continued...

Planning reference	To be used for	Spent	Purpose of spend during 2023/24
Open Spaces & Leisure			
S14/3571 - Land east of Sheep Wash Lane and south of Barrowby Road	Additional classrooms for 60 places at proposed Barrowbygate school Poplar farm	£995,744.68	LCC claimed to reimburse for the school on Poplar farm being built.
Health			
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	Towards improving facilities at the Deepings Medical Practice	£13,275.87	Part funding to reconfigure clinical treatment spaces at The Deepings Practice.
			£1,813,300.79



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 24: Closing balance at the end of 2023/24

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Affordable Housing					
S11/0967 - McCarthy Stone, Grantham	13/02/2015	Affordable housing within Grantham		£29,090.65	No date given
S10/2106 - Land to the rear 45-49 Harrowby Lane	10/12/2015	Affordable housing within Grantham		£177,000.00	09/12/2025
S12/0438 - Radcliffe Rd Stamford	01/12/2017	Affordable Housing in Stamford then the villages in the vicinity of Stamford then finally within any area of the district.		£290,627.51	01/12/2027
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	27/09/2019	Affordable housing in Market Deeping then southern area of the district then within district		£134,037.26	26/09/2024
S16/1451 - Land off Main Road Long Bennington	22/12/2021	Affordable housing within the administrative area of the council - Grantham		£684,000.00	21/12/2026
S18/1207 - Land to the south east side of Kettering Road Stamford	01/12/2023	Affordable housing within Stamford	£5,516.36	£368,644.36	01/12/2028
S17/2496 - Uffington Road Stamford	12/12/2023	Affordable Housing firstly in Stamford or anywhere in the council area.		£79,295.56	11/12/2028
S18/2111 - Alston Country homes - 153 Eastgate Deeping St James	27/07/2022	Affordable Housing within Deeping St James if this is not possible for whatever reason it may be used by the council towards the provision anywhere within SKDC.	£7,019.13	£149,051.13	26/07/2027



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Affordable Housing					
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	21/11/2027
S18/0543 - Wherry's Lane Bourne	03/05/2022	Provision for Affordable Housing in Bourne	£4,531.99	£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	£379.04	£16,518.72	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.	£1,821.92	£125,612.13	11/12/2033
S08/1231 - Poplar Farm	22/03/2024	Provision of community hall on community hall land.	£4,047.52	£85,948.97	5 Years after final instalment
S19/2235 - 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.	£204.06	£47,303.27	23/02/2029



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Community Facilities					
S21/1841 - Land on South Side of Bourne Road and North of Swinstead Road Corby Glen	11/03/2024	To be used by the Parish Council towards local community projects including improvements to community halls, infrastructure improvements and open spaces.	£47.49	£29,355.71	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	03/10/2028
S08/1231 - Poplar Farm	22/03/2024	Play equipment and drainage equipment.	£14,174.23	£300,989.64	5 Years after final instalment
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	14/07/2021	Provision, enhancement or upgrade of the existing sports facilities at Empingham Road Playing field.	£1,497.75	£31,804.75	13/07/2026
Open Spaces & Leisure					
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	23/01/2020	Costs for maintaining adopted green area in the area of the development.	£9,105.02	£193,345.02	18/03/2025
S21/0655 - Main Road Long Bennington	15/10/2023	To be used to upgrade play equipment of the children's play facilities at Long Bennington playing fields for the development.	£204.60	£9,277.87	15/10/2033



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Open Spaces & Leisure					
S16/1451 - Land off main road, Long Bennington	09/06/2023	For provision/improvement of existing Long Bennington Playing field/other public space/children's play equipment.		£2,413.25	08/06/2028
S12/0438 - Radcliffe Rd Stamford	08/05/2017	Towards improvements or upgrade play area on existing play equipment recreation ground Stamford		£12,614.13	07/05/2027
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	15/08/2026
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	04/12/2020	Costs for maintaining adopted green area in the area	£872.85	£104,545.08	18/03/2025
S16/2285 - Land off Falcon Way Bourne	28/12/2023	Towards play equipment at Well Head Fields South Road Bourne	£4,923.25	£16,641.10	28/12/2028
S18/0452 - Ferndale House Swinstead Road	12/04/2023	For play equipment at Corby Glen.	£221.70	£17,540.16	11/04/2028
S16/1451 - Land off main road, Long Bennington	09/06/2023	Towards the provision/improvement of existing Long Bennington Playing field/other public space/children's play equipment off site in Long Bennington.	£800.16	£11,250.00	08/06/2028

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Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Monitoring					
S08/1231 - Poplar Farm	22/03/2024	Admin costs for monitoring the S106	£226.40	£4,807.56	5 Years after final instalment
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	05/07/2016	Admin costs for monitoring the S106	£494.19	£10,494.19	13/07/2026
S16/2816 - Land at rectory Farm Grantham	06/11/2023	Admin costs for monitoring the S106	£494.19	£10,494.19	06/11/2033
S16/2819 - Land at rectory Farm Grantham	28/12/2022	Admin costs for monitoring the S106	£494.19	£10,494.19	28/12/2032
Fire & Safety					
S17/2496 - Uffington Road Stamford	04/10/2023	Fire Hydrant to serve the development		£1,056.86	03/10/2028
S17/1900 - Land to the South of Stowe Croft Road	08/02/2024	Fire Hydrant to serve the development	£6.54	£937.88	08/02/2029
S18/0093 - Land to east of Low Road Barrowby	28/03/2024	Fire Hydrant to serve the development		£853.17	28/03/2029
Education					
S21/0655 - Main Road Long Bennington	22/09/2023	Providing additional secondary education capacity in Grantham and Sixth form education providing additional sixth form capacity in Grantham.	£2,419.20	£109,704.48	21/09/2033



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Education					
S17/1262 - Rioja Developments	16/08/2021	Grantham college - Retail and leisure skills academy 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 - to be spent towards sporting facilities at Deepings Secondary school	£7,573.73	£659,795.89	05/01/2028
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 or the provision of such other Primary, secondary and sixth form educational facilities the development.		£389,056.35	16/10/2033
S18/2111 - Alston Country homes - 153 Eastgate Deeping St James	27/07/2022	To use towards the sporting facilities at the Deepings Secondary School.	£363.03	£7,709.03	26/07/2027
S18/0452 - Ferndale House Swinstead Road	23/03/2023	One additional classroom at Charles Reed academy	£3,026.34	£64,264.34	22/03/2028



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Education					
S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	05/02/2024	Provide an additional 3 classroom teaching block and additional library accommodation and facilities at West Grantham academy and a 3 classroom teaching block and additional sports facilities at Walton Girls School.	£11,371.86	£1,630,987.94	05/02/2029
S08/1231 - Poplar Farm	22/03/2024	Provision of extra places for early years and/or secondary education in Grantham.	£5,791.97	£122,992.36	8 Years
S18/0093 - Land to east of Low Road Barrowby	28/03/2024	Towards an extension to Walton Secondary School comprising 2 additional classrooms (for secondary and sixth form).		£120,841.14	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.	£6,455.22	£137,076.46	5 Years after final instalment
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	23/01/2020	Providing and extending/improving or altering health facilities within Stamford arising from the development.	£10,987.05	£233,309.95	01/04/2025
S18/0543 - Wherry's Lane Bourne	14/12/2021	To be used towards improvements to the Hereward Medical centre Bourne	£581.85	£12,355.55	13/12/2026



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Health					
S17/2496 - Uffington Road Stamford	01/11/2023	To be spent towards healthcare facilities at Lakeside healthcare Stamford and/or redeveloping Stamford Hospital Site		£21,800.12	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		£51,651.33	16/10/2033
S21/0655 - Main Road Long Bennington	16/10/2023	To be used to provide NHS facilities at Long Bennington surgery to mitigate the development	£664.10	£30,115.04	15/10/2033
S17/2466 - Land on the West side of Linchfield Road	05/01/2024	To be spent towards improvements of the Deepings surgery	£840.48	£73,219.21	05/01/2028
S21/0938 - Land at Uffington Road Retail Park Uffington Road Stamford	12/12/2023	To be spent towards healthcare facilities at Lakeside healthcare Stamford and/or Glenside Country practice castle Bytham	£2,204.99	£152,023.40	11/12/2033
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	10/09/2028
S13/3167 - Land at Lincoln Road Stamford	22/11/2023	Improve facilities within the Stamford area		£11,268.48	No expiry date



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Health					
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.	£84.61	£1,796.61	26/07/2027
S21/2094 - Swinegate	07/03/2022	Improvement of main medical services in Grantham.		£5,500.00	06/03/2027
S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	05/02/2024	Extension of Vine Street Surgery in Grantham	£1,413.42	£181,892.14	05/02/2029
S19/2235 - Land Adjacent Fire Station Of Bourne Road Corby Glen	23/02/2024	Towards Market Cross Surgery	£221.23	£51,282.50	23/02/2029
Transport & Travel					
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	12/01/2019	For making of any necessary traffic regulation order in proximity to access points of the development		£2,577.64	26/09/2024
S08/1231 - Poplar Farm	22/03/2024	Local public transport servicing the land.	£1,466.92	£31,149.95	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		£5,610.47	27/10/2028



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Transport & Travel					
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	26/03/2021	Temporary bus service and then remainder traffic signal	£5,277.19	£112,061.08	25/06/2026
S17/2466 - Land off Linchfield Road Deeping St James	28/01/2022	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	27/01/2027
S21/1841 - Land on the South of Bourne Road and North of Swinstead Road Corby Glen	21/11/2023	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	£140.61	£16,936.23	21/11/2033
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.		£131,382.97	05/02/2029
			£117,966.38	£7,762,352.46	



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

Table 25: Breakdown of Affordable housing delivered in 2023/24

Location	Social Rent	Affordable Rent	Intermediate Rent	Shared Ownership	Discounted Open market	Rent to Buy	Total
Ancaster	2			4			6
Bourne		6	8	9		2	25
Colsterworth		4		2			6
Corby Glen		13		19		3	35
Grantham		21		15	13		49
Langtoft	12						12
Market Deeping		2		4			6
Morton		7					7
Stamford		27		2			29
Total	14	80	8	55	13	5	175

5.2 Definition of the categories used in the above diagram, is set out on the following page.



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.

Intermediate Rent - as Affordable Rent above but offered by private landlords, allowing households without the money for a deposit to purchase a property and the opportunity to obtain a home whilst still saving for a deposit.

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.

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

Rent to Buy - a government scheme designed to ease the transition from renting to buying a home by providing subsidised rent.

First Homes - First Homes is a new tenure of affordable housing which offers properties for sale with a discount of 30% on the market value to first time buyers. The discount will be on the property in perpetuity and so the property will remain as a First Home through subsequent sales.





S18/0904 – Manning Road Bourne, This Allison Homes development is now well underway. Providing 37 affordable homes as well as monetary contributions for education, health and open space provided on site.

Section 106 Fund Application Form

FORM REVISED
Nov 2023

Instructions

This application is for capital projects only. This application needs to be completed fully to allow the District Council to assess whether your project meets the needs to be eligible for a S106 grant award. Make sure all details are correct and notify South Kesteven District Council as soon as possible with any changes to be made.

FOR OFFICE USE ONLY

Date/time received:

Name and address of organisation	Contact name	Purpose of organisation (e.g Parish Council, Charity)
Email address	Phone Number	Other

Project information

Attach documentation that will support your application. This will include design or project plans, Drawings, and photographs along with Quotations, see checklist on page 3.

Location of project	Total Cost of project	S106 funding amount?
Is there a shortfall in the total amount of capital funding you require? How will this shortfall be met?	Project start date	Estimated completion date

About the Section 106

This section is to be used to explain the Section 106 agreement that you wish to apply for a grant against for your project. Providing as much information as possible. Also remembering that not all S106 monies are available due to some already being assigned to projects as stated in the Section 106 agreement. Check with South Kesteven Council Prior to application.

Planning permission reference/ details	S106 agreement reference	Is your organisation named in the S106

Details as to why this should be allocated to your project.

About the Section 106 continued...

Please specify relevant clause in the S106 agreement to which your project relates. How does your project meet the S106 agreement requirements?

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How will your project benefit/impact the local community?

Please use additional if you feel this is required to explain your case.

Checklist for applying for S106 monies	Attached
Tick those that apply.	
Evidence of the approval attached, if the organisation applying for the grant does not have ownership of the land and have sourced permission. Along with leases or information regarding the time left on land.	
A minimum of 3 written quotes for capital elements of the project, demonstrating best value and making sure to source locally where possible.	
Research data has been included with your application into why the project is needed.	
Copy of a letter or minutes evidence that you have discussed your proposed project with your parish council or ward councillors, and they support the project, where possible.	
If the S106 grant is to help part fund a project, then evidence of other secure funding streams to be provided	
Provide evidence of how you consulted/engaged with the local community about the need for the project i.e. meetings, questionnaire, surveys	
Supply photos, design plans, specifications of project, to help describe the project in question	
A copy of your organisation's latest bank statement for each of your organisation's accounts.	
Charity number (if applicable)	
Provide a copy of the organisation's bank details on letterheaded paper.	
Where there are licenses and/or planning permissions required, include evidence of research/ correspondence regarding this.	
Any other documents that you deem necessary for the application	

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Declaration

<p>I confirm that I am authorised to make this application for the above name organisation. I also certify that all information that has been completed above and submitted in addition to the application is correct. If any changes to this application happen in any way, you are agreeing to notify South Kesteven Council.</p> <p>Position held:</p>	<p>Signed:</p> <p>Printed:</p> <p>Date:</p>
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ஜெக ஸ்ரீ ரேந்தன் வானை னாட்டுர் அந்வே வசய்ளோட்டயவந்தன தேவேஷ் ஸ்ரீச டஷ்பேரயபந், மீட்நயளந் உட்வேயங்வ ரள் ரள்ளேபே வாந் னநவயடைள் யட்சினந்

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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
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**Joint Meeting of the
Environment Overview and
Scrutiny Committee and Rural
and Communities Overview and
Scrutiny Committee**
Monday, 9 December 2024

Report of Councillor Phil Dilks, Cabinet
Member for Planning

Revisions and Amendments to Planning Applications and Extensions of Time Procedure for Planning Applications

Report Author

Emma Whittaker, Assistant Director of Planning

emma.whittaker@southkesteven.gov.uk

Purpose of Report

To seek feedback on the proposed “Revisions and Amendments to Planning Applications and Extensions of Time” procedure and to recommend to Cabinet that the procedure is adopted.

Recommendations

The Committee is recommended to:

- 1. Review and provide feedback on the proposed “Revisions and Amendments to Planning Applications and Extensions of Time” procedure**
- 2. Recommend to Cabinet that the procedure is adopted.**

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 from the proposed procedure although it is recognised that there could be an increase in the use of the Council's pre-application advice service which is a chargeable service.

Completed by: Richard Wyles, Deputy Chief Executive and s151 Officer

Legal and Governance

- 1.2 There are no legal or governance issues resulting from the proposed procedure. The Council is legally required to determine applications and there are statutory timescales set out in the Town and Country Planning Act (1990) (as amended). The Council is not required by law to request or accept amendments to applications during consideration.
- 1.3 If recommendation 2 is agreed, Cabinet will be asked to approve the procedure as they approve procedural and policy documents that fall outside of the Policy Framework documents that are reserved for Full Council.

Completed by: James Welbourn, Democratic Services Manager and Deputy Monitoring 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 Performance is monitored by the Council through quarterly reports setting out how the Council is performing against Key Performance Indicators (KPIs). For Development Management (determination of planning applications), this data relates to the speed of decision making. In addition, the Council reports quarterly

performance to the Ministry for Housing, Communities and Local Government (MHCLG).

- 2.3 Statutory time limits for applications for planning permission are set out in Article 34 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). There are different time limits for different types of application however the most common are 13 weeks for major applications (unless an application is subject to an Environmental Impact Assessment, in which case a 16 week limit applies) and 8 weeks for most other types of applications.
- 2.4 Where a planning application takes longer than the statutory period to decide the Council is able to agree a new deadline through an Extension of Time (EoT) agreed with the applicant.
- 2.5 Where an application takes longer than the statutory time limits and no EoT has been agreed, an applicant can lodge an appeal with the Planning Inspectorate against non-determination.
- 2.6 The previous government introduced the “planning guarantee” which essentially means that no application should spend more than a year with decision-makers, including any appeal. For major applications this means that in practice, applications should be determined within 26 weeks and non-major applications within 16 weeks.
- 2.7 Typically extensions of time to planning applications are used to for the following reasons:
 - To process amendments to applications,
 - For additional information to be submitted,
 - Negotiations to S106 agreements (planning obligations)
 - Committee decisions.
- 2.8 As mentioned in paragraph 2.2, MHCLG collects quarterly statistics on a number of different performance indicators relating to decisions on planning applications. This includes collecting data about the proportion of applications determined with an EoT.
- 2.9 Tables 1 and 2 below show the Council’s performance in relation to the proportion of applications with an Extension of time. In comparison to both our CIPFA peers and Lincolnshire neighbours, the Council’s use of extensions of time is high.

Table 1

2023/24		Nearest Neighbours	
	Total Decisions	Total Number of Decisions with an EoT	Percentage of decisions with an EoT %
Amber Valley	885	505	57
Bassetlaw	661	294	44
Braintree	1,112	475	43
Breckland	973	319	33
Broxtowe	542	190	35
Chorley	564	218	39
Gedling	488	223	46
High Peak	436	266	61
Hinckley and Bosworth	698	279	40
Newark and Sherwood	839	350	42
South Kesteven	979	655	67
Stafford	879	453	52
Stroud	1,213	450	37
West Suffolk	1,038	588	57
CIPFA Peers Average	808	376	47

Table 2

2023/24		Lincolnshire	
	Total Decisions	Total Number of Decisions with an EoT	Percentage of decisions with an EoT %
Boston	290	138	48
East Lindsey	1,029	434	42
Lincoln	394	134	34
North Kesteven	634	231	36
South Holland	687	225	33
South Kesteven	979	655	67
West Lindsey	662	267	40
Lincolnshire Average	668	298	43

2.10 It is already clear that both applicants and officers use extensions of time to negotiate amendments or seek additional information to address concerns raised by consultees and/or third parties. Processing amendments or additional information can have a knock-on effect of increasing workloads for officers causing further delays in the system.

2.11 Both the previous and current Governments have been clear that there needs to be significant planning reform. The Levelling Up and Regeneration Act (LURA) (2023) introduces a number of changes of which further regulations are required

before they come into effect. In the Kings Speech (July 2024), Government clearly set out its intentions to continue planning reforms “*to accelerate the delivery of high-quality infrastructure and housing*”. It is therefore clear that there remains an emphasis on reform and on improving the speed of decision-making.

- 2.12 Paragraph 38 of the NPPF is clear that Councils should act positively and creatively in relation to proposed development and that decision makers at all levels should seek to approve applications for sustainable development where possible. However, it is also recognised (paragraph 39) that early engagement has a significant potential to improve the efficiency and effectiveness of the planning system for all parties. Whilst the Council cannot require developers to engage at the pre-application stage, we should encourage the take-up of the pre-application services that we offer. Pre-application discussions are a chargeable service and therefore a source of income for Council's. It should be noted that increasing the speed of decision-making does not mean approving poor quality applications. The use of the pre-application advice service would also identify what information should be submitted with an application reducing the likelihood of additional information being required during the decision-making stage.
- 2.13 The Council is not under any obligation to request or accept amendments to applications where they are voluntarily sent in by the applicants. Sometimes, applicants will review consultee comments on an application and submit additional information to try and address the concerns raised. This approach can make it difficult for case officers to manage the process and determine applications in the statutory time limits. Often, amendments that have not been requested by the case officer do not resolve all of the concerns with an application causing either further delay.
- 2.14 The draft “Revisions and Amendments to Planning Applications and Extensions of Time” procedure (**Appendix A**) sets out the proposed approach to when amendments will be requested/accepted and when an EoT will be agreed with an applicant. This document will provide clarity for applicants and officers about this process and allow officers to manage applications effectively. The procedure is also designed to improve the speed of the Council's decision making and direct more applicants to the Council's formal pre-application advice service.

3. Key Considerations

- 3.1. It is clear that there is a desire of Government to reform the planning system including accelerating the delivery of housing, infrastructure and economic growth.
- 3.2. The planning team is currently heavily reliant on the use of EoTs on planning applications allowing both applicants and officers to negotiate amendments and seek additional information, amongst other things. There will still be a need to use some extensions of time, for example where Committee is required to make a

decision or to conclude negotiations on a legal agreement. However, the majority of applications should be straight forward and be determined within the statutory time limits. Customers should instead be encouraged to seek pre-application advice before submitting an application to establish any areas of concern and/or policy conflict.

- 3.3. The procedure will also provide clarity for officers and customers about when amendments to applications or additional information will be requested/accepted. This should help reduce further delays in processing applications and support better case management.

4. Other Options Considered

- 4.1 The Council could choose not to adopt the process and continue with the current arrangements. However, this approach is unlikely to reduce the use of Extensions of Time and prolong the decision-making process for applicants. This could also lead to inconsistencies when processing amendments. This approach has therefore been discounted.

5. Reasons for the Recommendations

- 5.1. The adoption of an approach to accepting revisions and amendments to planning applications and the use of extensions of time will provide clarity for applicants and officers. It will create consistency across the team about processing amendments and improve case management; this should also speed up decision-making. Officers will be able to refer applicants to the procedure in the event of any complaints about refusal to accept amendments to an application. The procedure would be published on the Council's website.
- 5.2. Encouraging the use of the pre-application advice service will provide applicants with guidance before they submit an application which should improve the quality of applications. At the pre-application stage, concerns with any proposal will be identified along with guidance about other stakeholders to consult and what documents will need to be submitted with an application. It will also generate income for the Council which will support the resourcing of the planning team.

6. Background Papers

Michael Gove – [Written Ministerial Statement 19 December 2023](#)
[King's Speech 2024 \(The King's Speech 2024 - GOV.UK\)](#)

7. Appendices

7.1 Appendix A: Draft “Revisions and Amendments to Planning applications and Extensions of Time” procedure

Revisions and Amendments to Planning Applications and Extensions of Time

The Council expects that upon receipt of an application it will be supported by the relevant information and able to be fully assessed and determined as submitted. It is the responsibility of applicants and agents to ensure that the correct information is submitted with applications. Whilst it is noted that the Council does not currently have a local list, article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015 requires the submission of any other plans, drawings and information necessary to describe the development which is the subject of the application.

The Council has discretion whether to request or accept amendments to an application under consideration and our normal position is not to seek or accept amendments after validation. We encourage the use of the pre-application advice service where we can identify what information may be required to support your application. By using our pre-application advice service, you can also obtain an informal opinion about the acceptability of your proposals. It is noted that not all relevant consultees will engage directly with our pre-application service, but where this is the case, these will be highlighted through our written advice. When you use our pre-application advice service, we will also identify the supporting plans and documents that will need to provide with your application; this will be based on the information available to us at the time of providing the advice.

Any negotiation should be initiated by the Council. Applicants should not submit amendments or additional information once the application is valid unless invited to do so by the case officer. Should uninvited plans or amendments be received they may be returned to you. In all circumstances, you should submit amended plans directly to the relevant case officer.

Guidance on amendments

This guidance will help you understand when the Council will/will not request or accept amendments to planning applications.

When we decide if we will negotiate amendments, the considerations could include:

1. If the amendment or change would likely result in a materially different development such that a new application should be submitted (this can include a material change to the description of development),

2. Whether the changes would make the development acceptable without raising other issues, and
3. Whether it will be necessary to re-consult or re-publicise the application.

Applications will generally be categorised as follows:

1. The application is acceptable as submitted – **approve**
2. The proposal is considered unacceptable as submitted but could be made acceptable subject to minor amendments or additional information. It is at the discretion of the local planning authority whether to accept such changes, to determine if the changes need to be reconsulted upon, or if the proposed changes are so significant as to materially alter the proposal such that a new application should be submitted. – **consider negotiation**
3. The proposal is considered unacceptable as submitted and cannot be supported or the amount of change required would be significant – **refuse**.

Extensions of time will only be accepted in limited circumstances and at the discretion of the planning officer. In all circumstances these must be agreed in advance of any amendments being accepted.

If pre-application advice has not previously been sought or sought but not followed, then applicants will not normally be invited to negotiate. Instead, they will be invited to use the pre-application facility prior to resubmitting a new application.

We are unlikely to seek or accept any amendments or additional information in the following circumstances:

- Where pre-application advice was not sought prior to submission of an application.
- Where pre-application advice was not followed,
- Where there is an objection in principle to the development,
- Where the development proposed would be significantly different after amendments.

If amendments are sought, we will:

- Require any amendments to be submitted as a single submission with an updated document list and/ or note that clearly explains what the amendments are
- Only accept the amendment if an appropriate extension of time is agreed at the outset.

Applications accompanied by a Planning Performance Agreement (PPA)

The Council often enters into PPAs which covers pre-application advice as well as the timetable for the determination of the application. The PPA should normally set-out an agreed procedure for accepting amendments. Where the PPA makes specific reference to seeking amendments within the timetable then the Council will discuss possible amendments provided that this does not result in delays in meeting the deadlines in the PPA and the cost of the additional officer resource is covered.

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

Monday, 9 December 2024

Report of Councillor Phil Dilks, Cabinet
Member for Planning

2023/2024 Authority Monitoring Report

Report Author

Shaza Brannon, Planning Policy Manager

 shaza.brannon@southkesteven.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 2023 to 31 March 2024 and reviews progress in preparing development plans and the extent to which South Kesteven District Council's policies have been put into effect.

Recommendations

It is recommended that the Joint Environment and Rural & Communities Committee:

- 1. Reviews the publication of the Authority Monitoring Report (Appendix A) and accompanying Summary Report (Appendix B) prior to publication.**

Decision Information

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

What are the relevant corporate priorities? **Connecting communities**

<p>Which wards are impacted?</p>	<p>Sustainable South Kesteven Enabling economic opportunities Housing Effective council</p> <p>(All Wards);</p>
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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: Paul Sutton Interim Head of Finance (Deputy s151)

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 and Deputy Monitoring Officer

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 2023/2024 AMR (Appendix A) is the fourth monitoring report published since the adoption of the South Kesteven Local Plan in January 2020. The AMR monitors the period 1 April 2023 to 31 March 2024.

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 2022. 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 most recent LDS was approved in June 2024. The May 2023 LDS has been updated 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. The Council is considering all representations received on the Draft Local Plan and a Statement of Consultation will be published.

2.13. The Council is continuing to progress with the Local Plan Review, with the next consultation on the Regulation 19 Pre-Submission Local Plan in Winter 2024/2025.

Housing Delivery

2.14. A total of 575 new homes (net) were completed between 1 April 2023 and 31 March 2024, against an annual requirement of 650 homes. Completions in the four market towns (Bourne, Grantham, Stamford, and The Deepings) accounted for 71% of all completions. Grantham accounted for 16% of all completions.

2.15. A mixture of house types were delivered. A greater number of semi-detached and detached homes were delivered, with 3-bedroomed homes the most prominent size of housing.

2.16. A 5-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 2022-2027 was confirmed through an Annual Position Statement. A 5.01 years' supply was confirmed for one year until 31 October 2024.

Affordable Housing Delivery

2.17. Of the 575 homes delivered, 175 affordable homes were completed, which accounts for 30.4% of the total completions. 62% of affordable completions were in the market towns and 38% 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.

2.18. 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

2.19. 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 following Neighbourhood Plans were formally made:

- Caythorpe and Freiston
- Claypole
- Corby Glen
- Rippingale

2.20. A map showing the full coverage of designated areas, and areas with 'made' i.e. adopted Neighbourhood Plans is reflected within the AMR. During this monitoring period, one Neighbourhood Plan (Stamford) was formally 'made'. The Council continues to work with neighbourhood planning groups and other areas in developing neighbourhood plans.

Duty to Cooperate

2.21. 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.

- 2.22. 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.
- 2.23. During this monitoring period, the Council engaged on key strategic matters including the Greater Lincolnshire Nature Recovery Strategy, Greater Lincolnshire Gypsy & Traveller Accommodation Assessment, and the delivery of the South Lincolnshire Reservoir.

Local Plan Policy Performance

- 2.24 The AMR concludes, whilst the current Local Plan is generally performing well, however there are targets which have not been met, such as the provision of Gypsy and Traveller and Travelling Showpeople accommodation sites. Through the review of the Local Plan, the Council seeks to tackle the under provision.
- 2.25. Regarding housing completions, whilst the delivery of 575 dwellings (2023/24) is close to meeting the required target of 650 dwellings per annum, there is a historic shortfall of housing delivery.
- 2.26. The Council successfully demonstrated a 5.01-year housing land supply which was fixed for one year through the 2023 Annual Position Statement. The Local Plan Review seeks to allocate sufficient development land to meet the Council's housing requirement for the new plan period, up to 2041. This will help ensure the Council's 5-year housing land supply is maintained.

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. Consultation

- 6.1. There is no requirement for any formal consultation on the Authority Monitoring Report due to it being a factual, monitoring report.

7. Background Papers

- 7.1. The Localism Act 2011, published online and available via:
<https://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>
- 7.2. 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

8. Appendices

- 8.1. Appendix A: Authority Monitoring Report (1 April 2023 to 31 March 2024)
- 8.2. Appendix B: Authority Monitoring Report (1 April 2023 to 31 March 2024)
Summary Report

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SOUTH
KESTEVEN
DISTRICT
COUNCIL



South Kesteven District Council

Authority Monitoring Report

1st April 2023 – 31st March 2024

December 2024

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 2023 which was the third Authority Monitoring Report since the adoption of the Local Plan (January 2020). This is the fourth Authority Monitoring Report prepared since the adoption of the Local Plan and monitors the development plan over the period 1st April 2023 – 31st March 2024.

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:

- 575 new homes were completed (net), including 175 affordable homes.
- 71% of all completions were within the four main market towns. Grantham accounted for 16% of all completions.
- As at 31st March 2024, South Kesteven had a fixed 5 year housing land supply of 3,950 dwellings equivalent to 5.01 years supply for one year (until 31st October 2023);
- Caythorpe and Frieston, Claypole, Corby Glen, Rippingale Neighbourhood Plans were formally made.
- There was a total of 64 appeals decisions of which 54 were dismissed and 10 were allowed.
- Regulation 18 was published for consultation and the next stage of the Local Plan Review will be published for consultation in Winter 2024/25.

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Appendix 1: Local Plan Monitoring and Implementation Framework

Appendix 2: Glossary

Appendix 3: Appeal Monitoring

Section 1: Introduction

Overview

1.1 This is the fourth 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 2023 – 31st March 2024.

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 of the monitoring 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;
- Details 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 appeal decisions for the monitoring year are included at Appendix 3.

Section 2: South Kesteven Profile

Overall Context

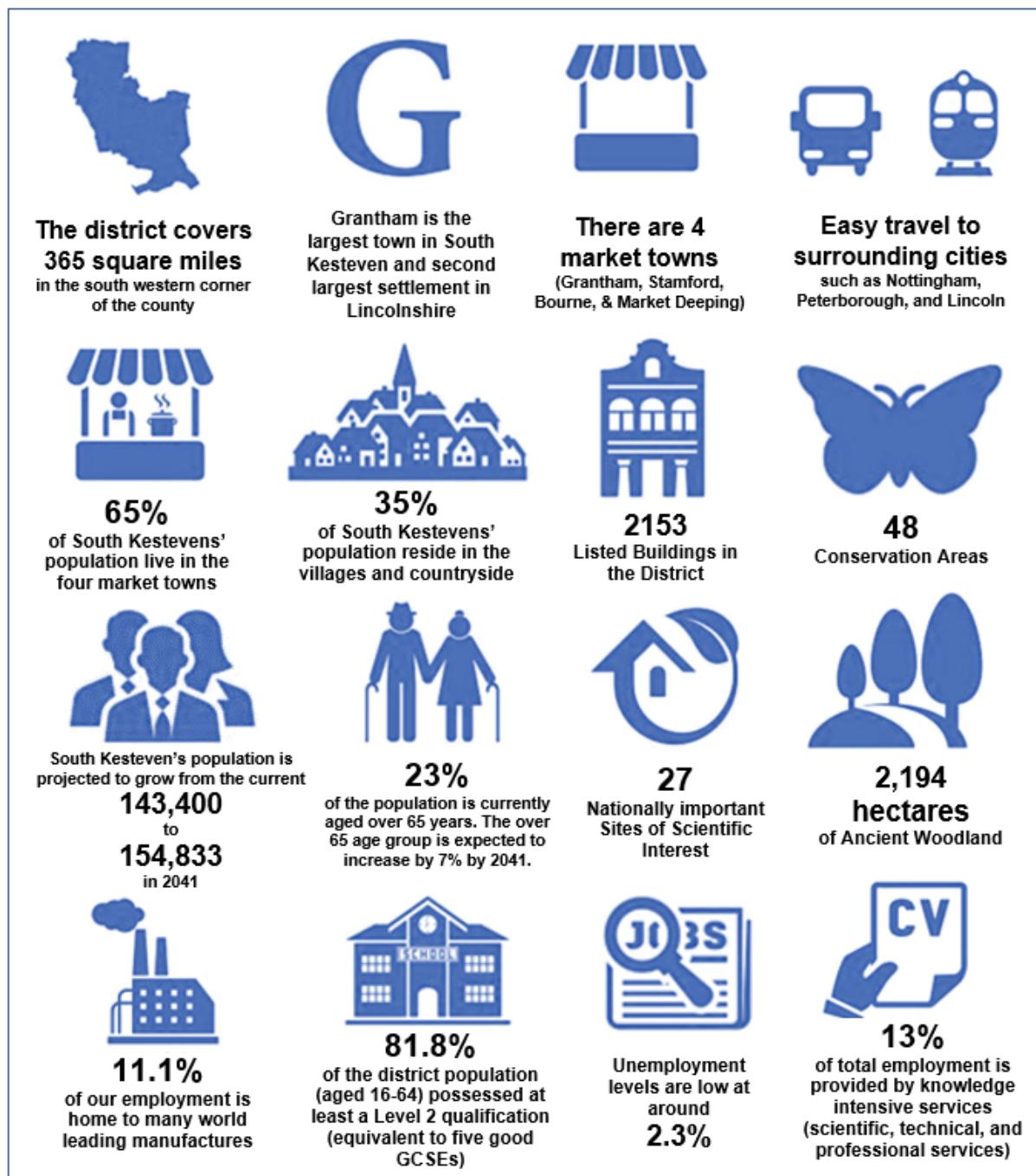


Figure 1: District Profile (Source: [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk) / [Ward-level population estimates \(Experimental Statistics\) - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk))

- 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 District report¹ is an annual review of the performance of South Kesteven against key socio-economic indicators. The report uses the latest available statistics,

¹ [State of the District 2023 | South Kesteven District Council](https://www.southkesteven.gov.uk/state-of-the-district-2023)

providing an up to date, balanced, objective and comprehensive description of the society and economic performance of the district. The most recent published report can be found on the Council's website. A revised State of the District report is being prepared which is expected to be published in 2025.

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 145,758 in South Kesteven according to the Office of National Statistics latest mid-year population release (June 2023). There is a slightly higher ratio of women to men in the district (75,266 to 70,492). The population consists of 62,850 separate households.
- 2.5 The population has increased by 8.67% since 2011 (134,125 to 145,758). 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 1.39%.
- 2.6 The population of the district is projected to grow reaching 152,458 by the end of the Local Plan period in 2036 and 154,833 by 2041.

Section 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 2023 to 31st March 2024 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) commits the Council to undertake an early review of the Local Plan, with submission by the end of December 2023. The review process started in April 2020.
- 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 districts 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 most recent LDS was approved in June 2024². The previous LDS was approved in May 2023 and was updated to reflect delays to plan production following the Regulation 18 Draft Local Plan consultation. The 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

² <https://www.southkesteven.gov.uk/planning-building-control/planning-policy-local-plans/local-development-scheme>

revised to allow the Council to process representations and incorporate any necessary changes into the Pre-Submission Local Plan before consultation.

3.8 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: 12 th October – 23 rd November 2020.
Draft Consultation on Local Plan Review (Regulation 18)	Winter 2023/24	Completed: 29 th February - 25 th April 2024
Pre Submission Consultation (Regulation 19)	Winter 2024/25	
Submission to the Secretary of State (Regulation 22)	Summer (June) 2025	
Public Examination (Regulation 24)	Summer 2025 – Spring 2026	
Inspector's Report (Regulation 25)	Spring 2026	
Adoption (Regulation 25)	Summer 2026	

Other Local Development Documents

3.9 The AMR should identify any Supplementary Planning Documents (SPD) that have been adopted in the relevant monitoring period. No Supplementary Planning Documents are currently being prepared.

3.10 The adopted Supplementary Planning Documents are listed below.

Statement of Community Involvement

3.11 The Council's Statement of Community Involvement (SCI)³ was adopted on 14th October 2021.

3.12 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.

³ <https://www.southkesteven.gov.uk/planning-building-control/planning-policy-local-plans/statement-community-involvement>

Adopted Development Plan Documents at Time of Publication of AMR

Local Plan 2011-2036

3.13 The Local Plan (2011-2036)⁴ was adopted January 2020. This document sets out the vision, objectives, spatial strategy, policies for development 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)

3.14 Lincolnshire County Council are responsible for the production, monitoring and review of the [Minerals and Waste Local Plan](#) (LMWLP) adopted June 2016. The LMWLP is made up of two parts: the Core Strategy and Development Management Policies, and the Site Locations. These documents include key principles to guide future winning and working of minerals and waste management. The LMWLP also sets out the development criteria, specific proposals, and policies for the provision of land for minerals and waste development in the county up to 2031.

3.15 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. 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

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

3.17 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)

⁴ <https://www.southkesteven.gov.uk/planning-building-control/planning-policy-local-plans/south-kesteven-local-plan>

Neighbourhood Planning

3.18 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.

3.19 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

3.20 During this monitoring period, four Neighbourhood Plans were formally made by South Kesteven District Council (Caythorpe and Frieston, Claypole, Corby Glen, Rippingale).

3.21 Table 2 below, shows the latest position for Neighbourhood Planning in South Kesteven. This information is based on the most up to date information available and therefore includes information which occurred after 31st March 2024.

Table 2:South Kesteven Neighbourhood Plan Areas Status

Area	Date of Designation	Current Status
Barrowby	12/06/2017	Area Designated
Baston	26/06/2013	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 (23/11/23)
Colsterworth and District	15/02/2013	Made (05/09/2017)
Corby Glen	24/01/2017	Made 29/02/24
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)

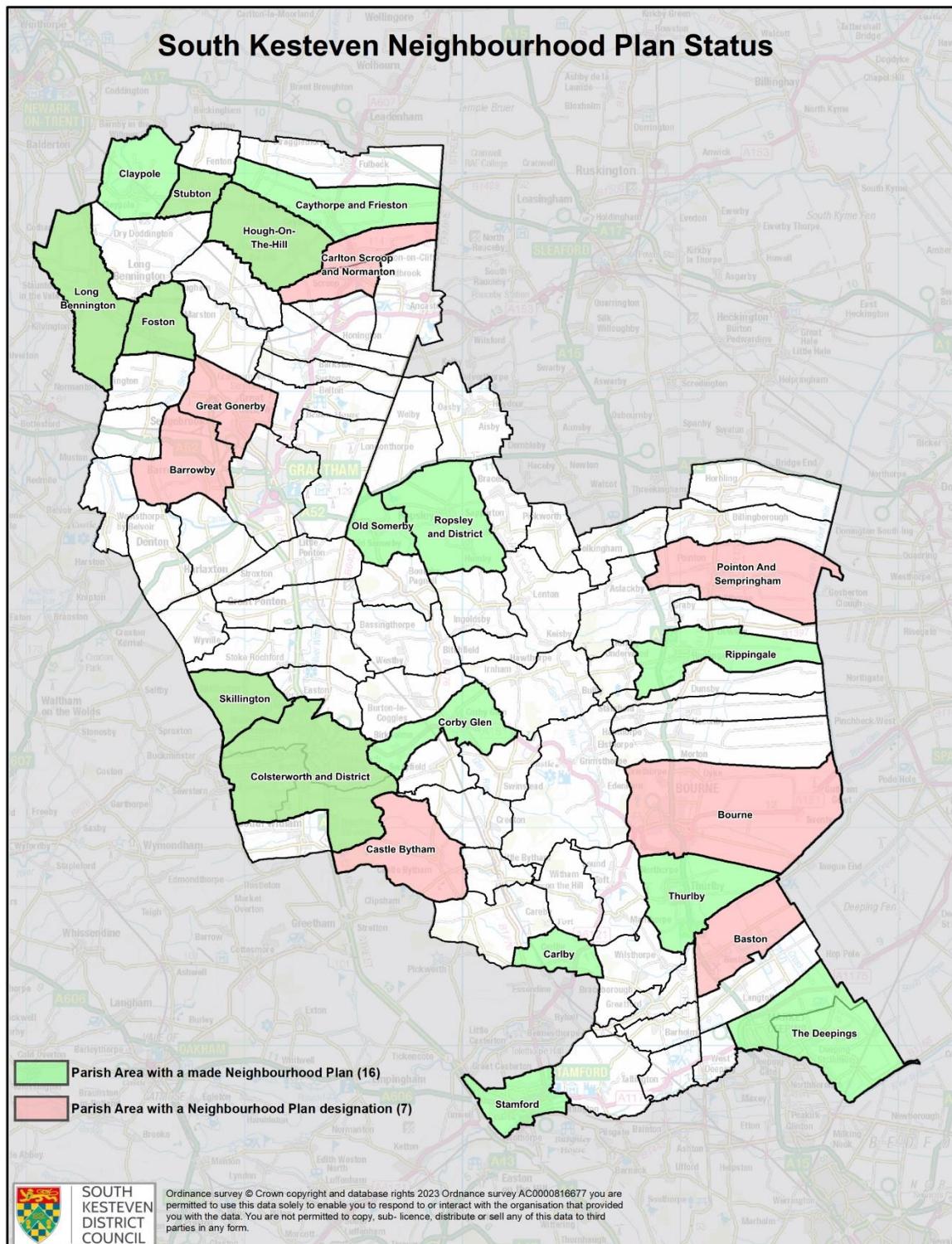


Figure 3: Current Neighbourhood Plan status map across South Kesteven District

3.22 You can view more information on the preparation of Neighbourhood Plans on the neighbourhood planning webpage on the Council's website.⁵

⁵ <https://www.southkesteven.gov.uk/planning-building-control/planning-policy-local-plans/neighbourhood-plans>

Duty to Cooperate

3.23 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.

3.24 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).

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

- South Kesteven District Council published the Regulation 18 Draft Local Plan for consultation in March 2024. All neighbouring authorities, prescribed bodies and stakeholders were invited to comment. The Council is considering all representations received and a Statement of Consultation will be published.
- Stamford North, a cross boundary Local Plan allocation which extends into Rutland County. The development is anticipated to deliver around 1,300 homes within South Kesteven as well as key infrastructure, services and facilities. The Local Plan policy makes reference to the site extending into Quarry Farm, Rutland with an additional capacity of 650 dwellings. SKDC has been liaising with Rutland County Council on the delivery of Stamford North.
- A Duty to Cooperate Board was established including councillors and officers of both South Kesteven District Council and Rutland County Council. Other stakeholders including the education, health and highways authorities also attend, when required.
- Collaborating with other authorities in Greater Lincolnshire and the Greater Lincolnshire Nature Partnership to produce a Greater Lincolnshire Nature Recovery Strategy
- The Council has responded to Lincolnshire County Council's consultation on a review of the Minerals and Waste Local Plan which covers the wider Lincolnshire area.
- The Council as a neighbouring authority has responded to Rutland County Council's consultations regarding the development of its Local Plan.
- The Council, as a neighbouring authority has attended a Duty to Cooperate meeting with Melton Borough Council regarding Melton Borough Council's Local Plan
- The Council, as a neighbouring authority has attended meetings with Peterborough Council regarding the respective Peterborough and South Kesteven District Council Local Plans.
- 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.
- 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 District. The Council continues to liaise with Anglian Water, North Kesteven District Council and other relevant stakeholders on the delivery of the reservoir.

3.26 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, Historic England, Natural England, Highways England, Network Rail, Upper Witham Internal Drainage Board, NHS Local Area Team, National Grid UK, Greater Lincolnshire Nature Partnership, Anglian Water, Lincolnshire Wildlife Trust, Severn Trent Water.

3.27 The Council intends to submit the Local Plan to the Secretary of State by June 2025, and this will be accompanied by a full Duty to Cooperate Statement.

Community Infrastructure Levy

3.28 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.

3.29 A decision on the introduction of CIL has not been made. The Council intends to update the current Planning Obligations Development Plan Document (June 2012) once the Government's decision on a new National Infrastructure Levy has been published.

Brownfield Register

3.30 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.

3.31 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

3.32 There are 12 sites on Part 1 of the Register, there are currently no sites in Part 2 of the register.

Implementation of Policy

3.33 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.

Section 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 A total of 578 dwellings were completed within the monitoring period (with a net completion figure of **575** dwellings).

Table 3: Dwelling Completions

Gross dwelling completions	2023/24
Gross completions	578
Demolitions and losses to other uses	3
Net dwelling completions	575

- 4.3 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 2024

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	7,114
Survey Year (2012-2016)		269	7,383
District Total		7383	

- 4.4 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.

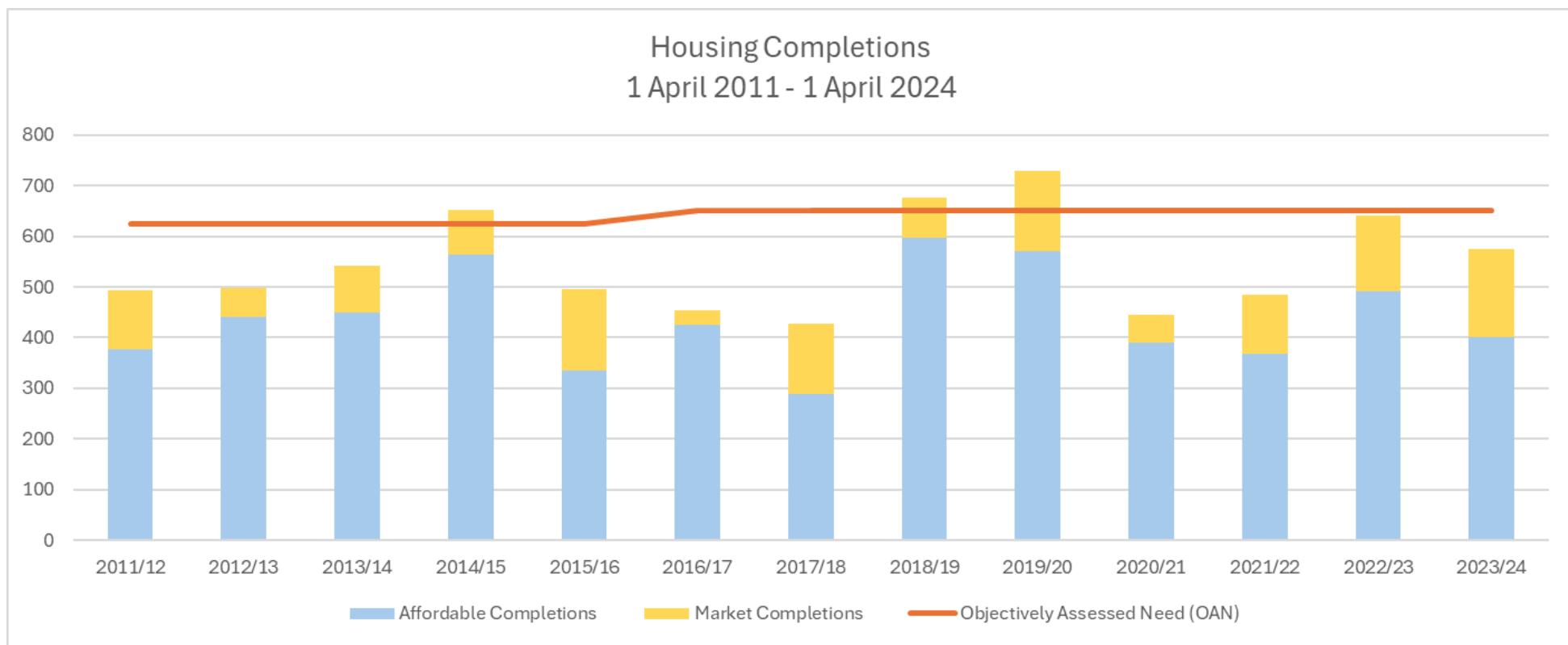


Figure 4: Housing Completions (1 April 2011 - 1 April 2024)

Table 5: Completion by Settlement Designation (2023/24)

Settlement	Settlement Designation	2023/2024
Aisby	Smaller Village	2
Allington	Smaller Village	0
Ancaster	Larger Village	13
Aslackby And Laughton	Smaller Village	0
Barholme and Stowe	Smaller Village	0
Barkston	Larger Village	1
Barrowby	Larger Village	0
Baston	Larger Village	2
Billingborough	Larger Village	1
Boothby Pagnell	Smaller Village	1
Bourne	Market Town	238 (-2 loss)
Braceborough	Smaller Village	0
Boothby Pagnell	Smaller Village	0
Burton Coggles	Smaller Village	0
Carlby	Smaller Village	0
Carlton Scoop	Smaller Village	2
Castle Bytham	Smaller Village	4
Caythorpe and Frieston	Larger Village	2
Claypole	Smaller Village	2
Colsterworth	Larger Village	12
Corby Glen	Larger Village	63
Deeping St. James	Market Town	19
Denton	Smaller Village	0
Dowsby	Smaller Village	0
Dry Doddington	Smaller Village	0
Dunsby	Smaller Village	1
Dyke	Smaller Village	0
Edenham	Smaller Village	0
Folkingham	Smaller Village	2
Foston	Smaller Village	1
Frogmire	Smaller Village	1
Fulbeck	Smaller Village	1
Grantham	Market Town	94 (-1 loss)
Great Gonerby	Larger Village	0
Great Ponton	Smaller Village	0
Greatford	Smaller Village	1
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	0
Ingoldsby	Smaller Village	0
Irnham	Smaller Village	0

Kirby Underwood	Smaller Village	0
Langtoft	Larger Village	17
Lenton	Smaller Village	1
Little Bytham	Smaller Village	1
Long Bennington	Larger Village	9
Manthorpe (Bourne)	Smaller Village	0
Market Deeping	Market Town	5
Marston	Smaller Village	4
Morton	Larger Village	13
North Witham	Smaller Village	0
Oasby	Smaller Village	0
Old Somerby	Smaller Village	0
Pickworth	Smaller Village	0
Pointon And Sempringham	Smaller Village	0
Rippingale	Smaller Village	0
Ropsley	Smaller Village	1
Sedgebrook	Smaller Village	0
Skillington	Smaller Village	0
South Witham	Larger Village	0
Stamford	Market Town	56
Stoke Rochford	Countryside	1
Stubton	Smaller Village	0
Sudbrook	Smaller Village	0
Swayfield	Smaller Village	1
Swininstead	Smaller Village	0
Syston	Smaller Village	0
Thurlby and Northorpe	Larger Village	1
Toft	Smaller Village	0
Twenty	Smaller Village	0
Tallington	Smaller Village	0
Uffington	Smaller Village	2
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	2
Woolsthorpe By Colsterworth	Smaller Village	0
		575

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

4.5 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	Survey Year	Total	Percentage completed by settlement
Grantham	145	107	221	224	185	72	150	217	230	123	156	95	93	58	2076	28.12%
Stamford	78	82	41	38	32	141	71	161	187	74	9	11	56	27	1008	13.66%
Bourne	129	154	149	216	149	136	121	240	200	89	124	259	236	45	2247	30.43%
The Deepings	60	82	42	131	68	40	14	15	37	85	83	117	24	29	827	11.20%
Larger Villages	56	55	58	32	55	44	41	29	61	25	88	122	137	68	871	11.80%
Smaller Villages	26	17	30	11	6	21	31	14	12	47	26	34	28	42	345	4.67%
Other Settlements	0	0	0	0	0	0	0	0	2	3	-1	4	1	0	9	0.12%
Total	494	497	541	652	495	454	428	676	729	446	485	642	575	269	7383	100%

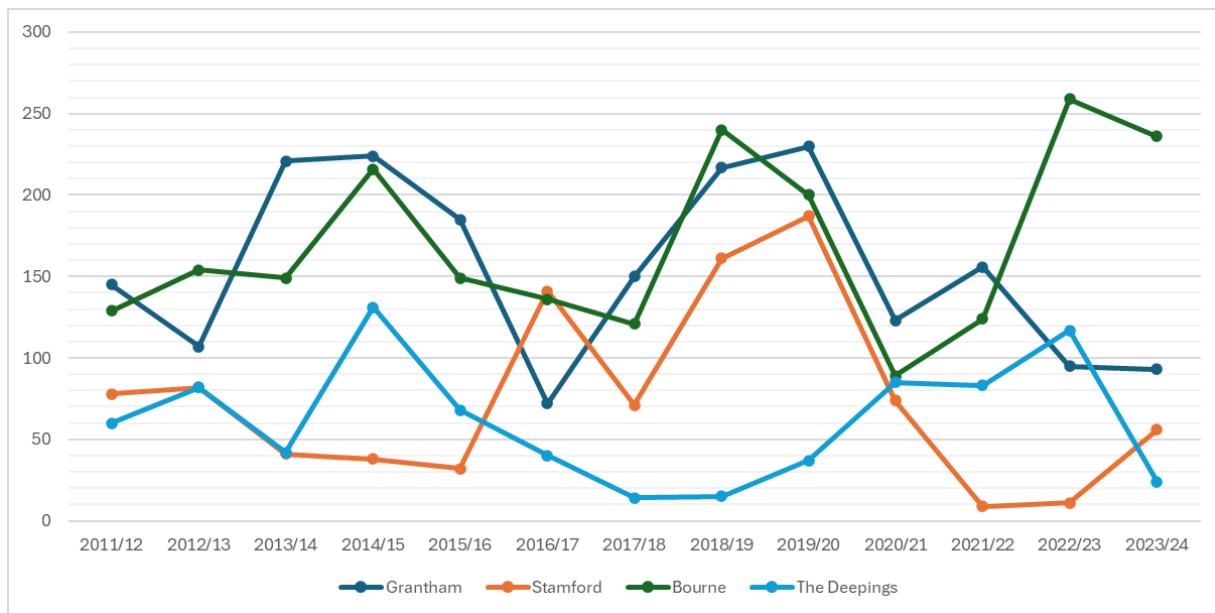


Figure 5: Completions Trends in Market Towns (not including Survey Year (2012-16))

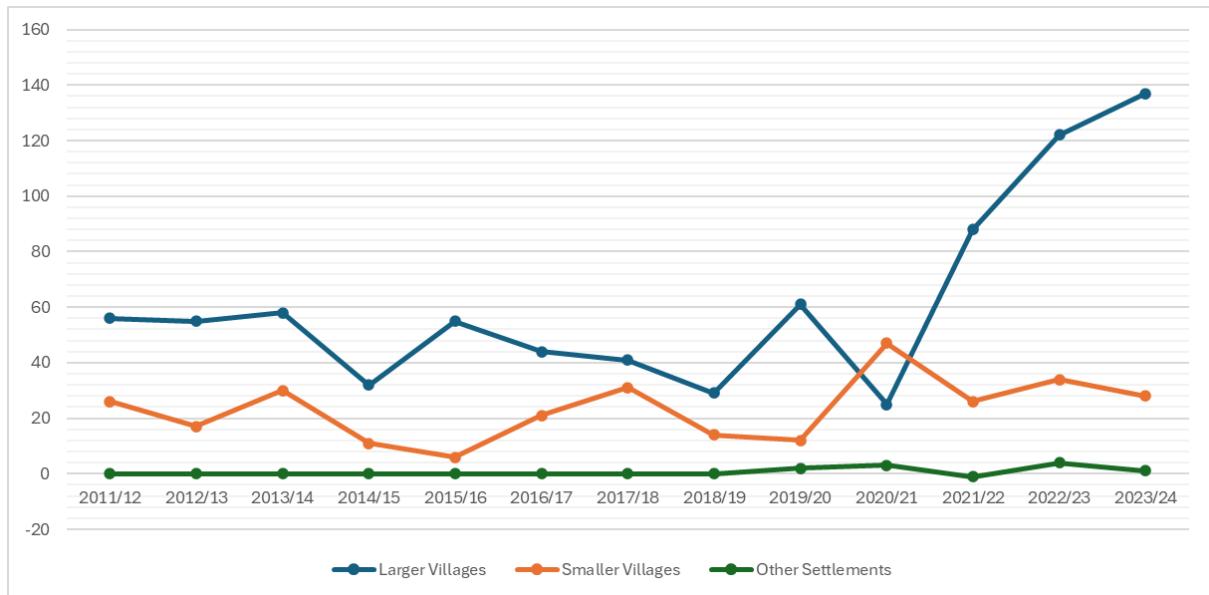


Figure 6: Completion Trends in Villages and Other Settlements (not including Survey Year (2012-16))

Please note other settlements are those not listed in Policy SP2 of the Local Plan (2011-2036) – data only available since 2019.20.

- 4.6 During this monitoring period completions in the four main towns accounted for 71% of all completions, with completions in Grantham accounting for 16% of all completions.
- 4.7 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)

4.8 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, 28 small sites (1-9 dwellings) permissions set out in Table 8 were not implemented and expired by 31st March 2024.

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

Table 8: Lapsed Sites 2024/2025

Reference	Address	Units
S19/2103	65 South Parade, Grantham, Lincolnshire, NG31 6HT	8
S19/2220	96-97, Westgate, Grantham, NG31 6LE	5
S20/0140	Welbourn, 20A Abbey Road, Bourne, Lincolnshire, PE10 9EP	1
S19/2155	23 Wharf Road, Grantham, NG31 6BG	4
S19/2132	The Old Ship Inn , 22 High Street, Pointon, NG34 0LX	4
S19/1910	Land At, Haconby Lane, Morton, Bourne, Lincolnshire	1
S20/0974	25 Pond Street, Great Gonerby, Lincolnshire, NG31 8LJ	2
S20/0760	4 St Marys Passage, Stamford, PE9 2HG	1
S20/0924	1 Police Houses , Cliff Road, Stamford, PE9 1AB	2
S20/0915	123 Harrington Street, Bourne, PE10 9HB	1
S20/2050	Land Rear Of 16 High Street, Corby Glen, Lincolnshire, NG33 4LX	1
S20/1849	Farmyard, Village Streets, Millthorpe, Lincolnshire, NG34 0LD	3
S20/1921	16A Coggles Causeway, Bourne, PE10 9LN	1
S20/1919	26 Cloven Ends, Langtoft, PE6 9LF	1
S20/2221	Manor Farm , Great Humby , NG33 4HW	5
S20/2179	Manor Farm , Great Humby, NG33 4HW	2
S20/2192	Rippingale Fen Farm , Long Drove, Rippingale, Bourne, PE10 0TG	2
S21/0029	27 Abbey Road, Bourne, PE10 9EN	3
S21/0042	Barns At The Grange, Hanby, Grantham, NG33 4HE	1
S19/1369	20 Beech Close, Market Deeping, PE6 8LL	1
S19/0977	43 West Street, Folkingham, NG34 0SN	1
S20/0659	38 High Street, Ropsley, NG33 4BE	1
S19/1835	Land At, 37 West Road, Pointon, Lincolnshire, NG34 0NA	1
S20/1558	Land To The Rear Of 3 And 5 Main Road, Dyke, PE10 0AF	1
S20/1116	The Old Vine , 36 Main Road, Dowsby, PE10 0TL	1
S20/1615	Existing Gardens To 3 Farm Cottages And Keepers Cottage, Grantham Road, Old Somerby, Lincolnshire, NG33 4AB	2
S20/1685	Rock House , Scotgate, Stamford, PE9 2YQ	4
S20/1018	The Old Coach House 6A Church Lane Caythorpe NG32 3DU	3

Loss of Housing (Policy H1)

4.9 The total number of demolitions or loss of residential housing during this AMR is 3 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.

4.10 The loss of the three residential units during this AMR was a result of change of uses to existing buildings, as detailed below.

- S23/1830 Change of use from Dwelling (Use Class C3) to Hotel (Use Class C1)
- S22/1550 Change of use from Residential Dwelling to Commercial (Priory Veterinary Practice).
- S22/0990 Change of use from residential to commercial (dental practice)

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	0
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	0
DEP1-H1	The Deepings	Towngate West	0	0
DEP1-H2	The Deepings	Land off Linchfield Road	0	0
BRN1-H1	Bourne	Manning Road	121	0
BRN1	Bourne	Bourne Neighbourhood Planning Group	0	0
LV-H1	Ancaster	Wilsford Lane (North)	96	0
LV-H2	Ancaster	Wilsford Lane (South)	0	0
LV-H3	Barrowby	Low Road	49	49
LV-H4	Colsterworth	Bourne Road	70	0

LV-H5	Corby Glen	Swinstead Road/ Bourne Road	265	15
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	0
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

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

Affordable Housing Contributions (Policy H2)

4.11 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: is 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].*

4.12 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.

4.13 Between 1st April 2022 and 31st March 2023 there were 175 affordable housing completions. All affordable dwelling completions accounted for 30.4% of the total number of housing completions during the AMR year, 62% of affordable completions were in the market towns and 38% in Larger 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.

4.14 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.

4.15 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.

4.16 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.

4.17 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	Intermediate Rent	Shared Ownership	Discounted Open Market	Rent to Buy	Total
Grantham	0	21	0	15	13	0	49
Stamford	0	27	0	2	0	0	29
Bourne	0	6	8	9	0	2	25
The Deepings	0	2	0	4	0	0	6
Larger Villages	14	24	0	25	0	3	66
Smaller Villages	0	0	0	0	0	0	0
Total	14	80	8	55	13	5	175

Table 11: Annual Affordable Housing Completions (2011-2024)

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	Total
Grantham	9	0	0	27	78	8	53	0	76	3	37	34	49	374
Stamford	0	14	0	11	20	14	51	23	58	28	2	5	29	255
Bourne	27	12	25	24	17	0	30	36	22	0	7	8	25	233
The Deepings	65	5	29	23	30	0	0	0	0	25	24	31	6	238
Larger villages	16	25	27	4	15	6	0	12	2	0	46	73	66	292
Smaller villages	0	0	10	0	0	0	5	7	0	0	0	0	0	22
District Total	117	56	91	89	160	28	139	78	158	56	116	151	175	1414

Housing Land Supply

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

4.19 The five year housing land supply assessment for 2022-2027 was confirmed through an Annual Position Statement. The Inspector's report confirmed that the Council has a housing land supply equivalent to 5.01 years' supply of deliverable sites for one year i.e., until 31st October 2024. This is made up of the following:

Table 12: 5 Year Housing Land Supply

Supply	Total
Small Sites with planning permission, including under construction	669
Windfall Allowance expected to contribute to the supply in later years (2024/2-2026/27)	90
Large sites with Planning Permission not under-construction	226
Large Sites Under-construction	550
Sustainable Urban Extensions with Planning Permission	755
Local Plan Allocations (Deliverable Sites)	1619
Council Capital Programme	41
Total	3950

4.20 The Liverpool Method was used to calculate the 5 year supply to meet the shortfall of 867 dwellings over the remainder of the plan period. Furthermore, a 10% buffer was applied to the 5 year requirement.

4.21 Table 13 sets out the 5 year land supply using the Liverpool Method, and a 10% buffer.

Table 13: 5 Year Housing Land Supply Calculation

Housing Requirement for development plan period 2011 - 2036		
		Number of Dwellings
a	2011-2036	16125
b	Net additions 2011-2036	6808
c	Shortfall of housing 2011/12 – 2021/22	867
d	Requirement for 16 years 2020-2036 (650 * 14) plus shortfall	9317
e	Requirement for 5 years 2020-2025 (including shortfall ((d/14)*5)	3583
f	10% Buffer required	358
g	Total requirement, including shortfall, plus buffer	3942
h	Expected supply of deliverable sites to 2027	3950
j	Surplus over requirement (h-g)	8
k	Number of years supply (h/g)*5	5.01

4.22 Further information on the Annual Position Statement can be found on the Councils website.⁶

⁶ <https://www.southkesteven.gov.uk/planning-building-control/planning-policy-local-plans/monitoring/housing-land-supply>

Self-build and Custom Housebuilding Register (Policy H3)

4.23 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.

4.24 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.

4.25 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 2022 to 30th October 2023 inclusive.

4.26 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 2023. 204 entries are for individuals, there are also 3 groups on the Register with a total of 11 individuals 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 individuals 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
31 st October 2022 – 30 th October 2023	8	0	0
Total	204	3	11

4.27 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 bedroomed homes, 20 entries were undecided.

Table 15: Number 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
31 st October 2020 – 30 th October 2021	47	0	3	9	17	13	5
31 st October 2021 – 30 th October 2022	14	0	0	4	9	1	1
31 st October 2022 – 30 th October 2023	8	0	0	4	3	1	0
Total	204	2	13	53	85	33	20

4.28 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 2020- 30th October 2023 inclusive.

4.29 Eight dwellings specifically identified as self-build plots have been granted permission, as part of one larger scheme, against the requirement of 190.

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	31 st October 2016 – 30 th October 2019	-
31st October 2016- 30 October 2017	39	31 st October 2017 – 30 th October 2020	6
31st October 2017 – 30th October 2018	32	31 st October 2018 – 30 th October 2021	1
31st October 2018 – 30th October 2019	22	31 st October 2019 – 30 th October 2022	1
31st October 2019 – 30th October 2020	25 (& 1 group (5 individuals))	31 st October 2020 – 30 th October 2023	-
31st October 2020 – 30th October 2021	47 (&1 group (3 individuals))	31 st October 2021 – 30 th October 2024	-
31 st October 2021 – 30 th October 2022	14 (&1 group (3 individuals))	31 st October 2022 – 30 th October 2025	-
31 st October 2022 – 30 th October 2023	8	31 st October 2023 – 30 th October 2026	-
Total	204 (& 3 groups (11 individuals))	-	8

Details on permission granted have been attained through the latest available monitoring data.

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

- 4.31 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.
- 4.32 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 AMR period.
- 4.33 The Council will continue to monitor the number 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.
- 4.34 The Register is publicised on the Council's website, where individuals or groups can apply to be included on the Register.⁷

⁷ <https://www.southkesteven.gov.uk/planning-building-control/planning-policy-local-plans/custom-and-self-build-register>

Meeting all Housing Needs (Policy H4)

4.35 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%

4.36 Table 18 indicates that a mix of house types have been provided in the district this AMR. 3 bedroomed 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 AMR.

Table 18: Dwelling Completion by Bedroom Size

Size of Housing	Market		Affordable		Total	
	Number	%	Number	%	Number	%
1 bedroom	16	4.00%	6	3.43%	22	3.83%
2 bedroom	57	14.25%	80	45.71%	137	23.82%
3 bedroom	182	45.5%	75	42.86%	257	44.7%
4+ Bedroom	145	36.25%	14	8.00%	159	27.65%
Total	400	100.00%	175	100.00%	575	100.00%
% in tenure	69.57%		30.43%		100.00%	

Table 19: Dwelling Completions by House Type

Type	House Type			
	Semi Detached	Detached	Terrace	Flats/ Maisonettes
Market	137	196	59	8
Affordable	100	12	51	12
Total	237	208	110	20

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

4.37 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.

4.38 During this AMR period, no planning permission was approved for Gypsy and Traveller or Travelling Showpeople accommodation.

4.39 Table 20 shows the total number of Gypsy and Travellers and Travelling Showpeople plots/ pitches counted during 2022/2023 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 20: Gypsy and Traveller and Travelling Showpeople 2023/2024 Counts

Location	Unauthorised Sites without planning permission own land	Privately Funded with planning permission		Socially rented
	Tolerated	Temporary	Permanent	
Gypsy and Travellers – 2023 Summer Count				
Grantham			19	20
Fulbeck			12	
Foston	8			
Carlton Scoop		2		
Long Bennington	8			
Gypsy and Travellers – 2024 Winter Count				
Grantham			21	16
Fulbeck			12	
Foston	5			
Carlton Scoop		3		
Long Bennington	10			
Travelling Showpeople – 2024 Winter Count				
Honington			8	

4.40 SKDC commissioned consultants in 2020 to review the Gypsy and Traveller Study. The 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

4.41 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.

4.42 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'.

4.43 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.

4.44 The latest results published were in December 2023 for the 2022 HDT. The Council scored 99% and passed the HDT with no consequences.

4.45 The calculation for the 2022 HDT is based upon the following in Table 21 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 21: Housing Delivery Test

	Year			Total
	2019/20	2020/21	2021/22	
Number of Homes Delivered	729	446	485	1660
Number of Homes Required	595 (Reduced Requirement)	433 (Reduced Requirement)	650	1678
Housing Delivery Test 2022 Measurement				99%

4.46 Previous HDT results are detailed in Table 22 below.

Table 22: Housing Delivery Test Results

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

Economic Prosperity

4.47 The Employment Land Study produced in 2015 provides information on projections over the Plan Period (2011-2036). As part of the Local Plan Review, the Employment Study is being reviewed, any further monitoring information will be published when available.

4.48 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 23.

Employment Opportunity (Policy E1)/Strategic Employment Sites (Policy E2)/ Employment Allocations (Policy E3)

Table 23: 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: Grantham Southern Gateway Employment Opportunity	KING31 Commercial (OUT) (S17/1045) for B1, B2, B8 use comprising of 5,313 sqm. Spittalgate Level – Use Class E(g)(ii), B2 (General Industrial), B8 (Storage and Distribution) with associated Class E(g)(i) (S23/1504) (RM) – 82,880sqm	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).
Policy Code	New Employment committed or completed	
E2: ST-SE1 Exeter Fields, Empingham Road, Stamford	No relevant applications	

Policy Code	New Employment committed or completed
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) for 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	No relevant applications
E3: BO-E2 Land North of Bourne Eau and East of Car Dyke, Bourne	No relevant applications.
E3: DEP1-E1 Land Fronting Peterborough Road, Market Deeping	No relevant applications.
E3: GR-E1 Prince William of Gloucester Barracks, Grantham	No relevant applications

4.49 During this AMR 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.

Landscape Character (Policy EN1)

- 4.50 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.
- 4.51 During this AMR period, one application was refused and dismissed when citing Policy EN1 (see Appendix 3).

Protecting Biodiversity and Geodiversity (Policy EN2)

- 4.52 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.
- 4.53 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.
- 4.54 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. 42% of sites within South Kesteven are in positive conservation management.
- 4.55 All nature sites currently present within South Kesteven can be found in Table 24 below.

Table 24: 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

- 4.56 During this AMR, no planning applications were refused and supported at appeal when citing Policy EN2.

Green Infrastructure (Policy EN3)

4.57 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. During this AMR, there were no applications refused relating to Green Infrastructure networks (Policy EN3).

Pollution Control (Policy EN4)

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

Reducing the Risk of Flooding (Policy EN5)

4.59 Development should be located in the lowest areas of flood risk, in accordance with the South Kesteven Strategic Flood Risk Assessment. During this AMR, 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)

4.60 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.

4.61 The district has the following designated heritage assets:

Conservation Areas	48
Listed Buildings	2153
Scheduled Monuments	92
Historic Parks and Gardens	9

4.62 During this AMR period, applications were dismissed at appeal when citing Policy EN6 relating to the Historic Environment. Furthermore, three applications were refused and then allowed when citing to Policy EN6 (see Appendix 3).

Protecting and Enhancing Grantham Canal (Policy EN7)

4.63 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).

The Built Environment

Promoting Good Quality Design (Policy DE1)

4.64 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. During this AMR period, 26 planning applications were dismissed at appeal when citing Policy DE1 and there were five planning applications which were refused and then allowed at appeal (see Appendix 3).

Sustainable Building (Policy SB1)

4.65 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.

4.66 There were no developments refused and supported at appeal when citing Policy SB1.

Open Space (Policy OS1)

4.67 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.

4.68 There were no developments refused and then supported at appeal when citing Policy OS1.

Renewable Energy Generation

Renewable Energy Generation (Policy RE1)

4.69 The Council is the responsible local planning authority for renewable and low carbon development. Proposals for renewable energy generation will be supported subject to meeting criteria in Policy RE1 and the accompanying Renewable Energy Appendix to the Local Plan.

4.70 During this AMR, there were no developments refused and supported at appeal relating to proposals for renewable energy (Policy RE1).

Grantham's Historic Environment

Protecting and Enhancing the Setting of Belton House and Park (Policy GR1)

4.71 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. During this AMR, there were no developments refused and supported at appeal when citing Policy GR1.

Sustainable Transport in Grantham

Sustainable Transport in Grantham (Policy GR2).

4.72 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.

4.73 During this monitoring period, there were no monetary contributions under any planning obligations which were entered into towards the necessary transport improvement and delivery of the objectives of the Grantham Transport Strategy.

Town Centres

Town Centre Policies (Policy GR4, STM2, BRN2, DEP2)

4.74 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.

4.75 The Local plan Town Centre policies seek to encourage retail proposals that support the roles of the four market towns within the district.

4.76 During this AMR period, no developments were refused and supported at appeal when citing Policies GR4, STM2, BRN2, or DEP2.

Infrastructure and Developer Contributions

4.77 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.

4.78 During this AMR period:

Infrastructure for Growth (Policy ID1)

- No developments were refused and supported at appeal when citing Policy ID1.

Transport and Strategic Transport Infrastructure (Policy ID2)

- No developments were refused and supported at appeal when citing Policy ID2.

Broadband and Communications Infrastructure (Policy ID3)

- No developments were refused and supported at appeal when citing Policy ID3.

Protecting Existing Community Facilities and Providing New Facilities

Community Services and Facilities (Policy SP6)

4.79 The on-going provision of local services and facilities is of critical importance to the sustainability of the district's towns and villages. During this AMR, there were no planning applications refused and supported at appeal when citing Policy SP6.

Other Planning Policies

The Principles of Sustainable Development (Policy SD1)

4.80 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. During the AMR monitoring period, there were no planning application refused and allowed at appeal when citing policy SD1.

Infill Development (Policy SP3)

4.81 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. This AMR, nine applications were refused and dismissed at appeal when citing Policy SP3. Two applications were refused and supported at appeal, when citing Policy SP3 (see Appendix 3).

Development on the edge of Settlements (Policy SP4)

4.82 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. During this monitoring period, there were no applications refused and allowed at appeal, when citing Policy SP4.

Development in the Open Countryside (Policy SP5)

4.83 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. There were no applications refused and allowed at appeal, when citing Policy SP5.

Section 5: Conclusion

5.1 This is the fourth 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

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 SD2 and supported at appeal.	To ensure sustainable development is achieved	37	Para. 4.80
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.	17	Table 6.
SP2: Settlement Hierarchy	See Indicator for policy SP1	See Target for Policy SP1	17 -18	Para. 4.5-4.7



Appendix 1: Local Plan Monitoring and Implementation Framework

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
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, to be supported at appeal.	37	Para.4.81
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, to be supported at appeal.	38	Para. 4.82
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, to be supported at appeal.	38	Para.4.83
H1: Housing Allocations	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver 650 dwellings per annum to meet the required need over the plan period	19	Table 3 -6
	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.	19	Table 7 -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.	20	Para. 4.9 – 4.10
	Loss of residential to other use classes (no. of dwellings) across all sites (allocations and windfall)	No net loss of residential to other uses.	20	Para.4.10

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
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	22 -23	Para. 4.13. Table 10 - 11.
H3: Self and Custom Build Housing	Total number of individuals/ families and groups registered on the Self-build and Custom build Housing Register. Number of specifically stated self-build plots permitted as part of planning application on sites of 400 or more units.	At least 2% of self and custom build plots permitted on sites with 400 or more units	27	Para. 4.32
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	30	Table 18. Para. 4.36
H5: Gypsies and Travellers	Number of approved gypsy and traveller pitches from development control, planning policy records.	Meet the assessed needs of gypsies and travellers according to the SKDC and RC GTAA (2015). No unauthorised encampments per annum.	29	Table 20
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	29	Para 4.37 -4.40.

Appendix 1: Local Plan Monitoring and Implementation Framework

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	37	Para. 4.79
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.	31-32	Table 23.
	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.	31-32	Table 23.
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.		<i>Data not available at this time.</i>
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		<i>Data not available at this time.</i>

Appendix 1: Local Plan Monitoring and Implementation Framework

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
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.		<i>Data not available at this time.</i>
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		<i>Data not available at this time.</i>
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.	32	Para.4.49
	Number of applications supported at appeal when citing this policy within reason for refusal			
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.	32	Para.4.49
	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.	32	Para.4.49

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
	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	33	Para. 4.50-4.51.
EN2: Protecting Biodiversity and Geodiversity	Change in areas of biodiversity importance including: <ul style="list-style-type: none"> Wildlife sites Candidate/potential Local Wildlife Sites Protected species record 	No net loss of designated wildlife sites or protected species.	33	Table 24
	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.	33	Para. 4.56.
EN3: Green Infrastructure	Number of applications refused planning permission contrary to EN3 and supported at appeal	No applications approved contrary to Policy or supported at appeal.	34	Para. 4.57

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
EN4: Pollution Control	Number of applications refused planning permission contrary to EN4 and supported at appeal	No applications approved which would not on its own, or cumulatively lead to unacceptable levels of pollution.	34	Para.4.58
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	34	Para. 4.59
EN6: The Historic Environment	Number of applications refused in accordance with Policy EN6 and supported at appeal.	No applications approved contrary to Policy EN6	34	Para. 4.62
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	34	Para. 4.63
	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.	34	Para. 4.63
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	35	Para. 4.64
	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>

Appendix 1: Local Plan Monitoring and Implementation Framework

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
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	35	Para.4.66
OS1: Open Space	Number of applications refused in accordance with Policy SB1 and supported at appeal.	No net loss	35	Para. 4.68.
RE1: Renewable Energy Generation	Number of applications refused in accordance with Policy RE1 and supported at appeal	No applications approved contrary to Policy or allowed at appeal.	35	Para. 4.70.
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	36	Para. 4.71
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	36	Para. 4.73
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	20	Table 9.



Appendix 1: Local Plan Monitoring and Implementation Framework

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.	20	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.	20	Table 9.
GR3-H4: 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.	20	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.	36	Para.4.74-4.76
STM1-H1: Stamford North, Stamford	Number of housing commitments and completions each year, against the trajectory.	Deliver a total of 1300 homes by 2036.	20	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.	20	Table 9.



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Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
STM2: Stamford Town Centre Policy	Total amount of floor space completed m2 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.	36	Para.4.74-4.76
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.	20	Table 9.
BRN1-H1: Manning Road, Bourne	Housing commitments and completions each year.	Deliver a total of 107 homes by 2036.	20	Table 9.
BRN2: Bourne Town Centre Policy	Total amount of floor space completed (m2) 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.	36	<i>Data not available at this time.</i>

Appendix 1: Local Plan Monitoring and Implementation Framework

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
	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.	36	Para.4.74-4.76
DEP1-H1: Towngate West, The Deepings	Housing commitments and completions each year	Deliver a total of 73 homes by 2036.	20	Table 9.
DEP1-H2: Linchfield Road, The Deepings	Housing Commitments and completions each year.	Deliver a total of 680 homes by 2036	20	Table 9.
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	36	Para.4.74-4.76
LV-H1: Wilsford Lane, Ancaster	Housing commitments and completions each year	Deliver a total of 96 homes by 2036.	20	Table 9.
LV-H2: Wilsford Lane, Ancaster	Housing commitments and completions each year	Deliver a total of 35 homes by 2036.	20	Table 9.
LV-H3: Low Road, Barrowby	Housing commitments and completions each year	Deliver a total of 270 new dwellings by 2036.	20	Table 9.

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Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
LV-H4: Bourne Road, Colsterworth	Housing commitments and completions each year	Deliver a total of 70 homes by 2036.	20	Table 9.
LV-H5: Swinstead Road/Bourne Road, Corby Glen	Housing commitments and completions each year	Deliver a total of 250 homes by 2036.	21	Table 9.
LV-H6: Easthorpe Road, Great Gonerby	Housing commitments and completions each year	Deliver a total of 45 homes by 2036.	21	Table 9.
LV-H7: Main Road (South), Long Bennington	Housing commitments and completions each year	Deliver a total of 55 homes by 2036.	21	Table 9.
LV-H8: Main Road (North), Long Bennington	Housing commitments and completions each year	Deliver a total of 30 homes by 2036.	21	Table 9.
LV-H9: Folkingham Road, Morton	Housing commitments and completions each year	Deliver a total of 70 homes by 2036.	21	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.	21	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.	21	Table 9.
LV-H12: Part of Elm Farm Yard, Thurlby	Housing commitments and completions each year	Deliver a total of 50 homes by 2036.	21	Table 9.
ID1: Infrastructure for Growth	The number of applications subject to a viability assessment	No applications subject to a viability assessment that are refused planning	37	Para.4.78



Appendix 1: Local Plan Monitoring and Implementation Framework

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
	refused planning permission due 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.	37	Para.4.78
ID3: Broadband and Communications Infrastructure	The number of applications refused planning permission due to Policy ID3, and supported at appeal.	100% new development proposals provide FFTP or cabling from cabinet to edge of property to enable sufficient availability of broadband and communications infrastructure	37	Para.4.78
Policy M1: Review of the Local Plan	Commence review of Local Plan from April 2020	To commence review of Local Plan from April 2020	7	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 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. <p>This definition should be read in conjunction with relevant policy contained in the Affordable Homes Update Written Ministerial Statement published on 24 May 2021</p>
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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
S20/1382	Stoke Rochford Hall Village Street Stoke Rochford NG33 5EJ	Detached marquee (retrospective)	Policy EN6 Policy DE1	Appeal Dismissed	14th August 2023
S22/0040	8-9 St Pauls Street Stamford Lincolnshire PE9 2BE	Proposed Metal Framed Gazebo and associated timber framed storage area within the listed building curtilage to the rear courtyard	Policy EN6 Policy DE1	Appeal allowed	17th August 2023
S22/0039	8-9 St Pauls Street Stamford Lincolnshire PE9 2BE	Proposed Metal Framed Gazebo and associated timber framed storage area within the listed building curtilage to the rear courtyard	Policy EN6 Policy DE1	Appeal Allowed with Co	17th August 2023
S22/0688	Manor Farm House The Green Fulbeck Lincolnshire NG32 3JJ	Proposed new double glazed windows to replace existing iron window frames	Policy EN6 Policy DE1	Appeal Dismissed	12th May 2023
S22/0618	Manor Farm House The Green Fulbeck NG32 3JJ	Proposed new double glazed windows to replace existing iron window frames.	Policy EN6 Policy DE1	Appeal Dismissed	12th May 2023
S22/1903	16 Exeter Gardens Stamford PE9 2RN	Change of use from outbuilding to independent dwelling	Policy DE1 Policy EN6 Policy SP2 Policy SP3	Appeal Dismissed	5th June 2023
S22/1002	The Presbytery 32 High Street Corby Glen Lincolnshire NG33 4LX	Erection of single dwelling and garage within grounds of The Presbytery	Policy EN6 Policy SP3 Policy DE1	Appeal Dismissed	17th August 2023
S22/1043	The Corn Drier Toll Bar Road Marston Grantham NG32 2HT	Reserved Matters of Layout, Scale, Appearance & Landscaping in respect of permission S20/1562 (Residential Development)	Policy DE1	Appeal Dismissed	24th August 2023
S22/1592	28 Exeter Gardens Stamford Lincolnshire PE9 2RN	Proposed replacement dwelling, including demolition of existing dwelling and revised vehicular access	Policy SP3 Policy DE1	Appeal Dismissed	8th June 2023
S22/2059	16 Park Estate Deeping St James Lincolnshire PE6 8NG	Erection of detached bungalow	Policy SP3 Policy DE1	Appeal Dismissed	4th October 2023
S22/1771	194 Dysart Road Grantham Lincolnshire NG31 7LQ	Erection of new dwelling	Policy SP3 Policy DE1	Appeal Dismissed	17th May 2023

Appendix 3: Appeal Monitoring

S22/1844	1 Peck Hill Ropsley Lincolnshire NG33 4BL	Extensions and alterations to existing house, conversion of existing outbuilding into a residential annexe	Policy EN6 Policy DE1	Appeal Dismissed	28th July 2023
S22/2074	150 Eastgate Deeping St James PE6 8RD	2-storey and single storey front extension and enlargement of existing dormers to front and rear.	Policy DE1	Appeal Allowed with Co	26th June 2023
S22/2356	Palace Farm Main Street Witham On The Hill Lincolnshire PE10 0JH	Proposed extension to the South East Elevation of the barn	Policy EN6 Policy DE1	Appeal Dismissed	22nd December 2023
S22/2357	Palace Farm Main Street Witham On The Hill Lincolnshire PE10 0JH	Proposed extension to the South East Elevation of the barn	Policy EN6 Policy DE1	Appeal Dismissed	22nd December 2023
S22/2354	Palace Farm Main Street Witham On The Hill Lincolnshire PE10 0JH	Installation of solar panels on the south east elevation	Policy EN6 Policy DE1	Appeal Dismissed	22nd December 2023
S22/2355	Palace Farm Main Street Witham On The Hill Lincolnshire PE10 0JH	Installation of solar panels on the south east elevation	Policy EN6 Policy DE1	Appeal Dismissed	22nd December 2023
S22/2128	28 High Street Stamford Lincolnshire PE9 2BB	Retrospective painting of shop front, installation of 2no. vents through existing glazing, and replacement signage. Installation of hanging sign into stonework. Amendments proposed to retrospective works.	Policy EN6 Policy DE1	Appeal Dismissed	16th October 2023
S22/1946	28 High Street Stamford Lincolnshire PE9 2BB	Retrospective painting of shop front, installation of 2no. vents through existing glazing, and replacement signage. Installation of hanging sign into stonework. Amendments proposed to retrospective works.	Policy EN6 Policy DE1	Appeal Dismissed	16th October 2023
S22/2422	17 Dallygate Great Ponton Lincolnshire NG33 5DP	Extension to dwelling	Policy DE1	Appeal Dismissed	14th September 2023
S22/1524	Land Adjacent 34 Haddon Road Stamford Lincolnshire PE9 2UP	Erection of a two storey detached dwelling	Policy SP2 Policy SP3 Policy DE1	Appeal Dismissed	9th January 2024
S23/0445	The Reading Room Bainton Road Tallington Lincolnshire PE9 4RT	Change of use from village reading room and an extension to form a new dwelling. Resubmission of S22/1679.	Policy SP3 Policy DE1	Appeal Allowed with Co	9th November 2023
S22/1893	2 Briar Walk Bourne Lincolnshire PE10 9TG	Change of use of land to private garden and the erection of fencing to enclose the area (Retrospective)	Policy DE1	Appeal Dismissed	5th December 2023



Appendix 3: Appeal Monitoring

S23/0165	1 Grantham Road Great Gonerby Lincolnshire NG31 8JZ	Erection of single storey dwelling. Resubmission of S22/2014.	Policy SP3 Policy DE1	Appeal Dismissed	22nd December 2023
S22/2248	68 North Parade Grantham Lincolnshire NG31 8AN	Proposed rear dormer	Policy EN6 Policy DE1	Appeal Dismissed	28th November 2023
S23/0749	Cobthorne 35 Village Streets Millthorpe Lincolnshire NG34 0LD	Proposed two storey side and rear extension with proposed link, conversion of outbuildings and alterations	Policy DE1	Appeal Dismissed	12th December 2023
S23/0331	Hillside Lower Road Hough On The Hill Lincolnshire NG32 2BB	Single storey side extension	Policy DE1	Appeal Dismissed	4th September 2023
S23/0096	47 Main Road Uffington Lincolnshire PE9 4SN	Erection of 1no. dwelling and conversion of existing outbuilding	Policy EN6 Policy SP3 Policy DE1	Appeal Allowed with Co	8th March 2024
S22/0780	Church Walk Cottage Bridge Street Marston Lincolnshire NG32 2HL	Erection of one new dwelling, and associated works, following demolition of an existing extension to Church Walk Cottage	Policy SP2 Policy SP3 Policy DE1 Policy EN1	Appeal Dismissed	19th December 2023
S23/0638	137 Manthorpe Road Grantham Lincolnshire NG31 8DH	Demolition of existing garage and erection of 1.5 storey dwelling.	Policy SP2 Policy SP3 Policy DE1	Appeal Dismissed	12th January 2024
S21/2380	3 & 4 St Peters Hill Stamford PE9 2PE	Listed building consent for the internal and external alterations associated with the use of No.3 and No.4 St Peters Hill as a single dwellinghouse; including the partial removal of walls, removal of internal/external features (including stairs etc), alterations to windows/doors, replacement of roofing, construction of balcony and stairs, alterations to openings and further internal/external alterations	Listed Building Consent	Appeal Dismissed	27th October 2023
S23/0482	22 East End Langtoft Lincolnshire PE6 9LP	Erection of replacement dwelling with garage following the demolition of the existing building	Appeal against non-determination	Appeal Allowed with Co	8th March 2024
S23/0341	Springfield Arms Springfield Road Grantham NG31 7BE	Change of use from existing public house with landlords accommodation above and storage loft to 6no apartments	Appeal Withdrawn	Withdrawn Appeal	13th September 2023



Authority Monitoring Report Summary

December 2024

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 2023 to 31st March 2024.

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

153



65%

of South Kestevens' population live in the four market towns



35%

of South Kestevens' population reside in the villages and countryside



2153

Listed Buildings in the District



27

Nationally important Sites of Scientific Interest



The district covers 365 square miles in the south western corner of the county



2,194 hectares of Ancient Woodland



48 Conservation Areas

G

Grantham is the largest town in South Kesteven and second largest settlement in Lincolnshire



11.1%

of our employment is home to many world leading manufactures



13%

of total employment is provided by knowledge intensive services (scientific, technical, and professional services)



There are 4 market towns (Grantham, Stamford, Bourne, & The Deepings)



81.8%

of the district population (aged 16-64) possessed at least a Level 2 qualification (equivalent to five good GCSEs)



Unemployment levels are low at around 2.3%



23%

of the population is currently aged over 65 years. The over 65 age group is expected to increase by 7% by 2041.



South Kesteven's population is projected to grow from the current

143,400

to

154,833

in 2041



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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 (Regulation 18)	October 2020	Completed: October - November 2020
Draft Local Plan Consultation (Regulation 18)	Winter 2023/24	Completed: April 2024
Pre-Submission Consultation (Regulation 19)	Winter 2024/25	
Submission to the Secretary of State (Regulation 22)	Summer (June) 2025	
Public Examination (Regulation 24)	Summer 2025 – Spring 2026	
Inspector's Report (Regulation 25)	Spring 2026	
Adoption (Regulation 25)	Summer 2026	

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	26	5	31
SP2 – Settlement Hierarchy	4	0	4
SP3 – Infill Development	9	2	11
EN1 – Landscape Character	1	0	1
EN6 – The Historic Environment	14	3	17
Total	54	10	64

* number of planning appeals dismissed when citing policy

** number of planning appeals allowed when citing policy



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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 (uplifted from 625 from 2016).

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

The Council was able to demonstrate that there was enough land in the district available for development equivalent to 5.01 years.



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.

The Council scored

99%



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

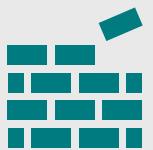
157

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:



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



**8 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.

No planning permission for additional plots or pitches were approved this monitoring period.

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 53 caravans were on authorised sites and 16 on unauthorised.
- During the winter count there was a total of 52 caravans were on authorised sites and 15 on unauthorised. With 8 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.



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).

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Affordable Housing Monitoring

Of the 575 new homes built in the monitoring period, 175 were for affordable housing and allocated to the following different types of affordable housing:

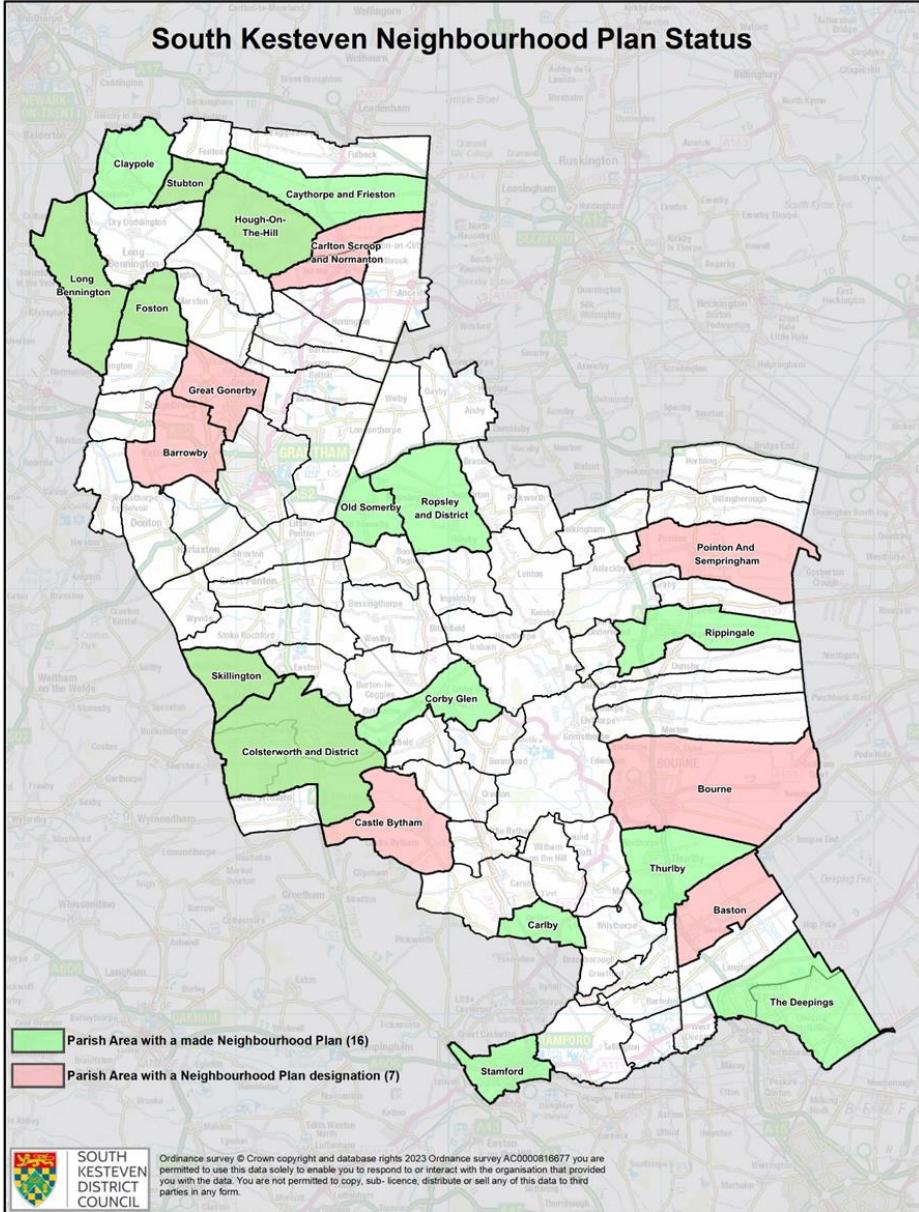
Type	Total
Social Rent	14
Affordable Rent	80
Intermediate Rent	8
Shared ownership	55
Discounted Open Market	13
Rent to Buy	5

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 Plans were formally made in this monitoring period:

- **Caythorpe and Frieston**
- **Claypole**
- **Corby Glen**
- **Rippingale**



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.

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

- Consulting all neighbouring authorities, prescribed bodies and stakeholders on the Regulation 18 Draft Local Plan.
- Responding to neighbouring authorities' consultations and meeting regarding Local Plans and cross boundary developments.
- Collaborating with the Wildlife Trust and Greater Lincolnshire Nature Partnership on the delivery of Biodiversity Net Gain.
- Establishing a Duty to Cooperate board 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.



Future Monitoring

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

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





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