



SOUTH
KESTEVEN
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South Kesteven District Council
Annual Position Statement
Statement of Engagement

July 2021



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1. Introduction

- 1.1 This Statement of Engagement accompanies the South Kesteven Annual Position Statement (APS) (July 2021) and provides a record of the engagement process which has informed preparation of the APS in accordance with the 2019 National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance (PPG), including the Housing Supply and Delivery PPG published in July 2019.
- 1.2 In accordance with the Housing Supply and Delivery PPG, this statement includes:
- An overview of the process of engagement with site owners/applicants, developers and other stakeholders and a schedule of site-based data resulting from this;
 - Specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply;
 - The conclusions which have been reached on each site by the local planning authority in light of stakeholder engagement;
 - The conclusions which have been reached about the overall 5 year housing land supply position (see Annual Position Statement).
- 1.3 Following a four week consultation of the draft documents, the APS and Statement of Engagement will be updated and finalised, taking into account representations made, and evidence collected.

2. The Annual Position Statement

- 2.1 Paragraph 74 of the NPPF states that a five year supply of deliverable housing sites can be demonstrated where it has been established in a recently adopted plan or in a subsequent annual position statement (APS). The associated Housing Land Supply and Delivery PPG sets out the Government’s advice on the production of the annual position statement, including the process of engagement, for a local authority to confirm its five year housing land supply position through submission to the Planning Inspectorate.
- 2.2 The Housing Supply and Delivery Planning Practice Guidance (PPG) goes on to clarify that eligible authorities are those with Plans that have been recently adopted, including those who have an APS confirmed and are seeking the renewal of a previous APS submission. South Kesteven District Council (SKDC) confirmed supply through the APS receiving notification on 27th October 2020 from the Planning Inspectorate to confirm the 5 year housing supply for South Kesteven. As a result, a 2021 APS is a subsequent statement under the provisions of paragraph 74 of the Framework and supporting guidance.

- 2.3 Following an adjustment to increase the contribution from Small Sites, the Inspectors report concluded that the 5-year total supply calculated by the Council should be reduced by 285 dwellings to 4,297 dwellings.
- 2.4 An appropriate buffer of 20% was added to the supply, and an Action Plan was produced. Since the submission of the APS, the recent Housing Delivery Test (HDT) result (2020) published in January 2021 of 99%. Due to the scoring, the Council passed the HDT and there are no consequences to the buffer or requirement to produce an Action Plan, as per previous years.
- 2.5 Notwithstanding the reduction, the report confirmed that the Council has a housing land supply equivalent to 5.26 years' supply of deliverable sites for one year. **The Council's current APS remains in place until 31st October 2021.**

3. Engagement and Consultation

- 3.1 The [2018 Statement of Community Involvement \(SCI\)](#) sets out how the community, businesses and others with an interest in the development of the District can engage with the planning system. Whilst the SCI includes useful information on the general approach to community participation in the production of development plan documents, the Annual Position Statement is a bespoke project, targeting consultation with landowners, developers, agents and stakeholders who have an impact on site delivery.
- 3.2 To keep stakeholders informed and to allow an opportunity for comment, a specific [APS webpage](#) was launched on the Council's website on 9th April 2021 detailing the APS process, timetable for production, and consultation documents.
- 3.3 Consultation material undertaken for the APS, or which has informed the APS is detailed below.
- 3.4 Appendix 4 of this Statement of Engagement sets out a summary of each site, including response from the developer received, and the Council's decision on site deliverability. Any disputed sites have been highlighted.

2019 Developer and Stakeholder Engagement

2019 Local Plan Examination

- 3.5 The Local Plan was submitted to the Secretary of State for Examination in January 2019. The Examination also gave the Council and stakeholders including infrastructure providers the opportunity to provide intelligence on the proposed sites, including deliverability, through the production of Topic Papers, Matters Statements and contributing to the Hearing Sessions.

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

2020 Developer Deliverability and Stakeholder Consultation – APS

- 3.8 On 15th April 2020, the Council distributed Deliverability Information Request forms to:
- Developers/agents/landowners of all sites with extant planning permissions;
 - Developers/agents/landowners of all Local Plan Allocations;
 - Developers/agents/landowners of other sites included in the Local Plan housing land supply, including the Council's Capital Programme sites and the Bourne Neighbourhood Plan Group due to its intention to allocate sites for housing.
- 3.9 The developer consultation ran for 2 weeks, closing on 29th April 2020.
- 3.10 The information gathered from this process informed the 2020 APS submission, the previous deliverability submissions can be found on the Council's dedicated webpage for the [Annual Position Statement](#).
- 3.11 In addition, a draft APS and accompanying Statement of Engagement were published for a 4 week consultation starting on 27th May 2020. In accordance with the PPG a number of developers, stakeholders and others who have an impact on the delivery were consulted. A total of 19 responses were received by the deadline, all representations were considered when finalising the APS the responses can be found on the Council's APS webpage.

3.12 Where submissions have not been received for 2021 APS deliverability request for information the Council has used the outcome from the 2020 APS to inform the projected completions, including previously submitted deliverability forms.

2021 Annual Position Statement Developer and Stakeholder Consultation

3.13 On 31st March 2021, the Council formally notified the Planning Inspectorate of its intent to submit an APS by 31 July 2021. A dedicated [webpage](#) was updated on the Council’s website on 9th April 2021 detailing the APS information, and a proposed timetable for production and key consultation stages:

Task	Indicative Timeframe
Deliverability Form Consultation with Landowners/Developers/Agents	9 th April 2021 - 30 th April 2021
Preparation of Draft Annual Position Statement	April/May 2021
Consultation with Landowners/Developers/Agents and Stakeholders on Draft Annual Position Statement	21 st May 2021 - 18 th June 2021
Submission of Annual Position Statement to the Planning Inspectorate	July 31 st 2021

April 2021 Developer Deliverability Information Request

3.14 From the 9th April 2021, the Council distributed Deliverability Information Request forms, to provide an updated position from previous deliverability submissions, forms were sent to:

- Developers/agents/landowners of all large sites with extant planning permissions;
- Developers/agents/landowners of all Local Plan Allocations;
- Developers/agents/landowners of other sites included in the Local Plan housing land supply, including the Council’s Capital Programme sites and the Bourne Neighbourhood Plan Group due to its intention to allocate sites for housing.

3.15 The returned forms are included for each site in Appendix 1 (separate document). If a return has not been received, the form sent out by the Council, including the Council’s indicative trajectory and reasoning, has also been included at Appendix 1.

South Kesteven Annual Position Statement – Statement of Engagement Consultation
July 2021

- 3.16 Each form sent out included a section, completed by the Council with the following information:
- Trajectory using information taken from the published trajectory of the 5 Year Housing Land Supply Statement as at 1 April 2020 as confirmed through the APS process;
 - An information summary explaining the source of the trajectory information;
 - The recipient was then asked to confirm whether they agreed with the Council's trajectory and reasoning; and if not, to include a trajectory and accompanying information.
- 3.17 The form then asked a number of questions regarding deliverability including:
- Any technical constraints which would limit development or affect viability of development;
 - Landownership;
 - Timescales;
 - Site Delivery; and
 - Infrastructure.
- 3.18 The developer consultation closed on 30th April 2021. Gentle reminders were sent out a week prior to the consultation closing for sites where the Council was yet to receive a response. To ensure the best possible response rate, extensions were granted, where sought, until 7th May 2021.
- 3.19 Forms were distributed to all 55 sites within the Council's supply as at 1 April 2021, including multiple forms for sites with parcels in differing ownership or if we held multiple site contacts.
- 3.20 Of the 55 sites, the Council received responses for 48 sites (87% response rate); with a 89% response rate for Local Plan sites. The responses can be broken down as follows (see Appendix 1 for the forms received):
- Large sites with Planning Permission:
28 sites with extant Planning Permission (including Full, Outline, and Reserved Matters) contacted.
Of the 28 sites, the Council received responses regarding 22 sites.
- Local Plan sites:
27 Local Plan sites contacted
Responses for 25 sites received.
- 3.21 All developer/landowner/agent deliverability information received thus far has been included in the relevant sections of the 'Sites Summary' table at Appendix 3.

May/June 2021 Developer and Stakeholder Consultation on the Draft Annual Position Statement

- 3.22 The draft APS and this accompanying Engagement Statement were published for a 4 week consultation starting on 21st May. The draft APS demonstrated a supply of 5.92 years. In accordance with the PPG the following developers, stakeholders and others who have an impact on delivery have been consulted, a list of which is included at Appendix 5, they include:
- Small and large developers,
 - Land promoters,
 - Private and public landowners,
 - Infrastructure providers (such as utility providers, highways etc.) and other public bodies (such as Homes England),
 - Lincolnshire County Council,
 - Neighbouring authorities, including those with adjoining or cross-boundary sites; and
 - Any other bodies with an interest in particular sites identified.
- 3.22 Beyond this the PPG state that this is for the Local Authority to decide which stakeholders to involve. The list of Statutory and General consultees (included at Appendix X) is taken from the Local Plan database. Whilst some consultees may not be directly involved with housing delivery the Council considers it prudent to keep them informed.
- 3.23 176 notification emails were sent out to the list of stakeholders above on 21st May 2021 and reminder Emails were sent out a week prior to the closing date (18th June 2021). A questionnaire form was sent to stakeholders and published onto the website. Representations could be submitted via email or post using the Questionnaire available, written representations were also accepted via Email or Post.
- 3.24 The Draft APS, the Draft accompanying Engagement Statement, response form and information on the consultation were also published onto the Council’s website enabling any interested party to comment.
- 3.25 In total, 9 responses were received by the deadline. 1 response was received after the deadline, the Council accepted this response to be considered as part of the APS process. Of the 10 representations received a total of 42 comments were made on different sections and sites in the draft APS. 3 comments on the draft Accompanying Engagement Statement and 3 comments on the Potential impact of Covid-19 on housing delivery.
- 3.26 All representations can be found at Appendix 2 and a summary of representations at Appendix 3. All representations were considered when finalising the APS and the Council’s response and action taken can be found at Appendix 3: Summary of Representations and Officer Response.

Council information gathering

- 3.27 In addition to consulting with landowners, developers and agents; the Council has also reviewed the position and progression of planning applications, including discussions with other Council departments, including Development Management Case Officers.
- 3.28 Consultation has also been undertaken with the Council' Special Projects Officer who is responsible for progressing the Sustainable Urban Extensions and Planning Performance Agreements.
- 3.29 Any information gathered internally has been included in the 'Council's Responses & Action Taken' section of the summary table included at Appendix 2 of this Statement of Engagement.

Disputed Sites

- 3.30 Paragraph 15 of the PPG requires:

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

- 3.31 The Council has collected deliverability information from developers/landowners/agents and formed a conclusion on the projected trajectory of deliverable sites which is detailed at Appendix 4.
- 3.32 At the draft APS stage, no disputed sites have been identified. Whilst the Council took a cautious approach and shifted some sites into the later years of the 5 year supply where the evidence has shown that the site may not come forward earlier, the Council has not included any sites in the 5 year supply if a respondent has indicated that the site is not deliverable or the site was previously removed by PINs through the APS 2020 submission.
- 3.33 Following consultation on the draft APS in May/June 2021, 16 sites have been identified as disputed sites. Disputer comments and Council's response including action taken is included in Appendix 4: Site Summaries and Disputed sites table; and Appendix 3 Draft APS Summary of Representations and Officer Response.
- 3.34 All Developers, Landowners, and Agents with sites in the supply were consulted on the draft APS and therefore had the opportunity to dispute the Council's trajectory. The majority of the disputed sites have not been disputed by the Developer/Landowner of the site, but by a developer with no interest in the site.
- 3.35 All consultation responses received through the draft APS consultation will be considered by the Council. Any disputed sites for which consensus on likely delivery has not been reached, the Council will highlight such sites as required by the PPG.

4. Submission of the Annual Position Statement

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

Appendix 1: Site Deliverability Information (separate document)

Appendix 1: Site Deliverability Information (separate document)

Appendix 2: Draft APS Representations (separate document)

Appendix 2: Draft APS Representations (separate document)

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

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/Organisation	Draft APS Section/Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2021)	Council's Response (June/July 2021)	Action Taken
SKR.APS.2101	ACR210	Roslyn Deeming – Natural England	General		Thank you for your email of 21 May 2021 regarding the above consultation. I can confirm that Natural England has no comments to make on this document.	Comments noted.	No action required.
SKR.APR.2102	ACR211	Deb Roberts – The Coal Authority	General		South Kesteven District Council area lies outside the defined coalfield and therefore the Coal Authority has no specific comments to make on your Local Plans / SPDs etc.	Comments noted.	No action required.
SKR.APS.2103	ACR212	Stephen Short – Escritt Barrell Golding on behalf of The Jenkinson Family Trust	Housing Land Supply and Appendix 9 Table 5	APS048 – Local Plan Allocation GR3-H2: Rectory Farm (Phase 2 North West Quadrant, Grantham)	Confirms satisfaction with the details included.	Comments noted.	No action required.
SKR.APS.2104	ACR215	Emilie Carr – Historic England	General		Historic England have no specific comment to make other than to draw attention our previous responses to individual sites. Please note the comments to the currently proposed site at Quarry Farm, a cross boundary site with Rutland County Council.	Comments noted.	No action required.
SKR.APS.2105	ACR216a	Rachel Armstrong – Rutland County Council	Appendices (2 and 9)	APS060 – Local Plan Allocation – Quarry Farm (Rutland)	Supports conclusion of APS in relation to Stamford North proposal, and particularly the conclusion that the Quarry Farm part of the site is deliverable, but unlikely to contribute to the five year supply period covered by this APS. Quarry Farm is a draft allocation in the Rutland Local Plan adoption delayed until at least mid-2022. This will impact upon the timeframe for delivering this site.	Comments noted.	No action required.
SKR.APS.2105	ACR216b	Rachel Armstrong – Rutland County Council	Appendices (2 and 9)	APS058 – Local Plan Allocation STM1-H1: Stamford North, Stamford	See comment reference ACR216a.	Comments noted.	
SKR.APS.2106	ACR217	Jacqui Bunce – NHS Lincolnshire CCG	General		Thank you for sharing this position statement. It will be helpful in the planning for the local NHS. We look	Comments noted.	No action required.

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

Draft APS Summary of Representations Received and Council's Response							
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					forward to continued dialogue with the Planning Team on the impact of these developments on local NHS services and on Section 106 funding or the equivalent that can help support the local NHS infrastructure to meet these planned housing numbers.		
SKR.APS.2107	ACR218	Martin Seldon – Highways England	General		From reviewing the APS, we do not expect that there will be any impact from the APS on the operation of the SRN; therefore, we have no further comments to provide.	Comments noted. Taking into account developer/agent/landowner response on individual sites.	No action required
SKR.APS.2108	ACR221	Richard Bailey – Homes England on behalf of Defence Infrastructure Organisation (DIO)	Appendix 1 and 9	APS049 – Local Plan Allocation GR3-H4 Prince William of Gloucestershire Barracks	Completions on the Prince William of Gloucester Barracks (PWGB) site are now expected from 2023/24 onwards, subject to planning permission being secured. The limit of 500 dwellings in the first five years in the Southern Quadrant (SQ) was originally based on the need to first deliver the GSRR which is not expected to be completed by end of 2023 when there is projected to be approx. 125 completions from the SQ. Suggests that the APS should be revised to reflect projection of 300 dwellings from PWGB site in the 5-year supply. 50 dwellings is appropriate in 2023/24 and scheme is capable of delivering 125 in subsequent years. Homes England and the DIO working with SKDC and LCC planning application expected to be submitted 2021.	Ministry of Defence and Homes England working closely with the Council and Lincolnshire County Council to deliver the site. Southern Relief Road is essential to delivering the site. Previously, site was limited to 500 dwellings in the first 5 years for the Southern Quadrant. The Southern relief road is due to be completed in Winter 2023, earlier than anticipated and therefore more homes can be brought forward. The site is yet to achieve Planning Permission which is due to be submitted in 2021. Due to infrastructure requirements and timescales for submitting a Planning Application, the Council agrees with Home England, with 300 completions from 2023/24.	300 dwellings included in 5 year supply from
SKR.APS.2109	ACR224	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Five Year Housing Requirement – Liverpool Method		Refute the finding and the application of paragraph 5.13 of the South Kesteven Local Plan. Which confirms “a deliverable land supply is to be calculated using the Liverpool Method for the first five years of the Plan Period, taking account of the shortfall since 2011 across the plan period”. The use of the Liverpool Method was considered appropriate within the report of the APS (27th October 2020) although the Inspector considered paragraph 5.13	Paragraph 146 of the Local Plan Inspector's report makes clear that the plan needs to contain a trajectory including 'the shortfall to be dealt with over the plan period (Liverpool Method). The Inspector's report summaries the main modifications including 'application of the Liverpool Method in addressing the shortfall since 2011'. The Local Plan (as agreed with the Inspector through Main Modifications) emphasises that the Liverpool Method is to be applied to take account of the allocation of multiple strategic sites through the plan. It is therefore	No action taken.

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

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/Organisation	Draft APS Section/Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2021)	Council's Response (June/July 2021)	Action Taken
					'makes no sense'. The Local Plan specifically says that the Liverpool Method should only apply for the first five years of the plan period. As nonsensical as the remainder of the paragraph is, this part is clear and should be applied correctly as written; no matter what may or may not have been intended. Suggests that the Sedgefield Method should be used as now beyond first 5 years of the Plan period in accordance with PPG.	clearly intended that the method will be applied for the first 5 years of the Plan's adoption and not 2011. As agreed with the Inspector at the Local Plan Examination, the Liverpool method will be used for 5 years from Plan adoption, as the strategic allocations gather pace. Furthermore, paragraph 13 of APS (2020) Inspector's report notes the clear intention of the use of the Liverpool method and the 2020 APS was considered on this basis.	
SKR.APS.2109	ACR225	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Five Year Housing Requirement – Survey years		The Council has also sought to artificially reduce the shortfall by accounting for a further 269 homes delivered within 'the Survey Year' (2021-2022). Do not consider it sensible to include homes delivered but not to account for the housing requirement in the same period (Survey Year). The Council has not sought to take account of the proportional Annual Target within the same Survey Year (Table 1). The inclusion of the 269 dwellings boosts cumulative delivery to 5,681 dwellings and results in a shortfall of 694. The Council seeks to utilise this delivery figure to justify their requirement set out in Table 3 at 3,829.	The shortfall is not artificially reduced. 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 were and have been counted as completions since 2015/16. However, the actual year of completion cannot be confirmed. Explanatory text regarding the survey years is included at para. 2.4 of the annual position statement. See Local Plan Examination Topic Paper 2 para. 1.7-1.8. (http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=24756&p=0) and previous Housing Land Supply Assessments http://www.southkesteven.gov.uk/index.aspx?articleid=8492	No action taken
SKR.APS.2109	ACR226	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Five Year Housing Requirement - Conclusion		Presents three 5 Year Housing requirement scenarios. Views the requirement based upon a robust approach to be 3,250 homes, 963 shortfall, +10% buffer as the requirement for homes for the five year period to be 4,634.	See response to comment ACR224	
SKR.APS.2109	ACR227	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Five Year Housing Requirement – Assessing and evidencing deliverability		Assessment of time it takes to process applications to permissions or resolution to grant permission and signature of a S.106, discharge of conditions and granting of reserved matters application shows that the time needed from validation of an application to received a	The Council's in-house legal team has been depleted resulting in a short-term backlog of cases awaiting S.106 sign off. Planning Legal work has recently moved over to LSL who are typically quoting 3 months for completion of a S106 agreement from instruction. Once the backlog has been worked through over the following months, the 3 month date for completion of S.106 agreements will be realistic and achievable.	Explanatory paragraph inserted into APS (para. 2.3)

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

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/Organisation	Draft APS Section/Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2021)	Council's Response (June/July 2021)	Action Taken
					resolution to grant permission varies significantly from 8 months to over 81 months. On average at least 30 months from validation to a resolution to grant permission, and despite a number of the application receiving a resolution to grant permission in the last two years 9 of applications listed remain undetermined and await an agreed Section 106.		
SKR.APS.2109	ACR228	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Small sites with planning permission		Notes 84 individual units have not started on the small sites under construction overall, 564 homes are yet to be started. The small site completion trend of average of 106 homes suggests a lapse rate of around 23.5%. It would be more sensible at this time to compare the small site trend figure with the stock of permissions available. Considers 530 homes from small sites to be the appropriate figure to use.	<p>All sites detailed within the small sites under construction is correct.</p> <p>Commentary on small sites is included with the APS. This explains the reasoning of lapse rate of 10% (see paragraphs 4.9-4.17). Due to lack of monitoring data, the Inspector suggested that the Council adopt 10% and commence monitoring on lapse rates. As such the monitoring framework which is an appendix to the local plan includes an indicator to monitor lapse rates. Once sufficient monitoring information has been collected, the lapse rate will be reviewed.</p> <p>The lapse rate was disputed in 2020 APS and the Inspector report acknowledges that it is reasonable to maintain the 10% lapse rate as discussed during the examination (see paragraphs 15-19 at the following link http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=26936&p=0)</p> <p>Furthermore, a review of all smaller sites has identified expired consents, which have now been removed from the supply.</p>	Small site figures updated to remove expired consents.
SKR.APS.2109	ACR229	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Windfall allowance		Council considers windfall allowance of 30 home per year is cautious however this approach clear double counts small sites within the windfall allowance given that Small sites with permission have been set out in detail. It is unclear what evidence the Council have utilised to justify windfall completions in year 1-3 by a further 150 dwellings to a combined figure of 773. The 773 equates to an average of 155 dpa this is substantially higher than historic completions of 106 dpa and there is insufficient evidence to demonstrate such significant small site delivery. The APS does not seek to identify where double counting has taken place (it may be noted that the	<p>The windfall allowance of 30 dwellings per year is evidenced in the APS. A table is included in Section 4 of the APS which shows an annual average of 65 windfall site completions since the start of the plan period. Whilst the Council could have included a higher windfall allowance, the Council has included an allowance of 30 dwellings per year which the Inspector accepts in his final report as “modest”.</p> <p>The windfall allowance has been included in years 3,4 and 5 of the supply. Windfall completions will continue to be monitored each year and the allowance may be altered through the Local Plan review if necessary.</p>	30 dwellings removed from windfall years 1 and 2.

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

Draft APS Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/Organisation	Draft APS Section/Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2021)	Council's Response (June/July 2021)	Action Taken
					previous 2020 APS did) and has not justified the inclusion of a small site windfall allowance. For that reason and to avoid double counting a small site windfall allowance is not advocated.		
SKR.APS.2109	ACR230	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Large Sites with Planning Permission (under construction)		Makes no comment on 827 large sites with planning permission (under construction).	Noted.	No action required.
SKR.APS.2109	ACR231	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Large site with planning permission (not under construction)		It would be more sensible at this time in our view to compare the small site trend figure with the stock of permissions available. The APS includes 248 homes considered to be deliverable within the five year period from large sites with planning permission not under construction. In general terms these are outline permissions with varying degrees of progress towards reserve matters approval, any S.106 and discharge of conditions to enable a start on site.	See response to comment ACR228. The Council's in-house legal team has been depleted resulting in a short-term backlog of cases awaiting S.106 sign off. Planning Legal work has recently moved over to LSL who are typically quoting 3 months for completion of a S106 agreement from instruction. Once the backlog has been worked through over the following months, the 3 month date for completion of S.106 agreements will be realistic and achievable.	No action required
SKR.APS.2109	ACR232	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Homes on sustainable urban extensions with planning permission	APS032 – Sustainable Urban Extension S16/1113: Barratt & DWH Development, Grantham Phase 2, Barrowby Road, Grantham, NG31 8SE	Considers that the Council are correct to assume that only 8 dwellings are deliverable within the five year period and that 628 homes across all urban extensions can be included within the five year supply.	Comments noted.	No action required.
SKR.APS.2109	ACR233	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Homes on proposed local plan allocations	APS039 – Local Plan Allocation LV-H5: Swinstead Road/Bourne Road, Corby Glen	Considers the trajectory for eastern section (G&CD) is highly unlikely given that the site has yet to be in the control of a developer and anticipated timescales for progressing the site. Notes Council assumed combined delivery of 250 homes and 130 in the five year supply despite the two component sites combining to promote 266 homes in this respect no agreed written position. Considers 66 homes from Larkfleet Homes can be relied upon	The site is comprised of two interests, one a developer (Larkfleet) and the G&CD a landowner with agreed Heads of Terms with a housebuilder. Both of which submitted detailed deliverability information. Larkfleet Homes confirms supply of 66 homes will be delivered in the 5 years but queries the remainder of the site. A full planning permission has been approved by the Council for 66 on the Larkfleet parcel of the site (S19/2235). Developer has proven track record and has delivered multiple schemes with planning permission including SUEs within the District. The delivery of a further 130 homes within the 5 years (200 homes in total on the eastern parcel) has been confirmed by the landowner (G&CD) on a	No action required.

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					and remaining site subject to uncertainty. With a cautiously optimistic approach the eastern section may contribute to year 25/26. Considers a reduced contribution of 90 homes for the five year supply.	<p>separate parcel of the site. The landowner has detailed terms agrees with a house builder (David Wilson Homes) for them to develop the site. The landowner has also undertaken pre-application enquiry. A planning application is expected to be received next month, not as an Outline application as suggested. The timeframe of full application to be submitted in Summer 2021, with determination in early 2022 is realistic, with pre-application discussions already completed. The 130 dwellings proposed within 5 years is therefore a realistic position.</p> <p>For site LV-H5, the Local Plan has indicated a capacity of the site of 250 dwellings. Although, both Larkfleet and Grimsthorpe & Drummond Castle Trust have indicated 266 dwellings to be delivered, the Council has capped the trajectory at 250 but notes that this could increase following planning approval on the eastern parcel. This accounts for why the deliverability information does not match what was submitted in the deliverability questionnaire.</p>	
SKR.APS.2109	ACR234	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Homes on proposed local plan allocations	APS041 – Local Plan Allocation LV-H7 Main Road (South), Long Bennington	<p>APS considers application expected June 2021 but that site drainage and flooding work to be undertaken and does not appear to be submitted for consideration, planning approval in June 2021 is unrealistic. Council consider delivery will occur in 22/23 but Agent does not commit to any delivery rates and it is understood that the landowners intend to market the site with outline permission. Considers optimistic approach a period of two years to determine application and resolve the S.106 agreement and a further two years for a reserved matters and discharge of conditions. Considers 10 units might be delivered in 2025/26 and 10 units should contribute to the supply not 50.</p>	<p>Outline permission for 50 dwellings (S20/0775) was approved conditionally at Planning Committee (24th June 2021) and subject to the completion of a S106 Agreement. S106 process is underway.</p> <p>Whilst the site will be marketed for development with Outline permission, the outline consent includes a condition (2) that the Reserved Matters scheme will be required to be in broad accordance with the Outline indicative layout, giving reassurance to any developer seeking to buy and develop the site and speeding up the reserved matters process.</p> <p>The SK in-house legal team has been depleted resulting in a short term backlog of cases awaiting S106 sign off. Planning legal work has recently moved over to LSL who are typically quoting 3 months for completion of a S106 agreement from instruction. Once the backlog has been worked through over the following months, the 3 month date for completion of S106 agreements will be realistic and achievable.</p> <p>Development of 50 dwellings within the 5 year supply is therefore considered to be realistic.</p>	No action required
SKR.APS.2109	ACR235	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Homes on proposed local plan allocations	APS042 – Local Plan Allocation LV-H8 Main Road (North), Long Bennington	<p>Notes a full planning application submitted for 43 dwellings March 2021 (S21/0655) and consultee responses on the application from LCC demonstrate technical issues yet to be overcome in terms of drainage and it is considered unrealistic to consider delivery on sit in 22/23 given the time to secure permission. Considers it realistic that a</p>	<p>Full Planning Permission pending for 43 dwellings (S21/0655) received 30th March 2021.</p> <p>Landowner expects first dwelling to complete January 2022 and all units to be completed in year 22/23. The Landowner shifted the supply completions from 21/22 to 22/23 and the Council agrees with this approach to allow for planning approval.</p>	No action required

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					single year of completions will occur in 25/26 and delivery should be amended to reflect 13 dwellings within the 5 year period.		
SKR.APS.2109	ACR236	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Homes on proposed local plan allocations	APS043 – Local Plan Allocation LV-H10 Thistleton Lane and Mill Lane, South Witham	Notes no planning application for the site and two deliverability forms submitted which are not consistent in their approach and do not constitute a written agreement. No developer involved in the site at this time. Responses match previously submitted and are not considered to provide any certainty of timescales for when delivery will occur. Considers no clear evidence or firm progress can be shown and the site should be removed from the five year supply.	The Council received deliverability information from both interests in the site which gives confidence that the Landowners are keen to progress the site. GW Padley provided a trajectory for the entire site, taking a cautious approach and shifting the supply to commence 22/23. However, taking into account Bullimores Sand and Gravel's response which included a trajectory for their parcel alone (which indicated completions from 23/24) .The Council has now amended the trajectory with a modest 8 dwellings to be completion in 23/22 and the site to be completed thereafter. It is noted that due to the site's location adjacent to residential development to the east, the layout provides an opportunity for service connections to be brought forward onto this site.	The Council has amended supply removing 8 units with completions to be expected from 2023/22.
SKR.APS.2109	ACR237	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Homes on proposed local plan allocations	APS044 – Local Plan Allocation LV-H11 Land North of High Street, South Witham	No developer involved at this time. Considers optimistic approach a period of two years to determine application and resolve the S.106 agreement and a further two years for a reserved matters and discharge of conditions all dependent on securing developer and undertaking necessary legal arrangements. Considers no clear evidence or firm progress can be shown and the site should be removed from the five year supply.	Planning permission likely to be submitted 2021 based currently being marketed seeking offers on a subject to planning basis. Given the scale of the development the timescales will be relatively short following receipt of planning Landowner agrees with the Council's projections that dwellings will be delivered in 22/23. The SK in-house legal team has been depleted resulting in a short term backlog of cases awaiting S106 sign off. Planning legal work has recently moved over to LSL who are typically quoting 3 months for completion of a S106 agreement from instruction. Once the backlog has been worked through over the following months, the 3 month date for completion of S106 agreements will be realistic and achievable. The Council considers that the landowner and the Council has taken an appropriate approach to the delivery to be delivered within the 5 year period.	No action taken
SKR.APS.2109	ACR238a	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Homes on proposed local plan allocations	APS047 – Local Plan Allocation GR3-H1: Spitalgate Heath – Garden Village (Southern	Notes that the APS anticipated 275 homes at Spitalgate Heath and 225 homes at the Barracks within the five year supply. Both sites have a significant barrier that prevents either from coming forward due to the relationship with phase 3 of the Southern Relief Road (GSRR). No planning application for	Delivery rates have been reduced due to the complexity of the site, GSSR and Utility and service investigations. Entered into a Planning Performance Agreement with the Council to cover the determination of the Outline application S14/2169, possible committee in Summer 2021, Development Management Officers working concurrently on S106 and Masterplan (to be required by condition). Phase 3 of the Grantham Southern Relief Road is estimated to be completed in May 2023.	No action taken

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				Quadrant), Grantham	Barracks and outline permission for Spitalgate Heath pending for 7 years with stalled S.106 agreement unsigned. Council's HDT (May 2019) noted that Spitalgate Heath would be refused if the S106 agreement was not completed within 6 months from February 2019 resolution to grant; subject to no extenuating circumstances which would justify an extension of time. Council's HDT (2020) identified Outline permission was expected to be granted late 2020 with first RM and start 2021, which has not occurred. No planning permission submitted for Barracks, would expect two years to determine application and resolve s.106 agreement if submitted within a year and further two years for reserved matters and discharge of conditions considers these timescales exceptionally quick compared to Spitalgate Heath. Considers significant uncertainty around the delivery arrangement for both sites even with a hybrid application. Considers 275 homes at Spitalgate Heath and 225 homes at the Barracks should be discounted from the five year supply.	The SK in-house legal team has been depleted resulting in a short term backlog of cases awaiting S106 sign off. Planning legal work has recently moved over to LSL who are typically quoting 3 months for completion of a S106 agreement from instruction. Once the backlog has been worked through over the following months, the 3 month date for completion of S106 agreements will be realistic and achievable. The Council agrees with the developer's updated trajectory with 275 completions within the five year supply expected from 2023/24.	
SKR.APS.2109	ACR238b	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Homes on proposed local plan allocations	APS049 – Local Plan Allocation GR3-H4: Prince William of Gloucestershire Barracks, Grantham	See comment reference ACR238a.	See comment reference ACR238a	No action taken
SKR.APS.2109	ACR239	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Homes on proposed local plan allocations	APS048 – Local Plan Allocation GR3-H2: Rectory Farm (Phase 2, North West Quadrant), Grantham	Notes three historic applications remain pending, S16/2819 and S16/2816 recommended for approval at committee subject to s.106 agreements in December 2020 but S16/2818 needs an updated Environmental Statement and viability assessment. Considers given the uncertainty around delivery arrangements of the wider site and the	Applications have been approved by Planning Committee. Three planning applications pending: ref s16/2818 (OUT) - 817 dwellings; needs updated ES and viability – development Management expects possible approval late 21, and ref S16/2819 (FULL) - 220 dwellings, approved by committee pending awaiting S106 sign off; and ref S16/2816 (FULL) - 228 dwellings, approved by committee pending awaiting S106 sign off. S106s expected to be signed in August. A Planning Brief is being prepared for Rectory Farm, Phase 2 due for adoption later in 2021. Whilst the Local Plan indicates a total supply for the site of 1150 dwellings, the Planning	No action taken

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					infrastructure implementation required alongside the timeframe for the S.106 agreement to be signed, delivery in 22/23 is unachievable. Considers trajectory to be delayed for 12 months to facilitate onsite infrastructure delivery in 22/23 and completions 23/24 reducing delivery from the site by 120 dwellings.	<p>applications total 1, 265. As the dwelling numbers of the Outline application may change at Reserved Matters stage, the Council has decided to retain 1,150 total dwellings as the site capacity. The trajectory broadly reflects the current Barratt David Wilson annual completions on the adjoining site.</p> <p>The SK in-house legal team has been depleted resulting in a short term backlog of cases awaiting S106 sign off. Planning legal work has recently moved over to LSL who are typically quoting 3 months for completion of a S106 agreement from instruction. Once the backlog has been worked through over the following months, the 3 month date for completion of S106 agreements will be realistic and achievable.</p> <p>As confirmed by site developer, the Council considers that 330 completions will likely come forward within the 5 year supply, with completions from 2022/23.</p>	
SKR.APS.2109	ACR240	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Homes on proposed local plan allocations	APS050 – Local Plan Allocation LV-H1: Wilsford Lane (North), Ancaster	Considers APS timescales are not reasonable and would expect a year to determine submitted application and resolve S.106 agreement and a further two years for RM and discharge of conditions before dwellings delivered, dependent on securing developer and undertaking necessary legal arrangements. Considers a reduced contribution of 35 home rather than 96 is anticipated for the five year supply.	<p>The Outline permission for 96 dwellings (SS20/1169) was approved conditionally at Planning Committee on 17th March 2021 and subject to the completion of a S106 Agreement.</p> <p>Site is progressing with developer in place. Discussions with Development Management Officers present site is moving on quickly with S106 expected to be signed by 31st July 2021 and Reserved Matters application expected Autumn 2021.</p> <p>Site delivery was moved forward to allow for reserved matters application. Council's own assessment is that development is likely to commence in 22/23.</p>	No action required
SKR.APS.2109	ACR241	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Homes on proposed local plan allocations	APS051 – Local Plan Allocation LV-H2: Wilsford Lane (South), Ancaster	Notes that landowners are considering their options and offers no timescales for progressing a planning application. Appears little if any firm progress with site assessment work or clear relevant information about infrastructure provision. Not clear how long landowners required to review their position and the landowners response confirms there is no programme. Notes the determination of application and S.106 agreement would be expected in a period of two years if presumed outline application submitted within the near future then with a further two years during which RM and discharge of	<p>Landowners are considering options for taking the site forward. It is anticipated that, given the size of the site and the nature of the proposed development, completions can be expected within five years. Informal pre application discussions have also taken place.</p> <p>The SK in-house legal team has been depleted resulting in a short term backlog of cases awaiting S106 sign off. Planning legal work has recently moved over to LSL who are typically quoting 3 months for completion of a S106 agreement from instruction. Once the backlog has been worked through over the following months, the 3 month date for completion of S106 agreements will be realistic and achievable.</p> <p>Taking account of the consideration of options the Council has cautiously shifted delivery by a further year indicating completions to commence 2024/25 with a modest 20 completions; and 15 completions in 2025/26.</p>	Taking account of the representation the Council has cautiously shifted delivery by a further year indicating completions to commence 2024/25 with a modest 20 completions; and 15 completions in 2025/26.

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					conditions would be undertaken before any delivery, dependent on securing developer and necessary legal arrangements. Considers that the site should not be relied upon for the five year supply removing all 35 dwellings.		
SKR.APS.2109	ACR242	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Homes on proposed local plan allocations	APS055 – Local Plan Allocation LV-H12: Part of Elm Farm, Thurlby	Notes there is no timescale offered for progressing with preparation of a planning application or its submission and no programme for start except it will occur as soon as possible. Appears little if any firm progress with site assessment work or clear relevant information about infrastructure provision. Notes the allocations also includes a farm and farmhouse which is a busy and extensive operation and as with many sites occupied by businesses will require closure or relocation before development. Notes the determination of application and S.106 agreement would be expected in a period of two years if presumed outline application submitted within the near future then with a further two years during which RM and discharge of conditions would be undertaken before any delivery, dependent on securing developer and necessary legal arrangements. Considers site should not be relied upon for the five year supply removing 20 homes.	Due to Covid-19, the landowner and Council have agreed to take a cautious approach, shifting the trajectory with completions due to start in 2024/25 at a modest 10 dwellings per year.	No action taken
SKR.APS.2109	ACR243	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Homes on proposed local plan allocations	APS058 – Local Plan Allocation STM1-H1: Stamford North, Stamford	Notes no planning application has been submitted for the site and Stamford North Development Brief is progressing with consultation anticipated 2021 and governance arrangements between RCC and SKDC are being established. If presumed application submitted within the near future, then would expect two years to determine and resolve S.106 particularly with the scale of the development and its cross-boundary nature and a further two years during	The Stamford North Development Brief is progressing with consultation anticipated in 2021 and governance arrangements between Rutland County Council and SKDC are being established as the site is a cross-boundary development with Rutland County Council (Quarry Farm site). Whilst the developer of Quarry Farm considers completions at Quarry Farm are unlikely to come forward within 5 years, this does not hinder development of Stamford North which, given the phasing schedule and traffic work done so far can come forward before or alongside Quarry Farm. The SK in-house legal team has been depleted resulting in a short term backlog of cases awaiting S106 sign off. Planning legal work has recently	No Action taken

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					which RM and discharge of conditions would be undertaken to enable a start on site of initial phases before any delivery. Considers site should not be relied upon for the five year supply removing 170 homes.	moved over to LSL who are typically quoting 3 months for completion of a S106 agreement from instruction. Once the backlog has been worked through over the following months, the 3 month date for completion of S106 agreements will be realistic and achievable.	
SKR.APS.2109	ACR244	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Homes on proposed local plan allocations	APS059 – Local Plan Allocation STM1-H2: Stamford East, Stamford	Notes that 92 homes anticipated for delivery in the five year period and a food supermarket and access at the front of the site was approved October 2020 (S20/0955). Timescales for progressing the application are not clear as the site is to be brought forward by a developer once the purchase of the freehold interest is secure. If presume an outline application will be submitted imminently, which there is no evidence to support, would expect two years to determine and resolve S.106 and further two years for RM and discharge of conditions to enable a start, dependent on securing developer and necessary legal arrangements. Considers due to the uncertainty the site should not be relied upon for the five year supply removing 92 dwellings.	A food supermarket was approved (S20/0955) in October 2020 and a planning application has been submitted (11 th May 2021) on site for 213 dwellings (S21/0938). This application is a full application, not an Outline as suggested. A developer (Vistry) and registered provider (Cross Keys) are on board. Positive pre-application discussions have been held with the Council and housing developers interested in the site. Once permission is granted the dwellings would therefore, likely to be developed very quickly.	No action taken.
SKR.APS.2109	ACR245	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Local Plan Allocations		Considers 1,173 homes have been incorrectly included in the 5 year supply and that 842 homes from large local plan allocations to be the appropriate figure to use.	Considering the evidence obtained through 2 rounds of APS consultation, discussions with Council Officers including Development Control and the Strategic Sites Officer, and contacting developers for an update of deliverability information, the supply of dwellings from the Local Plan Allocations is appropriate.	No action taken.
SKR.APS.2109	ACR246a	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Council Capital Programmes	APS061 – Council Capital Programme Wellington Way, Market Deeping	There is no evidence of progress on site assessment, planning application or understanding of constraints or infrastructure provision for APS061. Considers 0 homes from the Councils Capital Programme can be considered capable of being delivered within five years.	The site is expected to deliver a modest number of 11 affordable homes in 2022/23. Feasibility design completed, pre applications discussions have been undertaken and feedback received June including Design PAD meeting. Comments taken back to design team to develop design prior to community engagement and member consultation, expected in August. Site investigations underway for Noise impact and Ecology. Developer has proven track record with delivery of multiple schemes across the district including 14 homes delivered in 2019/20. 5 small sites with planning permission (included within small site supply).	No action taken.
SKR.APS.2109	ACR246b	Alasdair Thorne – Marrons Planning	Council Capital Programmes	APS063 – Council Capital	There is no evidence of progress on site assessment, planning application or	The site is expected to deliver a modest number of 23 affordable homes in 2022/23. Some feasibility design work has been undertaken for the site.	No action taken.

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		on behalf of Larkfleet Homes		Programme Kesteven Road, Grantham	understanding of constraints or infrastructure provision for APS063. Considers 0 homes from the Councils Capital Programme can be considered capable of being delivered within five years.	Developer has proven track record with delivery of multiple schemes across the district including 14 homes delivered in 2019/20. 5 small sites with planning permission (included within small site supply).	
SKR.APS.2109	ACR246c	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Council Capital Programmes	APS064 – Council Capital Programme Shaw Road, Grantham	There is no evidence of progress on site assessment, planning application or understanding of constraints or infrastructure provision for APS064. Considers 0 homes from the Councils Capital Programme can be considered capable of being delivered within five years.	The site is expected to deliver a modest number of 12 affordable homes in 2022/23. Member consultation and formal pre-application advice has already taken place. Public consultation and community engagement planned to start 26 th July. Developer has proven track record with delivery of multiple schemes across the district including 14 homes delivered in 2019/20. 5 small sites with planning permission (included within small site supply).	No action taken.
SKR.APS.2109	ACR247	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	Five Year Supply Calculation		Presents SKDCs five year calculation and an independent assessment of comparison. Correct application of the tests has the effect of reducing the deliverable supply of homes to 3,075 homes to a 3.32 year supply (Sedgefield approach). Even if Liverpool approach the correct supply assessment is undertaken then the Council can only demonstrate a 4.02 year housing land supply.	5 Year Supply calculation can be found within the APS. The Council concludes a 5 year supply of 5.92 years.	No action required.
SKR.APS.2109	ACR248	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes	General		Considers that there is insufficient evidence of deliverability for a number of sites included in the five year supply but the Council and that an overly optimistic assessment for many sources is taken. Council relies on a pro-forma and do not constitute clear and robust evidence of progress or intentions, with too little information provided in many instances, or timescales offered which are not reasonable. Nor do they constitute a written agreement between the Local Planning Authority and site developer(s). Multiple major development sites included which have outline permission or allocated in a development which are considered deliverable by the APS where there is no	The Council received a 89% response rate to the request for deliverability questionnaires from Local Plan Allocation sites and a 78% for Large sites with planning permission, which the respondents was then required to sign. The Council then discussed individual sites with Development Control and the Strategic Sites Officer to ensure that the 5 year supply is robust. The draft APS was consulted upon to ensure that the decisions which the Council has made were not contested by the Landowners/Developers/Agents of the sites within the supply. The Council considers the supply of dwellings from the major sites to be appropriate.	No action taken.

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					clear evidence the housing completions will begin on site within 5 years. Considers evidence provided by the local authority not sufficient to demonstrate a 5 year supply, including appropriate buffer and the Planning Inspectorate will not be able to recommend that the authority can confirm that they have a 5 year housing supply for one year.		
SKR.APS.2110	ACR249a	Paul Butler – PB Planning on behalf of Invicta Developments	Homes on proposed local plan allocations	APS047 – Local Plan Allocation GR3-H1: Spitalgate Heath – Garden Village (Southern Quadrant), Grantham	Raised concerns of delivery in Grantham housing allocations at EiP and remain valid. No reserved matters applications submitted for GR3-H1 and no Hybrid application for GR3-H4, result being at least 2 year's delay against Council's predicted delivery rates. It will take at least 2-3 years to obtain detailed permission and 2-3 years to commence delivery. Has made point a number of years and proved correct. This would result in a loss of at least 175 homes from GR3-H1 and 100 homes from GR3-H4. If delivery of Southern Relief Road is delayed by a year could result in a loss of further loss of 100 homes from GR3-H1 and 125 homes from GR3-H4 over next 5 years based on delivery rates in APS. Considers loss of at least 275 homes on GR3-H1 and GR3-H4. Believes delivery of homes on GR3-H1 and H4 will be delayed further and do not believe expected annual delivery rates for two sites will be realised. Envisage that this current identified shortfall will only increase by the time the Local Plan Review is examined in 2024.	Delivery rates have been reduced due to the complexity of the site, GSSR and Utility and service investigations. Entered into a Planning Performance Agreement with the Council to cover the determination of the Outline application S14/2169, possible committee in Summer 2021, Development Management Officers working concurrently on S106 and Masterplan (to be required by condition). The Council agrees with the developer's trajectory with 275 completions within the five year supply expected from 2023/24.	No action taken
SKR.APS.2110	ACR249b	Paul Butler – PB Planning on behalf of Invicta Developments	Homes on proposed local plan allocations	APS049 – Local Plan Allocation GR3-H4: Prince William of Gloucestershire	See comment reference ACR249a	Homes England has responded to the Draft APS consultation confirming the expected delivery of 300 dwellings in the 5 years from 2023/24 onwards. Homes England has regular contact with the Council, Lincolnshire County Council and the DIO with the intension to submit a planning application 2021.	Delivery increased as confirmed by Homes England expected

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				Barracks, Grantham		<p>The Grantham Southern Relief Road (GSRR) is expected to be completed 2023 when it is projected to be approximately 125 completions combined from the Southern Quadrant developments ensure sufficient capacity.</p> <p>Homes England have confirmed that the position has not changed since the Local Plan Examination.</p>	delivery of 300 from 2023/24 onwards.
SKR.APS.2110	ACR250a	Paul Butler – PB Planning on behalf of Invicta Developments	Homes on proposed local plan allocations	APS048 – Local Plan Allocation GR3-H2: Rectory Farm (Phase 2, North West Quadrant), Grantham	No further applications have been determined or submitted in the period since examination of the adopted Local Plan. Reiterate previous position that new homes will not be delivered from sites GR3-H2 and GR3-H3 until 2024/25 at the earliest. The result being the loss of 2 years of delivery from these sites within the next 5 years. The loss would equate to 120 homes from GR3-H2 in respect of the number of homes envisaged to be delivered from this site in the next 5-years.	<p>Applications have been approved by Planning Committee. Three planning applications pending: ref s16/2818 (OUT) - 817 dwellings; needs updated ES and viability – development Management expects possible approval late 21, and ref S16/2819 (FULL) - 220 dwellings, approved by committee pending awaiting S106 sign off; and ref S16/2816 (FULL) - 228 dwellings, approved by committee pending awaiting S106 sign off. A Planning Brief is being prepared for Rectory Farm, Phase 2 due for adoption later in 2021. Whilst the Local Plan indicates a total supply for the site of 1150 dwellings, the Planning applications total 1, 265. As the dwelling numbers of the Outline application may change at Reserved Matters stage, the Council has decided to retain 1,150 total dwellings as the site capacity. The trajectory broadly reflects the current Barratt David Wilson annual completions on the adjoining site.</p> <p>As confirmed by site developer, the Council considers that 330 completions will likely come forward within the 5 year supply, with completions from 2022/23.</p>	No action taken
SKR.APS.2110	ACR250b	Paul Butler – PB Planning on behalf of Invicta Developments	Homes on proposed local plan allocations	GR3-H3 Land Adjacent to Rectory Farm (Phase 3 Northwest Quadrant)	See comment reference ACR250a	See comment reference ACR250a	No action taken
SKR.APS.2110	ACR251	Paul Butler – PB Planning on behalf of Invicta Developments	Five Year Housing Requirement		<p>Additional housing sites are required to be released to deliver a minimum shortfall of 395 homes to ensure that the Council can maintain a rolling 5-year supply of deliverable housing sites. There are no other sites that are more appropriate in deliverability and sustainability terms than two Gorse Lane sites – justification set out in representation.</p>	<p>The Council received a 89% response rate to the request for deliverability questionnaires from Local Plan Allocation sites and a 78% for Large sites with planning permission, which the respondents was then required to sign.</p> <p>The Council then discussed individual sites with Development Control and the Strategic Sites Officer to ensure that the 5 year supply is robust.</p> <p>The draft APS was consulted upon to ensure that the decisions which the Council has made were not contested by the Landowners/Developers/Agents of the sites within the supply.</p> <p>The Council considers the supply of dwellings from the major sites to be appropriate.</p>	No action taken

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

Draft APS Engagement Statement Summary of Representations Received and Council's Response							
Representation Reference	Comment Reference	Name/Organisation	Draft APS Section/Paragraph	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2021)	Council's Response (June/July 2021)	Action Taken
SKR.APS.2103	ACR213	Stephen Short – Escritt Barrell Golding on behalf of The Jenkinson Family Trust	General	APS048 - Local Plan Allocation GR3-H2: Rectory Farm (Phase 2 North West Quadrant, Grantham)	Confirms satisfaction with the details included.	Comments noted.	No action required.
SKR.APS.2107	ACR219	Martin Seldon – Highways England	General		From reviewing the Draft Accompanying Statement of Engagement, we do not expect that there will be any impacts from the Accompanying Statement of Engagement on the operation of the SRN; therefore, we have no further comments to provide.	Comments noted. Taking into account developer/agent/landowner response on individual sites.	No action required.
SKR.APS.2108	ACR222	Richard Bailey – Homes England on behalf of Defence Infrastructure Organisation (DIO)	Appendix 1 and 2	APS049 – Local Plan Allocation GR3-H4 Prince William of Gloucestershire Barracks	Delivery expected from 2023/24 onwards. However, the Statement of Engagement appears to agree with the proposed trajectory (300 dwellings) the draft APS identifies 225 dwellings in the 5 year supply. Given work is progressing well towards submission of a planning application in 2021 it is considered 300 should be reflected in the 5 year supply.		

Draft APS Consultation – Comments on the potential Impact Covid-19 may have on Housing Delivery							
Representation Reference	Comment Reference	Name/Organisation	APS Site Reference Code and Name (if relevant)	Draft APS Representation Summary (May/June 2021)	Council's Response (June/July 2021)	Action Taken	
SKR.APS.2103	ACR214	Stephen Short – Escritt Barrell Golding on behalf of The Jenkinson Family Trust	APS048 - Local Plan Allocation GR3-H2: Rectory Farm (Phase 2 North West Quadrant, Grantham)	Hopefully minimal subject to availability of materials.	Comments noted. Taking into account developer/agent/landowner response on individual sites, the Council is taking Covid-19 into account on a case by case basis.	No action required.	
SKR.APS.2107	ACR219	Martin Seldon – Highways England		Currently, we do not understand the impact that Covid-19 may have on housing delivery and road capacity. However, representation includes Highways England's statement on dealing with the coronavirus pandemic.	Comments noted. Taking into account developer/agent/landowner response on individual sites, the Council is taking Covid-19 into account on a case by case basis.	No action required.	
SKR.APS.2108	ACR223	Richard Bailey – Homes England on behalf of Defence Infrastructure Organisation (DIO)	APS049 – Local Plan Allocation GR3-H4 Prince William of Gloucestershire Barracks	There has been no significant impact from Covid-19 on preparatory work to date which would impact Housing Delivery. Future impacts such as interest rates and Government support are unknown. Any future lockdown or movement restrictions are also unknown, but for example could delay delivery during construction.	Comments noted. Taking into account developer/agent/landowner response on individual sites, the Council is taking Covid-19 into account on a case by case basis.	No action required.	

DISPUTED SITES HIGHLIGHTED RED

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
Large Sites in Supply with Planning Permission								
APS001	S08/0892: Former Grantham Tyre & Auto, Rycroft Street, Grantham	Council's 5 Year projections as at 1 April 2021: 0 . previous comments received from developer/agent/landowner. Outline permission implemented by demolition, no Reserved Matters application submitted. Site not included within the 5-year supply as no previous contact or reserved matters application submitted. Site to commence 26/27.	No response from landowner/developer/agent	Outline application implemented by demolition, no Reserved Matters application submitted. Due to no contact from developers in April 2021 consultation, and no previous deliverability responses, the Council has removed the site from the 5 year supply, to commence 26/27 as no reserved matters have been submitted. Removed from the supply.	0	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	0
APS002	S14/3097: The Old Quarry, Station Road, Castle Bytham	Council's 5 Year projections as at 1st April 2021: 87 . Projections based on previous trajectory submitted as part of the Annual Position Statement. Site commenced first phase of site in February 2019. Outline for 87 granted for 87 dwellings under S17/1134, which was a variation of permission S14/3097, increasing number of dwellings from 85 to 87. Reserved matters approved. Plot A - S19/0180 – (layout only) 18 dwellings. S19/2142 - (appearance, landscaping, scale). Plot B and C – S20/0286. Permission pending consideration S19/2160.	No. of dwellings in the 5 year supply 87 . Completions expected from 2021/22. Position has not changed from previous submission. Development has commenced on the first phase of the site and is currently being marketed, construction of the dwellings to be undertaken by the purchaser. No fundamental infrastructure constraints.	Site has no fundamental infrastructure constraints, and currently being marketed. The developer agrees that completions will likely come forward in the 5 year supply, with completions from 2021/22.	87	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	87

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
APS003	S13/1931: Land At Bridge End, Colsterworth, Lincolnshire	Council's 5 Year projections as at 1 April 2021: 48 . Delivery based on trajectory submitted by developer in 2020. Completions expected from September 2021, approach based on predicted impact on Covid-19.	No. of dwellings in the 5 year supply: 48 . Delivery rate remains the same but with completions expected from 2023/24 due to legal reasons.	The Council agrees with the trajectory submitted by the developer. Completions expected from September 2023/24, due to legal reasons as indicated by developer. The Council agrees with trajectory submitted by the developer/agent to include 48 in the 5 year supply, with completions from 2023/24.	48	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	48
APS004(N)	S19/0740: Land At Bourne Road, Morton	Council's 5 Year Projections as at 1 April 2021: 22 . Projections based on site of similar size and location.	No. of dwellings in the 5 year supply: 22 Site expected to commence 22/23 and to complete 22/23. Infrastructure within the site will follow build programme.	Site commencement and completion expected in 2022/23. The Council agrees with the trajectory submitted by the developer to include 22 in the 5-year supply.	22	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	22
APS005	S14/2953: Land North Of 372-400, Dysart Road	Council's 5 Year Projections as at 1 April 2021: 117 . Projections based on previous trajectory submitted as part of the Annual Position Statement but altered to reflect applications pending consideration and sites full capacity. Previous submitted trajectory assumed build out projections of modified planning permission to be secured by September, of 200 units (not submitted). Planning applications have been submitted and currently pending consideration (S21/0613, S21/0634, S21/0631, S21/0635). Site implemented by access. The site has no fundamental infrastructure constraints to be resolved.	No recent response from landowner/developer/agent. Projections based on previously submitted trajectory.	Site has full planning permission, implemented by access, previous contacts as site is progressing, with material considerations pending consideration. The new housebuilder (Ilke Homes) is a Modular house builder. The site has no fundamental infrastructure constraints to be resolved. Projections based on previously submitted trajectory. The Council expects delivery of the site within the 5 year supply, with 177 units in the 5-year supply, completions commencing from 2022/23.	177	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	117

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
APS006	S16/1451: Land Off Main Road, long Bennington	Council's 5 Year Projections as at 1st April 2021: 21 . No previous response from landowner/agent/developer. Site has full planning permission for 21 units. Site under construction – 9 units commenced (14/03/2019). The Council expects delivery of site within the 5 year supply, projections to remain the same but could expect completions within year 21/22.	No. dwellings in the 5-year supply: 21 . Developer indicated site is under construction and will be completed by the middle of next year, 2022/23. Site has full planning permission for 21 units, under construction and plots sold.	The Council agrees with the developers, site has full planning permission and site is under construction. The Council agrees with the delivery of site within the 5 year supply completions to delivered 2022/23.	21	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	21
APS008(N)	S18/2111 153 Eastgate, Deeping St James, Lincolnshire, PE6 8RB	Council's 5 Year Projections as at 1 April 2021: 7 Projections based on site of similar size and location. Site under construction. Demolition of two existing dwellings and erection of 12 – count 10 to avoid double counting. 3 units completed on site, 4 under construction.	No response provided. Projections based on site of similar size and location.	Site under construction, 3 units completed, 4 starts noted. The Council expects delivery of the site within the 5 year supply, with remaining 7 units expected to complete 2021/22.	7	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	7
APS009	S16/2285: Falcon Way, Bourne, PE10 0FF	Council's 5 Year Projections as at 1st April 2021: 19 . Delivery based on previous trajectory submitted, completions expected from 2021/22. The site has no fundamental infrastructure constraints to be resolved. Position has not changed since the Local Plan Examination. Reserved matters application for 19 dwellings approved (S20/0603) 05/02/2021.	No. of dwellings in the supply: 19 . Developer/agent agrees with Councils projected completions. The site is under construction, completions expected from 2021/22 .	The site is under construction, position has remained the same as previously submitted trajectory. The Council agrees delivery of the site within the 5 year supply, with completions from 2021/22.	19	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	19

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
APS010	S18/0452: Ferndale House , Swinstead Road, Corby Glen, NG33 4NU	Council's 5 Year Projections as at 1st April 2021: 31 . Completions expected from 2025/26. Site delivery based on site of similar size and location, as set out in previous trajectory. No previous contact with developer/agent/landowner. Site approved Outline Permission (05/03/2019) for 31 units.	No. of dwellings in the supply: 25 . Response from landowner/developer/agent stated that 25 units are to be built on site by 2023/24. Site has outline permission with all matters reserved for 31 units. Planning submitted May 2021, construction to follow after planning. No fundamental infrastructure constraints.	Reserved Matters application expected to be submitted May 2021, no fundamental infrastructure constraints. The Council agrees with the updated information, and that 25 units are included within the supply, with completions by 2023/24.	25	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	25
APS011	S14/0927 Former Grimers Transport Limited North, Billingborough	Council's 5 Year Projections as at 1st April 2021: 0 Developer not intending to develop site in April 2020, site not included within the 5 year supply and to commence from 25/26 as at April 2020. Trajectory altered to not include within 5 year supply, permission due to expire September 2021 (Latest planning application (S16/1197)).	No response provided. Landowner confirmed that not intending to develop the site in April 2020.	The Council has removed the site from the 5 year supply, as developer not intending to develop the site in previous response and no updated response received. To commence from 26/27, with extant permission. Site removed from the supply.	0	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	0
APS012	S17/2466: Land West of Linchfield Road, Deeping St James	Council's 5 Year Projections as at 1st April 2021: 124 . Completions expected from 2020/21. Site has no fundamental infrastructure constraints to be resolved. Phase 1 (S19/0443 Erection of 76 Dwellings) under construction, no application submitted for Phase 2 – developer considered 135 units to be delivered across the whole site and reflected within the	No. of dwellings in the supply: 134 . Site under construction, commenced October 2019. Phase 1 (S19/0443) granted Reserved Matters (76 units), Phase 2 (S20/1235) granted Reserved Matters (remaining 69 units). No fundamental infrastructure constraints.	Site is under construction, whole site (145) has Reserved Matters application approved. The site has no fundamental infrastructure constraints to be resolved. The Council agrees that completions will likely come forward in the 5 year supply, with remaining units (134) being delivered by 24/25.	134	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	134

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
		projected completions. Projections from previous trajectory altered to reflect completions as at 1 st April 2020, 11 completions on site.						
APS013	S15/3189: Land North of Longcliffe Road and Ryedale Close, Manthorpe Road	Council's 5 Year Projections as at 1st April 2021: 150 . A Reserved Matters application for 480 dwellings approved April 2021 (S15/3189). Delivery based on previous deliverability information submitted by developer, approach based on predicted impact of Covid-19. Last year the Council agreed with trajectory submitted by the developer to include 108 in the 5 year supply, with completions likely from 2022/23.	No. of dwellings in the 5 year supply: 114 . Completions expected from 2022/23. Developer's approach has been reduced to a lower delivery rate than previous years.	Developer's approach reduced to a lower delivery rate than previous years, no explanation provided by the developer for lower delivery rate, completions expected from 2022/23. The Council agrees with the cautious approach to reduce delivery rate, expecting 114 units to come forward in the 5 Year supply, agreeing with the developer completions are likely from 2022/23.	114	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	114
APS014	S17/1900: Former Gravel Works, Stowe Road	Council's 5 Year Projections as at 1st April 2021: 35 . Completions expected from 2023/24. Delivery based on previous deliverability information submitted by developer; approach based on predicted impact of Covid-19, first dwelling previously expected to be delivered Summer 2021. Reserved matters application submitted as stated previously to be submitted Autumn 2020 – currently pending consideration (S21/0676). Trajectory altered as reserved matters application pending consideration.	No. dwellings in the supply: 35 . Completions from 2021/22, subject to approval of submitted reserved matters application. No fundamental infrastructure constrains. Developer's approach based on predicted impact on Covid-19. First dwelling expected to be delivered Summer 2021.	Reserved matters submitted (S21/0676) expected to be taken to committee in June 2021. Site has no fundamental infrastructure constraints to be resolved. The Council agrees that completions will likely come forward in the 5 year supply, with completions from 2021/22.	35	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	35

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
APS015	S18/1408: Spittlegate Farm , Gorse Lane, Grantham, NG31 7UF	Council's 5 Year Projections as at 1st April 2021: 11 . Delivery based on previous trajectory in accordance Inspector recommendations to Annual Position Statement (2020). 4 units with full permission to remain within the five year supply, 17 units with outline permission not included within of the five year supply as at April 2020, projections as in accordance with Inspectors recommendations includes an additional 7 units within this 5 year supply.	No response from landowner/developer/agent. Site has part full and part outline application for 21 units.	No contact with landowner/developers/agent, site has full (4)/outline planning (17) permission. The Council considers delivery of site within the 5 year supply projections altered with 4 units being delivered by 2025/26, units with full permission.	4	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	4
APS016	S18/1859: 81 Harrowby Lane, Grantham, NG31 9HZ	Council's 5 Year Projections as at 1st April 2021: 13 . Whole site under construction for 14 dwellings – 13 counted to reflect additional units due to demolition in the supply to avoid double counting completions. Affordable Housing Officer confirms site is under construction and expected to be completed in 2021. Projected completions therefore remain the same as previous Annual Position Statement trajectory. Previous submitted deliverability information - The site has no fundamental infrastructure constraints - some site improvements off site in place, with electricity work off site not expected to cause any delay in	No. dwellings in the supply: 14 14 dwellings to be completed, 8 bungalows (affordable rent), 6 houses (shared ownership). Expected completions May/June 2021 – completions expected 27.05.21 for all units, none completed so far. No fundamental infrastructure constraints. Demolition of 1.	Site due to be completed 27.05.21 for all units. Affordable site delivering affordable rent and shared ownership. 13 units counted within the supply to reflect additional units due to demolition in the supply to avoid double counting. The Council agrees that completions will come forward in the 5 year supply, with completions in 2021/22.				

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
		delivery. All pre commencement conditions have been discharged approved under S20/0570.			13	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	13
APS018	S10/1204: Fossitt & Thorne, Eastgate, Bourne, PE109LB	Council's 5 Year Projections as at 1st April 2021: 11 . Completions expected from 2020/21. Projections based on previously submitted trajectory.	No. of dwellings in the supply: 11 . Developer/agent agrees with Councils projected completions. The site has no infrastructure constraints. Expected construction from June 2021.	The site has no fundamental infrastructure constraints to be resolved. Developer expects construction from June 2021. The Council agrees that completions will likely come forward in the 5 year supply, with completions from June 2021.	11	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	11
APS019	S14/1684: Southfield Business Park Partn, Southfield House, Falcon Way, Bourne, Lincolnshire, PE10 OFF	Council's 5 Year Projections as at 1st April 2021: 3 . Previous communication with developer confirms 3 units to complete on site, recent site visit indicated site near completion (internal works). No deliverability information requested, remaining units to complete in 2021/22 monitoring year.	No deliverability information requested,	No. of dwellings in the supply: 3. Site under construction, due to deliver remaining units on site May 2021. The Council expects that remaining outstanding units on the site will complete May 2021 following communication with developer and recent site visit indicated near completion.	3	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	3

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
APS020	S10/0969: Former Welland Motor Factors Site, North Street, Stamford	Council's 5 Year Projections as at 1st April 2021: 13 . Projections based on previous trajectory submitted as part of the Annual Position Statement, no previous contact with landowner/agent/developer, site based on site of similar size and location. Site has full planning permission and under construction.	No. of dwellings in the supply: 0 Response from Landowner/developer/agent is that unsure whether the development will proceed with the permitted residential scheme which is in progress, or develop the site for an alternative use.	Landowner/developer/agent is unsure whether the development will be proceed with the permitted residential scheme which is in progress, or develop the site for an alternative use. Council has removed the site from the supply as there is uncertainty it will come forward as residential development.	0	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	0
APS021	S19/0588: Land To Rear Of Gladstone Terrace , Prospect Place, Grantham, NG31 8BW	Council's 5 Year Projections as at 1st April 2021: 24 . Completions expected from 2021/22. Projections based on previous trajectory submitted as part of the Annual Position Statement. Developer confirmed site few months to completion in email dated 08/02/2021.	No deliverability response from landowner/developer/agent. Developer confirmed site few months to completion in email dated 08/02/2021.	Site has full planning permission and is currently under construction, due to complete in a couple of months as indicated by developer email to SKDC Affordable Housing Officer. The Council expects delivery of site within the 5 year supply completions from 2021/22.	24	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	24
APS022	S14/3571: Land South Of Barrowby Road	Council's 5 Year Projections as at 1st April 2021: 181 . Projections based on previous trajectory submitted as part of the Annual Position Statement. Site under construction and units completed 2020.21. Completions as at April 2021 to be confirmed end of May 2021.	No recent response from the developer. Number of dwellings in the 5 year supply: 181 . Completions expected from 2021/22. Construction has commenced. Registered Provider on board to take ownership of affordable plots on completion. No fundamental infrastructure constraints to be resolved.	No recent response from the developer, projections based on previously submitted deliverability information. The site has no fundamental infrastructure constraints to be resolved, and under construction (Reserved Matters S19/1056), 42 completions on site (2020/21) The Council expects continued delivery of site within 5 year supply, with completions expected to continue.	181	No representations received during the Draft Annual Position Statement Consultation. Returned deliverability response form 21/06/21 No. dwellings in the 5 Year Supply: 181 (as per Council projections). 41 units constructed to date. Site expected to be delivered prior to 2025/26, to be completed in 23.	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	181

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
APS023	S16/0112: Land North Of Towngate East And South Of Northfield Road Market Deeping	Council's 5 Year Projections as at 1st April 2021: 178 . Site under construction, delivery remains the same as previous projections and altered to reflect current completions (62 completions).	No. dwellings in the 5 year supply 150 . Site commenced 2020, 23 occupied so far – option agreement signed for whole site and purchase agreement signed for Phase D, infrastructure within the site will follow build programme.	The site is under construction, completion of 62 units 20/21. Developer's approach reduced to a lower delivery rate than previous years, no explanation provided by the developer for lower delivery rate, developers trajectory does not account for 62 completions delivered in 2020/21. The Council agrees with the cautious approach to reduce delivery rate, expecting 150 units to come forward in the 5 Year supply, agreeing with the developer completions are likely from 2021/22.	150	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	150
APS025(N)	S20/0368: Land At Elsea Park, Bourne - Zone 8	Council's 5 Year Projections as at 1 April 2021: 175 Completions expected from 2022/23. Site based on previous delivery rates across Elsea Park (SUE).	No. dwellings in the 5 year supply: 315 . Completions expected 2021/22. Site has already commenced, no phasing in this parcel.	The developer confirms a higher delivery rate per annum than proposed by the Council, site has already commenced. On review of past completions on the site the higher figure is accepted. The Council agrees with the trajectory submitted by the developer to include 315 units in the 5 year supply, with completions expected by 2021/22.	315	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	315
APS026	S17/0420: Zone 6 (Phase B) , Elsea Park, Bourne , PE10 9PQ	Council's 5 Year Projections as at 1st April 2021: 45 Trajectory as set out within submitted APS. 50 units completed 2019.20. 36 units completed as of February 2021 – 30 units were expected to be completed 20/21, trajectory accounts for current completions and will be updated	No. dwellings in the 5 year supply: 37 . The developer has indicated 37 to complete by August 2021. The difference in figures reflects the Council's completion data. Site is deliverable with no foreseeable constraints.	Site under construction to be delivered by 2021/22. Site is deliverable with no foreseeable constraints. The Council agrees with the trajectory submitted by the developer to include 39 with an additional 2 units in the 5 year supply, than the developers submission due to	39	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	39

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
		to reflect any additional completions (up to April 2021), to be confirmed by end of May (42 completed 2020/21).		a difference in completion data.				
APS027	S16/2553: Zone 4 and 6 (in part), Elsea Park	Council's 5 Year Projections as at 1st April 2021: 12 . 53 units completed 2019.20, 12 units outstanding. , 12 units outstanding. 21 units completed as of February 2021, trajectory accounts for current completions and will be updated to reflect any additional completions (up to April 2021), to be confirmed by end of May (29 completed 2020/21)	No. dwellings in the 5 year supply: 4 Response from developer identifies the site is almost complete with 4 left to build.	Site under construction part of SUE Elsea Park, 128 completions on site to date, 4 outstanding units to completed. The Council expects delivery of site within the 5 year supply completions as almost complete.	4	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	4
APS029	S18/0937: Zone 9, Land East of A151, Raymond Mays Ways	Council's 5 Year Projections as at 1st April 2021: 167 . Trajectory as set out within submitted APS. 7 units completed as of February 2021 – 34 units were expected to complete, trajectory altered to account for current completions and will be updated to reflect any additional completions (up to April 2021), to be confirmed by end of May (9 completed 2020/21).	No. dwellings in the 5 year supply: 167 (as per Council projected completions). No fundamental infrastructure constraints to be resolved - New infrastructure required to serve site. To be adopted under S38 and S104 agreements at appropriate time. Implementation to be adopted post site completion and standard LCC/AW maintenance periods.	9 completions recorded this year, 2 unit change in projections to reflect completion totals. Developer agrees with delivery projections. The Council expects delivery of site within the 5 year supply, with completions from 2021/22.	165	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	165
APS030	S18/1840: Zone 9, Land to the North of Musselburgh Way, Elsea Park, PE10 OXY	Council's 5 Year Projections as at 1st April 2021: 63 . Trajectory as set out within the submitted APS. No completions as of February 2021, projections moved back to reflect no completions, trajectory will be updated to reflect any additional completions (up to April 2021),	No. dwellings in the 5 year supply: 63 . Site under construction to be delivered by October 2022. Site is deliverable with no foreseeable constraints.	Site under construction to be delivered by October 2022. Site is deliverable with no foreseeable constraints. The Council agrees with the trajectory submitted by the developer to include 63 units in the 5 year supply, with site completion by October 2022.	63	No representations received during the Draft	No further action required, trajectory to remain the same as	

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
		to be confirmed by end of May (0 completed 2020/21).				Annual Position Statement Consultation	set out in the Draft Annual Position Statement	63
APS031	S18/1588: Land West of Sandown Drive and North of the Centre Zone 3, Elsea Park, Bourne, PE100WL	Council's 5 Year Projections as at 1st April 2021: 34 . Trajectory as set out within the submitted APS. No completions as of February 2021, projections moved back to reflect no completions, trajectory will be updated to reflect any additional completions (up to April 2021), to be confirmed by end of May (0 completed 2020/21).	No. dwellings in the 5 year supply: 34 . Delivery set out within the developers response which confirms the site will be completed by April 2022. Site is deliverable with no foreseeable constraints.	Site under construction to be completed by April 2022. Site is deliverable with no foreseeable constraints. The Council agrees with the trajectory submitted by the developer to include 34 units in the 5 year supply, with site completion by 2022	34	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	34
APS032	S16/1113: Barratt & DWH Development, Grantham Phase 2, Barrowby Road, Grantham, NG31 8SE	Council's 5 Year Projections as at 1 st April 2021: 8 Site part of SUE - Poplar Farm. Site under construction – nearing completion, 43 units completed as of February 2021 (total completions to March 2021 to be confirmed by May 2021). Applications S17/1619, S18/0829, and S16/2679 relevant to plot changes/locations/modifications on Reserved Matters application S16/1113. Delivery capped at 750 across Poplar Farm SUE before delivery of Pennine Link Road.	No response from landowner/developer/agent.	No deliverability information provided by landowner/developers/agent, site has reserved matters permission and under construction. Delivery capped at 750 before delivery of Pennine Link Road. Outstanding units on site is 8. The Council expects delivery of site within the 5 year supply completions from 2020/21.	8	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Rep. SKR.APS.2109 Comment. ACR232) Council are correct to assume that only 8 dwellings are deliverable within the five year period and that 628 homes across all urban extensions can be included within the five year supply.	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement. Site part of SUE – Poplar Farm, under construction. 8 units remain on current Reserved Matters under construction. Delivery capped at 750 before delivery of Pennine Link Road. The Council expects delivery of site with the 5 year supply completions from 2020/21.	8

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
Local Plan Sites in Supply (Inc. Allocations; Neighbourhood Plan; and Council Capital Programme)								
APS039	LV-H5: Swinstead Road/Bourne Road, Corby Glen	<p>Council's 5 Year Projections as at 1 April 2021: 250.</p> <p>The Local Plan allocation is for 250 homes, however this is indicative. Trajectory as set out in APS taking account of the impact of the pandemic. Full planning permission S19/2235 for 66 dwellings currently pending consideration with the Council. No fundamental infrastructure constraints to be resolved.</p>	<p>Grimsthorpe & Drummond Castle Trust section of Site: 200; Larkfleet section of site: 66 (app. submitted S19/2235)</p> <p>Larkfleet have confirmed a delivery rate of 30 dwellings per annum. DWH has returned 200 in their trajectory with an additional lead in time of a year and 35 dwelling per annum. Both developers have taken a cautious approach and have considered any onsite infrastructure required, indicating dwelling completions to commence in 2022/23. Grimsthorpe & Drummond Castle Trust have agreed a Heads of Terms with housebuilder.</p>	<p>The Local Plan allocation is for 250 homes, however this is indicative. The site has no fundamental infrastructure constraints to be resolved. In total, the developers consider that the site could deliver 266. A Full Planning Application (re. S19/2235) has been approved by planning committee pending S106, submission for Larkfleet part of the site (66 dwellings). Council agrees with the trajectories submitted by the developer/agent, and taking account the cautious return the dwellings in supply is 130 dpa.</p>	130	<p>Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Rep. SKR.APS.2109 Comment ACR233)</p> <p>Larkfleet Homes site can be relied upon and remaining site subject to uncertainty. With a cautiously optimistic approach the eastern section may contribute to year 25/26. Considers a reduced contribution of 90 homes for the five year supply.</p>	<p>The site is comprised of two interests, one a developer (Larkfleet) and the G&CD a landowner with agreed Heads of Terms with a housebuilder. Both of which submitted detailed deliverability information.</p> <p>Larkfleet Homes confirms supply of 66 homes will be delivered in the 5 years but queries the remainder of the site. A full planning permission has been approved by the Council for 66 on the Larkfleet parcel of the site (S19/2235). Developer has proven track record and has delivered multiple schemes with planning permission including SUEs within the District.</p> <p>The delivery of a further 130 homes within the 5 years (200 homes in total on the eastern parcel) has been confirmed by the landowner (G&CD) on a separate parcel of the site. The landowner has detailed terms agrees with a house builder (David Wilson Homes) for them to develop the site. The landowner has also undertaken pre-application enquiry. A planning application is expected to be received next month, not as an Outline application as suggested. The timeframe of full application to be submitted in Summer 2021,</p>	

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
							<p>with determination in early 2022 is realistic, with pre-application discussions already completed. The 130 dwellings proposed within 5 years is therefore a realistic position.</p> <p>For site LV-H5, the Local Plan has indicated a capacity of the site of 250 dwellings. Although, both Larkfleet and Grimsthorpe & Drummond Castle Trust have indicated 266 dwellings to be delivered, the Council has capped the trajectory at 250 but notes that this could increase following planning approval on the eastern parcel. This accounts for why the deliverability information does not match what was submitted in the deliverability questionnaire.</p> <p>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</p>	130
						<p>No representations received during the Draft</p>	<p>No further action required, trajectory to remain the same as</p>	
APS040	LV-H6: Easthorpe Road, Great Gonerby	Council's 5 Year Projections as at 1 April 2021: 46 . Dwellings expected to be delivered from 2021/22. Full permission granted (S19/1138). Expected start on site Aug 2020. But, subject to the return of construction following COVID19. Site is wholly affordable.	No. dwellings in 5 Year Supply: 46 Whole site to complete in 21/22. Site already commenced October 2020, no units completed to date. Site has Full Planning Permission with signed s106 (ref. S19/1138). Development is wholly affordable. Developer (affordable housing provider) has indicated completions from 2021/22 and states all dwellings to complete within	Site has Full Planning Permission (ref .S19/1138) and no fundamental infrastructure constraints. Site is wholly affordable. The trajectory indicates site to complete in 2021/22 site under construction site completion expected in 2021.	46			

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
			the year. Assumed the site will be completed by the end of 2021.			Annual Position Statement Consultation	set out in the Draft Annual Position Statement	46
APS041	LV-H7 Main Road (South), Long Bennington	Council's 5 Year Projections as at 1 April 2021: 55 . 2020 deliverability response from agent indicated delivery expectations. Outline planning application received May 2020 (ref. S20/0775) 50 dwellings, pending consideration. No fundamental infrastructure constraints to be resolved.	No proforma response received but email confirmation 04.05.21 that application is outline and expects the site to be brought forward for development once a decision has been issued but developer is unable to put a timeframe on this.	Council to shift the trajectory a year with completions from 2021/22 on review of the pending application (ref. S20/0775) 50 dwellings, the Council has reduced delivery of site (from what is indicated in Local Plan) to 50 dwellings to reflect submitted application. Discussions with Development Control indicate that decision is expected in June 2021. Site drainage and flooding work is being undertaken. The site has no fundamental infrastructure constraints to be resolved. Developer agreed the trajectory to be based on the Councils assumptions with from 2022/23. Council has decreased delivery of site to 50 dwellings to reflect submitted application.	50	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Ref. SKR.APS.2109 Comment ACR235) Considers 10 units might be delivered in 2025/26 and 10 units should contribute to the supply not 50.	Outline permission for 50 dwellings (S20/0775) was approved conditionally at Planning Committee (24 th June 2021) and subject to the completion of a S106 Agreement. S106 process is underway. Whilst the site will be marketed for development with Outline permission, the outline consent includes a condition (2) that the Reserved Matters scheme will be required to be in broad accordance with the Outline indicative layout, giving reassurance to any developer seeking to buy and develop the site and speeding up the reserved matters process. Development of 50 dwellings within the 5 year supply is therefore considered to be realistic. No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	50

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
APS042	LV-H8 Main Road (North), Long Bennington	Council's 5 Year Projections as at 1 April 2021: 30 2020 deliverability response from agent noted the intention to submit an outline application in Spring 2020. No fundamental infrastructure constraints to be resolved. The site has no fundamental infrastructure constraints to be resolved. Planning permission pending for full permission for 43 fully affordable units (S21/0655).	No. of dwellings in 5 Year Supply: 30 Developer agreed with the Council's projections. Completions expected from 2022/23 for full permission.	The site has no fundamental infrastructure constraints to be resolved. The Council proposes to shift the trajectory a year, with completions from 2022/23 and has increased delivery of site to 43 dwellings to reflect submitted application.	43	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Ref. SKR.APS.2109 Comment. ACR235) Considers it realistic that a single year of completions will occur in 25/26 and delivery should be amended to reflect 13 dwellings within the 5 year period.	Full Planning Permission pending for 43 dwellings (S21/0655) received 30th March 2021. Landowner expects first dwelling to complete January 2022 and all units to be completed in year 22/23. The Landowner shifted the supply completions from 21/22 to 22/23 and the Council agrees with this approach to allow for planning approval. No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	43
APS043	LV-H10 Thistleton Lane and Mill Lane, South Witham	Council's 5 Year Projections as at 1 April 2021: 34 Completions expected from 2022/23. The site has two landowners, part of the site has the temporary occupation of a poultry farm both landowners indicated as part of the 2020 APS that 16 units could come forward and the site overall over the next 5 years. Trajectory has been moved forward as to allow for the planning application process. No fundamental infrastructure constraints to be resolved.	GD Padley section of site: 34 dwellings in 5 Year Supply, completions expected from 2022/23 Trajectory shifted a year from Local Plan due to short term extension to the life of the poultry farm at South Witham. Planning application yet to be submitted, ongoing discussions. Bullimores Sand and Gravel section of site: 16 dwellings in 5 year supply, completions expected from 2023/24. Expects no restrictions to gaining planning permission for an allocated site of this scale within the next 2 years. Minor preparation works will	The site has no fundamental issues to be resolved. Due to a short term extension of the poultry farm, the GD Padley has shifted the trajectory a year. Bullimores Sand and Gravel have shifted the trajectory by 3 years with indication that a Planning application will be submitted within next 2 years. The Council agrees with developer the shift in the trajectory, starting at 2022/23. As GD Padley provided trajectory for the entire site, the trajectory has been amended to take into account Bullimores return.	34	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Ref. SKR.APS.2109 Comment. ACR236) Considers no clear evidence or firm progress can be shown and the site should be removed from the five year supply.	The Council received deliverability information from both interests in the site which gives confidence that the Landowners are keen to progress the site. GW Padley provided a trajectory for the entire site, taking a cautious approach and shifting the supply to commence 22/23. However, taking into account Bullimores Sand and Gravel's response which included a trajectory for their parcel alone (which indicated completions from 23/24) .The Council has now amended the trajectory with a modest 8 dwellings to be	

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
			<p>be required, no major infrastructure required within the proposed development. The layout of the adjacent residential site provides opportunity for service connections to be brought onto the site.</p>				<p>completed in 23/24 and the site to be completed thereafter. It is noted that due to the site's location adjacent to residential development to the east, the layout provides an opportunity for service connections to be brought forward onto this site.</p> <p>The Council has amended supply removing 8 units with completions to be expected from 2023/24.</p>	<p>26</p>
<p>APS044</p>	<p>LV-H11 Land off High Street, South Witham</p>	<p>Council's 5 Year Projections as at 1 April 2021: 31 Completions expected from 2022/23. Response received 21/04/2020 stating the landowner's intentions to bring the site forward. No fundamental infrastructure constraints to be resolved. Planning permission has yet to be sought and site has yet to be marketed, as such developer has shifted trajectory starting in 2022/23. The Council agrees with developer shifting the trajectory starting in 2022/23.</p>	<p>No. of dwellings in 5 year supply: 31 Developer/agent/landowner agrees with Council's projected completions, expected from 2022/23. Planning permission has yet to be sought (likely during 2021), site has been marketed seeking offers subject to planning basis. yet to be marketed, as such developer has shifted trajectory starting in 2022/23</p>	<p>The site has no fundamental infrastructure constraints to be resolved. Planning permission has yet to be sought, site has been marketed seeking offers subject to planning basis. The Council expects delivery of site within the 5 year supply, with completions from 2022/23.</p>	<p>31</p>	<p>Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Ref. SKR.APS.2109 Comment. ACR237) Considers no clear evidence or firm progress can be shown and the site should be removed from the five year supply.</p>	<p>Planning permission likely to be submitted 2021 based currently being marketed seeking offers on a subject to planning basis. Given the scale of the development the timescales will be relatively short following receipt of planning Landowner agrees with the Council's projections that dwellings will be delivered in 22/23.</p> <p>The Council considers that the landowner and the Council has taken an appropriate approach to the delivery to be delivered within the 5 year period.</p> <p>No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.</p>	<p>31</p>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
APS045	DEP-H1 Towngate West, Market Deeping	Council's 5 Year Projections as at 1 April 2021: 73 Completions expected from 2024/25. Response received 21/04/2020 stating the landowner's intentions to bring the site forward and an outline planning application to be submitted in 2020. Site removed from the first 5 years by PINS Inspector, trajectory moved forward considering these comments. No fundamental infrastructure constraints to be resolved.	No. of dwellings in 5 year supply: 73 Deliverability form re submitted in 2020, no change. Completions expected from 2022/23. Outline permission expected to be prepared and submitted within the next 12 months. Position not changed.	The site has no fundamental infrastructure constraints to be resolved. Planning permission has yet to be sought, as such developer agrees that completions are likely to commence in 2022/23. The Council has removed the site from the 5 year supply, site commencing from 26/27 taking into consideration the PINs APS 2020 response.	0	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	0
APS046	DEP-H2 Land off Linchfield Road, Market Deeping	Council's 5 Year Projections as at 1 April 2021: 0 Completions expected from 2026/27. Response received 21/04/2020 stating the landowner's intentions to bring the site forward and an outline planning application to be submitted in 2020. Site moved forward and not included in the 5 year supply as a result of the PINS Inspectors comments. No fundamental infrastructure constraints to be resolved.	Developer agrees with the Council assumptions. No. of dwellings in 5 Year Supply: 0 Developer/agent/landowner agrees with the Councils assumptions. Intention to submit an outline planning application within the next 2 years. Completions expected from 2026-27.	Intention to submit an outline planning application within the next 2 year. The Developer agrees that completions will likely come forward later on than the 5 year supply, commencing 2026/27. Site removed from 5 year supply.	0	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	0

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
APS047	GR3-H1 Spitalgate Heath, Grantham	Council's 5 Year Projections as at 2021: 400 Completions expected from 2022/23. Response received 21/04/2020 stating the landowner's intentions to bring the site forward and the developer has entered into a Planning Performance Agreement with the Council to cover the determination of the outline application (S14/2169).	No. of dwellings in 5 year supply: 275 Completions expected from 2023/24. The position has changed as a result of the submitted APS for 2021. Delivery rates have been reduced due to the complexity of the site, the secure acceptance of the S106 and the assessment of the wider housing market in Grantham. Lincolnshire County Council commenced GSSR Phase 3 in July 2020, with a 27 months construction programme Utility and service investigations currently being carried out by Hoare Lea on behalf of Grantham Southern Utilities Group prove that sufficient services are available, at reasonable costs and within reasonable timescales. Seeking to secure pre-start conditions by 2022. Work has commenced on planning conditions that must be satisfied before Reserved Matters Applications can be sought.	Delivery rates have been reduced due to the complexity of the site, GSSR and Utility and service investigations. Entered into a Planning Performance Agreement with the Council to cover the determination of the Outline application S14/2169, possible committee in Summer 2021, Development Management Officers working concurrently on S106 and Masterplan (to be required by condition). The Council agrees with the updated trajectory with completions expected from 2023/24.	275	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Ref. SKR.APS.2109 Comment. ACR238a) Considers 275 homes at Spitalgate Heath and 225 homes at the Barracks should be discounted from the five year supply. Paul Butler – PB Planning on behalf of Invicta Developments (Ref. SKR.APS.2110 Comment ACR249a) Considers loss of at least 275 homes on GR3-H1 and GR3-H4. Believes delivery of homes on GR3-H1 and H4 will be delayed further and do not believe expected annual delivery rates for two sites will be realised. Envisage that this current identified shortfall will only increase by the time the Local Plan Review is examined in 2024.	Delivery rates have been reduced due to the complexity of the site, GSSR and Utility and service investigations. GSSR Phase 3 under construction – completion estimated May 2023 (Final Phase) Landowner entered into a Planning Performance Agreement with the Council to cover the determination of the Outline application S14/2169, possible committee in Summer 2021, Development Management Officers working concurrently on S106 and Masterplan (to be required by condition) expected to be submitted soon after determination of Outline application. The Council agrees with the updated trajectory with 275 completions within the five year supply expected from 2023/24. No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	275
APS048	GR3-H2: Rectory Farm (Phase 2 North West Quadrant, Grantham)	Council's 5 Year Projections as at 1 April 2021: 330 Site will deliver 1150 units over the plan period. Completions expected from 2022/23. Deliverability form received dated 27/11/2018 for parcel ref. SKLP134; using as guidance	No. of dwellings In 5 Year Supply: 330 Completions expected from 2022/23, developer/landowner/agent in agreement with Council's projections. The estimated projected completion figures	Applications have been approved by Planning Committee. Three planning applications pending: ref s16/2818 (OUT) - 817 dwellings; needs updated ES and viability – development Management expects possible		Stephen Short – Escritt Barrell on behalf of The Jenkinson Family Trust (Rep. SKR.APS.2103 Comment. ACR212) Confirms satisfaction with the details included.	Applications have been approved by Planning Committee. Three planning applications pending: ref s16/2818 (OUT) - 817 dwellings; needs updated ES and viability – development Management expects possible approval late 21, and ref	

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
		delivery estimated for rest of site. Planning Applications pending; and Planning Brief for part of the site (applications S16/2818 and S16/2819). Site deemed deliverable, however trajectory updated in line with PINs Inspector comments (removal of 15 units from supply)	above broadly reflect the current Barratt David Wilson annual completions on the adjoining Poplar Farm site, and assume that three developers will be operating at Rectory Farm. Planning Permission to be sought within 2/3 years. Integration with the adjacent Poplar Farm development is important to ensure comprehensive scheme. To be built in accordance with Planning Brief.	approval late 21, and ref S16/2819 (FULL) - 220 dwellings, approved by committee pending awaiting S106 sign off; and ref S16/2816 (FULL) - 228 dwellings, approved by committee pending awaiting S106 sign off. A Planning Brief is being prepared for Rectory Farm, Phase 2 due for adoption later in 2021. Whilst the Local Plan indicates a total supply for the site of 1150 dwellings, the Planning applications total 1, 265. As the dwelling numbers of the Outline application may change at Reserved Matters stage, the Council has decided to retain 1,150 total dwellings as the site capacity. The trajectory broadly reflects the current Barratt David Wilson annual completions on the adjoining site. The Developer agrees that completions will likely come forward within the 5 year supply, with completions from 2022/23.	330	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Ref. SKR.APS.2109 Comment. ACR239) Considers trajectory to be delayed for 12 months to facilitate onsite infrastructure delivery in 22/23 and completions 23/24 reducing delivery from the site by 120 dwellings. Paul Butler – PB Planning on behalf of Invicta Developments (Ref. SKR.APS.2110 Comment ACR250a) Reiterate previous position that new homes will not be delivered from sites GR3-H2 and GR3-H3 until 2024/25 at the earliest. The result being the loss of 2 years of delivery from these sites within the next 5 years. The loss would equate to 120 homes from GR3-H2 in respect of the number of homes envisaged to be delivered from this site in the next 5-years	S16/2819 (FULL) - 220 dwellings, approved by committee pending awaiting S106 sign off; and ref S16/2816 (FULL) - 228 dwellings, approved by committee pending awaiting S106 sign off. A Planning Brief is being prepared for Rectory Farm, Phase 2 due for adoption later in 2021. Whilst the Local Plan indicates a total supply for the site of 1150 dwellings, the Planning applications total 1, 265. As the dwelling numbers of the Outline application may change at Reserved Matters stage, the Council has decided to retain 1,150 total dwellings as the site capacity. The trajectory broadly reflects the current Barratt David Wilson annual completions on the adjoining site. The Council agrees with the developer that 330 completions will likely come forward within the 5 year supply, with completions from 2022/23. No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	330
APS 049	GR3-H4 Prince William of Gloucester Barracks	Council's 5 Year Projections as at 1 April 2021: 425 Completions expected from 2022/23 Total site delivery over plan period, and beyond: 4000. Sites in the Southern Quadrant	No. of dwellings in Local Plan 5 Year Supply: 300 Completions expected from 2023/24. Amended to reflect current position with regard to anticipated detailed	Ministry of Defence and Homes England working closely with the Council and Lincolnshire County Council to deliver the site. Southern Relief Road is essential to		Richard Bailey – Homes England on behalf of Defence Infrastructure Organisation (Rep. SKR.APS.2108 Comment ACR221)	Ministry of Defence and Homes England working closely with the Council and Lincolnshire County Council to deliver the site. Southern Relief Road is essential to delivering the site. Previously,	

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
		<p>are limited to 500 dwellings total in 5 years supply as dependent on construction of Southern Relief Road which is expected to complete in 2023. Response April 2020 stated that an MoU signed with Homes England, a planning performance agreement is due to be signed imminently with a planning application due to be submitted in late 2021.</p>	<p>planning approval and site vacation times. Pre-application submission, EIA scoping request made to SKDC. PPA in place with SKDC. Barracks closure announced and Homes England on board. Development expected to commence in 2023 - subject to planning permission. Intending to submit planning application in 2021 with Homes England consultant's working on infrastructure provision from summer 2020, relief road is under construction. Regular meetings with Council and Liaison with Lincolnshire County Council. Work on utilities and relief road ongoing. Landowner (Ministry of Defence) considers infrastructure provision achievable within timescales.</p>	<p>delivering the site. The trajectory therefore limits sites in the first 5 years to 500 dwellings in the Southern Quadrant. The site is yet to achieve Planning Permission which is due to be submitted in 2021. Consultation on the proposed Masterplan being undertaken in May 2021. Due to infrastructure requirements and timescales for submitting a Planning Application, the Council agrees with the proposed trajectory, with completions from 2023/24.</p>	<p>225</p>	<p>APS should be revised to reflect projection of 300 dwellings from PWGB site in the 5-year supply. 50 dwellings is appropriate in 2023/24 and scheme is capable of delivering 125 in subsequent years.</p> <p>Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Ref. SKR.APS.2109 Comment. ACR238b) Considers 275 homes at Spitalgate Heath and 225 homes at the Barracks should be discounted from the five year supply.</p> <p>Paul Butler – PB Planning on behalf of Invicta Developments (Ref. SKR.APS.2110 Comment ACR249b) Considers loss of at least 275 homes on GR3-H1 and GR3-H4. Believes delivery of homes on GR3-H1 and H4 will be delayed further and do not believe expected annual delivery rates for two sites will be realised. Envisage that this current identified shortfall will only increase by the time the Local Plan Review is examined in 2024.</p>	<p>site was limited to 500 dwellings in the first 5 years for the Southern Quadrant. The Southern relief road is due to be completed in May 2023 (Phase 3 under construction (Final Phase)), earlier than anticipated and therefore more homes can be brought forward. The site is yet to achieve Planning Permission which is due to be submitted in 2021. Due to infrastructure requirements and timescales for submitting a Planning Application, the Council agrees with the proposed trajectory, with completions from 2023/24.</p> <p>Delivery increased as proposed by Homes England who confirm through response to the draft APS consultation expected delivery of 300 dwellings is achievable through in the 5 years from 2023/24 onwards.</p>	<p>300</p>

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
APS 050	LV-H1 Wilsford Lane, North Ancaster	Council's 5 Year Projections as at 1 April 2021: 96 No fundamental infrastructure constraints to be resolved. An Outline planning application for 96 dwellings has now been approved by the Council (ref. S20/1169). Based on the APS 2020 submission Council's trajectory that development likely to commence in 21/22.	No. of dwellings in 5 year supply: 96 Completions from 22/23. No recent response form received, delivery based on APS 2020 submission.	No fundamental infrastructure constraints to be resolved. After consultation with Development Management, trajectory has moved forward to allow for reserved matters application. Outline application has been approved at committee, pending S106. Site progressing with recent meetings with developers. Council's own assessment is that development likely to commence in 22/23.	96	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Ref. SKR.APS.2109 Comment. ACR240) Considers a reduced contribution of 35 home rather than 96 is anticipated for the five year supply.	The Outline permission for 96 dwellings (SS20/1169) was approved conditionally at Planning Committee on 17th March 2021 and subject to the completion of a S106 Agreement. Site is progressing with developer in place. Discussions with Development Management Officers present site is moving on quickly with S106 expected to be signed by 31st July 2021 and Reserved Matters application expected Autumn 2021. Site delivery was moved forward to allow for reserved matters application. Council's own assessment is that development is likely to commence in 22/23. No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	96
APS 051	LV-H2 Wilsford Lane (South) Ancaster	Council's 5 Year projections as at 1 April 2021: 35 Completions from 2022/23. Response to the Annual Position Statement 2020 indicated the submission of a planning application in June 2020. No fundamental infrastructure constraints to be resolved.	No. of dwellings in 5 year supply: 35 Completions from 2023/24. There has been some slippage due to Covid 19 pandemic and landowner family circumstances. Landowners considering options to take the site forward. However, given the size of the site and nature of the proposed development, completions expected within 5 years.	No fundamental infrastructure constraints to be resolved. Informal pre-application discussions have taken place. As planning application not yet been sought, delivery is likely to commence later on in the 5 year period, from 2023/24. Council agrees with developer's trajectory, with completions from 2023/24.		Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Ref. SKR.APS.2109 Comment. ACR241) Considers that the site should not be relied upon for the five year supply removing all 35 dwellings.	Landowners are considering options for taking the site forward. It is anticipated that, given the size of the site and the nature of the proposed development, completions can be expected within five years. Informal pre application discussions have also taken place. Taking account of the Landowners consideration of options for the site the Council	

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
					35		has cautiously shifted delivery by a further year indicating completions to commence 2024/25 with a modest 20 completions; and 15 completions in 2025/26.	35
APS 052	LV-H3 Low Road, Barrowby	Council's 5 Year Projections as at 1 April 2021: 144 Completions from 22/23. Application approved on parcel SKLP36 (application ref S18/0093, 49 units approved RM (S19/2140) – conditions discharged (S19/2149) A further food store application is also pending on the site S20/1124. Parcel SKLP270 to submit planning application within anticipated start 2023/34, Parcel SKP250 to follow. Entire site deemed deliverable as part of the APS 2020. No fundamental infrastructure constraints to be resolved.	No. of dwellings in 5 Year Supply: comprising 3 developers: Persimmon: 83 dwellings , completions from 22/23. Current outline application submitted for up to 83 dwellings (ref. s19.1131) application pending, reserved matters application to be submitted as soon as Outline has been issues. Comprehensive masterplan for the allocation. First dwelling expected to completed March 2023. Platform/ Lindum: No form submitted but email 04.05.21. 49 dwellings all affordable , started on site, to complete by May 2022. Larkfleet: 60 , completions from 2024/25, no application due to be submitted for parcel until June 2022, delivery from Persimmon to consent and start on site first. First dwelling expected to complete December 2024.	No fundamental infrastructure constraints to be resolved. Platform 49 dwellings are currently under construction, due to complete May 2022. Persimmon (83 dwellings) due to follow with completions from 2022/23 and Larkfleet (60 dwellings) due to follow with completions from 2024/25. The Council agrees with the trajectories of Persimmon, Larkfleet, and Platform, with completions expected from 2021/22.	192	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	192

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
APS 053	LV-H4 Bourne Road, Colsterworth	Council's 5 Year Projections as at 1 April 2021: 70 Completions from 2022/23. Outline planning application ref S18/2379 pending consideration whilst S106 agreement is in progress. No fundamental infrastructure constraints to be resolved.	No. of dwellings in 5 Year Supply: 70 . Developer agrees with the Council's projected completions, from 2022/23. Expects development of the site will commence within 9-12 months. Following the signing of S106, the reserved matters are intended to be submitted within 3-6 months. No fundamental infrastructure constraints.	Outline application (ref. s18/2379) is pending consideration whilst S106 agreement is in progress. Completions indicated to start in 2022/23, expects development of site will commence within 9-12 months. No fundamental infrastructure constraints to be resolved. Developer agrees that completions could start in late 2022/23 site included within the supply.	70	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	70
APS 054	LV-H9 Folkingham Road, Morton	Council's 5 Year Projections as at 1 April 2021: 71 Completions expected from 2021/22. Outline planning application reference S19/1784 pending consideration with the Council with a further reserved matters application required. No fundamental infrastructure constraints to be resolved.	No. of dwellings in 5 year supply: 71 Developer agrees with the Council's trajectory and permission granted, reserved matters dependent on the marketing of the site. Expected delivery from 2021/22, s106 remains to be finalised although anticipated shortly.	No fundamental infrastructure constraints to be resolved. Outline (ref. S19/1784) approved. Council agrees that completions could start in late 2021/22, Reserved Matters application depending. Council has adjusted site capacity of Local Plan allocation as Planning Application includes an additional unit. Expected delivery from 2021/22 as a result of the updated information on marketing the site completions expected from 2022/23, whole site delivery is expected within 5 years .	71	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	71

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
APS 055	LV-H12 Part of Elm Farm, Thurlby	Council's 5 Year Projections as at 1 April 2021: 30 Completions from 23/24. Due to Covid-19 the landowner has taken a cautious approach in the APS 2020 submission, due to continued impact of the pandemic the trajectory remains the same for the site. No fundamental infrastructure constraints to be resolved.	No. of dwellings in 5 year supply: 20 . Completions expected from 2023. Full application to be submitted ASAP, no fundamental infrastructure constraints to be resolved.	Delivery expected to commence in 2023, delivering completions in 2024/25. The Council agrees with the landowner and shifts the trajectory to commence in 2024/25, with 20 dwellings within the 5 year supply, completions from 2024/25.	20	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Ref. SKR.APS.2109 Comment. ACR242) Considers site should not be relied upon for the five year supply removing 20 homes.	Due to Covid-19, the landowner and Council have agreed to take a cautious approach, shifting the trajectory with completions due to start in 2024/25 at a modest 10 dwellings per year. No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement.	20
APS 056	BRN1-H1 Manning Road Bourne	Council's 5 Year Projections as at 1 April 2021: 107 Completions from 21/22. Planning application submitted for 121 dwellings (application ref. S18/0904), pending consideration. Site de-allocated as employment use and allocated for housing. Site deemed deliverable and trajectory confirmed through APS 2020. No fundamental infrastructure constraints to be resolved.	No. dwellings in 5 year supply: 105 Completions from 22/23 and annual rate amended from previous position. Site controlled by way of option agreement. Full planning application (ref. S18/0904) for 121 dwellings approved are expected 22/23 with a reduced completion rate.	Full planning application (ref. S18/0904) approved at committee 12/05/2021 for 121 units. The developer takes a cautious approach to site delivery but maintains that the site is likely to deliver 105 completions in the 5 year period, from 22/23. The Council agrees with the developer and has taken a cautious approach, site expected to deliver within the 5 year supply.	105	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	105
APS 057	GR3-H3 Land Adjacent to Rectory Farm (Phase 3 Northwest Quadrant)	Council's 5 Year Projections as at 1 April 2021: 54 Delivery rates taken from APS 2020 with an additional allowance of a year for a start on site. Site considered through Local Plan Examination likely to come forward from 2024/25, projected completions likely 25/26.	No. dwellings in 5 Year Supply: 0 Developer indicates completions on the site from 2028/29, subject to planning and development program of previous phases.	Site considered likely to come forward from 2028/29, once Phases 1 and 2 of Rectory Farm. The Council agrees with the developer and the site is not included within the 5 year supply.		Paul Butler – PB Planning on behalf of Invicta Developments (Ref. SKR.APS.2110 Comment ACR250a) Reiterate previous position that new homes will not be delivered from sites GR3-H2 and GR3-H3 until 2024/25 at the earliest. The result being the loss of 2 years of delivery from these sites within the next 5 years. The loss would	No further action required, trajectory to remain the same as	

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
					0	equate to 120 homes from GR3-H2 in respect of the number of homes envisaged to be delivered from this site in the next 5-years	set out in the Draft Annual Position Statement	0
APS 058	STM1-H1 Stamford North	Council's 5 Year Projections as at 1 April 2021: 100 Completions expected from 24/25. Delivery set out in email from developers/landowners dated 19/05/2020. Developer brief is progressing as draft. Governance arrangements established between both LPA's. Site deemed developable within the latter part of the next 5 years. An Infrastructure Delivery Plan has been prepared which includes delivery of off-site infrastructure. The site is a cross-boundary development with Rutland County Council (Quarry Farm site). Whilst the developer of Quarry Farm considers completions at Quarry Farm are unlikely to come forward within 5 years, this does not hinder development of Stamford North which, given the phasing schedule and traffic work done so far can come forward before or alongside Quarry Farm.	No. of dwellings in 5 Year Supply: 170 Completions from 2023/24. Agrees, that the Stamford North Development Brief SPD is progressing. The Site is considered to be deliverable, with completions expected within South Kesteven from 2023/24 onwards, within the 5 year period. Developer considered impacts from Covid-19. It is anticipated that development will start onsite in 2023/24, planning application intended to be submitted 21/22. Technical work has begun towards an application submission.	The Stamford North Development Brief is progressing with consultation anticipated in 2021 and governance arrangement between Rutland County Council and SKDC are being established as the site is a cross-boundary development with Rutland County Council (Quarry Farm site). Whilst the developer of Quarry Farm considers completions at Quarry Farm are unlikely to come forward within 5 years, this does not hinder development of Stamford North which, given the phasing schedule and traffic work done so far can come forward before or alongside Quarry Farm. Due to ongoing work and progression, the Council therefore agrees with the landowner's trajectory.	170	Rachel Armstrong – Rutland County Council (Rep. SKR.APS.2105 Comment. ACR216b) Supports conclusion of Stamford North Proposal and particularly conclusion of Quarry Farm part of the site (in Rutland) as deliverable but unlikely to contribute to 5 year period covered by this APS. RCC Local Plan adoption delayed until at least mid-2022 impacting upon timeframe for delivering site. Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Ref. SKR.APS.2109 Comment. ACR243) Considers site should not be relied upon for the five year supply removing 170 homes.	The Stamford North Development Brief is progressing with consultation anticipated in 2021 and governance arrangements between Rutland County Council and SKDC are being established as the site is a cross-boundary development with Rutland County Council (Quarry Farm site). Whilst the developer of Quarry Farm considers completions at Quarry Farm are unlikely to come forward within 5 years, this does not hinder development of Stamford North which, given the phasing schedule and traffic work done so far can come forward before or alongside Quarry Farm. Due to ongoing work and progression, the Council therefore agrees with the landowner's trajectory. No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	170

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
APS 059	STM1 - H2: Stamford East	Council's 5 Year Projections as at 1 April 2021: 57 Completions from 24/25. Response 2020 confirmed that the site part of the site can be brought forward and a potential for a Planning Performance Agreement to be entered with the Council. No fundamental infrastructure issues to be resolved.	No. of dwellings in 5 Year Supply: 92 Completions expected from 2023/24. Developer expected first dwellings to commence in 2023, 2021 in respect of Aldi store/access. Aldi store and new access achieved planning permission (S20/0955). Positive pre-application discussions have taken place with the Council regarding the delivery of new residential development, subsequent pre-applications have taken place with housing developers interested in the site. Housing developers invited to submit offers to purchase, the site will be brought forward in their timescales.	Pre applications have taken place with the Council and an indicative site plan has been produced. The Council is encouraging developers/promoters to enter into a Planning Performance Agreement. The Council agrees with the trajectory and the site is included within the 5 Year Supply, expected 92 units, with completions from 2023/24.	92	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Ref. SKR.APS.2109 Comment. ACR244) Considers due to the uncertainty the site should not be relied upon for the five year supply removing 92 dwellings.	A food supermarket was approved (S20/0955) in October 2020 and a planning application has been submitted (11 th May 2021) on site for 213 dwellings (S21/0938). This application is a full application, not an Outline as suggested. A developer (Vistry) and registered provider (Cross Keys) are on board. Pre applications have taken place with the Council and housing developers interested in the site, an indicative site plan has been produced, once permission is granted the dwellings are therefore, likely to be developed very quickly. The Council is encouraging developers/promoters to enter into a Planning Performance Agreement. The Council agrees with the trajectory and the site is included within the 5 Year Supply, expected 92 units, with completions from 2023/24. No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	92

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
APS 060	Local Plan Site: Quarry Farm (Rutland)	Council's 5 Year Projections as at 1 April 2021: 20 Completions from 24/25. Developer/landowner estimated 2020/21 start as set out in email dated 30/11/2018. However, trajectory amended through Local Plan Examination and site not included in 5 year supply as at 1 April 2020 due to cross-boundary development (site located in Rutland). No fundamental infrastructure issues to be resolved.	No. of dwellings in 5 Year Supply: 0 Completions indicated from 26/27. Outline application to be submitted 2021. Expected first dwelling to be completed 26/27.	Due to infrastructure provision and lead in times, developer expects completions from 2026/27. Outline planning application to be submitted in 2021. Council agrees with developer to take cautious approach and has shifted the supply out of the 5 year supply.	0	Rachel Armstrong – Rutland County Council (Rep. SKR.APS.2105 Comment. ACR216a) Supports conclusion of Stamford North Proposal and particularly conclusion of Quarry Farm part of the site (in Rutland) as deliverable but unlikely to contribute to 5 year period covered by this APS. RCC Local Plan adoption delayed until at least mid-2022 impacting upon timeframe for delivering site.	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	0
APS 061	Council's Capital Programme: Wellington Way, Market Deeping	Council's 5 Year Projections as a 1 April 2021: 11 . Completions from 2022/23. Site in Council's Capital Programme and Housing Revenue Account. Greenfield site. Feasibility work completed. Site deemed deliverable through Local Plan Examination. Trajectory set out as per Annual Position Statement submission (2020).	No. of dwellings in 5 year supply: 11 Completions from 2022/23, agreement with Council's projected completions. Development set to commence from 2021/22 with completions in 2022/23. Planning permission intended to be submitted 2021. Feasibility work to commence and consultation to take place.	Full application to be submitted within 2021, completions in 22/23. Positive pre-application discussions undertaken with the Council. Feasibility work has been undertaken including ground investigations, topography and housing need and a layout has been devised. Site yet to achieve planning permission. Completions are expected to from 2023/23 within the 5 year supply.		Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Ref. SKR.APS.2109 Comment. ACR246a) Considers 0 homes from the Councils Capital Programme can be considered capable of	The site is expected to deliver a modest number of 11 affordable homes in 2022/23. Feasibility design completed, pre applications discussions have been undertaken and feedback received June including Design PAD meeting. Comments taken back to design team to develop design prior to community engagement and member consultation, expected in August. Site investigations underway for Noise impact and Ecology. Developer has proven track record with delivery of multiple schemes across the district including 14 homes delivered in 2019/20. 5 small sites with planning permission (included within small site supply). No further action required, trajectory to remain the same as	

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
					11	being delivered within five years.	set out in the Draft Annual Position Statement	11
APS 062	Council's Capital Programme: Hugh Moore School, Grantham	Council's 5 Year Projections as at 1 April 2021: 72 Completions from 21/22. Site in Council's Capital Programme and Housing Revenue Account. Affordable Housing scheme in preparation. Site deemed deliverable through Local Plan Examination. Trajectory set out as per Annual Position Statement submission (2020). Feasibility work including ground investigations, topography and housing need has been undertaken.	No. of dwellings in 5 Year Supply: 0 Project is on hold after public consultation was cancelled. There are currently no plans to develop this site in line with the above figures, it is possible that this site could be revisited in the future.	Project is on hold after public consultation was cancelled. There are currently no plans to develop this site in line with the above figures, it is possible that this site could be revisited in the future. Therefore, site removed from the 5 Year Supply.	0	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	0
APS 063	Council Capital Programme: Kesteven Road, Stamford	Council's 5 Year Projections as at 1 April 2021: 23 . Completions from 2021/22. Site in Council's Capital Programme and Housing Revenue Account. Feasibility work is progressing including ground investigations, topography, and housing need. Site deemed deliverable through Local Plan Examination. Trajectory set out as per Annual Position Statement submission (2020).	No. of dwellings in 5 Year Supply: 23 Completions from 2022/23. Initial feasibility to be worked up, the site has been highlighted as a development opportunity. Planning application intended to be submitted 21/22.	Planning application intended to be submitted 21/22. Initial feasibility to be worked up. Site been highlighted as a development opportunity. The Council agrees with the trajectory and the site is included within the 5 Year Supply, with completions from 2022/23.	23	Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Ref. SKR.APS.2109 Comment. ACR246b) Considers 0 homes from the Councils Capital Programme can be considered capable of being delivered within five years.	The site is expected to deliver a modest number of 23 affordable homes in 2022/23. Some feasibility design work has been undertaken for the site. Developer has proven track record with delivery of multiple schemes across the district including 14 homes delivered in 2019/20. 5 small sites with planning permission (included within small site supply). No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	23
APS 064	Council Capital Programme: Shaw Road, Grantham	Council's 5 Year Projections as at 1 April 2021: 12 Completions from 2022/23. Site in Council's Capital Programme and Housing Revenue Account. Feasibility work is progressing including ground investigations,	No. of dwellings in 5 Year Supply: 12 Completions from 2022/23, developer agrees with Council's projections. Initial feasibility to be worked up, the site has been highlighted	Planning application intended to be submitted 21/22. Initial feasibility to be worked up, the site has been highlighted as a development opportunity. The Landowner agrees with the Council that site		Alasdair Thorne – Marrons Planning on behalf of Larkfleet Homes (Ref. SKR.APS.2109 Comment. ACR246c) Considers 0 homes from the Councils Capital	The site is expected to deliver a modest number of 12 affordable homes in 2022/23. Member consultation and formal pre-application advice has already taken place. Public consultation	

Appendix 4: Site Deliverability Summaries and Disputed Sites as at July 2021

APS Reference	Site	Council's 5 Year Projections as (April 2021)	Developer/Landowner/Agent Comments (April/May 2021) – see Appendices 1 for deliverability forms	Council's Response & Action Taken (May 2021)	Council's Draft APS 5 Year Supply (dwellings) (May 2021)	Draft APS/Engagement Statement Representations Received from Developers & Stakeholders (May/June 2021) – see Appendix 1 for Representations received and see Appendix 2 for full representation summaries and Council's Response	Council's Response and Action Taken to Draft APS Consultation (June/July 2021)	Council's Final APS 5 Year Supply (dwellings) (July 2021)
		<i>topography, and housing need. Site deemed deliverable through Local Plan Examination. Trajectory set out as per Annual Position Statement submission (2020).</i>	as a development opportunity. Planning application intended to be submitted 21/22.	completions are likely to come forward from 2022/23. expects delivery within the 5 Year Supply, with completions from 2022/23.	12	Programme can be considered capable of being delivered within five years.	and community engagement planned to start 26 th July. Developer has proven track record with delivery of multiple schemes across the district including 14 homes delivered in 2019/20. 5 small sites with planning permission (included within small site supply). No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	12
APS 066	Bourne Neighbourhood Plan Allocation	Council's 5 Year Projections as at 1 April 2021: 0 Site for a minimum of 100 dwellings to be allocated through Neighbourhood Plan (Policy BRN1). Deemed deliverable through the Local Plan. As site(s) yet to be selected for allocation by the Neighbourhood Plan group, the Council has shifted the allowance out of the 5 year supply.	The Neighbourhood Plan Group is intending to undertake consultation on a Neighbourhood Plan draft Issues & objectives; with sites assessment to follow.	As Neighbourhood Plan site(s) yet to be selected for allocation, the Council has shifted the allowance out of the 5 year supply.	0	No representations received during the Draft Annual Position Statement Consultation	No further action required, trajectory to remain the same as set out in the Draft Annual Position Statement	0

Appendix 5: Draft APS Consultee List

Appendix 5: APS Draft Consultation Consultee List

South Kesteven District Council Consultee List

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

Statutory and General Consultee List	Office of Rail Regulation
Anglian Water	Openreach
Black Sluice IDB	Ragen Transforming Energy
Bourne Civic Society	Ramblers Association
Campaign to Protect Rural England	Severn Trent Water
Canal River Trust	South West Lincolnshire Clinical Commissioning Group
Central Lincolnshire JSPC	Sport England
Central Lincolnshire Local Plan team	The Coal Authority
CPRE	The National Trust
E.ON Energy	The Woodland Trust
English Heritage	Theatres Trust
Environment Agency	Upper Witham Internal Drainage Board
Federation of Small Businesses	Welland & Deepings IDB
Fire Lincolnshire	Western Power Distribution
Forestry Commission	Witham Internal Drainage Board
Greater Lincolnshire LEP	Neighbouring Authorities
Greater Lincolnshire Nature Partnership	Cambridgeshire County Council
Heritage Lincolnshire	East Northamptonshire County Council
Highways England	Leicestershire County Council
Historic England	Lincoln City Council
Homes and Communities Agency	Lincolnshire County Council
Homes England	Melton Borough Council
InvestSK	Newark & Sherwood District Council
LCC Bat Group	North Kesteven District Council
LCC Education	Northamptonshire County Council
LCC Flood Risk	Nottinghamshire County Council
LCC Footpath/ Right of way	Peterborough City Council
LCC Highways	Rutland County Council
LCC Lead Local Flood Authority	South Holland District Council
LCC Minerals and Waste	West Lindsey District Council
LCC Planning Support	Registered Housing Providers
Lincolnshire PCC	Accent Nene
Lincolnshire West Clinical Commissioning Group	Axiom Housing Association
Lincolnshire Wildlife Trust	Cross Keys Homes
Mobile Operators Association	Derwent Living
National Farmers Union	East Midlands Housing Association
National Grid UK	LACE Housing Association
National Rail	LHA-ASRA Group Ltd
Natural England	Lincolnshire Housing Partnership
NHS Local Area Team	Longhurst Group

Appendix 5: Draft APS Consultee List

Minster (part of the Hyde Group)	Phase 2 Planning
Muir Group Housing Association	Remway Design Ltd
Nottingham Community Housing Association	RG+P
Places for People	Robert Doughty Consultancy Ltd
Platform	Savills
Sanctuary Housing	Surface Planning
Agents and Developers	Taylor Wimpey
Able Homes	Vistry Group
Anderson Group	Websters
Antony Aspbury	Wood Moore and Company
Arup	
Ashwood Homes	
Barratt Homes	
Bidwells	
Bill Singh Cromia Ltd	
Bourne Neighbourhood Plan	
Buckminster	
Countryside Homes	
David Wilson Homes East Midlands	
DIO Estates	
Dwell Architects Ltd	
Eastgate Bourne Ltd	
EBG Property	
Framptons Town Planning	
Godfrey Payton	
Grace Machin	
GW Padley	
Heaton Planning	
Homes England	
Housing Team SKDC	
HSSP Architects	
Ilkehomes	
Invicta Developments	
Jelson	
JH Walter	
John Dickie Associates	
Kier Living Ltd	
Lambert Smith Hampton	
Larkfleet Homes	
Linden Homes	
Lindum Group	
Longhurst Group	
Mike Sibthorpe Planning	
Minster Property Group	
NJL Consulting	
Nottingham Community Housing Association	
Padleys	
Persimmon Homes	

Links to Supporting Information/Evidence

- [South Kesteven Annual Position Statement Webpage](#)
 - [Annual Position Statement 2020 – Inspectors Final Report](#)
 - [Annual Position Statement 2020 \(incorporating Inspectors comments\)](#)
 - [Annual Position Statement 2020](#)
 - [Engagement Statement 2020](#)
 - [Engagement Statement Appendix 1: Site Deliverability Information](#)
 - [Engagement Statement Appendix 2: Consultation Representations](#)

- [Housing Delivery Test Website](#)

- [Housing Land Supply and Delivery Planning Practice Guidance](#)

- [South Kesteven Local Plan \(adopted 30th January 2020\)](#)

- [Local Plan Regulation 19 Responses \(Policy Order\)](#)

- [Local Plan Matters Statement Responses including:](#)
 - Matter Statement 6 Grantham: Housing Sites and Associated Infrastructure
 - Matter Statement 7 Stamford: Housing Sites and Associated Infrastructure
 - Matter 8 The Deepings: Housing Sites and Associated Infrastructure
 - Matter 9 Larger Villages: Housing Sites and Associated Infrastructure
 - Matter 10: Housing Land Supply (Housing supply information updated in August 2019)

- [Main Modifications Document and Responses \(Local Plan Policy Order\)](#)

- [5 Year Housing Land Supply Statements:](#)
 - 5 Year Housing Land Supply Statement 2019-2024
 - 5 Year Housing Land Supply Statement 2018-2023

- [Local Plan Examination Topic Papers:](#)
 - Topic Paper 1: Approach to Site Selection (superseded)
 - Topic Paper 2: Housing Land Supply (superseded)
 - Topic Paper 3: Infrastructure and Transport (superseded)