



SOUTH
KESTEVEN
DISTRICT
COUNCIL

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

Wednesday, 10 December 2025

Report of Councillor Phil Dilks, Cabinet
Member for Planning

2024/2025 Authority Monitoring Report

Report Author

Jessica Morris, Interim Planning Policy Manager

jessica.morris@southkestevn.gov.uk

Purpose of Report

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

Recommendations

The Committee is asked to:

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

Decision Information

Does the report contain any exempt or confidential information not for publication?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

1. Implications

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

Finance and Procurement

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

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

Legal and Governance

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

Completed by: James Welbourn, Democratic Services Manager

2. Background to the Report

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

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

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

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

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

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

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

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

Headline Monitoring Results

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

Local Development Scheme

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

Housing Delivery

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

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

Affordable Housing Delivery

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

Neighbourhood Plans

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

Duty to Cooperate

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

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

Local Plan Policy Performance

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

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

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

3. Key Considerations

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

4. Other Options Considered

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

5. Reasons for the Recommendations

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

6. Background Papers

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

7. Appendices

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

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