

The background features a collage of five circular images. The top-left circle shows a stone building with a green lawn and trees. The top-right circle shows a tree with autumn foliage. The middle-right circle shows a large, light-colored building with a clock tower and pink flowers in the foreground. The bottom-left circle shows a dark, silhouetted building. The bottom-right circle shows a green field with a building in the distance.

# Authority Monitoring Report Summary

December 2025



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

# Introduction and Background

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

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

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

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

## Contents of the Authority Monitoring Report

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

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



# Snapshot of the District

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

**Grantham** is the largest town in South Kesteven and third largest settlement in Lincolnshire

There are 4 market towns (Grantham, Stamford, Bourne & Market Deeping)

Easy travel to surrounding cities such as **Nottingham, Peterborough and Lincoln**



**2153**  
Listed Buildings  
in the district



**27**  
Nationally important  
Sites of Scientific  
Interest



**2194**  
hectares of  
Ancient Woodland



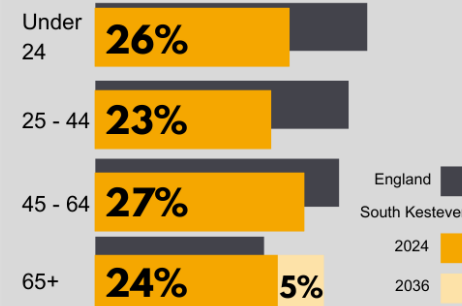
**48**  
Conservation areas

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

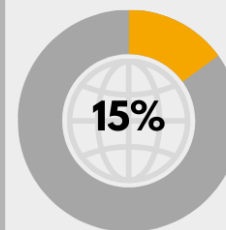
**147,151**

to **153,644** in 2043

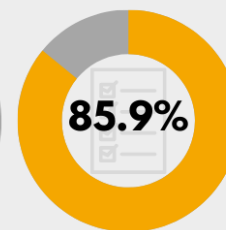
## Age of Population



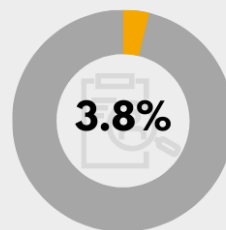
**65%** of South Kesteven's population live in the four market towns



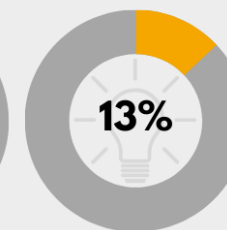
of our employment is home to many world-leading manufacturers



of the district population (ages 16-64) possessed at least a Level 2 qualification



Unemployment levels are low at around 3.8%



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



# Local Development Scheme

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

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



# Local Plan Policy

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

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

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

## Appeal Monitoring

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

\* number of planning appeals dismissed when citing policy

\*\* number of planning appeals allowed when citing policy



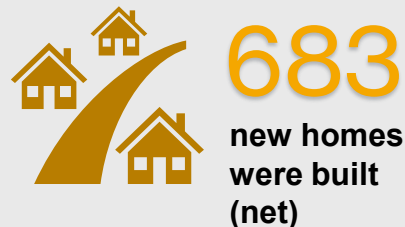
SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

# Housing in South Kesteven

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

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

During this monitoring period:



## Housing Land Supply

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

. The land available for development is made up of:

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

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

**4.07**  
years



## Housing Delivery Test

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

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

**The Council scored**

**95%**



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**



## Meeting all Housing Needs

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



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



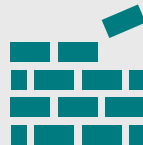
**Semi-detached  
and detached**  
homes were the  
most prominent  
type of home built

## Custom and Self Build Housing

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



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



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

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

## Gypsies and Travellers, and Travelling Showpeople

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

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

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

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

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



# Affordable Housing

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

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

## Affordable Housing Monitoring

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

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

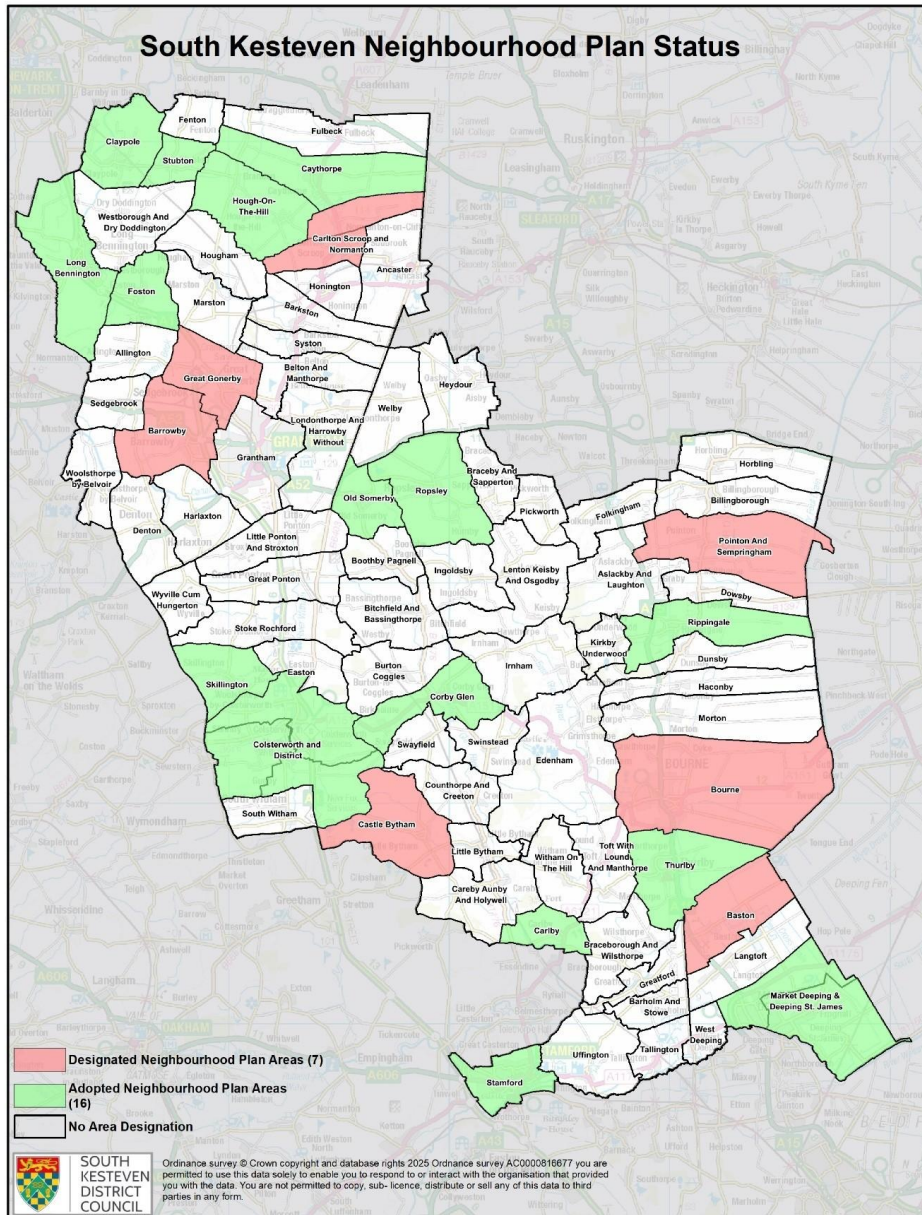
## Definitions of Affordable Housing

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

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







# Neighbourhood Planning

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

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

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

- **Great Gonerby**

# Duty to Cooperate

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

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

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



# Future Monitoring

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

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





SOUTH KESTEVEN  
DISTRICT COUNCIL

STAMFORD • GRANTHAM • BOURNE • THE DEEPINGS



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL