



SOUTH
KESTEVEN
DISTRICT
COUNCIL



SOUTH KESTEVEN DISTRICT COUNCIL

Authority Monitoring Report

1ST APRIL 2024 — 31ST MARCH 2025

DECEMBER 2025

Executive Summary

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

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 Previous Government guidance on monitoring indicators has been revoked and superseded by new Planning Regulations.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

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

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

The following summarises the key findings of the report:

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





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1 Introduction

Overview

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

Requirements of the Authority Monitoring Report

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

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

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

Number of completed dwellings, including affordable completions,

Details and progress of Neighbourhood Plans being prepared,

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

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

Content





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



2 South Kesteven Profile

Overall Context

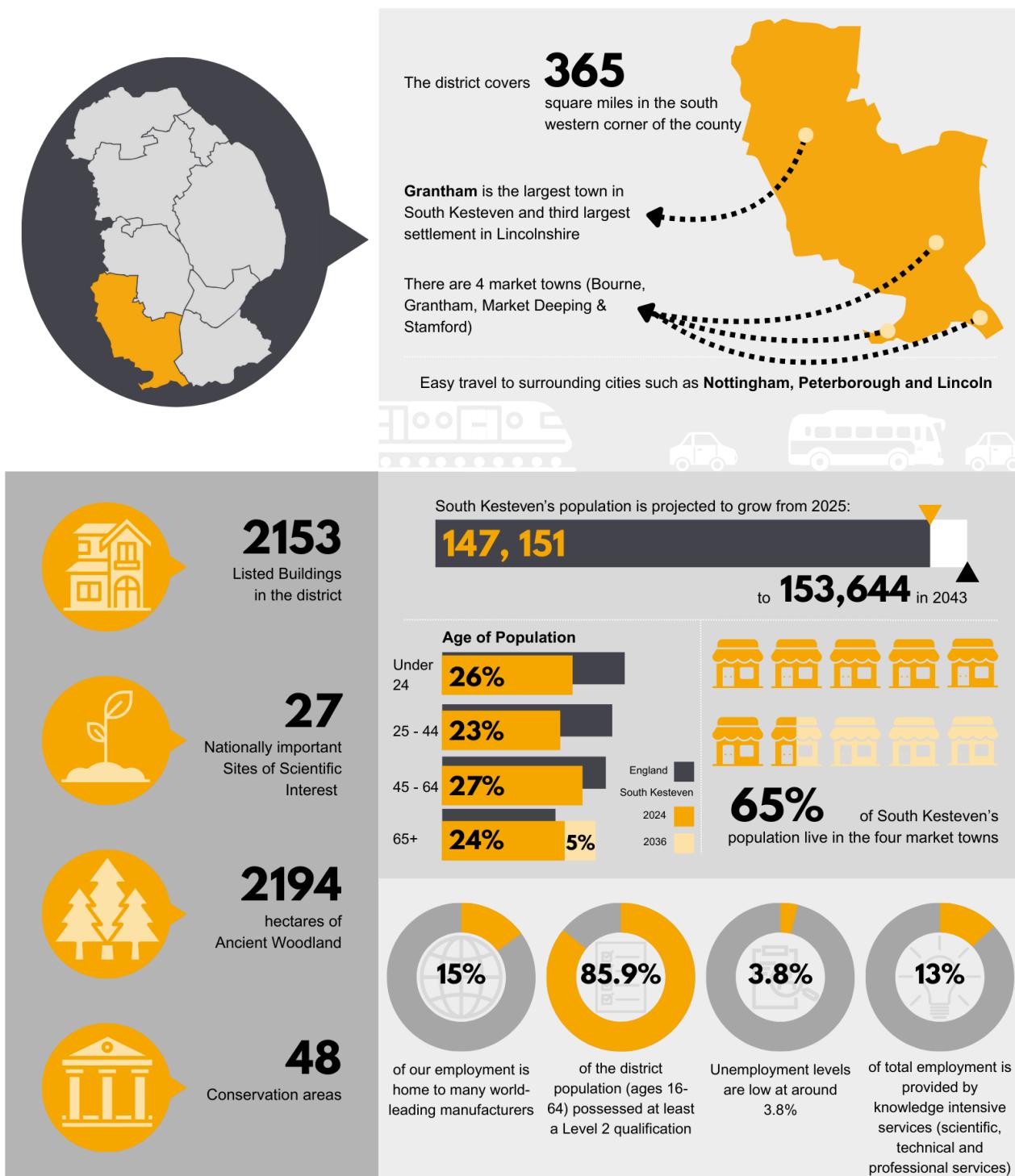


Figure 1: District Profile (Source: [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/) / [Population estimates for England and Wales - Office for National Statistics / Population projections - Office for National Statistics / Subnational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





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

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



Location

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



Figure 2: South Kesteven in Geographical Context





Population

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

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

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



3 Authority Monitoring Report Local Planning Regulations

Local Development Scheme

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

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

Local Plan

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

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

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



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

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

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

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





Table 1: Local Plan key milestones and timescales

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

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





Design Code

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

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

3.13 The adopted Supplementary Planning Documents are listed below.

Statement of Community Involvement

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

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

Adopted Development Plan Documents at Time of Publication of AMR

Local Plan 2011-2036

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

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

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



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

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

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

Supplementary Planning Documents

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

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

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

Neighbourhood Planning

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

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

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

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





Table 2: South Kesteven Neighbourhood Plan Areas Status

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



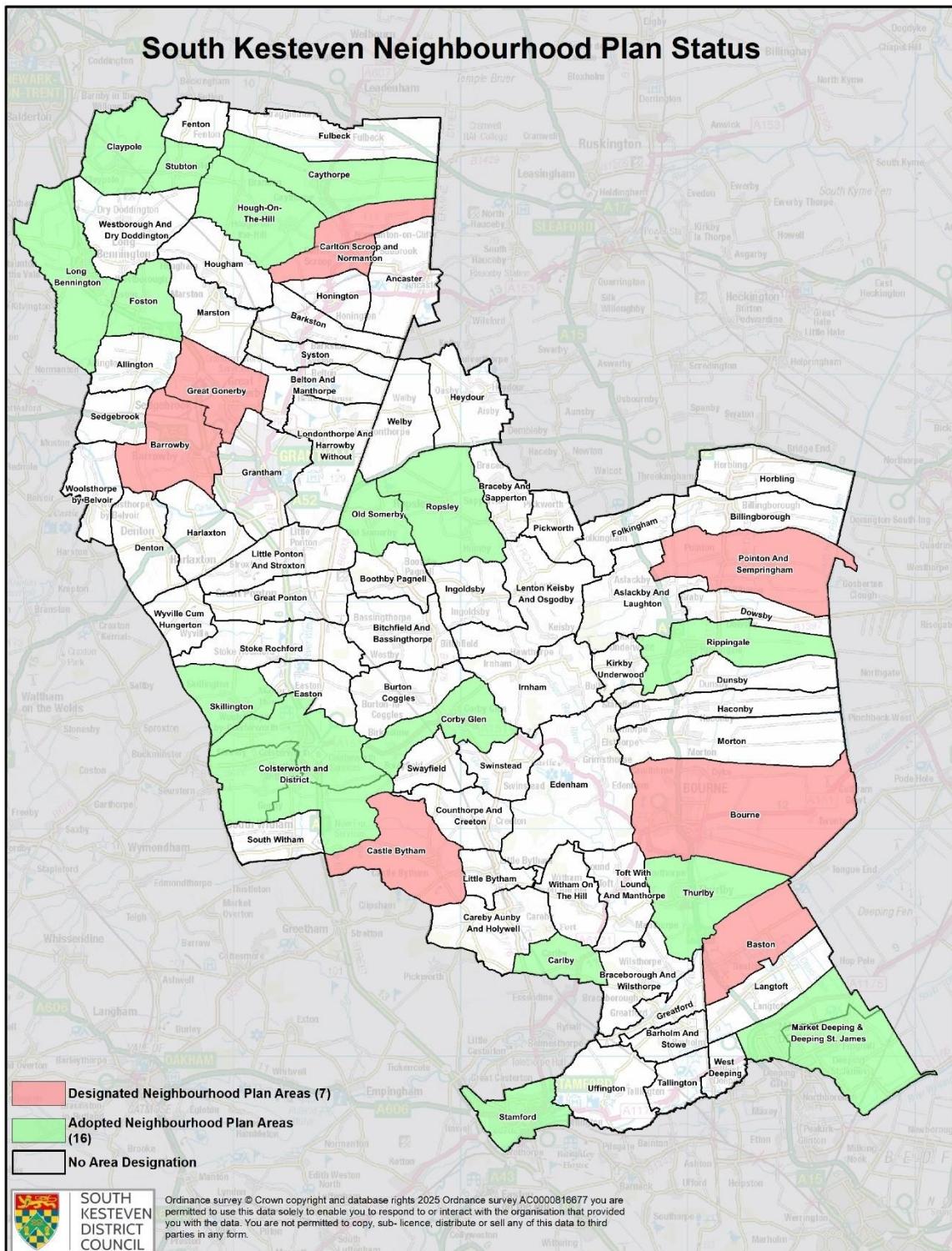


Figure 3: Current Neighbourhood Plan Status Map across South Kesteven District

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





Duty to Cooperate

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

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

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

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



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

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

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





Community Infrastructure Levy

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

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

Brownfield Register

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

3.34 The Register can consist of two parts;

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

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

Implementation of Policy

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



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



4 Monitoring

Housing in South Kesteven

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

Table 3: Dwelling Completions

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

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

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

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



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



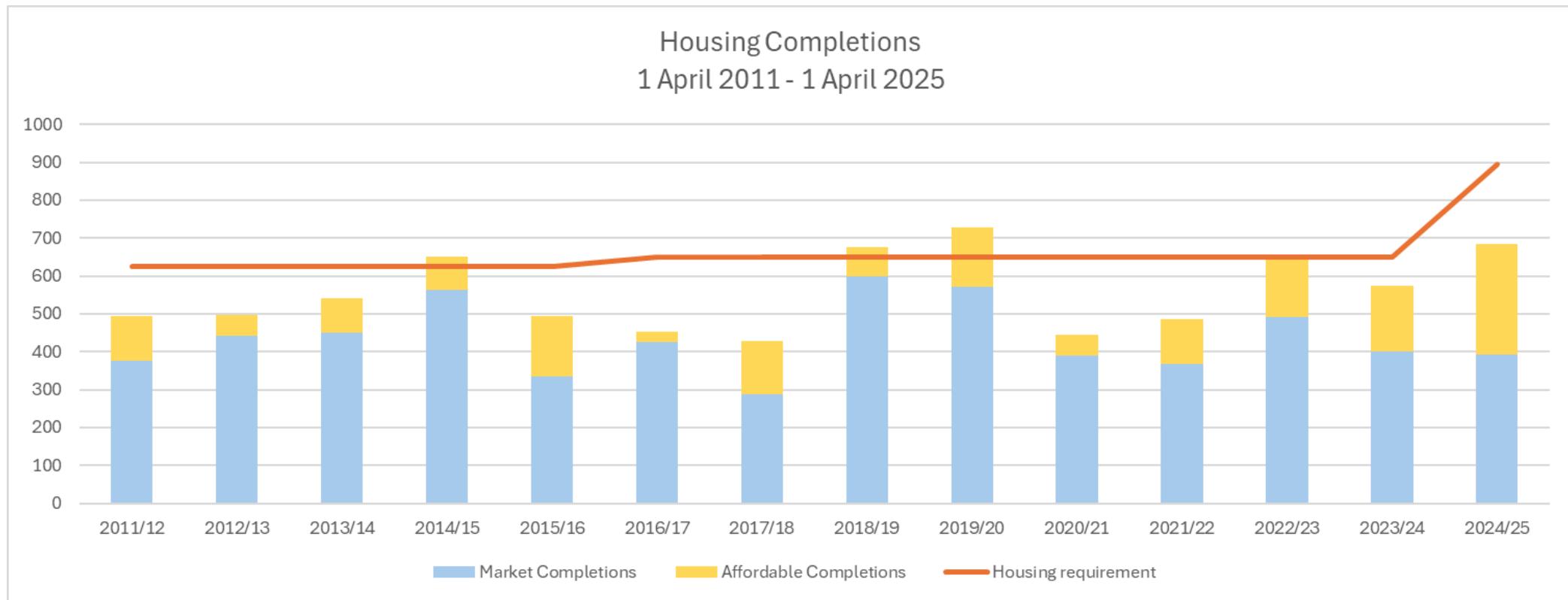


Figure 4: Housing Completions (1 April 2011 - 1 April 2025)





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

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





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



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

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

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

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



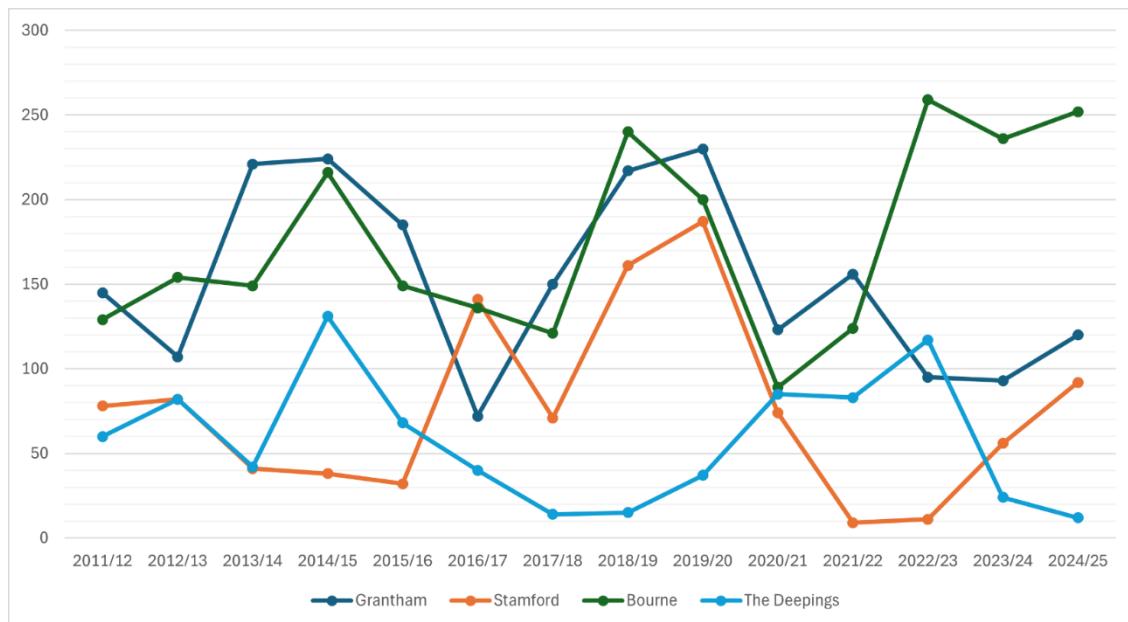


Figure 5: Completions Trends in Market Towns (not including Survey Year (2012-2016))

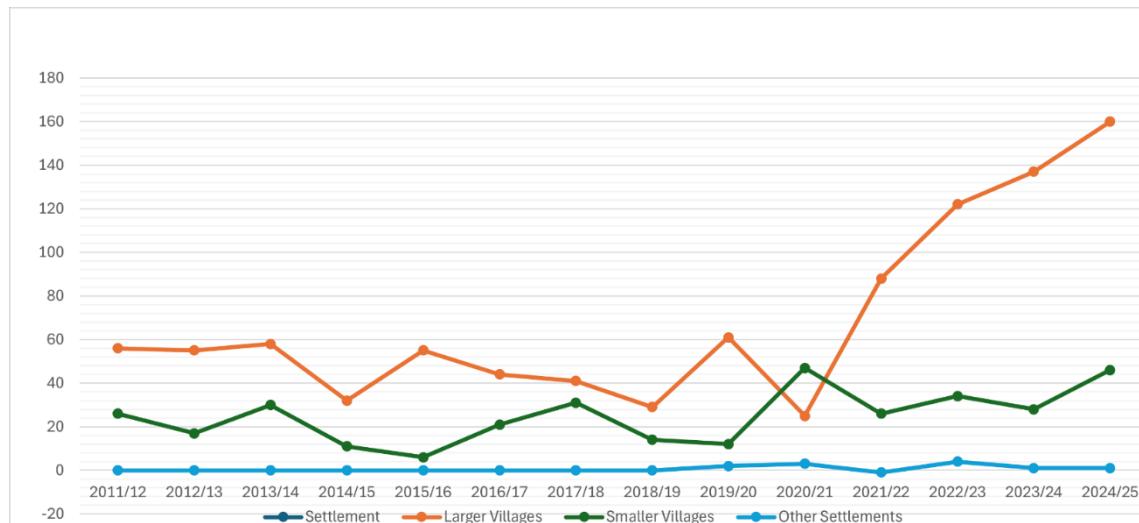


Figure 6: Completion Trends in Villages and Other Settlements (not including Survey Year (2012-16))

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

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

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





Lapsed Sites (Policy H1)

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

Table 7: Lapsed Sites

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

Table 8: Lapsed Sites 2024/2025

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





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

Loss of Housing (Policy H1)

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

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

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





Housing Allocation Completions

Table 9: Housing Allocations against number of commitments and completions

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

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





Affordable Housing Contributions (Policy H2)

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

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

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

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

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

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





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

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

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

Table 10: Affordable Housing Completions by Tenure and Locations

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



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

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





Housing Land Supply

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

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

Table 12: 5 Year Housing Land Supply

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

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

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

Table 13: 5 Year Housing Land Supply Calculation

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

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



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

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

Self-build and Custom Housebuilding Register (Policy H3)

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

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

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

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





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

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

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

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

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





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

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

Table 16: Base Period against permissions required

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

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



- 4.33 Taking into account planning permissions specifically indicating Self-build and Custom Housebuilding the Council does not at present have enough sustainable permissions in respect of plots to meet the demand for Self-build and Custom housing arising over the first or second base periods.
- 4.34 Policy H3 Self and Custom Build requires the provision of 2% of Self-Build and Custom housing on large housing schemes of 400 or more units. No sites meeting this criteria were approved during this monitoring period.
- 4.35 The Council will continue to monitor the number of self-build and custom housing, however it must be considered that not all self-build and custom housing will be identified as such on planning applications.
- 4.36 The Register is publicised on the Council's website, where individuals or groups can apply to be included on the Register⁷.



Meeting all Housing Needs (Policy H4)

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

Table 17: SHMA Recommended Housing Types

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

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

Table 18: Dwelling Completion by Bedroom Size

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

Table 19: Dwelling Completions by House Type

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





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

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

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

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

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

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

*NK= Not Known

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





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

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

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





Housing Delivery Test

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

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

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

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

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

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

Table 22: Housing Delivery Test

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





4.49 Previous HDT results are detailed in Table 23 below.

Table 23: Housing Delivery Test Results

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

Economic Prosperity

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

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

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

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





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

4.52 During this monitoring period:

Protection of Existing Employment Sites (Policy E4)

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

Expansion of Existing Businesses (Policy E5)

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

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

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

Rural Economy (Policy E7)

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

Other Employment Proposals (Policy E8)

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

Visitor Economy (Policy E9)

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





Protecting and Enhancing the Natural and Built Environments

Landscape Character (Policy EN1)

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

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

Protecting Biodiversity and Geodiversity (Policy EN2)

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

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

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

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

Table 25: Nature Sites

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

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





Green infrastructure (Policy EN3)

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

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

Pollution Control (Policy EN4)

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

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

Reducing the Risk of Flooding (Policy EN5)

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

The Historic Environment (Policy EN6)

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

4.66 The district has the following designated heritage assets:



2153

Listed Buildings
in the district



92

Scheduled
Monuments



9

Historic Parks and
Gardens



48

Conservation areas





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

Protecting and Enhancing Grantham Canal (Policy EN7)

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

Sustainable Transport in Grantham

Sustainable Transport in Grantham (Policy GR2)

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

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

Table 26: Sustainable Transport in Grantham

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





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



Other Planning Policies

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

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

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





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





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



5 Conclusion

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



Appendix 1: Local Plan Monitoring and Implementation Framework

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

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

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



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

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

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



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

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

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

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

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



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

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

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

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



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



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

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



Appendix 2: Glossary

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



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



Appendix 3: Appeal Monitoring

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



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

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



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

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

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



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

