



Authority Monitoring Report Summary

December 2024



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Introduction and Background

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

The latest AMR covers the monitoring period from 1st April 2023 to 31st March 2024.

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

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

Contents of the Authority Monitoring Report

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

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



Snapshot of the District



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



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



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



23%

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



65%

of South Kestevens' population live in the four market towns



2153

Listed Buildings in the District



2,194

hectares of Ancient Woodland



11.1%

of our employment is home to many world leading manufactures



81.8%

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



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

143,400

to

154,833

in 2041



35%

of South Kestevens' population reside in the villages and countryside



27

Nationally important Sites of Scientific Interest



48

Conservation Areas



13%

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



Unemployment levels are low at around

2.3%



Local Development Scheme

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

| Local Plan Review Stage | Proposed Date | Actual Progress |
|--|---------------------------|------------------------------------|
| Commencement of document preparation | April 2020 | Completed: April 2020 |
| Issues and Options + Call for Sites (Regulation 18) | October 2020 | Completed: October - November 2020 |
| Draft Local Plan Consultation (Regulation 18) | Winter 2023/24 | Completed: April 2024 |
| Pre-Submission Consultation (Regulation 19) | Winter 2024/25 | |
| Submission to the Secretary of State (Regulation 22) | Summer (June) 2025 | |
| Public Examination (Regulation 24) | Summer 2025 – Spring 2026 | |
| Inspector's Report (Regulation 25) | Spring 2026 | |
| Adoption (Regulation 25) | Summer 2026 | |



Local Plan Policy

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

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

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

Appeal Monitoring

| Policy | Dismissed* | Allowed** | Total |
|-------------------------------------|------------|-----------|-----------|
| DE1 – Promoting Good Quality Design | 26 | 5 | 31 |
| SP2 – Settlement Hierarchy | 4 | 0 | 4 |
| SP3 – Infill Development | 9 | 2 | 11 |
| EN1 – Landscape Character | 1 | 0 | 1 |
| EN6 – The Historic Environment | 14 | 3 | 17 |
| Total | 54 | 10 | 64 |

* number of planning appeals dismissed when citing policy

** number of planning appeals allowed when citing policy



Housing in South Kesteven

In South Kesteven there is a requirement for 16,125 new homes to be built between 2011 and 2036 to meet the needs of the district. This means 650 new homes need to be built each year (uplifted from 625 from 2016).

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

During this monitoring period:



Housing Land Supply

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

The land available for development is made up of:

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

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

5.01
years



Housing Delivery Test

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

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

The Council scored

99%



Meeting all Housing Needs

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



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



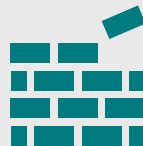
**Semi-detached
and detached**
homes were the
most prominent
type of home built

Custom and Self Build Housing

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



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



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

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

Gypsies and Travellers, and Travelling Showpeople

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

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

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

- During the summer count there was a total of 53 caravans were on authorised sites and 16 on unauthorised.
- During the winter count there was a total of 52 caravans were on authorised sites and 15 on unauthorised. With 8 permanent pitches recorded for Travelling Showpeople.

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



Affordable Housing

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

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

Affordable Housing Monitoring

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

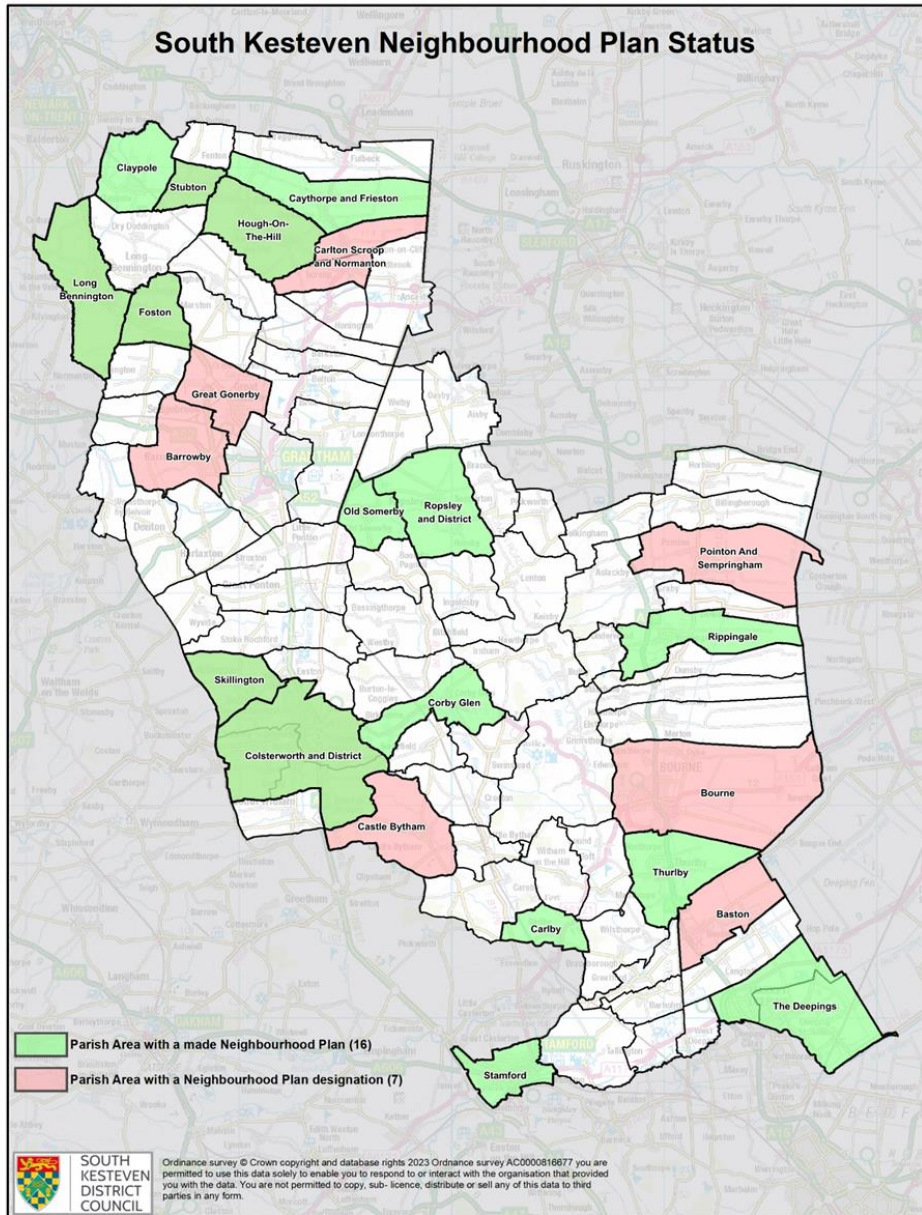
| Type | Total |
|------------------------|-------|
| Social Rent | 14 |
| Affordable Rent | 80 |
| Intermediate Rent | 8 |
| Shared ownership | 55 |
| Discounted Open Market | 13 |
| Rent to Buy | 5 |

Definitions of Affordable Housing

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

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





Neighbourhood Planning

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

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

The below Neighbourhood Plans were formally made in this monitoring period:

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

Duty to Cooperate

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

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

- Consulting all neighbouring authorities, prescribed bodies and stakeholders on the Regulation 18 Draft Local Plan.
- Responding to neighbouring authorities' consultations and meeting regarding Local Plans and cross boundary developments.
- Collaborating with the Wildlife Trust and Greater Lincolnshire Nature Partnership on the delivery of Biodiversity Net Gain.
- Establishing a Duty to Cooperate board including councillors and officers of both South Kesteven District Council and Rutland County Council
- Collaborating with other authorities in Greater Lincolnshire on the Greater Lincolnshire Nature Recovery Strategy and Greater Lincolnshire Gypsy & Traveller Accommodation Assessment and the delivery of the South Lincolnshire Reservoir.



Future Monitoring

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

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





SOUTH KESTEVEN
DISTRICT COUNCIL

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