



		Heritage Action Zone to follow on from this.
Support Councillors to develop a cross - party agreement on the importance of delivering new homes.	Local plan adopted by full Council Cross party support for Council companies to help stimulate the economy and housebuilding General approval for budget set by Council. Commitment made by the Council to undertake an early review of the Local Plan.	Early Local Plan Review to be submitted by December 2023.
Disaggregate the urban expansion sites - particularly Poplar Farm and Spitalgate Heath Garden village to enable SME developers to deliver at pace. This may require the Council or Homes England purchasing land from Buckminster.	Prince William of Gloucester Barracks site – positive working with MOD and Homes England who intend to enter into a PPA to cover pre-app and outline application. HE/MOD have now appointed a consultancy to carry out the studies/reports needed to inform their pre-app and outline application  St Martins Park Stamford – The Council as joint landowner with Burghley Estates has control over who develops the site. They have also entered into a PPA with the Council as LPA to ensure timely delivery. Consultant planning officer financed by PPA employed to deal with application. Pre-app advice now issued. Outline	PWGB – outline permission mid 2021, first RM approval and commencement of development expected mid 2022  SMP – outline permission late 2020, first RM approval and commencement of development expected mid 2021

	<p>application to be submitted August 2020</p> <p>Poplar Farm - ongoing PPA to cover pre-app discussions relating to revisions to existing permission which will remove obstacles and aid delivery. These include removal of the need to provide Pennine Way link road (now considered by LCC Highways to be unnecessary) – the trigger point has almost been reached which has temporarily halted further development. Buckminster/Norwich Hub acting as master developer will be providing the infrastructure and selling off individual parcels for residential development – opportunities for Council to buy/develop land. Pre-app advice now issued. S73 application expected to be submitted late 2020</p> <p>Spitalgate Heath Garden Village- Ongoing discussions with HE on potential purchase of phase 1 or other alternatives such as loans/grants to enable up front</p>	<p>PF – S73 application expected late 2020 and determined early 2021. Development to continue thereafter</p> <p>SH -outline permission expected to be granted late 2020. First RM approval and start of construction expected 2021</p>
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	<p>infrastructue. Whether developed by HE, Buckminster or another organisation, or combination of the above, the site will be developed under the master developer model which gives opportunities for the Council to buy/develop individual parcels</p>	
<p>Establish a self-build and custom build register to record the interest of those looking to build their own home in South Kesteven and utilise this as a positive tool in development management decision making. Targeting a different segment of demand could help boost rates of development if there is a clear market for this product.</p>	<p>Register established and policy set out in adopted Local Plan with the aim of providing sufficient sites to meet identified demand.</p>	<p>Effectiveness of policy to be monitored and addressed in Local Plan review, if required.</p>
<p>Keep an ongoing dialogue with Buckminster to understand what progress is being made on the progression of the S106 Agreement and the discharge of the planning conditions at Spitalgate Heath Garden Village. The Council can use this information to help identify potential solutions to any issues as they arise as well as to keep the housing land supply position under review.</p>	<p>Spitalgate Heath Garden Village– progress Ongoing PPA to cover outline planning application. Application – S 106 drafting being carried out. PPA also covers proactive work underway between the Council and landowner (using Garden Village Funding) to produce site wide design, landscape and delivery strategies required by condition. Regular Spitalgate Heath Project meetings attended by Buckminster, Lead officers and Cabinet Member to ensure corporate support.</p>	<p>Outline permission expected to be granted late 2020. First RM approval and start of construction expected 2022</p>
<p>Working with Buckminster and other landowners prepare a housing site prospectus for Poplar Farm, Spitalgate Heath Garden Village and other housing sites to accompany the Local Plan. These would set out details of</p>	<p>Market-making activities are being progressed through the Grantham Growth group and through the</p>	<p>Market-making materials agreed - Spring 2020</p>

the scheme, status and highlight opportunities for developers and registered providers.	day-to-day investment and site promotion activities at InvestSK (the Council's economic development company)	
Work with landowners / developers through forums and promotion events to help engage with and steer the market (i.e. connecting land owners with developers and attracting new player's into the market).	Invest SK Agents forums  Engagement with landowners and developers regarding preparation of Annual Position Statement to demonstrate 5 year housing supply	Ongoing  Annual Position Statement submitted by end of July 2020. Impact of Covid-19 to be monitored end of July 2020
Working with Homes England the Council should seek to secure funding from the Affordable Homes Programme to increase the supply of new affordable housing in the urban extensions. Housing sites with a larger proportion of affordable homes deliver more housing quickly but currently viability constraints are limiting the level of affordable housing across both of the urban extensions.	158 affordable homes delivered in 2019/20  Viability – site specific viability assessments in Grantham agreed with the Local Plan  External funding HE – SKDC Investment partner as set out above.	Effectiveness of policy to be monitored and addressed in Local Plan review, if required. Impact of Covid-19 on the scale and nature of affordable housing to be closely monitored.
Introduce Planning Performance Agreements to direct and tailor resources for determining all aspects of the planning process from pre-application stage to the discharging of conditions. This is equally applicable to other large / strategic sites in other areas of the District.	PPAs – 4 signed with potential for more  All strategic sites covered by Special Projects Team and individual projects dealt with by suitably qualified consultants paid for by PPA fees. This approach enables closer working with	Ongoing

	landowners, developers, consultees etc and faster delivery	
Set up a specific project /Steering group for Spitalgate Heath Garden Village and the former Prince of Wales Gloucester Barracks given its close proximity, comprising representatives from the County and District Council, landowners and utility providers etc. The purpose of this group will be to activity drive for and address the key challenges/ barriers in the delivery of these schemes.	As set out above: Working group for PWOG established with MOD DIO and Homes England Ongoing positive working arrangements with Spitalgate through specific project groups – fed into Growth Board	Ongoing
Appoint or identify a ‘Housing Delivery Officer’ to provide extra resource whose primary role will be to work with the various parties / organisations involved in the delivery of the urban extensions to monitor progress and where possible assist in accelerating the delivery of housing. This could be a district wide role rather than just focused on the urban extensions in Grantham.	Phil Moore appointed as Special Projects Officer to lead this work All strategic sites covered by Special Projects Team and individual projects dealt with by suitably qualified consultants paid for by PPA fees. This approach enables closer working with landowners, developers, consultees etc and faster delivery	Team established and working effectively to deliver against PPA requirements.
The Council should continue to explore opportunities for joint working with organisations such as Homes England to identify funds that can be used to improve the viability and de-risk the deliverability of the urban extensions not only within Grantham but across the District.	As set out above; Homes England sit on the Grantham Growth group and current – and potential future - funding opportunities are being examined.	Ongoing
The Council should take an active role in ensuring the future housing trajectory at Poplar Farm including by supporting Buckminster and the	Poplar Farm - ongoing PPA to cover pre-app discussions relating to revisions to existing permission	PF – S73 application expected late 2020 and determined early 2021.

<p>Country Council on their negotiations with Network Rail regarding the future provision of a new link road and bridge.</p>	<p>which will remove obstacles and aid delivery. These include removal of the need to provide Pennine Way link road (now considered by LCC Highways to be unnecessary) – the trigger point has almost been reached which has temporarily halted further development. Buckminster/Norwich Hub acting as master developer will be providing the infrastructure and selling off individual parcels for residential development – opportunities for Council to buy/develop land. Pre-app advice now issued. S73 application expected to be submitted late 2020</p>	<p>Development to continue thereafter</p>
<p>The Council should take a pragmatic view on development viability within the urban extensions in view of their importance in achieving the Local Plan development trajectories<sup>36</sup>. This will include exploring alternative ways of delivering affordable housing such as seeking support from Homes England as described previously.</p>	<p>Local Plan adopted including for site specific viability appraisals on Grantham SUEs and reducing the Affordable housing requirement in Urban Grantham to 20%</p>	<p>Effectiveness of policy to be monitored and addressed in Local Plan review, if required. To be considered as part of the Local Plan which will be accompanied by a Whole Plan Viability Study.</p>
<p>Monitor and bid for infrastructure funding as and when opportunities arise.</p>	<p>Infrastructure and Regeneration funding – capacity building; future high streets</p>	<p>ongoing</p>
<p>Continue to maintain a strong housing related evidence base and set future goals for housing delivery in the full knowledge of what decisions are required to achieve them, and then consistently action these.</p>	<p>Commitment to undertake an early review of the Local Plan which will take account of more robust and effective monitoring. This will be</p>	<p>Effectiveness of policies to be monitored and addressed in Local Plan review, if required.</p>

	focussed on higher housing growth and reviewing employment land provision in particular.	
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<p>Ensure realistic development trajectories are provided for the urban extensions and the former Prince of Wales Gloucester Barracks. This is fundamental if the Council are to reverse the Housing test Delivery Measurement. We understand that for the Local Plan examination the Council are assuming the following in terms of the trajectories for the three main strategic sites in Grantham:</p>	<p>1. Spitalgate Heath 225 dwellings in 5 years. As outlined previously the outline permission for Spitalgate Heath Garden Village (approved in February 2011 is subject to a number of draft conditions which include the need to agree a S106 Agreement and prepare phase wide or phase specific strategies, briefs and design codes - such as residential design codes, which will be used to guide the subsequent Reserved Matters submissions. We anticipate that it will take a period of 12 / 18 months to prepare these documents and thereafter a further period of say 6/8 months to secure the approval of the first Reserved Matters submission. Upon receiving the first Reserved Matters approval we envisage it will take a period of circa 6 months until the completion of the first dwelling. On this basis, it could take between 2 and 2.5 years (24 to 32 months) for the first dwelling to be completed at Spitalgate Heath Garden Village. In addition, the delivery of Spitalgate Garden Village is</p>	<p>Outline application to go back to committee for decision following submission of additional viability information by the applicant and adoption of new local plan.</p> <p>PPA agreed to cover outline planning application – S 106 drafting being carried out. PPA also covers proactive work underway between the Council and landowner (using Garden Village Funding) to produce sitewide design, landscape and delivery strategies required by condition.</p> <p>Phase 2 of GSRR under construction. Phase 3 commenced, expected completion 2023.</p> <p>Notwithstanding the above – the expected target for delivery has not changed</p>	<p>Outline permission expected to be granted late 2020. First RM approval and start of construction expected 2022</p>
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	<p>dependent on the construction of the Grantham South Relief Road (GSRR). The first phase of the relief road was completed in 2015 and the second phase is due to commence in June 2019 and should last 18 months. Phase 3 is planned to commence in December 2019 and should last 3 years with an estimated completion date of December 2023). In advance of the relief road, a total of 125 dwellings can be delivered of the existing highway network. Within this context it seems sensible to show no housing being delivered on Spitalgate until 2022/23. This would equate to a delivery rate of circa 75 dwellings per annum over the remaining three years.</p>		
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	<p>2. Whilst we note that the PWOg is not included in 5 year supply we note that the Council has agreed a Statement of Common Ground with the MoD assuming that 1775 will be built by 2036. Assuming a start on site in 2020 this would mean 1,775 units are delivered over 16 years (circa 111 per annum). These trajectories seem overly optimistic and it is assumed that development can't commence on this site until completion of the GSSR which is not due to happen until 2023. It must also be acknowledged that PWOg could be in direct competition with Spitalgate (as the sites are directly adjacent to one another) for a period of time which might slow down the pace of delivery / sales than would otherwise be the case if they were each coming forward in their own right.</p>	<p>PWGB adopted for mixed use development in new local plan – up to 4000 dwellings</p> <p>Positive working with MOD and Homes England who intend to enter into a PPA to cover pre-app and outline application. They have set out their timescales as show opposite</p>	<p>PWGB – outline permission mid 2021, first RM approval and commencement of development expected mid 2022</p>
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	<p>3. Rectory Farm 175 in 5 years. Assuming permission is granted this year. That would equate to 35 dwellings per annum, which seems reasonable. However, the applicants are challenging the affordable housing policy on viability ground so there is no guarantee that the permission will be granted this year. Hopefully, members take a more pragmatic view than they did on Spitalgate but this is another scheme which may become stuck in the quagmire of viability. We would assume delivery over years 2 to 5, which would equate to circa 45 dwellings per annum but the current application will need to be closely monitored to ensure the trajectory is deliverable.</p>	<p>Viability issues now largely resolved. Outstanding objections from the Highways Authority now overcome and withdrawn. Proactive working with Highways England ongoing to establish trigger point for mitigation on A1/A52 junction</p>	<p>Full planning permission for phase 1 (448 dwellings) expected to be granted late 2020 with commencement soon after</p>
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